

Lawrence/Douglas County Planning Office

OREAD NEIGHBORHOOD DESIGN GUIDELINES

CITY OF LAWRENCE, KANSAS



28 AUGUST 2012



Urban Development Services
Ann Benson McGlone, LLC.

LAWRENCE/DOUGLAS COUNTY PLANNING OFFICE

OREAD NEIGHBORHOOD DESIGN GUIDELINES

FINAL DRAFT

August 28, 2012

URBAN DEVELOPMENT SERVICES + ANN BENSON MCGLONE, LLC

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OREAD NEIGHBORHOOD COMMUNITY

Oread Neighborhood Association
Oread Residents Association

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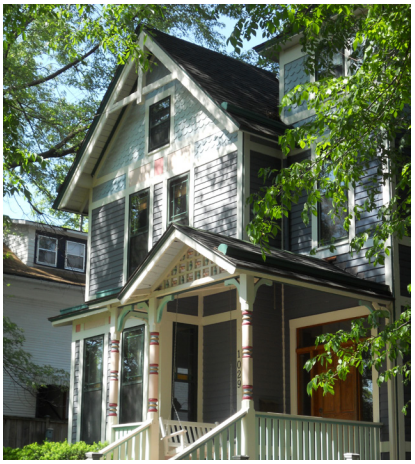
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ORGANIZATION AND USE OF GUIDELINES



INTRODUCTION

The introduction to these Guidelines provides a very brief background and history of the Oread Neighborhood, a description of the forces that have shaped it over time and the factors leading to the preparation of these Design Guidelines.

It is recommended that all users of the Guidelines review this section to gain an understanding of the essential design qualities of the Oread Neighborhood that are important to the community.

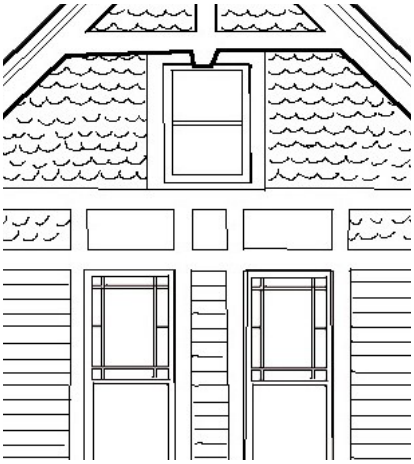
CHAPTER 1



USER'S GUIDE

Chapter 2 provides basic information on the use of the Guidelines including a description of the processes for new construction, infill redevelopment and renovation of existing buildings and property, specifically addressing Design Review, Permitting, Variances and Penalties for Violations.

CHAPTER 2



CHARACTER OF THE NEIGHBORHOOD

Chapter 3 contains a general description of the character defining features of the neighborhood in three important areas. The Public Realm includes the areas that are outside the property lines, such as streets, sidewalks and parkways, alleys, landscape, historic elements and variations by districts. Individual Lot and Site character is defined by configuration and the relationship of the principal building to the street and side yards. The Architectural Styles and related Scale and Size of buildings are also identified.

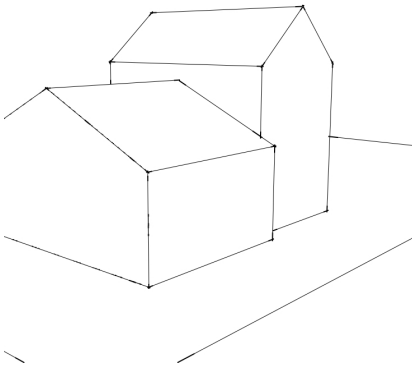
CHAPTER 3



NEIGHBORHOOD-WIDE DESIGN GUILDELINES

Chapter 4 addresses guidelines that are applicable across the Neighborhood in all Districts. Specific guidelines are dedicated to the Public Realm – streets, sidewalks, parkways, front yard landscaping, retaining walls and fences, alleys and front yard setbacks. Site Development guidelines address the relationship of lots/buildings to one another, the development of individual lots including open space, on-site parking, main and accessory structures. Building Guidelines identify the defining architectural elements specific to each building such as massing, roof shape and slope, porches, fenestration, building materials, color, details, additions, exterior lighting and emergency egress and sustainability features.

CHAPTER 4



DISTRICT SPECIFIC DESIGN GUIDELINES

Chapter 5 identifies guidelines for variations within Stadium North (District 1), High Density (District 2) and the two historic districts – Hancock (District 4) and Oread (District 5).

CHAPTER 5



COMMERCIAL & MIXED USE DESIGN GUIDLINES

Chapter 6 contains guidelines for non-residential properties, addressing site development, building design, location of parking and types and design of signage.

CHAPTER 6

1



CHAPTER 1: INTRODUCTION

The purpose of the Oread Neighborhood Design Guidelines is to provide a shared understanding of the principal design characteristics that help shape and define the Oread Neighborhood. Over time as the neighborhood changes and evolves, these essential design characteristics will be maintained and enhanced insuring that the unique and historic character of the neighborhood remains.

The Design Guidelines are intended to give owners, developers, design review board members, staff and elected officials a clear understanding of the expectations of the design review process. The Design Guidelines should make the review process more predictable and therefore more efficient.

The Design Guidelines are intended to encourage development that conforms to the size, orientation and setting of existing buildings in the neighborhood; reduce the need for zoning variances for structures that conform to the patterns of the existing neighborhood, identify the important physical characteristics of the neighborhood; foster development that is compatible; conserve cultural and historic resources; maintain property values; and encourage investment.

The design guidelines are intended to be a resource to Home Owners, Property Owners, Architects, Developers, Commissioners and City Staff. The guidelines should lay the groundwork for positive dialogue between the various stakeholders. The hope is that the guidelines will be a source of inspiration that will help property owners understand what it means to build structures that are compatible with the neighborhood.



Much of the neighborhood is occupied by students living in traditional larger single family residences



The Oread Neighborhood plan completed in 2010 seeks to retain the character of the neighborhood.

A. BACKGROUND AND NEIGHBORHOOD PLAN

The Oread Neighborhood is situated between a thriving downtown and the University of Kansas. The neighborhood is attractive to home owners as well as students because of the proximity to both the university and downtown. These same attributes make it attractive to landlords, developers and others looking for investment opportunities. Each of these different interest groups has a vision and interest in the development of the neighborhood.

The Oread Neighborhood differs significantly from adjacent single family neighborhoods in that the majority of Oread is zoned multi-family. The higher density brings more concerns about parking, trash, privacy, noise and code compliance. As residences are enlarged or converted to rental units issues have been raised concerning the design integrity of the neighborhood.

In an attempt to address these concerns the City/County Planning Commission and the City Commission adopted a Neighborhood Plan for Oread in 2010. Through a lengthy, inclusive process many of the neighborhood issues and concerns were identified. An action plan was developed to systematically address these issues. It was recognized at that time that the Oread Neighborhood consisted of five distinct areas, and an implementation plan was established to create overlay districts to address the specific needs of each area. These would then require guidelines that addressed the specific needs of each overlay area.

B. COMMUNITY PARTICIPATION

These guidelines were developed in a collaborative manner with input from community interest groups and city staff. A community meeting and two community workshops were held to determine the community's interest, concerns, priorities and goals regarding the physical development of their neighborhood.

The meetings were attended by a mixture of people who both owned property and lived in the neighborhood or who owned property and invested in the neighborhood. There was very little attendance by people who rented in the neighborhood. Most of the participants had been actively involved in the earlier neighborhood planning process.

Attendees were asked what was the one thing they would change about their neighborhood, what their favorite architectural feature was, what was the top design priority that needed to be resolved and what were their worries about adopting design guidelines.
The responses were posted on the City's web site and are included in the appendix.

The community also had an opportunity to react to a variety of housing types, densities and styles to help establish the level of community preferences, interest and support for alternative housing forms.The guidelines are a direct result of the community input.

These guidelines are exclusive to the Oread Neighborhood and are a direct reflection of the diversity and interest of the people who compose this distinctive place.



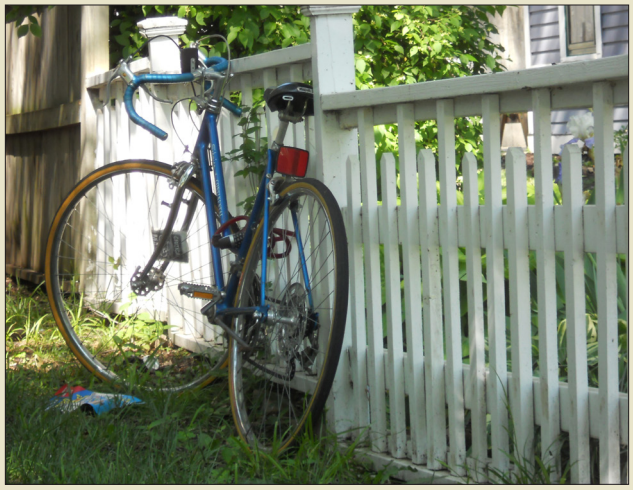
An initial community meeting was held on May 3rd



Community Workshop 1 April 14, 2012.



Community Workshop 2 May 5, 2012.



Guidelines should encourage changes that are compatible with the neighborhood



Guidelines should encourage quality development.



Guidelines should protect unique character

C . WHY HAVE DESIGN GUIDELINES?

- To protect the unique character of a place
- Assure that changes to the neighborhood are in keeping with that character
- Encourage quality development which protects investment and helps attract other quality developers
- Establish clear development expectations for both neighbors and developers
- Reduce tensions
- Establish rules for change
- Makes sure all the pieces link together to creative a cohesive neighborhood at tractive to both homeowners and developers
- Encourage creativity and a diverse range of architecture within a framework of community expectations

D. STRONG HISTORY OF COMMUNITY PLANNING

The Design Guidelines are built on a strong history of community planning. Beginning in 1979 the neighborhood created the original Oread Neighborhood Plan. In 1998 the neighborhood participated in the city-wide Horizon 2020, a Comprehensive Plan for Lawrence and Unincorporated Douglas County. In 2004 the Hancock Historic District was established. In 2007 the Oread Historic District was placed on the National Register of Historic Places. Finally the neighborhood did an updated Neighborhood Plan that was adopted in 2010.

More specifically these Design Guidelines are based on the Goals, Policies and Implementation Strategies outlined in the Oread Neighborhood Plan of 2010. Listed on the adjacent page are those policies and strategies that are specific to the overlay district design guidelines.

2010 OREAD NEIGHBORHOOD PLAN DESIGN GUIDELINE EXCERPTS

3.1.1.1 Land Use Policies

B. Create overlay district(s) to establish appropriate standards for specific areas regarding density, bulk, massing, and scale, building cover age, mix of housing types, and parking requirements.

E. New development should respect the historic integrity of the neighborhood.

3.1.1.2 Land Use Implementation Strategies

A. Encouraging more owner occupants and families to locate in the planning area is an important key to the long-term health of the neighborhood. Families can bring an increased level of stability and contribute to the diversity of the character of the area. (Policy 3.1.1.1.A)

1. Action - Amend the Land Development Code to permit by right detached dwellings (single-welling use) in multi-dwelling zoning districts (RM) with certain standards.

B. There is growing concern about congregate living. Parking, building lot coverage, and number of bedrooms permitted are some of the issues that have been identified. (Policy 3.1.1.1.B and Policy 3.1.1.1.C)

1. Action - Amend the Land Development Code to address neighborhood concerns while maintaining congregate

C. There are areas of the neighborhood that are zoned more intensely than the historical development pattern and zoning regulations are not always consistent with development expectations. . . ..

1. Action - Create an overlay district(s) that establish standards to regulate bulk and mass of structures, maintain open space on individually platted lots, and regulate parking.
2. Action - Create an overlay district(s) that provides greater latitude to certain areas (generally most closely adjacent to KU) to develop more densely by allowing increased building heights, etc. 3.1.2 Goal 2 – Preservation

3.1.2.1 Preservation Policies

A. Continue the preservation and protection of historic resources in the neighborhood.

B. Infill structures should be compatible with the massing, scale, and bulk of the historic structures in the surrounding area.

C. Historic infrastructure should be preserved and repaired. (eg. stone curbs, hitching posts, steps, brick streets and sidewalks).

3.1.2.2 Preservation Implementation Strategies

B. Utilization of the Lawrence Register of Historic Places will help with the protection of identified historic resources. (Policy 3.1.2.1.A and Policy 3.1.2.1.E)

1. Action - Consider creating a local ordinance historic district with design guidelines for the Hancock Historic District.
2. Action - Consider creating design guidelines for the Lawrence Register, Oread Historic District.

1.E. GOALS OF THE DESIGN GUIDELINES

The Goals for the Oread Neighborhood Design Guidelines are to serve as the overarching ideals upon which all other guidelines are based. They are intended to to capture the breadth and depth of the community's vision for their neighborhood, and can be a reminder of the neighborhood's ability to work together to achieve common solutions that benefit all. The goals were developed by the community during the public workshops.

1 Retain existing historic character.




2 Preserve the visual continuity of the neighborhood.




3 Create a framework so that mixed residential uses can thrive.




4 Distinguish the difference between historic development patterns and current zoning regulations.




5 Recognize differing densities in different parts of neighborhood.




6 Ensure additions, alterations and infill that are compatible.




7 Encourage good design without stifling creativity.




8 Protect private property values and investment.




9 Better utilize and enhance alleys.



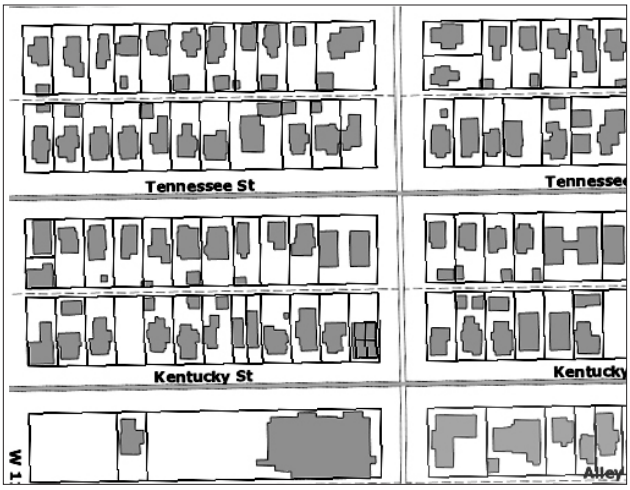



Figure-ground plane analysis shows a fairly dense neighborhood



F. THE PROCESS USED FOR ESTABLISHING THE OREAD DESIGN GUIDELINES.

F1. Historic Patterns

Before determining if a new development, addition or remodel is in keeping with the neighborhood character it is important to understand the distinctiveness of the historic pattern and character. That way a project may be examined in terms of how well and to what extent it follows these patterns. To gain a clear insight a community workshop was held to examine and define the current and historic characteristics and patterns of each district. This was done through a process that engaged the community in determining and verifying the findings.

F2. Character Areas

The characteristics of the Oread Neighborhood were sub-divided into three categories – the public realm, the development of the lot and site, and finally the design of buildings. The historic patterns that occur in each of these three areas are described in Chapter 3.

F3. Tolerance for Change

After determining the patterns that make Oread a unique and beautiful neighborhood, the consultant team explored the community's tolerance for change and diversity away from the original patterns. After reviewing a myriad of illustrations of public amenities, housing densities and building styles, there was a general consensus that not all of the examples would be appropriate to the Oread Neighborhood. This process helped to clarify and refine the expectations of the community. Chapter 4 describes the specific community expectations through a series of neighborhood wide design guidelines.

F4. Neighborhood Characteristics

According to the Neighborhood Plan there are five distinct character districts within the Oread Neighborhood. The most typical of the neighborhood conditions and patterns can generally be found in the largest district - District 3. It is the district of medium density with District 1 being less dense and District 2 being more-

dense. It is not a designated historic area, unlike the Oread and Hancock Historic Districts, although it does contain a number of historic properties. Many of the properties located in District 3 fall under the historic environs review.

F5. Exceptions to the Norm
Rather than writing a separate set of guidelines for each district which would become quite repetitive, these Design Guidelines use District 3 as the normal condition or neighborhood-wide standards. Variations to that norm, which vary in the other districts are described in Chapter 5.

F6. Heirarchy of Patterns
These guidelines will look at existing character patterns in a methodical order. First we will examine the Public Realm, then the Development of the Lot or Site, and finally we will examine the design character of individual structures. The actual guidelines, found in Chapter 4 follow this same order of priority. The idea is that by first looking at the broader public issues, narrowing in on the realtionships to surrounding lots, and lastly the design of the structure, the applicant and HRC Review will begin to make decisions and determination in a systematic order.

G. THE FIVE DISTRICTS OF THE OREAD NEIGHBORHOOD PLAN

On the following pages are the district boundaries that were established by the neighborhood planning process. The design guidelines are written for these specific districts and in no way tried to redefine or change boundaries.

Starting with a map of the entire neighborhood, there are individual district maps that generally describe the character areas of the districts. Chapter 3 has more in-depth information regarding neighbrohood character.



Public Realm - street, sidewalks, frontyard

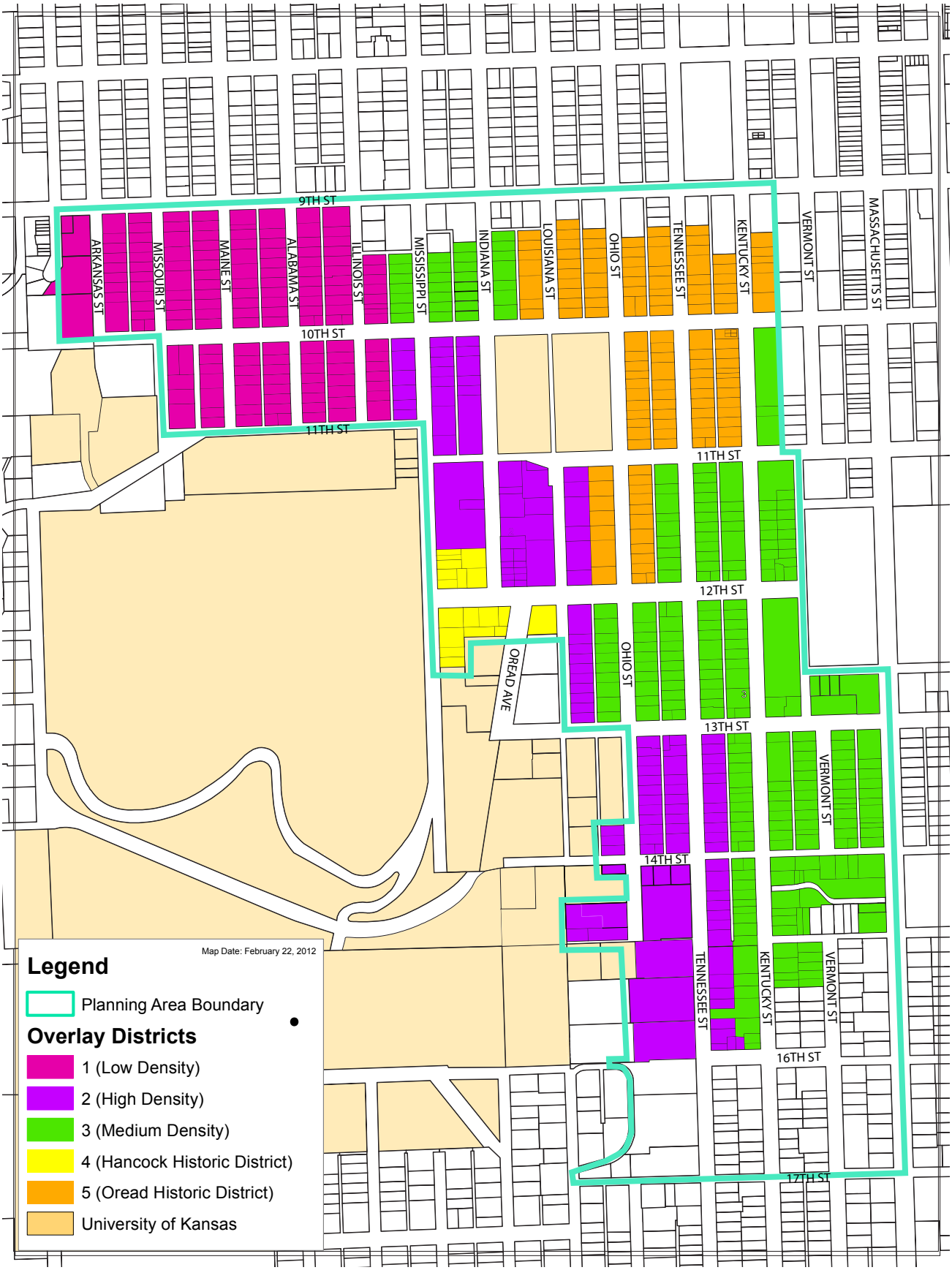


Development of the lot and site - relationship of primary buidling to street and neighbors



Design of the structure

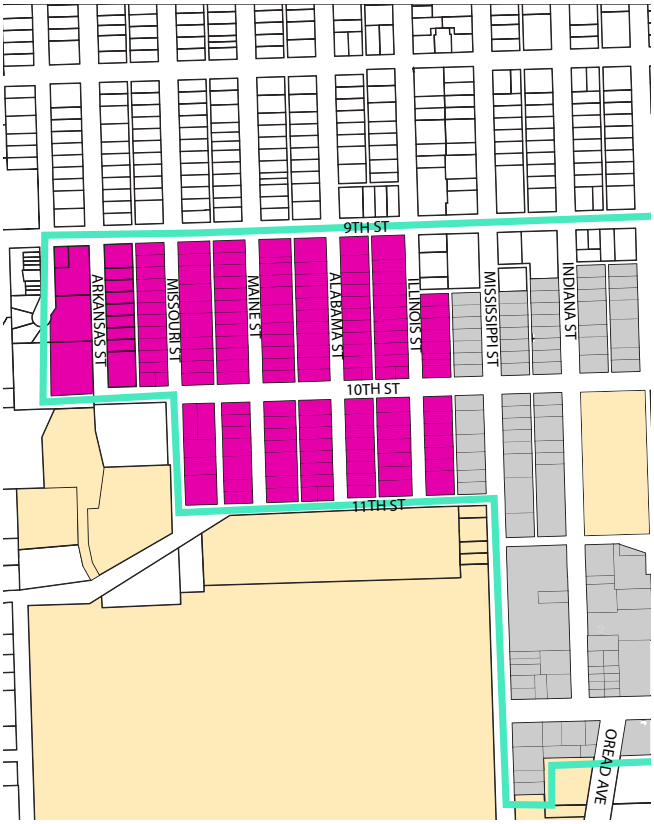
1.G. OREAD OVERLAY DISTRICTS



DISTRICT ONE







District 1 Low Density

Located just north of the University of Kansas, this district is predominately single family residences with intermittent duplexes, tri-plexes and quadplexes. The district is less dense than most parts of Oread, with smaller scale homes, larger yards, and houses spaced farther apart. The many one story homes in this area give it a unique character.

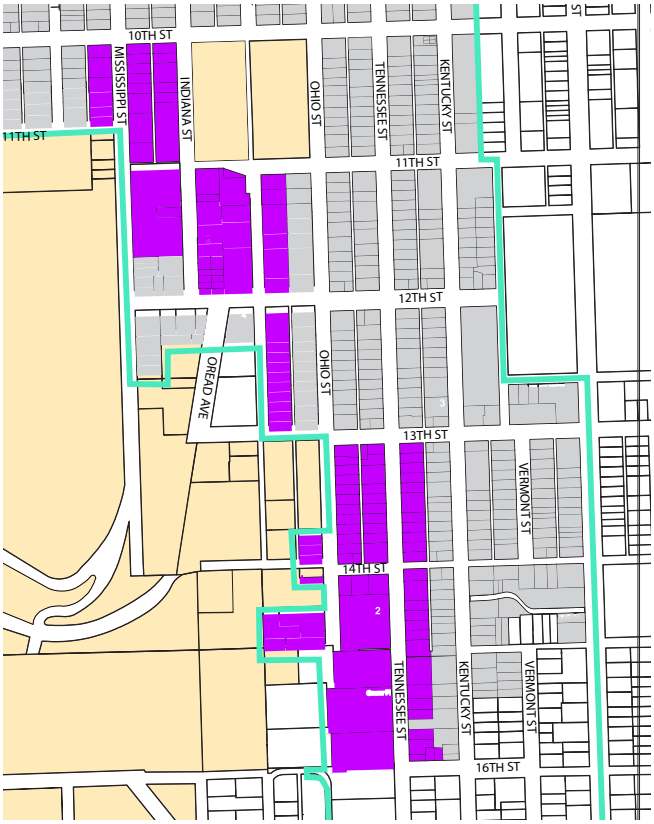
The district is composed of a wide variety of architectural styles constructed over a long period. Here you will find Victorian Queen Annes, Craftsman Bungalows and 20th Century Revival Tudors. This was the last area of Oread to develop, so Post-War Minimal Traditional houses are unique to this area. More recent apartments exist on the fringes.

The tree lined streets are slightly narrower, the houses closer to the street giving a comfortable and more intimate scale to this part of the neighborhood. Direct adjacency to campus puts parking pressure on the area, especially during football games.

DISTRICT TWO







District 2 High Density

District 2 is located adjacent to the east side of the University of Kansas campus. It has the highest density of any Oread district. The proximity to campus has made it a prime location for apartments, multi-dwelling residential and mixed-use developments.

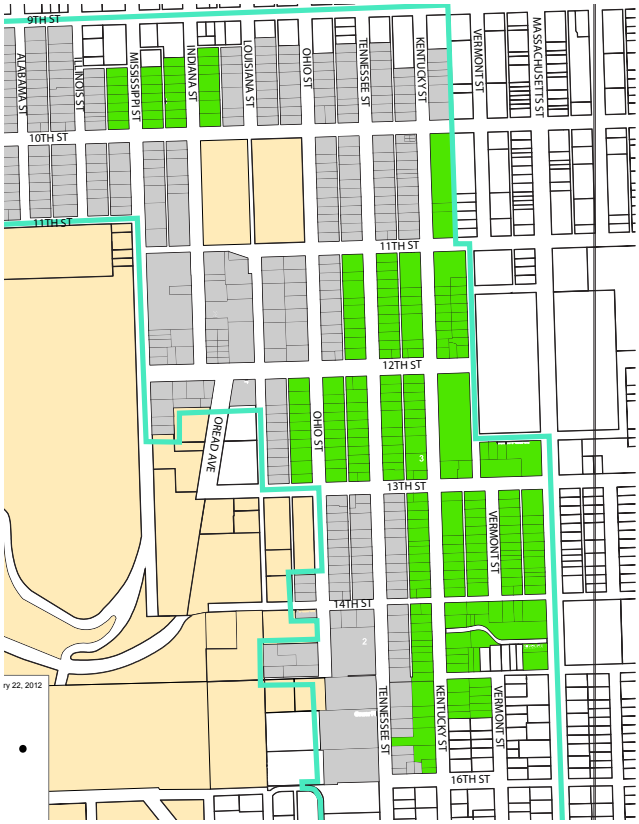
The character of the neighborhood is diverse. There are large Greek houses, Scholarship Halls and multi-residential complexes that are of a "campus" scale. Interspersed are pockets of substanial older homes, converted to congregate or mulit-dwelling uses. The character of this area is distinctly different with larger scale structures, less street trees, and hilly terrain. Off-street parking is more visible due to lack of alleys. The prominent homes are large "Comfortable House" Foursqaures with wide eaves and deep porches.

Apartment complexes in this area, constructed in the 70's and '80's, are now approaching 30 to 40 years in age and offer re-development potential and opportunities for improvements in the neighborhood.

DISTRICT THREE







District 3

District 3 is located on the eastern edge of the Oread Neighborhood. It is not the highest density district, nor is it the lowest. It is also not designated historic. In essence it becomes the prototypical district of the Oread, serving as the basis for the Neighborhood Wide Design Guidelines. The other district guidelines are modifications to this standard.

Here the streets are lined with stately trees that create a magnificent canopy. Most parking is accessed from the alleys, so driveways are rare. The homes sit back from the street with simple, elegant facades. Wide, shaded porches add to the character. The original single family homes, constructed between the 1880's and the turn-of-the-century, are generally two stories and represent a wide array of styles and sizes. Many have been converted to multi-dwelling uses. Others have been replaced with modern apartments.

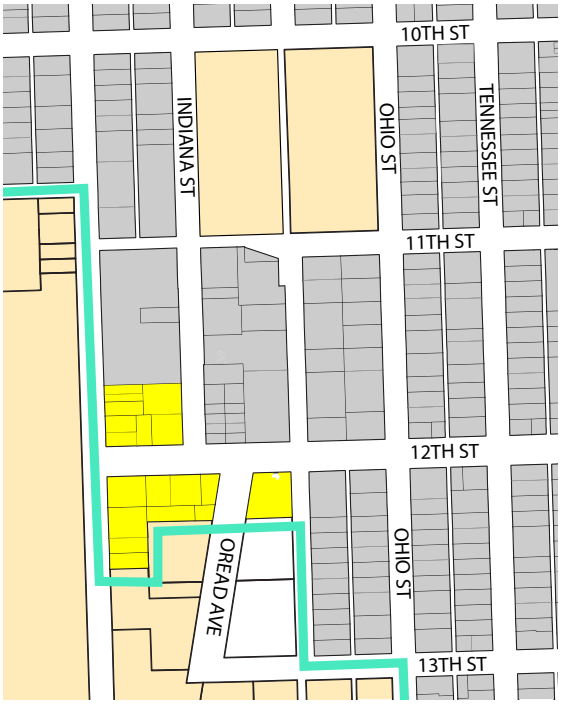
Older commerical buildings and more recent professional buildings can be found near Massachusettes.

HANCOCK HISTORIC DISTRICT









District 4

Hancock Historic District

Hancock Historic District is a unique and charming area of the Oread Neighborhood located on a substanial rise that overlooks the University of Kansas.

This small district boasts a beautiful and historic public improvement project that adds to the allure of the area. A pair of curved stone steps ascends from Mississippi Street to 12th Steet in the grand fashion of the City Beautiful movement. At the top of the stairs on 12th Street a planter of native stone forms a charming esplanade in the center of the street until it intersects with Indiana.

The homes in this district are mature and stately, perch on top of the hill overlooking the campus. The lots are larger than those found in the rest of neighborhood, creating a more landscaped setting for most of the homes. The variety of styles, mostly 20th century revivials, add to the character.

OREAD HISTORIC DISTRICT









District 5

Oread Historic District

Oread Historic District is listed on the National Register of Historic Places. It is a charming and distinguished area with some of the oldest homes in the City. There are excellent examples of the Italianate, Queen Anne, Craftsman and 20th Century Revival styles, side by side with the more venacular National Folk and Foursquare homes. They range in size from grand to simple.

The streets are lined with tall deciduous trees. On the west side the houses are set back with elevated front yards. Dominant porches and shade dappled yards add to the appeal of this area. On the east side of the streets, the homes are placed closer to the street with shallower front yards that are relatively flat. Parking is off the alleys, so driveways are rare.

Remants of the historic past remain. Some streets are still paved with the original brick, hitching posts and stone steps can still be found.



2

CHAPTER 2 : USER'S GUIDE

The User Guide provides property owners, architects/ engineers/designers and others with an overview and general description of the steps to be used when considering new and redevelopment, additions and renovations to existing buildings in the Oread Neighborhood. The Guide is meant to assist anyone contemplating improvements to property and buildings in an orderly process of evaluation, study of alternatives and recommendations with City Staff and the Historic Resources Commission.

A HOW TO USE THE OREAD NEIGHBORHOOD DESIGN GUIDELINES



1 The Owner Initiates a Project

These guidelines are "reactive guidelines" meaning they only take effect when an owner decides to undertake a change to their property. An owner is not required to make changes to meet the guidelines. However, once an owner has decided to begin a design project in the Oread Neighborhood, these Design Guidelines are intended to assist in making the design review process as smooth and efficient as possible.

2 Confirm the Zoning is Appropriate for the Intended Use

The underlying zoning for the property must support the intended use or the project will not be able to proceed. Some other zoning restrictions will apply and it is a good idea to be familiar with the general regulations

3 Review the Neighborhood Boundaries and Locate the Property

Determine which Overlay District boundary the property is in. Read the description of that specific district to get a quick overview of that particular area of the neighborhood.

4 Read Chapter 1 to Understand the Intent of the Design Guidelines

Chapter 1 will help an owner understand the community's vision for their neighborhood. It will also help an owner to understand how these guidelines are a part of a more comprehensive plan for the City.

5

Read Chapter 3 to Become Familiar with the Established Patterns

Chapter 3 sets the model for prioritizing the guidelines by establishing a hierarchy of review beginning with the character of the Public Realm, then looking at the character of Individual Lots, and finally at the character of the Architecture.

6

Read Chapter 4 for the Neighborhood Wide Design Guidelines

This chapter is the heart of the Design Guidelines. First read the section on the Public Realm and make sure the project fits within the larger framework of the neighborhood. Then focus on the next section which deals with the development of the site. Finally read the section on the architecture to ensure the project will fit into the architectural character of the neighborhood.

7

If the project is in District 1, 2, 4, or 5 - Review Chapter 5

Recognizing the specifics of each District, Chapter 5 describes conditions that are unique the individual Districts. The Neighborhood Wide Design Guidelines still apply to all Districts with the exceptions that are noted in Chapter 5 including the specifics for Low Density, High Density and Historic Districts.

8

If the Project is Commercial - Review Chapter 6

The guidelines for properties zoned commercial and mixed-use have a unique set of guidelines that are located in this chapter.

B UNDERSTANDING THE PRINCIPLES AND APPLICABILITY OF DESIGN REVIEW

The following design principles and applicability apply to all projects, both public and private, within the Overlay District boundaries of the Oread Neighborhood.



1 The Oread Design Guidelines will establish criteria for City Staff and the Historic Resources Commission to review and evaluate applications for Certificates of Appropriateness in a fair and timely manner.

2 The guidelines apply to the exterior of buildings only.

3 Given the variations between districts and the variety of architecture, each project will be evaluated on a case-by case basis.

4 Buildings that contain original, character defining features shall be more carefully reviewed than those buildings that do not retain their architectural integrity.

5 While economic cost are not a primary factor in the review process, economic cost will be considered in relation to the adherence of these guidelines.

6 Individual guidelines should be looked at in relation to the greater purpose and goals of the guidelines. The intent of the guideline is important and solutions should be reviewed in that light, recognizing that creative solutions might meet the intent of the guideline without specific adherence.

7 Existing buildings will not have to retroactively come into compliance. But if a project is initiated on an existing building that project will need to be in compliance.

8 Existing buildings that have non-contributing elements are encouraged to make alterations that will improve the overall appearance of the building.

9 Design changes that have received a Certificate Appropriateness elsewhere in the district do not necessarily act as a precedent for other design changes. All proposals will be considered individually.

10 City Staff and the Historic Resources Committee have the authority and discretion to examine the whole situation, or extenuating circumstances, and approve projects that do not meet the letter of these guidelines. Where exceptions are granted staff will clearly document the reasons.

11 Staff and the Historic Resources Commission will strive to be consistent and non-arbitrary in rulings pertaining to the Certificates of Appropriateness.

12 Nothing in these Design Guidelines will be construed to prevent routine maintenance or repair, nor shall it be construed to prevent the City of Lawrence from performing work that they shall certify is required for public safety. However the City agrees to take into consideration the historic and neighborhood importance of these guidelines and will strive to meet the community's intent as expressed in these guidelines.

C APPLICANT PROCESS

The following is the basic process laid out in a step by step manner to help guide the applicant through the design review process with the Lawrence/Douglas County Planning Office.

1 APPLICANT

Applicant decides to begin a project in the Oread Neighborhood.

Gather all available information about the lot/site and building(s), including a to-scale site plan (or boundary improvements survey), deed information and zoning designation.

2 APPLICANT / CITY STAFF

Meet with City Staff to review your general objectives for the project and your initial conclusions regarding applicable zoning standards, general, and district specific guidelines.

Review with staff any additional issues pertinent to the project such as provisions of utility services, streets, alleys, etc.

3 APPLICANT / ARCHITECT-ENGINEER-DESIGNER / HRC

Work with your project designer, an Architect or Engineer, to prepare a Conceptual Design for the proposed project and review the proposal with City Staff.

City Staff might be able to administratively approve the project at this point. Depending on the scale and scope of the project, or compatibility with the design guidelines the project may need to be submitted to HRC.

4 APPLICANT / HRC

Incorporate comments and recommendations from Conceptual Design review, complete a design that you believe meets the intentions and criteria of the Design Guidelines for the Neighborhood and the district and submit a DESIGN REVIEW APPLICATION.

Follow the established process through the Planning Departments for approval with the HRC and other agencies as required.



3

CHAPTER 3: CHARACTER of the OREAD NEIGHBORHOOD

One of the first steps in maintaining and enhancing the character of a neighborhood, is to understand the basic features and attributes that make up the general traits of a place. Knowing why a certain place is special makes it easier to identify and verbalize why some structures seem to "fit in" and others don't.

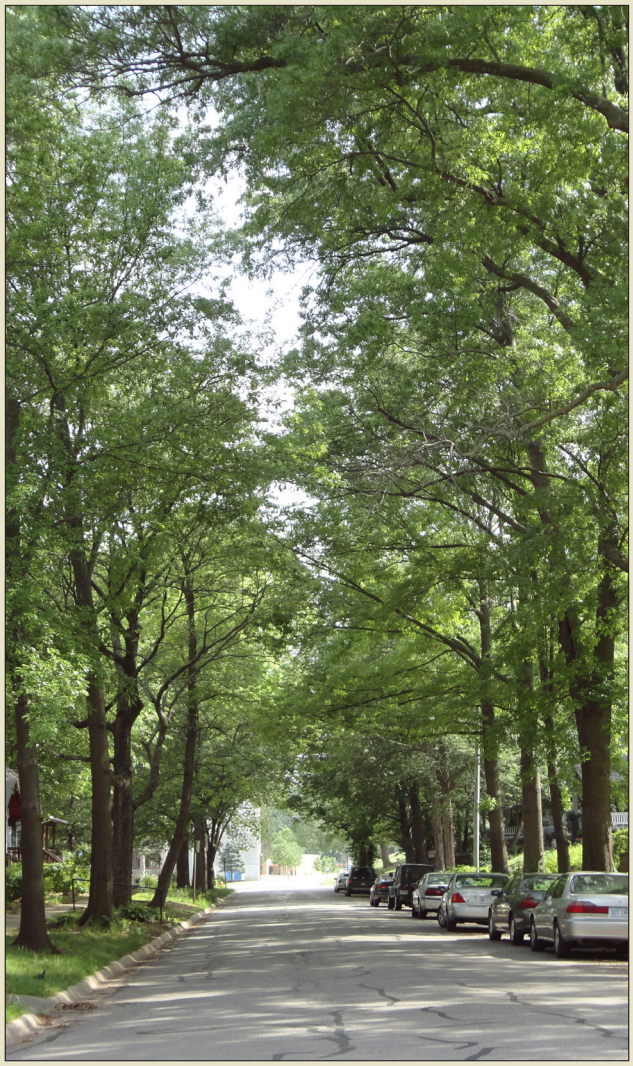
This chapter describes the Oread Neighborhood on three basic levels, from the broader neighborhood to the more specific structures. The first level of scrutiny begins at the Public Realm. This can generally be described as that area where the public has access to the neighborhood. It can be both a physical access, such as on streets and sidewalks, as well as a visual access of front yards and to some extent the side yards. The public realm encompasses the space between the front of one house and the front of another house across the street. It can be thought of as a great outdoor room created with facades of houses being the walls and the tree canopy being the roof. Another aspect of the Public Realm is the alleys. Because they provide vehicular access to most of the properites, alleys become "the other front door," a place where neighbors meet neighbors Alleys are the shared space of the Public Realm.

The second level of scrutiny of the neighborhood is to understand how buildings are placed relative to each other and the neighboring site. The location of driveways, parking, accessory structures, even the location of trees and fences contribute to the patterns of the site.

Finally this chapter looks at the character of the individual buildings. There are certain styles and forms that are consistently found within the neighborhood. Understanding the massing, materials, patterns and ornamentation of existing buildings will inform and direct the construction of new buildings. This does not mean that new buildings need to replicate old styles, but that new construction is influenced by the defining characteristics found in the structures already within the neighborhood.



Front yards have an open feeling.



The streets are defined by tall, canopy trees

A. GENERAL DESCRIPTION OF OREAD

The Oread Neighborhood is a lovely, diverse neighborhood situated between a vibrant downtown and the prestigious campus of the University of Kansas. It is filled with beautiful old homes, shade covered streets and residents who care deeply about what happens in their neighborhood.

The neighborhood is one of the oldest in the city and boasts two historic districts and many individually designated properties. Structures date from the early 1850's. The majority construction occurred between 1877 and 1945, the period of significance. Although there are a wide range of architectural styles represented, the neighborhood is a harmonious blending of architectural forms.

NOTE: Historic patterns should be based onthe Period of Significance.
Only properties built within the period of significance should be used to establish patterns. Incongruent ,later construction in the neighborhood should not be used as precendents to set patterns or a gradual character transformation will occur.

Only use examples built before 1929 as exemplary examples to establish pattern. These properties can be identified on historic maps. In District 1, use building built before 1945 to establish historic patterns.

B. CHARACTER OF THE PUBLIC REALM

The Public Realm is the area that can be seen from the streets and sidewalks. It includes streets, sidewalks, parkeays and front yards.

B1. Topography

The neighborhood gets its name from Mount Oread, a significant geological rise above the Kansas River. The significant change in elevation is an important character defining feature

of the neighborhood. The steep hill begins at Tennessee and rises to the west, and begins rising from west 9th Street to the south. The natural elevation change was embraced by the early builders and houses were placed well above the street, the front yards following a natural grade up to a sidewalk and up again to the front porches. Houses literally step up the hill on streets like Louisiana or West12th.

At the apex of the hill is Old College, the site of the original college. Also located at the top of the hill is the new Oread Hotel, a number of residences, as well as dormitories, scholarship halls, and Greek houses associated with the university.

There have been some radical changes to the topography in recent years that have significantly changed the character of the neighborhood. Large pieces of hillside have been removed to create flat parking sites or pad sites for non-descript buildings.

B2. Network of Streets and Sidewalks

The Oread Neighborhood reflects the original street and block configuration of Lawrence that was laid out in 1854. The primary blocks run north/south with the residential lots facing east or west. This layout is a character defining feature of the neighborhood.

The streets are laid out in a rigid grid pattern. This very inflexible grid occurs despite the great change in elevation caused by the presence of Mount Oread. The result is streets that have remarkably steep grades, seemingly straight up the hill. These steep streets are a character defining feature. Many residents and students alike who describe the Oread Neighborhood refer to the steep incline of the streets.

Buildings materials of both the sidewalks and the streets vary. The most significant character defining materials are the red brick streets and sidewalks. These sidewalks give the neighborhood a character not found in newer develoopements.



Sidewalks are separated from the street with a wide boulevard. Many of the original brick sidewalks are still common.



Lawns and boulevards are generally graded down to the sidewalk and curb.



Significantly sloped sites are often more heavily landscaped.



Typical front yard landscaping.

B3. Parkways

Sidewalks in Oread are almost always situated away from the curb with a planting area located between the street and the sidewalk. This greenspace is called a parkway. Although parkways can also be referred to as Right-of-Ways the term parkway is a more descriptive name for the greenspace so common between street and curb.

This pattern of connected sidewalks separated from the street by a planting area is a character defining feature of the neighborhood. Within this overall neighborhood pattern there are a great variety of conditions and experiences that exist from block to block. Some of the obvious variables include the vertical location of the sidewalk and the distance from the street. However within a particular block there is a constant pattern, which does not necessarily match what is happening across the street.

B4. Landscape

The landscape of the public realm consists of both the planting areas between the sidewalks and the street and the front yards. It also includes those special areas of unique street features, including esplanades and stairways.

Landscaping is an important part of the character of the Oread Neighborhood. The stately deciduous trees that line the streets create a canopy of shade and shadow that gives depth and character to the neighborhood. The large trees are generally planted in the parkway with smaller ornamental trees closer to the houses, although there are blocks where the larger trees are located in the front yard. Where trees have been removed or are missing there is an abrupt change in the landscape, the light quality and the ambiance of the street.

Parkways and front yards are generally grass or low plantings that allow for a clear view of the house beyond. The exception is on the significantly sloped sites with large parkways where more dense with native trees and shrubs.

B5. Fences and retaining walls

Front yard fences are rare in the Oread Neighborhood. Front lawns that gently merge, one into another down the block is by far the most typical condition. Those historic fences that do exist are cast iron or wooden picket, usually no higher than 42 inches, with significant spacing between the pickets. This spacing makes the fences appear transparent which is a character defining feature.

In recent years there has been a proliferation of front yard fences on newer or renovated structures that are taller than the older fences. Although not providing any real security, the fences are perceived by tenants (and more specifically tenants parents) to provide another layer of safety.

There are some historic retaining walls. These are usually low, not higher than 24 inches, made of native limestone with a planting bed behind that allows plants to trail over the wall. They are usually located within the front yard at the edge of the sidewalk. The exception is the very large, limestone retaining walls around Old College.



Fences are not that common



A more traditional style fence.



Retaining walls are not common, and werer traditionally low and made of native stone.



Hitching posts are still commonly found.



Older steps and stone curbs are important to neighborhood character.



Most parking is uncovered since many of the garages are no longer in existence.

B6. Historic elements

Sprinkled throughout the neighborhood's public realm are interesting artifacts from different periods of history. These are important character defining features. These individual items give the neighborhood a place in time, and attest to the age and dignity of the residences. Items such as hitching posts and limestone curbs are a wonderful reminder of just how old this neighborhood is. Limestone curbs are a valuable asset that are often found today only in upscale developments.

Stairs leading from street to the sidewalk, or from the sidewalk to front porches contribute to the character of the public realm. Bricks with various stamped names of manufacturers or the "City of Lawrence" add to the charm of the neighborhood.

B7. Alleys

Alleys are an important part of the neighborhood's public realm. Because most parking occurs off the alley, it assumes an important role in the interface of neighbor to neighbor. It is the primary access for residents, while front doors are generally relegated to use by visitors and guests.

Alleys are both paved and unpaved. Most are not in good condition, often marked by potholes and deteriorating asphalt. Since garbage collection also occurs in most alleys, the alleys bear the added burden of twice weekly heavy garbage truck use.

Garbage receptacles vary greatly, even within a block. Some units share large receptacles, some have the medium receptacles, and others have numerous standard garbage cans.

Rear fences exist intermittently along the alleys. The frequency varies between the different areas of the neighborhood. Where they do exist they are often privacy fences, that are generally associated with owner occupied homes.

In general, landscaping and other aesthetic amenities are not present in the alleys. Occasionally someone will have planted a tree or a small flower bed, but these are the exception, rather than the rule.

Lighting in the alleys is provided by individual property owners and some utility pole lighting.

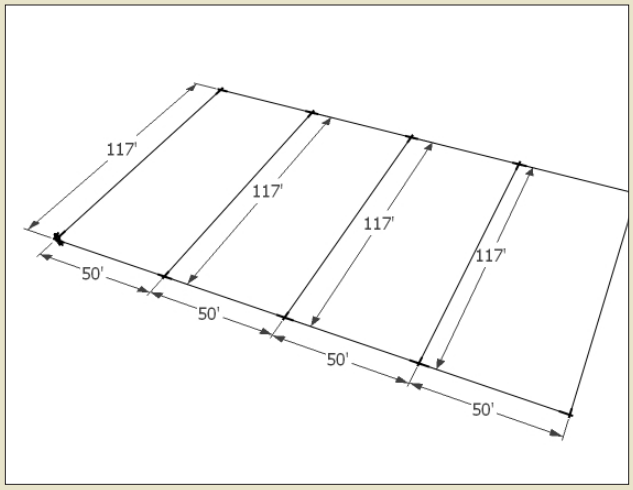
Alley parking will be discussed in a later section on the characteristics of individual lots.



Some units use largeg dumpsters for garage pickup.



One of the more traditional garages.



The typical lot measures 50' wide by 117' deep. Variations do exist.



Figure-ground plan analysis shows a fairly dense and fully built out neighborhood.



A newer structure that has been built to the current side yard setback increases density.

C. CHARACTER OF INDIVIDUAL LOTS

C1. Lot Configuration

The consistent size and shape of lots in the Oread Neighborhood create a recognizable pattern that gives definition to the neighborhood. Those properties that are different from the original grid pattern, in size or shape, appear unrelated and contrasting.

The original lots were rectilinear. In general the width along the street face was 50 feet and the depth of the lot was 117 feet.

Over the years some lots have been combined and reconfigured, but for the most part the indivisual lots still remain. Lot consolidation is the exception rather than the rule. In a few instances corner lots were subdivided and a second home was added that faced the side street. In the late 20th century lots were combined and apartment houses were built that drastically changed the character of some districts.

There is some variation in lot size between districts. Although slight, these differences can be perceived in the spacing and rhythm of the streetscape, and help to delineate the character of each district.

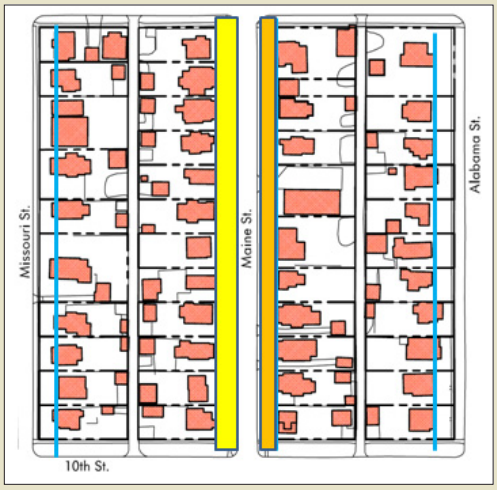
C2. Principal Building

The character of a neighborhood is often determined by the location of the principal building on the site. How close the building is to the street and how close the building is to the adjacent, neighboring structures are an essential elements in determining character.

a. Relationship to Street

The location of the principal building to the street outlines the basic shape of the public realm. The outdoor volume that exists has for its walls the existing faces of the structures on either side. In an existing neighborhood, like the Oread Neighborhood, the general pattern of front yard setbacks has long been established. City wide zoning codes do not reflect these established patterns, but rather the patterns of new green field developments on the edge of town. Therefore to maintain the character defining features of the Oread Neighborhood, it is important to establish and define the existing pattern.

The pattern is not as cleanly defined in later developments. Even in the original pattern there is a certain variation between the face of the main structure, the face of the porch in relationship to its neighbors. That said, the variation is within a range that can be clearly defined.



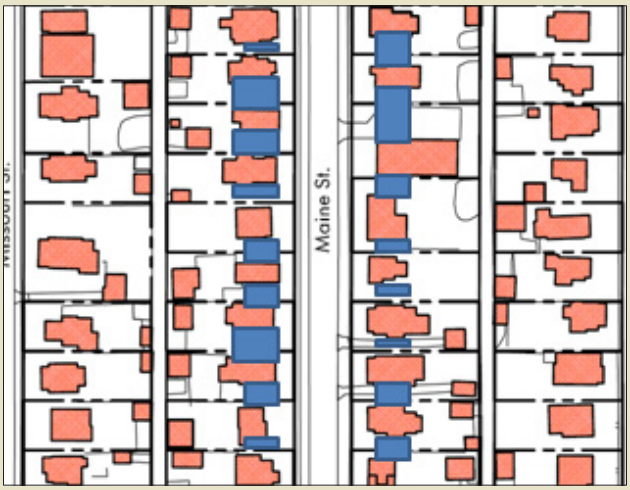
The average frontyard set back varies within each block and on each side of the block.



Typical block face.



House to sidewalk and sidewalk to curb distances help define the character.

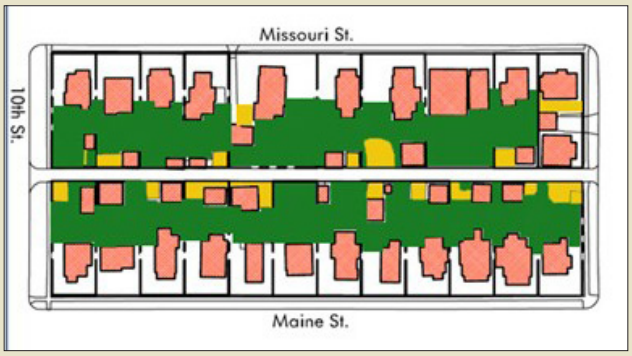


Blue blocks show the varitation in how much open space there is between structures.



The rhythm of the blue blocks (side yard open space) establishes neighborhood character





Green denotes open space behind the structure, some of which is used for surface parking.v

Principal Building

b. Relationship to Side Yards

The location of the principal building to the side yards also has a tremendous impact on the character of a neighborhood. The distance between buildings is important because it affects the views and light quality of both the principal building and the adjacent house.

There is a pattern or rhythm of building – space – building that varies from district to district. Tighter spaced buildings are found in the oldest part of the neighborhood where residences were constructed in the 1800's. A typical distance is 12'-0". After the turn of the century the homes were spaced with slightly more distance between buildings with approximately 15'-0" between buildings. And those homes built in the 1920's -40's are spaced even farther apart, around 20'-0". This evolving change in spacing is part of the character differences that help differentiate the districts of the neighborhood.

Interestingly there are also a number of buildings that were originally constructed off-center on their lot. Pushed to either one side or another they are practically built to the lot line. They represent charming deviations from the norm, but should not be viewed as precedents for future development.

C3. Open Space and Rear Yards

In the Oread Neighborhood, back yards and open space do not play a significant role in the character of the neighborhood. This has been true since the houses were built.

Unlike the backyards of post war houses, the backyards of houses built at the end of the 19th century and the beginning of the 20th century were functional. Carriage houses, out houses, and kitchen gardens played a signifi-

cant role in the rear yards of houses. The front of the house served a more prominent social function. Front porches were for gatherings, visiting and passing a quiet evening with family. Back porches were for washtubs and laundry, canning and crocks, and served the utilitarian needs of a family.

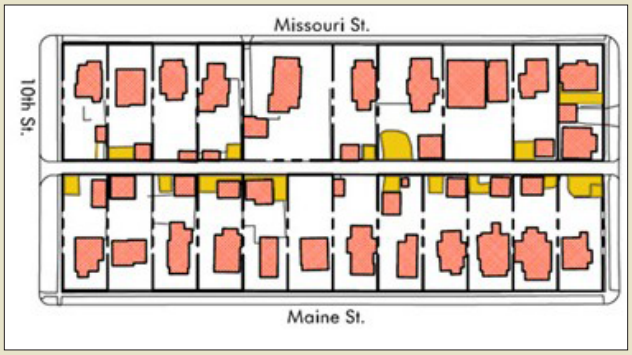
Modern Lawrence continues this utilitarian function for backyards. Although parking for automobiles has replaced the carriages, backyards with spacious green lawns are the exception rather than the rule. Social gather ings typically still happen on the front porch rather than in backyard.

On large lots, the backyards and open space still offer respite from the urban lifestyle. Maps showing the footprint of houses allude to a significant open space in the backyards, but closer examination shows that the open space is in actuality modern parking space.

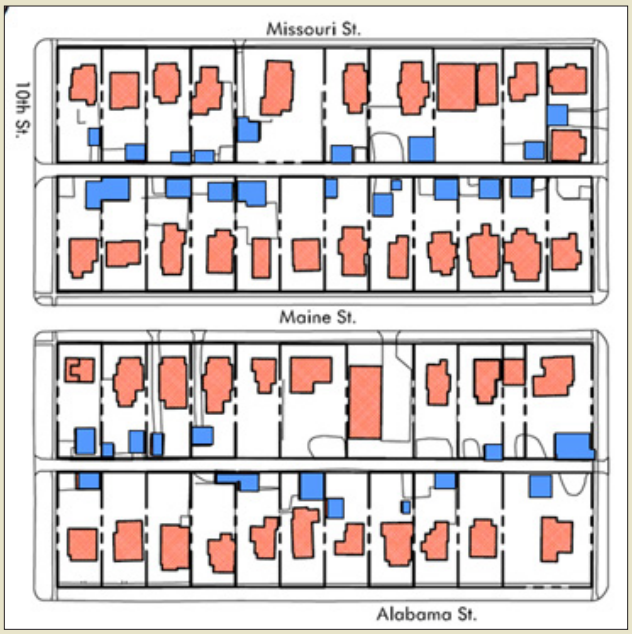
C4. Accessory Structures

Accessory structures in the Oread Neighbor hood are often undersized wooden garages built in the early 20th century. Small in scale, they are more than likely used for storage than for automobiles. Often located on the rear lot line, they are reminders of another era in time. In the historic districts these outbuildings take on a more significant role, adding character and a connection to the past.

A few larger, more elaborate carriage houses still exist. These are part of the charm of the neighborhood and should be retained.



Gold denotes surface parking.



Blue denotes accessory structures.



Historic accessory structures like this carriage house are important to the character of a neighborhood,



Parking lots have crept up to the rear doors.



Parking pads in the front yard diminish neighborhood character.



Front yards have been converted to parking.

C5. Driveways

Driveways do not exist in many parts of the Oread Neighborhood. Where they do exist, they are narrow, no larger than ten feet in width (10'-0"). In a block face the driveways would historically occur on the same side of every house in the block. Side by side drives are rare. Ribbon driveways, with a grass median can still be found in the neighborhood.

C6. Parking

Parking occurs most often in the rear of lots, directly off the alleys and is set back from the primary structure. A variety of patterns exist to try and maximize parking at the rear of lots. Sometimes the pattern is intentional and defined. Haphazard parking arrangements worked out between tenants is not pleasing from an aesthetic perspective. Parking that is allowed to encroach into the backyard open space with cars parked adjacent to the back door is the least desirable.

Curb cuts have been made along the street to allow front yard parking when alleys do not exist, interruping the flow of front yard. Cars are sometimes parked over the sidewalk when the driveway is off of the street.

Some of the less pleasing parking arrangements have resulted in cars parked double stacked, driveways have been constructed that are overly wide allowing for cars to be parked in what used to be the front lawn.

Paving standards are not always applied, as a result some are concrete while others are gravel and dirt and these exist on a variety of grade elevations.

Parking off of alleys is not efficiently laid out resulting in a loss of open space which causes excessive runoff.

D. CHARACTER OF THE ARCHITECTURE

The architectural character of the buildings within the Oread Neighbrohood is an important component in defining the overall character of the nieghborhood.

The size and shape of the original homes, the shape of roofs, the size and placement of windows, the location of the front door, the type of foundation, the buidling materials, the location and details of porches all contribute to the existing character.

It is therefore important to understand and be familar with the historic patterns of design so that additions and new construction can work within the framework of established precedents.

The style and form descriptions that follow are not meant to be rigid parameters, but are intended to provide property owners with a sense of the important design factors of a particular style. Then, in the planning and design of alterations, additions and new construction there will be a clear direction of what the priority design characteristics of a given structure are. If an open porch across the entire facade is a character defining feature, an owner may conclude that enclosing the front porch is not going to be an acceptable idea.

If an owner is planning on constructing a new building on an existing lot, the style guidelines will give invaluable clues as to what it means to "fit in" to the existing character. Massing shape and size, roof forms, window patterns and sizes are articulated so that the designer can establish a framework within which to work.

Much of the information was compiled from a number of architectural style resources including: *A Field Guide to American Houses by Virginia & Lee McAlester* and *Identifying American Architecture by John J.G. Blumenson.*



A wide variety of architectural styles exist in the Oread Neighborhood.



Details are what help provide this area with its unique sense.

NATIONAL FOLK - GABLE FRONT





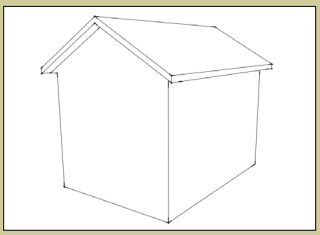
The National Register nomination of the Oread Historic District identifies the National Folk style of architecture as the single largest housing type found in the Oread neighborhood. Homes of this type were built for working and middle class citizens. Simple in form, these vernacular homes were often adorned with readymade details that were brought in by railroad.

Two prominent sub-types that can be found in the Oread Neighborhood are the Gable-Front and the Gable-Front and Wing. The simple gable front is believed to have derived from the earlier Greek Revival Style, where the triangular gable end imitated the pediments of Greek temples.

In Oread there are many types of style elements that are applied to the gable front form including Craftsman, Prairie, and Colonial Revival. Most of the detail appears in the porches and gables.

a. Massing

The massing of the front elevation is a simple rectangle, taller than it is wide. The front wall extends to the gable roof line, generally with the same material. Sometimes decorative shingles are used in the gable. Gable front houses in Oread are both one and two stories.



b. Facades

The facades are generally symmetrical with the door located away from the center.



c. Roof Pitch

The roof is generally a very simple shape with one ridge running from front to back. The roof pitch is generally greater than 6:12.



d. Foundation

The foundation is raised above the ground level by two to four feet (2-4'). The foundations are masonry either stone or brick.



e. Porch

A one story porch is usually applied across the front façade. The porch roof is hipped or shed.



f. Windows

Windows are wood, double hung, typically one-over one, but early houses are two-over-two







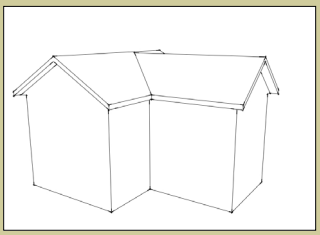
A variation of the gable front is created with the addition of a wing. An additional side-gabled wing is added at right angles to the gable front. and set back from the projecting facde. This form creates an "L" and it is common to have a porch with a shed roof within the "L". This sub-type is sometimes called an "L Plan".

Gable Front & Wing, like the Gable-Front, often incorporate details from other styles. Common elements in this form are derived from the Queen Anne, Craftsman, and Second Empire styles.

Gable front with wings can be either one or two storys, small or large scale. The porches in Oread are generally one story, but a two-story porch is appropriate to the form.

a. Massing

The front gable massing is rectangular, taller than it is wide. Generally in Oread the proportion is 3 to 4, width to height.
The majority of houses of this sub-type are two stories, but both one and one-and-a-half can be found.



b Roofs

The roof is generally a simple shape with one major ridge line that is consistent in both wings. The roof pitch is generally greater than 6:12.



c. Foundation

The foundation is raised above the ground level by eighteen inches to two feet (18" -2'). The foundations are generally masonry either stone or brick.



d. Porch

A one story porch is usually placed in the "L". The porch roof is shed.



e. Front Door

The front door is located in the wing, under the porch and rarely on the front gable elevation.



f. Windows

Windows are wood, double-hung, typically one-over- one, but early houses are two-over-two.



LATE VICTORIAN - ITALIANATE





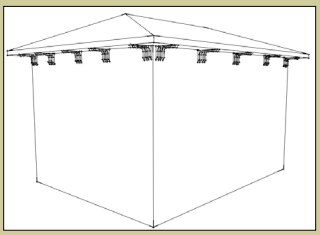
There are a number of "high style" Victorian residences within the Oread neighborhood. These were the homes of the upper middle class and wealthy citizens. They can be distinguished by their more elaborate detailing and by an exuberant use of decorative masonry, ornate wood cornices and ornamental porches.

Italianate architecture began as part of the picturesque movement in England, a romantic movement away from the rigid classical revivals. It was thought to evoke images of rural Italian farmhouses, and coincided with a general fascination with foreign cultures introduced through a number of International Expositions that were held beginning in the 1850's.

The simple block massing, low-pitched roofs, pronounced cornise and exuberant detailing above the doors and windows helps distinguich this beuatiful style.

a. Massing

The massing of Italianate residences in Oread are almost all two story, square or rectangular, boxed-shaped structures, although there are examples of center gables and towers.



b. Roofs

Roofs are low pitched and generally hipped, with large over-hanging eaves that are supported by decorative brackets that are often paired.



c. Symmetrical Facade

The houses are three part - a central front door with a window on each side. Italianate can also be five part - two windows are either side of a central door.



d. Cornices

The cornices are embellished with a large trim board, often with raised panels or moulding. Large eave brackets, are dominant features. The brackets are often found in pairs and are usually quite elaborate.



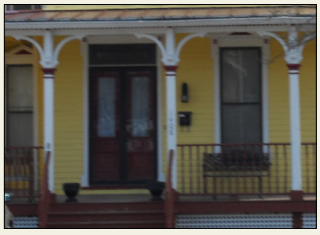
e. Windows

WIndows in Italianate are almost always vertical in proportion. They are commonly one over one double hung, or two over two. Window tops are often rounded or have segmental arches.



f. Porches

Porches are generally one story and located across the entire front facade. Smaller proches centered on the front door are also appropriate for Italianate. Column, balustrade and spindles are often quite elaborate.



LATE VICTORIAN - QUEEN ANNE





Another popular sub-type of "high style" Victorian is Queen Anne. According to the National Register nomination for the Oread district, over thirty percent of the homes in the Oread Neighborhood are Queen Anne.

Queen Anne is an exuberant, creative style that was originally developed by Richard Norman Shaw in England around 1870. The American version that dominated Midwest towns and cities typically was constructed of wood lap siding and wood shingles, although brick, timbers and shingles were also used. The Queen Anne plan is asymmetrical and expressed on the outside with nooks, bay windows, towers, wrapping porches and a variety of building materials. An array of window types and sizes are incorporated into the façade.

a. Massing

The massing is irregular and asymmetrical. Generally in Oread the massing is taller than it is wide. There is usually a front facing gable, turret or a projecting, round porch element. Queen Anne houses in Oread are both one and two stories.



b. Roofs

The roofs are generally steeply pitched with multiple cross gables. The ridge lines of various parts of the house are usually not aligned.



c. Change is Exterior Materials

A change of building materials is often used to differentiate the various wall surfaces. Wood siding and decorative wood shingles are typical materials used in Oread.



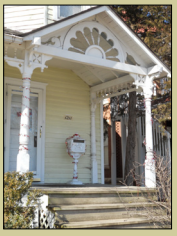
d. Walls

Wall surfaces are not flat. Various devices such as bays, projections, overhangs, and towers are incorporated to avoid a flat wall.



e. Porches

A one story porch is usually applied across the front façade. The porch roof is either hipped or shed. The wood posts, spindles and balustrades are often highly carved.



f. Doors and Windows

The front door is rarely centered on the house and is often located behind the front façade on a wing or projection. Windows are wood, double hung, typically two-over-two. Typically windows do not align with windows on another floor.



AMERICAN MOVEMENT - CRAFTSMAN



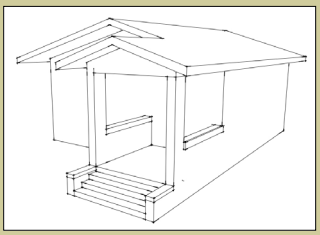


Gustav Stickley, began publishing a magazine in 1901 called The Craftsman, promoting the honesty of handcrafted goods, the use of genuine materials, and the straightforward expression of structural elements. In 1902 he started featuring house designs by various architects that promoted both Craftsman architecture and his own furniture products. The magazines' success rapidly spread the popularity of the Craftsman style. Pattern books and pre-cut lumber packages began to appear throughout the country helping make Craftsman the dominant residential architecture from 1905-1920.

Craftsman houses generally have a low-pitched roof with wide overhanging eaves, exposed rafters and roof beams, and often use knee brackets to support the large overhangs. One story Craftsman are called "bungalows." In the Oread Neighborhood, it is common to find craftsman inspired detailing on a variety of housing types.

a. Massing

The massing is rectangular and usually wider than it is tall. There are often one if not two front facing gables.



b. Roofs

The roofs are generally low-pitched . If there is a cross gable - the ridge lines are aligned. If the main roof is a cross gable, there is often a gabled porch or dormer.



c. Foundation

The foundation is raised above the ground level by two to four feet (2-4'). The foundations typically have an articulated water-table at the level of the first floor joists.



d. Porches

A one story porch is usually featured on the front façade, and can be across the entire length or only across a portion of the front elevation. The porch roof is typically an extension of the main roof, or it can be a secondary gable. Porch columns are typically short, square and often rest upon massive piers or upon a solid porch balustrade.



e. Front Door

The front door is generally wide, often over three feet. Three windows above a projecting ledge with supports are a common pattern.



f. Windows

Windows are wood, double hung, typically one over one, but they may feature a more intricate pattern of mullions in the upper sash. The windows may be wider than typical windows.



"COMFORTABLE HOUSE" - FOURSQUARE





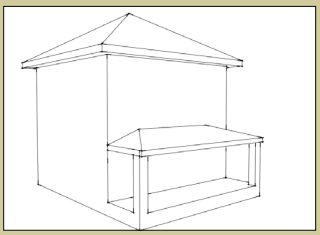
The Foursquare form is prevalent in the Oread Neighborhood. It was a very popular style from 1900 to 1920. The name is derived from the plan which typically has four rooms of equal size arranged in a square. Four more rooms or equal sizes are placed on the second floor. The result is a cube. Once elevated onto a foundation, the general proportion is taller than it is wide. The roof is pyramidal, often with a central gable facing the front of the house.

The foursquare is a common form that allows for a variety of stylistic elements to be applied. It is most commonly associated with the Prairie style where it is known in some parts of country as the Prairie Foursquare or the American Foursquare. The Prairie style usually has a low pitched roof, deep eaves, contrasting caps on railings, and contrasting wood trim between stories. A one story porch with massive columns is placed across the full length of the front façade.

Other stylistic elements have been applied to foursquares in Oread, including Italianate, Queen Anne, and Colonial Revival.

a. Massing

The massing is two-story square, it is shaped like a cube. Generally a clear pattern of four rooms over four rooms can be discerned.



b. Roofs

Roofs are either pyramidal or hipped. The slope is dependent on the style. Italianate and Prairie are low pitched, Queen Anne and Colonial usually have steep pitch.



c. Foundations

Foundations are commonly made of stone. Rough cut native limestone is typical for many of the Foursquare homes. Foundations are usually 3 – 4 feet above grade.



d. Porches

Porches are almost always present in Oread Foursquares. They are one story and added to the front façade. They are the full width of the façade. Wide steps lead to the porch. The steps are rarely narrower than 6', and can be as wide as 10'.



e. Dormers

A large central dormer is often placed on the front façade, centered in the roof not necessarily aligned with windows or doors below. The dormer ridgeline is always below the ridgeline of the main house.



f. Windows and Doors

Due to the layout of the room there is typically a front door with side lights centered on one of the front rooms. A window (or pair of windows) is then centered on each of the rooms facing the street. The windows are still vertical in proportion, but are wider than the Victorian style.





4

CHAPTER 4 : NEIGHBORHOOD WIDE DESIGN GUIDELINES

The Neighborhood Wide Design Guidelines are intended to help maintain and enhance the character of the Oread Neighborhood by providing direction in the design and construction of structures within the entire neighborhood.

The guidelines laid out in Chapter 4 represent the over-all character of Oread and therefore apply throughout the neighborhood. They represent the essence of the design character of the entire area.

The guidelines deal first with the larger issues of the public realm, then move to the design of the site/lot, and then finally to the design of the structure on the lot. This pattern of addressing how the design fits into the neighborhood, then into the block will hopefully put the design of the structure into perspective.

The assumption is that if the design aligns with the patterns of the neighborhood, and is in context with other structures on the block, then the design has already come a long way towards being compatible. Then the architectural style and detailing can be discussed in a productive manner. The long and arduous task of using the architectural details to solve a fundamental siting or scale issue can be avoided.

The character of each District within Oread has subtle and not-so-subtle variations. Chapter 4 deals with the norm, and Chapter 5 deals with the exceptions and specifics of each district.



Public Realm is from the building face throught the front yard and across the street to the other building face.



Stone curbs and brick streets should be restored when possible.



Brick sidewalks are common and should be reset when possible.

A. PUBLIC REALM GUIDELINES

Goal: Maintain natural and built elements that are character defining elements including topography, vegetation and historic public works when possible. (Earth work can occur for subterranean development but upon completion the original topographic elevations are restored.)

A1. Street Patterns and Materials (including curbs)

a. Any improvement in the public right-of-way should retain stone curbs, stone steps and hitching posts.
b. Any improvement in the public right-of-way should retain brick streets.
c . Street width should be maintained and not increased
d. Street grid should remain intact. Streets should not be blocked to create cul-de-sacs.

A2. Sidewalks

a. Public improvement projects should retain brick sidewalks
b. Herringbone or running bond patterns are the preferred patterns (image) with a soldier course along edges. These should be set brick on 4-5 inches of compact base materials (sand or limestone screenings). Brick sidewalks should undulate to accommodate tree roots as opposed to cutting major tree roots.

A3. Parkways (Right of Ways)

a. Parkways should be planted with living plant materials, grass or something low growing (no more than 12'-0" high).

A4. Street trees

a. Trees should match the character of existing street trees. Typically these are canopy trees which are 40 to 50 feet tall. Trees should be placed in the middle of the parkway or towards the sidewalk leaving room

for people to get out of cars. When possible, trees should be placed no closer than 5 feet from the curb and should adhere to city traffic guidelines for sight triangles at intersections.

A5. Front yard landscaping

a. Front sidewalk
   i. Front sidewalk should link the public sidewalk to the front door in a mostly direct route.
   ii. The front sidewalk should be at least 36" wide and no more than 60" wide.
   iii. Materials for the sidewalk should be concrete, brick or a relatively smooth paving stone and not gravel.

b. Landscaping
   i. Front yards (area past the front façade) are mostly grass. Shrubs should be limited to foundation plantings and not so much in the center of the yard.
   (Graphic needed)
   ii. Front lawns should be graded down to the sidewalk without the use of a retaining wall when possible.
   iii. Front yards should be planted with canopy trees. Ornamental trees should be placed closer to the house.



Boulevards contain real grass and are planted with tall canopy trees.



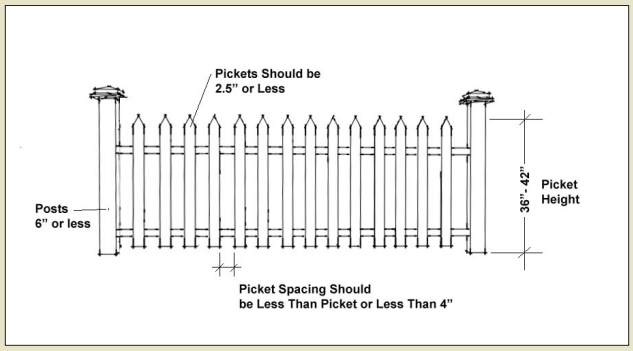
Front yards generally contain lawn with low growing plants.



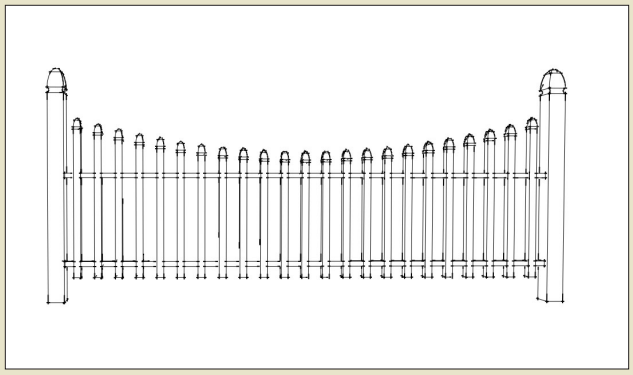
A row of tall canopy trees creates a great sense of enclosure along this street.



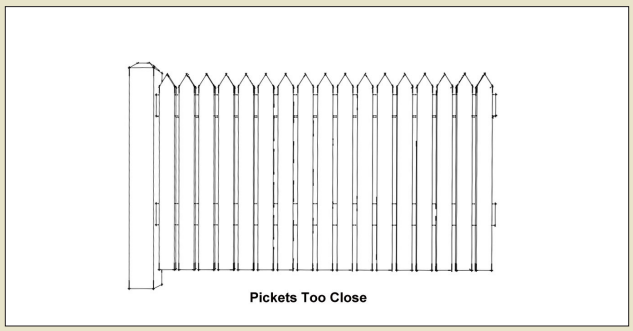
Yards are more often graded down to the sidewalk without the use of retaining walls.



Front yard wooden fences should be more open than closed and between 36" to 42" tall.



Wooden pickets should be vertical but height can vary.



Pickets are very close. Only appropriate for rear yard fences.

A6. Retaining walls and fences

a. Fencing-Front Yard fences along the property line can be constructed out of the following materials:

i. Masonry or stone walls
ii. Ornamental iron;
iii. Woven wire in a historic pattern but no chain link;
iv. Wood picket
v. Hedges

b. Height - Historically ornamental fences were between 36 and 42 inches tall and this height should be maintained.

c. Pickets should be vertical and should not occupy more than 50% of the fence panel. The pickets or materials should not be more than 2.5 inches wide its widest point. Posts should be no more than 6 inches wide. Ornamental iron fences should be more delicate than these standards.

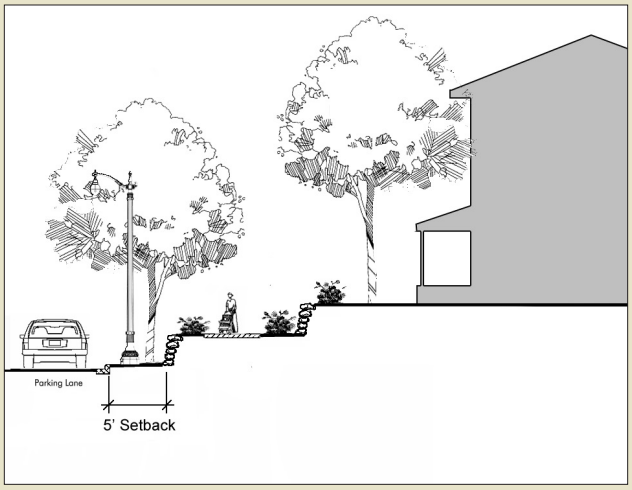
d. Side yard fences erected back of the front building line and within the required side yard of the plot (see Chapter XX of city code) may be of any of the above materials not over four (4) feet in height to the rear of the neighboring dwelling, or to the rear of the dwelling located on the same site as the fence, whichever is the greater distance from the front property line. Back of this point such side yard fences may be built to a height of six (6) feet. The fence here can be 100% opaque and can be any material listed above except chain link.

e. Rear Yard Fencing - Rear Yard along alley

i. Rear yard fences may be 6' high privacy fences.

f. Retaining Walls

i. Retaining wall materials should be native Kansas limestone or rough concrete modular units no larger than 8 inches high. Railroad ties or landscape timbers are out of character and should be discouraged.
ii. Wall should appear to be dry stacked.
iii. Retaining walls outside of the lot line should not be more than 24 inches in height.
iv. When more height is needed then break the retaining wall into a series of small walls to avoid one massive wall and to allow a planting area between the walls.
v. Start retaining walls back 5 feet from curb face when at street level.



Retain walls should handle grade changes in stages and not all at once. Leave areas in front of retaining walls for plantings.

A7. Other elements

a. Mailboxes
i. Ganged mail boxes for multi-family structures that sit on pedestal bases should be set behind the front wall plane of the structure that is closest to the front lot line and not in the front yard.

b. Utility Service Boxes
i. Above ground utility service boxes that need to be the in front yard should be green and screened with landscaping or should be subterranean.

c. Solid Waste Collection
i. For houses that can't have alley garbage service then the cans should be placed anywhere in back of the front wall plane closest to the street. The cans shall be screened with some type of landscaping or fencing so that the receptacles are not visible from the public right-of-way.



A stepped retaining wall in Oread.



Ganged mail boxes should be behind the front wall of the main body of the structure.



Rainwater collection should be located in side yards.



Solid waste collection in the alley.

d. Rainwater Collection and Detention

i. Water should be directed to public right of ways and not towards neighboring properties.

iii. Collection barrels and tanks should be located behind the front facade and not in the front yard.

A8. Alleys

Buildings and landscaping located along alleys should strive to establish a safe and attractive setting. It is important that motorists' sight lines not be impaired.

a. Landscaping

i. Landscaping in alleys should either be close growing to the ground or should be taller trees so that motorist sight lines are maintained.

b. Paving Materials

i. Historic paving materials should be retained when possible. Some of the older alleys used brick as the principal paving materials.

c. Alley-side Solid Waster Collection and Rear Alley Shared Dumpsters
   i. Locations
      (1). Preference is given for solid waste pickup that is close to the lot line and along the edge of the alley. Adjoining property owners should work together.
   ii. Screenings
      (1). The dumpster should be screened by relatively opaque fencing material that matches the adjacent structure. (Screening should be 6' in height.)
      (2). Dumpster should be screened with hinged doors that are no more than half the width of the dumpster and equipped with a catch to secure the doors.
   ii. Pavement should be smooth and durable . A concrete slab is the ideal material. The slab should be level and continuous with alley pavement. Curbs around the inside of the pad are recommended.



The majority of trash pick- up occurs in the alleys.

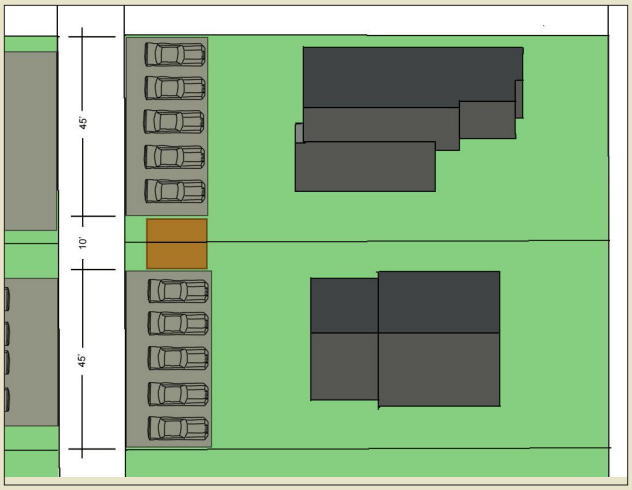


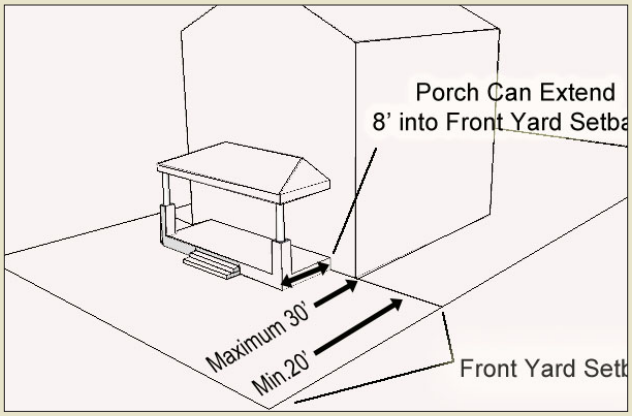
Diagram showing parking configuration to accomodate shared dumpster.



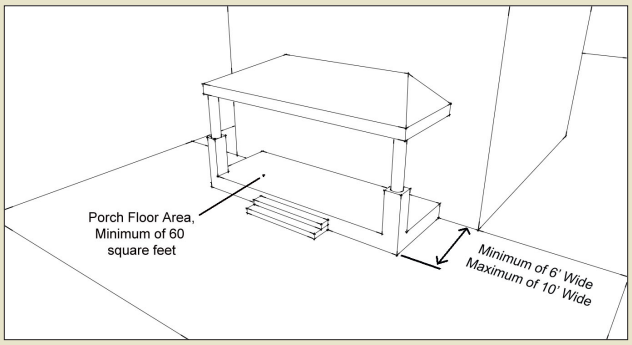
Dumpster walled with native stone to help disguise its appearance.



Principal Buildings should face the street



Front yard setback should average houses on the block but between 20' to 30'



Porches can be 8' to 10' wide with a minimum deck area of 60 square feet.

B. SITE DEVELOPMENT GUIDELINES

Goal: Maintain the established pattern of lot development. Combining lots into larger parcels is not appropriate. Respect and maintain the traditional relationship of a structure to the street and to neighboring properties, the common orientation of structures, and the established configuration open space, and the placement of parking in the rear.

B1. Front yard setbacks

a. Principal Building

i. To determine the setback for a primary structure - average the set back of the original facades of buildings built before 1929 on the block face. The setback for the buildings on the block face shall be measured from the property line to the face of the original building, excluding additions, enclosed or any unenclosed porches, decks, patios or steps. (This is the foundation walls that support the upper floors).

ii. Structures therefore can be constructed no closer than 20 feet to the front property line and no further than 30 feet from the front property line.

iii. Portions of porches that extend beyond the bulk of the building are not included in setback calculations.

b. Porches

i. In the case of a principal building whose front facade meets the front yard setback standards, a porch may encroach up to eight (8'-0") feet into the required front yard setback.

iii. Size of Porch: The front porch
hich encroaches into a front yard or side yard adjacent to a street shall have a minimum surface deck area of sixty square feet. The total area of any encroachment of the porch into a front yard or a side yard adjacent to a street shall not exceed one hundred fifty square feet.

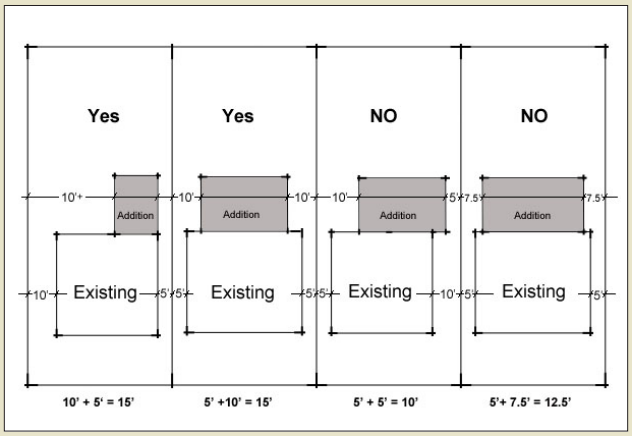
B1. Relationship to Neighbors

a. Side Yard Setbacks
The combination of side yard setbacks must be no less than fifteen feet, with a minimum of five feet on each side.

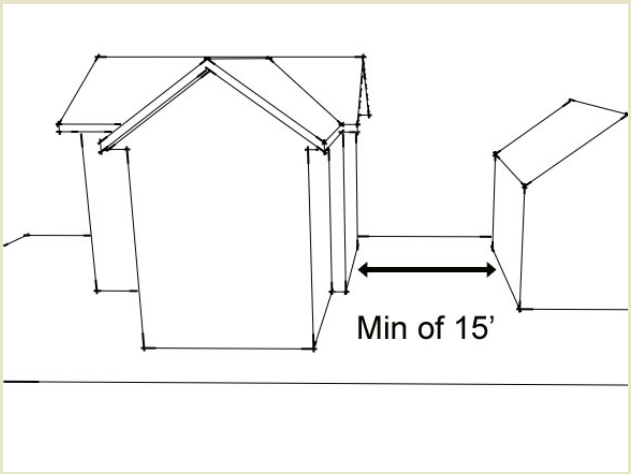
B2. Specific Lot Guidelines

a. Open Space
   i. There should be a minimum of 15 feet of open space between the primary structure and an accessory structure or a parking pad.
   ii. Lots with no alley access may use the 15 feet of open space between the primary structure and the accessory structure for parking.

b. Parking Configuration and Location
(when there are no alleys behind lots.)
   i. No new curb cuts if one already exists. To relocate a curb cut, the old curb cut will need to be eliminated.
   ii. No parking in front yard, place all car parking areas past front façade
   iii. Driveways will be no more than 10 feet wide but can flare out in back yard.
   iv. 50% or more of the parking surface can be permeable paving
      (1) Brick
      (2) Geotech paving systems
      (3) Permeable concrete
   v. Shared driveway with the neighboring property are encouraged. The driveway should still not be wider than 10 feet.



Combined side yard setbacks should be 15' or greater with a 5' minimum. Setback map for all areas but Stadium North.



A minimum of 15' open space is required behind principal buildings.



There should be no parking in the front yards, or no additional curb cuts.



Depth of parking stall should be no more than 25' from rear lot line



Front doors should face the street.



Secondary doors should be placed away from primary door.

c. Parking Configuration and Location (when parking is accessed off alleys.)

i. The depth of the parking stall should be not more than 25 feet from the rear lot line. (This will vary if the unit has more than five parking spaces in a 50 foot wide lot.)

ii. Appropriately place bumper blocks or use a 6 inch curb.

iii. 50% or more of the parking surface can be permeable pavement.

B3. Principal Building orientation

a. Front Door Location

i. The front door should face the street to maintain the pattern of the neighborhood.

ii. If multiple units are within the same building at least one door must face the street, other doors may face a common landscaped area.

iii. When more than one door faces it is preferable that one door is more dominant than the other. For example, as you look at the building from the street, only one door is visible or parallel to the street. The secondary door can be on a wall that is perpendicular to the other door or on another side wall. Option: secondary door may be located on a front facade wall if the wall is recessed 20' from the other front wall plane.

iv. If first floor plan is symmetrical then each door can be placed at the outer edges of the front wall plane.

b. Common Green Space

i. With multi-unit buildings, establish a common green space facing the front doors.

ii. In rowhouses the green space is between the front facade wall and the street.

iii. In courtyard housing the common greenspace will be in the courtyard.



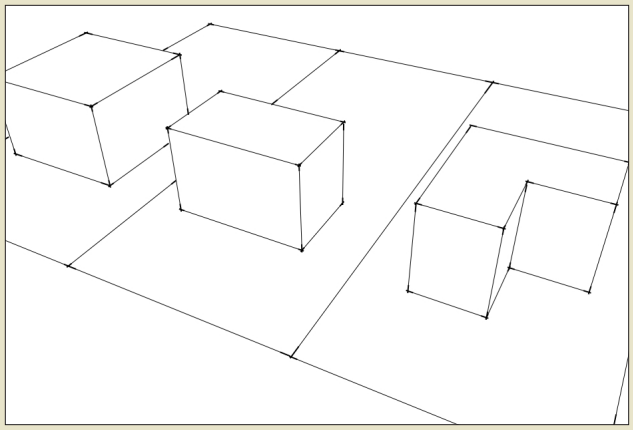
Common greenspace can be shared by all tenants.



Common greenspace can be planting areas, rather than lawns.



Recognize and respect historic elements.



Three basic massing forms, square, rectangle, and "L" plan.



The division between foundations and upper stories should be expressed via a change of materials.

C. ARCHITECTURAL GUIDELINES

Goal: New construction, additions and remodels should be compatible with the neighborhood reinforcing the existing patterns and enhancing the established character.

C1. General

New construction in the Oread Neighborhood should recognize and respect the historic elements and patterns that exist within the neighborhood. The design of new structures should respond to the character of existing structures, using them as a source of inspiration for new designs. New construction should avoid trying to create an artificial history by duplicating styles and designs that are not associated with the neighborhood. For example, while the Spanish Revival style is appropriate within the period of significance (1877-1945), because it is not found in the neighborhood, it is not appropriate for Oread.

C2. Massing

a. Form
   i. The main mass form should be a simple square , a rectangle or an "L-Plan" with an uncomplicated roof form, that is having a minimum of roof plane changes.
   ii. The proportions of the front facade should be taller than it is wide.

C3. Foundations

a. Height
   First floor elevation should be a minimum of 18 inches above grade on front of house.

b. Materials
   Appropriate materials for exposed foundation walls are brick or stone. Wooden structures may have wood skirting. Cementious wood siding board (smooth not weathered) may be used on buildings in lieu of real wood. Exposed concrete stem walls must be clad in brick or stone.

C4. Roofs

a. Form

The primary form should either be a gable end that faces the street or a cross gable that runs parallel to the street. Gable, hipped, pyramidal and gambrel roofs are appropriate.

b. Dormers

Dormers are also appropriate, but must be designed so that there is a relationship to windows on the main building.

i. Dormers may also be front facing and centered, but should not occupy more than 40% of the roof plane. In other words, dormers should not be so large as to appear to be adding an additional story to a structure.

ii. Dormers on the side should not occupy more than 60% of the roof plane.

c. Roof Pitch

Primary roof line should be between 5:12 to 10:12 in slope depending on the style of the house.

d. Roof Materials

i. Dimensional asphalt shingle roofs that emulate wood shingles.

ii. Real clay tile roofs

iii. Slate tiles

iv. Terra-cotta tiles

iv. Standing seam metal roofs with a double munch or double lock seam, no more than 1.5 inches high and 18 inch wide pans.

v. Grade A, smooth machine cut, real wood shingles treated with fire retardant. Shingles should be about 3/8" thick by about 5 inches wide.

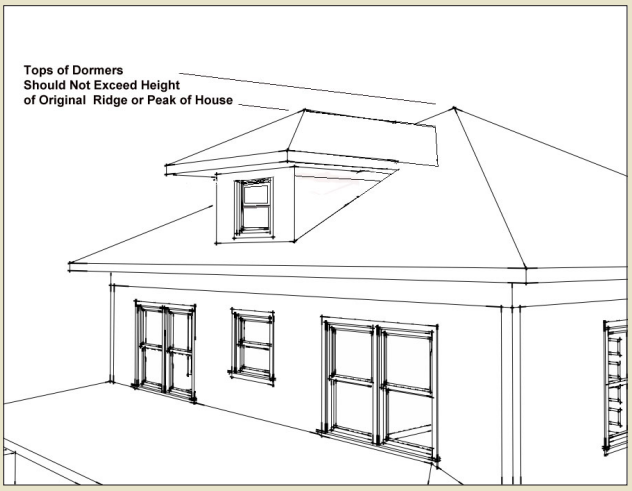
vi. Built-up and membrane roofs are only appropriate on slopes less than1:10 and shuld not be visible.

e. Eaves and Overhangs

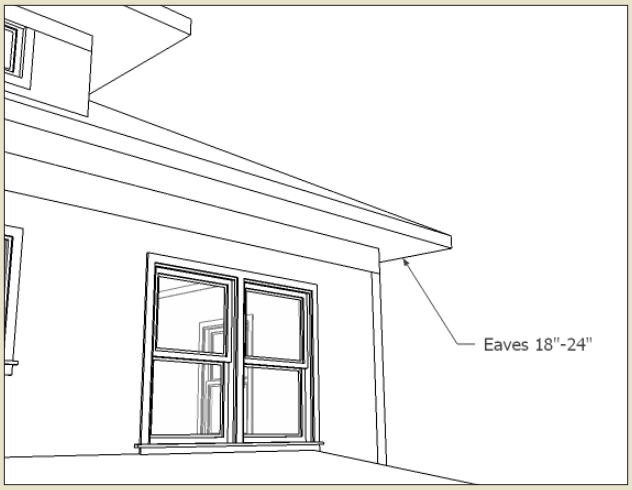
i. Overhangs should be between 18 inches and 24 inches to provide shade over windows in summer months.



Primary roof form should either be a gable end, cross gable, hipped, pyramidal, or gambrel.



New dormers should not exceed height of original roof.



Eaves should extend by 18" to 24" from the wall.



Porches should only cover the first floor.



The load being supported by the columns should be expressed in the design of the structure. Columns and their bases should be evident



Porch balustrades should be 50% or more opaque material with no more than 2" of spacing between balusters.

C5. Porches

Front porches contribute to the ambiance of the street and encourage social interaction. Porches are recommended as a character definging feature.

a. Location

Porches should be located and accessible from the first floor of the structure. Two story porches are not appropriate in Oread.

b. Porch Size

Porches should at least cover half of the first floor façade facing the street horizontally.

c. Depth of Porch

The minimum depth of the porch should not be less than six feet and the maximum depth of the porch should not exceed 10 feet.

d. Porches Bulk

Porches should appear to be "added on to the building" rather than cut out of the building. In other words porches should have their own roof that isn't integral to the rest of the building.

e. Porch Roofs

A minimum of 60% of the front porch should be covered by a roof or a trellis.

f. Porch Railings

If possible railings should not exceed thirty-six inches in height measured from the floor of the porch. The baluster spacing should be continuous between columns. Balusters should be composed of 50% or more opaque material. Spacing between balusters should be no more than 2".

g. Porch Steps

Front stairs should appear as one set of stairs even if there's more than one housing unit in the structure.

h. Open Porch

The front porch should be open and not enclosed by any materials except screens.

i. Height of Porch Floor
The floor of the front porch should be raised above grade and no lower than one step below the first floor.

j. Porch Roof Height
No portion of the sill of a roof or trellis should be more than twelve feet in height when measured from the floor of the porch or exceed the ceiling height of the first floor

k. Porch Columns
Porch columns should visually be able to support the porch roof. If the porch roof and decorative elements like spindles are thin and delicate - then the columns can be thin. If the porch roof is substantial with large beams, then the porch columns need to be more substantial.

l. Porch Foundation
i. The porch must be supported by columns or foundation walls affixed to the ground. The columns should be no less than 18 inches by 18 inches.
ii. The space between the foundation columns should be infilled with vertical or horizontal wood siding or lattice (no diagonal lattice). Brick may also be used as an infill materials..

m. Painted Wood
All exposed wood used for porches should be painted, not stained. The exception is that floor decking can be stained.

C6. Fenestration

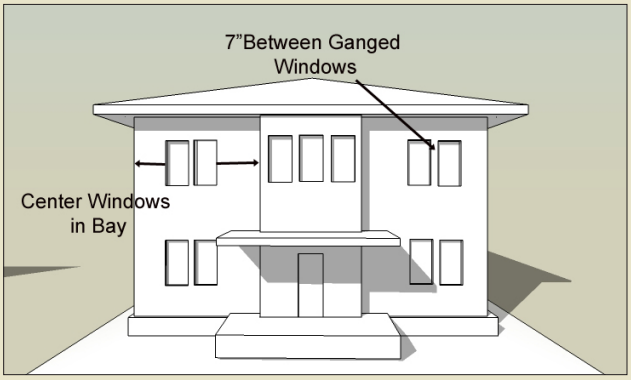
a. Front Doors
i. Front door should be prominent and face the street .
ii. Front door can contain some glass on upper portion in character with the style of the house. Side lights and transom lights are acceptable alternatives.
iii. Doors into separate units in the same buildings should be situated so that one door is prominent and the other is subordinate.



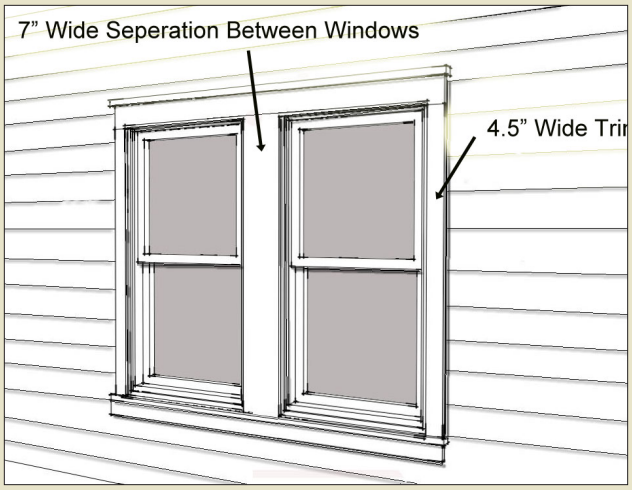
Porch details should be commensurate with the load they support.



Front doors should be prominent and face the streeet.



Center windows in bay.



Leave 7" of space between ganged windows with 4.5" inch trim around windows.



Wood siding and wood shingles are common wall cladding.

b. Windows

i. Windows should comprise 35% of the front façade.

ii. 80% of the windows should be about 30" wide and 60" tall and 80% of the windows should have the same sill height on each floor of the building.

iii. Windows facing the street should have all the same sill height on each floor of the structure. Accent or feature windows are excepted. Windows on stair cases should follow the pitch of the stairs.

iv. Windows should be laid out symmetrically in each bay (wall plane) that faces the street.

v. Gang windows together rather than use one large single pane window.

vi. Ganged windows should be separated by a no less than a 7" wide trim piece.

vii. The window should have trim that is at least 4.5 inches wide. The window should be recessed from the trim by at least 1.5"

viii. Shutters should be the size as the window they are adjacent to so if they were to be closed they would cover the windows. SIngle or double shutters are appropriate.

ix. Windows should be made of wood or aluminum-clad wood. The profiles and jamb conditions shall resemble the original wood windows in detailing and profile thickness. Solid PVC windows are not appropriate.

C7. Building Wall Materials

a. Materials

The following exterior building materials are appropriate for new construction:

i. Horizontal wood or cementious wood siding with a 4-7 inch exposure (Smooth not weathered finish).

ii. Wood shingle in a more vertical pattern with 3" to 7" reveal.

iii. Stone, brick or other masonry with dimensions that are human scale, that is

with the appearance that they could be laid by hand.

b. Combinations

Creative combinations of the above are encouraged to reaect natural textures, so long as they meet the overall objective of conveying a sense a permanence, human scale and proportion.

c. Use of Wood Shingles

Wood shingles should be used as second story cladding, on attic dormers, gable ends and porch roof gables.

d. Use of Brick & Block

i. Brick is encouraged, but the style of brick should be similar to the brick already found in the neighborhood, and should be no larger than 2 2/3" X 8" with mortar joints no larger than 1/4".

ii. Brick should not be used on upper floors unless brick is found on the floors below.

iii. Concrete masonry units (CMU) or concrete block should not be used as an exposed exterior material.

e. Use of Stone

i. Native stone is an appropriate exterior material if used in the scale of other stone found in the neighbrohood.

ii. Use of synthetic stone is not appropriate.

C8. Architectural Details and Features

a. Architectural details such as columns, lintels, sills, rafters, door surrounds, decorative gable-ends add visual interest to a structure.

i. Use of appropriately scaled details is encouraged.

ii. Details should be consistent with the design and style of the building.



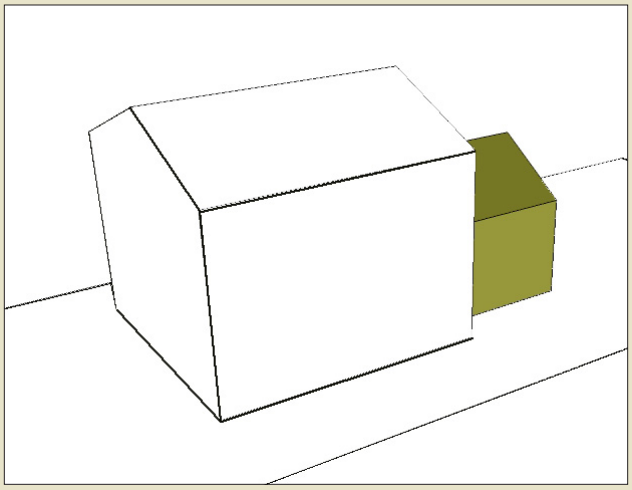
Brick is a common materials but no one color is prevalently found in the Oread neighborhood.



Use of native stone is appropriate for walls or accents or both.



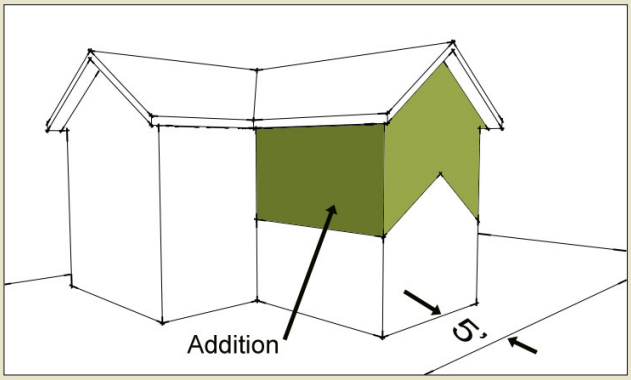
Appropriately scaled details, integral to the design, are encouraged.



Additions should be placed inconspicuously on the least character-defining elevation.



Place additions away from public streets.



Second story additions are appropriate but must not extend into the side yard setback.

C9. Additions

Additions can include projecting bays, bay windows, dormers, a room or an entire wing.

a. Additions in General

i. New additions should not be so large as to overwhelm the original atructure because of location, size, height or scale.

ii. New additions should not obscure or demolish characater defining features of the original structure.

iii. Building additions should be in keeping with the original architectural character, color, mass, scale, and materials.

b. Location of Addisitons

Additions should be located inconspicuously on the least character-defining elevation.

i. Place additions on the first floor, whenever possible, in portions of the neighborhoods with predominantly one story houses.

ii. Additions should be to the rear of the existing structure or as far away from the public street unless there is sufficient side yard width.

iii. If sufficient side yard width is available, the addition should be recessed behind the front facade by a minimum of two feet (2').

iv. Where nearby homes have a distinctive pattern of varied front elevation setbacks (e.g., recessed entries), avoid filling in the spaces between projecting elements to create a flat or projecting front facade.

c. Second Story Additions

i. Existing Nonstandard Side Yard Setbacks for Existing Structures: A second story addition that does not comply with the minimum interior or combined side yard setbacks may be added to an existing single family detached dwelling unit subject to the following:

(1) The interior side yard setback

for the existing single family detached dwelling unit complied with the setback requirements in existence at the time of initial construction and was not created by a variance or other procedure;

(2) The resulting interior side yard setback will not be less than five feet and combined side yard setbacks will not be less than fifteen feet;

(3) That portion of the building in the side yard setback shall not project past the existing first story wall.

d. Massing of Addition

Design of additions should be compatible with the primary strucutre.

i. The addition should be relatively the same scale as the original house or subordinate.

ii. Use roof forms, pitches, overhangs, and materials that are similar to the original structure.

iii. Match window types, shapes, and proportions similar to those of the original structure.

e. Exteriors Materials

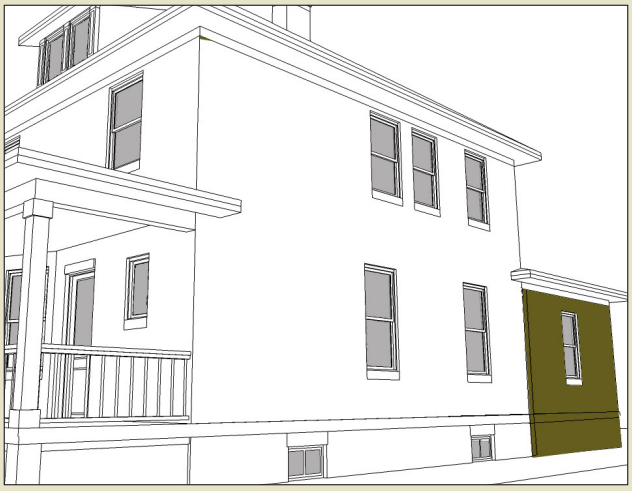
The selection of exterior materials should be compatible with the primary building.

i. Use the same siding and roof materials as used on the original structure if possible.

ii. Materials should strive to be the same color, size, proportion and used in the same manner as the original house. They don't necessarily need to be used in the same overall proportions. This allows the addition to be recognized as an addition.



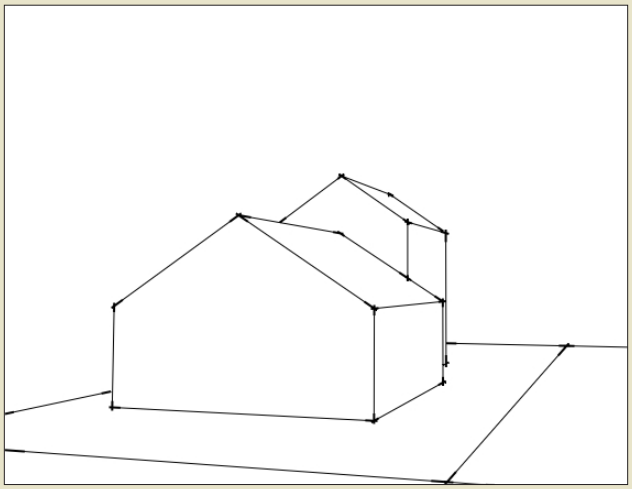
Ebisitas alibus maximus aperroressit ut ea dolupta epedit, quaepud anist, ent illabor que pe num sum vitatem



Additions should relate in scale to other elements of the house. The addition is a similar scale to the porch.



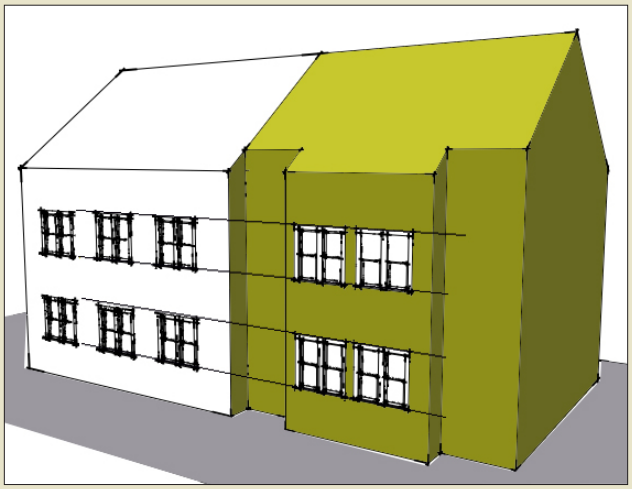
Here the Addition seems to overwhelm the original building.



Roofs on additions should match the pitch of the main body of the house.



Additions should have the same size eaves and windows and should be in the same proportions.



Match widow types, shapes, and proportions similar to those of the original structure

g. Distinguish New from Old
Although designed to be compatible with the original building, an addition should be discernible from it. For example, it can be differentiated from the original building through a break in roofline, cornice height, wall plane, change in materials, siding profile, or window type. Attention to materials and details will be critical to achieving the desired design unity.

i. Avoid overt changes between the original structure and the new addition. For example, it may not be possible to extend an existing roof without a strong contrast between the appearance of the new and old roofing. In those cases, it may be necessary to replace the old surfacing material and replace it with the new.

ii. A vertical change should be established between the original portions of the house and the addition to avoid one long wall plane. This change should run from the foundation through to the roof line.

C10. Decks

a. All decks should be on the rear of the structure and not visible from the street level. Wooden, elevated decks above the first floor level are not appropriate.

C11. Energy Efficiency

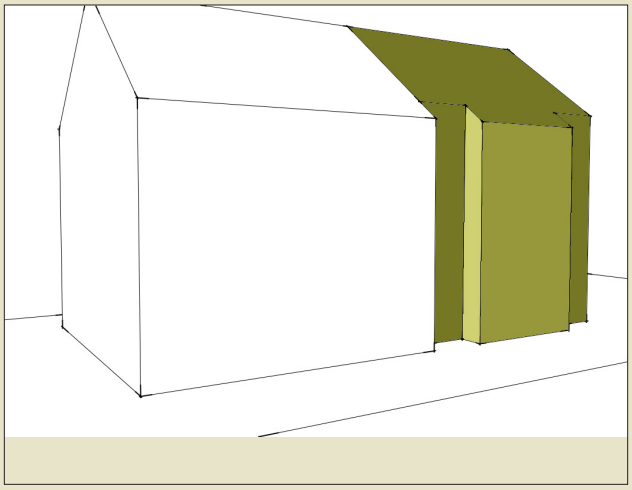
a. Construction of any new structures or alterations to existing structures should be done in such a way as to maintain character while maximizing energy efficiency.

b. Maximizing of energy efficiency should in no case be motivation to demolish a historic, contributing, or potentially contributing structure, or to change a structure in such a way that its historic features are modified or removed.

C12. Architectural Barriers and Accessibility

a. Accessibility to properties should be achieved with careful and creative design solutions when needed or required.

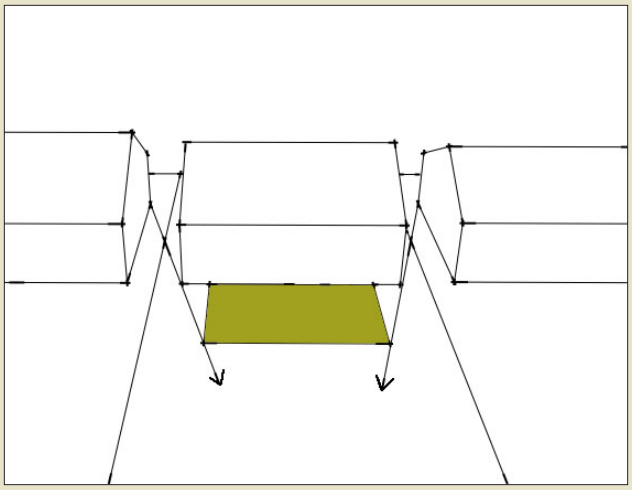
b. Ramps, lifts, and accessible entrances should be designed in such a way to avoid damage to character-defining features of a building.



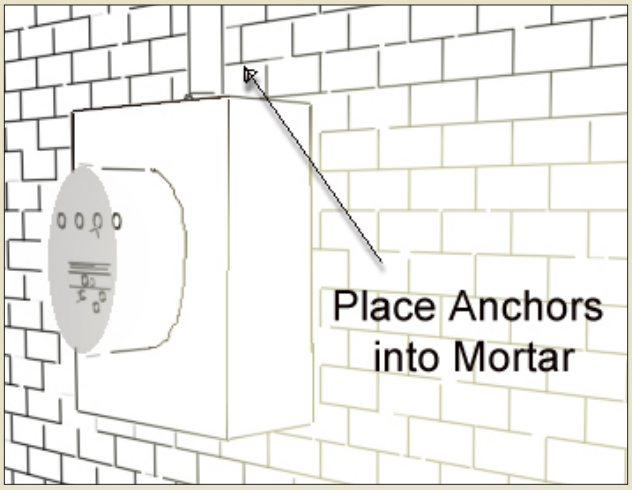
Differentiate additions from original house with a change in planes, extending from the foundation to the roof line.



All decks should be on the rear of the structure and not visible from the front yard.



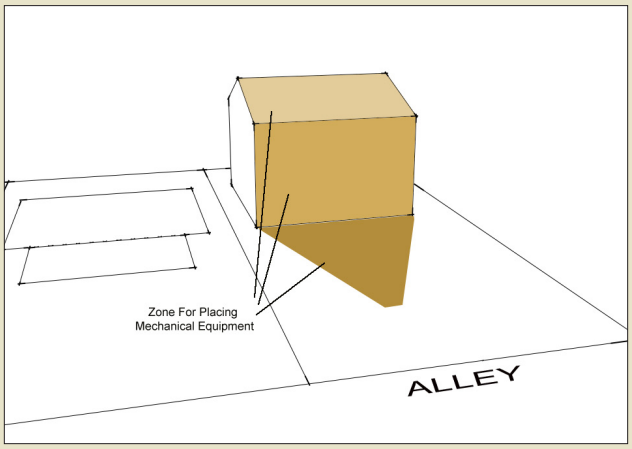
Ideal placement for decks



Place anchor in a way that minimizes damage to the structure.



Photovoltaic and solar thermal panels should be in scale with the existing structure's roof line and should be in same plane as the roof line.



All mechanical utilities should strive to be located so that they're not visible from the street.

C13. Mechanical Equipment

a. New mechanical equipment should be located in such a way that it can not be seen from the front of the building.

b. When mechanical equipment must be attached to the exterior wall, historic exterior wall material should be minimally affected. For masonry walls, all attachments shall anchor into the mortar rather than the masonry unit.

c. Rainwater collection systems should be located behind the primary façade. They should use traditional materials such as metal and wood; use of PVC containers or piping is not appropriate.

d. Photovoltaic and solar thermal installations must be designed to be in scale with the existing structure's roofline, and must not damage historical architectural features or materials. These roof systems must be on the same plane as the roof. The color of the panels must be compatible with surrounding roof materials.

e. Locate photovoltaic, solar thermal and satellite dishes (external systems) on ancillary/secondary structures or new additions to the maximum extent possible.

C14. Exterior Lighting

a. Property owners are encouraged to incorporate exterior lighting in renovations or new construction.

b. Lighting on buildings, along pathways and sidewalks, along the edge of the alleys and on parking and on porches are appropriate.

c. To the degree possible, a constant level of light should provide reasonably good visibility. Harsh bright spots and shadows should be avoided.

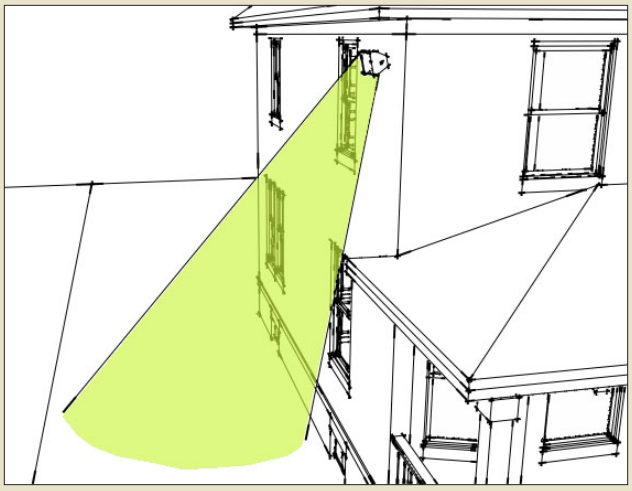
d. Property owners are encouraged to use energy efficient lighting that are in the 3,000K color range which provides a more natural looking light.

e. Lights should only shine directly onto the property to which they are attached. They should not shine onto an ajacent property.

f. Lights should be shielded so that there is not a glare on adjacent properties, so that "dark skies" are maintained and so light does not bleed beyond the proprty lines.



Low voltage lighting along paths and on porches is appropriate.



Exterior lighting should be shielded to maintain "dark skies."



5

CHAPTER 5: DISTRICT SPECIFIC DESIGN GUIDELINES

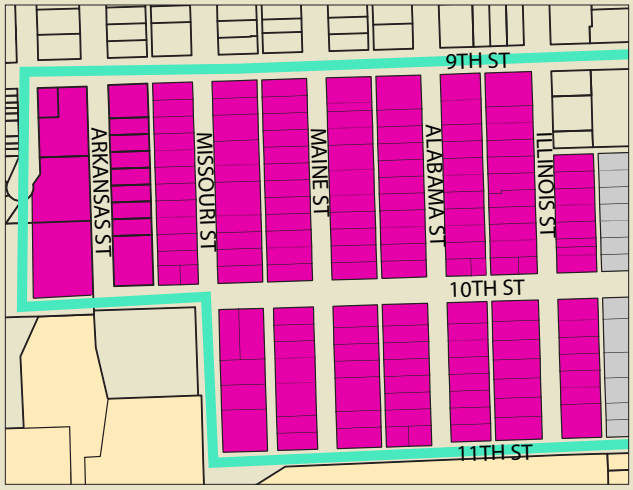
There is a clear understanding that within the Neighborhood Plan there are a number of unique districts. Each of these districts have their own special character. While Chapter 4 provided guidelines that were applicable neighborhood wide, and apply to all districts, Chapter 5 will address the unique character of each districts.

Chapter 5 addresses the guidelines that are exclusive to District 1, 2 and both Historic Districts. District 3 will use the Chapter 4 guidelines for residential development and will refer to Chapter 6 for the commercial guidelines. If Chapter 5 is silent on any given subject, then it may be assumed that the guidelines of Chapter 4 apply.

The intent of the Chapter 5 guidelines is to help manage change in each specific district, so that over time the design character of each district within the Oread Neighborhood will remain.

The Historic District Guidelines are specifically written for the restoration, rehabilitation, and renovation of existing buildings within an historic district. They address additions to contributing and non-contributing buildings, and they address some particular aspects of new construction within an historic district.

It is recommended that Chapter 4 be read prior to Chapter 5, so that a comprehensive understanding of the design guidelines is achieved before embarking on a new project.



District 1 Boundry Map.



Homes are spaced further apart in District 1



Homes are of a more modest scale in District 1

A. District 1- Low Density

A1. General - Exemptions for District 1

All of the guidelines of Chapter 4 apply to District 1, with the exception of those guidelines listed below. The following design guidelines are unique to District 1 and only apply to this distinctive area known as Stadium North.

District 1 is a unique district within the Oread Neighborhood. Primarily zoned RM12D, the homes are spaced farther apart and are generally of a more modest scale than other parts of the neighborhood. There is a strong desire by neighborhood residents to protect the feel and character of the district by maintaining the scale of the existing houses.

The intent of these specific guidelines is to retain the scale of the original single family homes in the neighborhood, while allowing for controlled growth. The streetscape, the size and location of structures and the feel of the neighborhood from the street side should remain unchanged. Density, if desired, will be limited to the rear along the alleys with specific stipulations.

A2. Sideyard Setbacks

a. Primary structure: The minimum combined sideyard setback for District 1 should be twenty feet (20'-0"). That is the total of the two sideyard setback dimensions added together should equal 20'-0". The minimum per side is eight feet (8'-0"). This will allow for flexibility in locating the house on the lot and retain the diversity of the existing pattern.

b. Alley Dwelling Unit: The sideyard set back will remain at five feet (5"-0") for a distance of thirty feet (30'-0") from the rear property line.

A3. Alley Dwellings

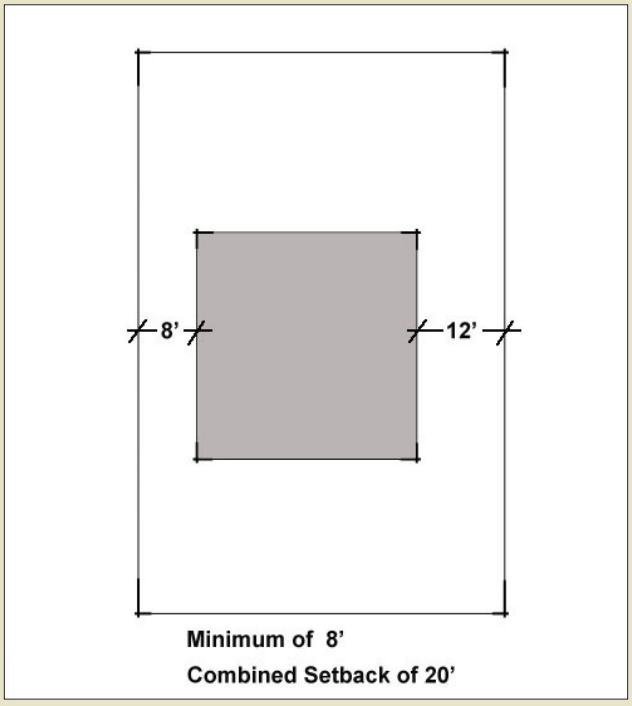
a. One alley dwelling will be allowed in District 1, if the original house built on the lot is retained. This means that the original house must be still standing and remain in its original form and configuration. The exceptions will be to allow: a) remodeling of the attic into livable space, (including the addition of dormers - see Chapter 4) and; b) a one story addition no greater than 20% of the footprint –to be located at the rear.

b. The alley dwelling must be located in the rear of the property.

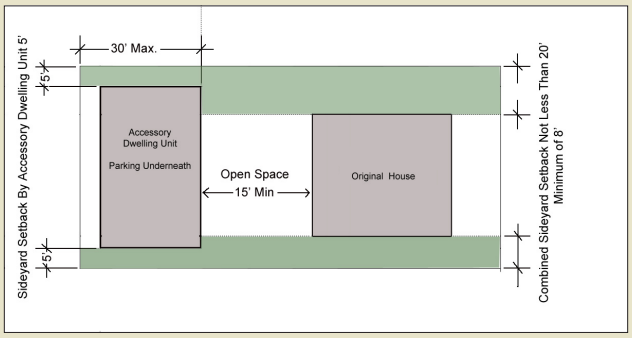
c. The total square footage of the alley dwelling unit's living space may be no larger than the primary structure. A dwelling unit over covered parking is permitted.

d. The roof form should match the roof form of the original house.

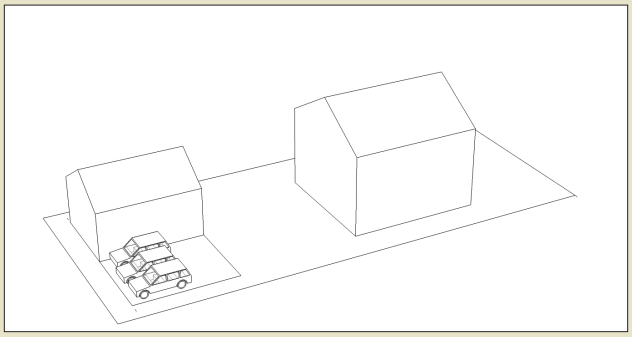
e. The building wall materials should be similar to the original house in scale and texture.



Total side yard setback should be 20 feet wide. Minimum is 8 feet.



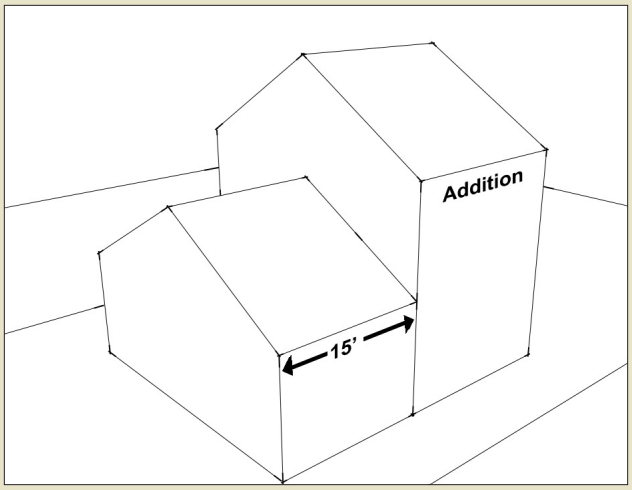
Setbacks for "Alley Loft" options.



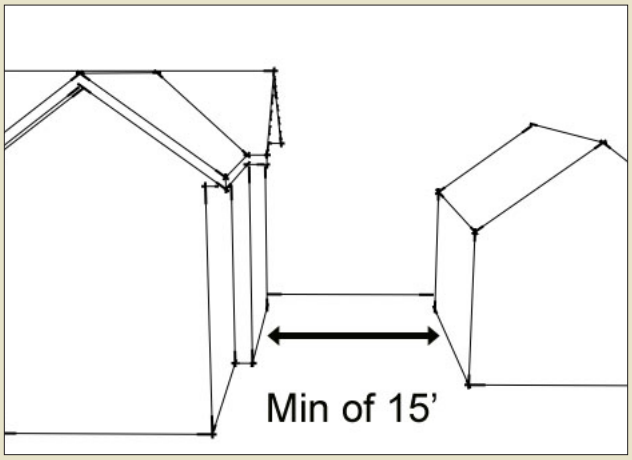
Alley lofts to be located at rear of property. Total square footage should be no larger than the primary structure.



Rear yards were originally more open space.



Maintain at least 15 linear feet of open space between parking and main house when designing additions and new structures



Second story additions should be at least 15 feet behind the wall closest to the street of the original structure.

A4. Open Space

a. There should be a minimum of fifteen linear feet (15'-0") between the garage or parking pad and the primary structure. The open space should not used for parking.

A5. Second Story Additions

a. Second Story additions may be added if the second floor front wall plane is at least fifteen feet (15'-0") behind the front wall plane of the first floor.

B. District 2 - High Density

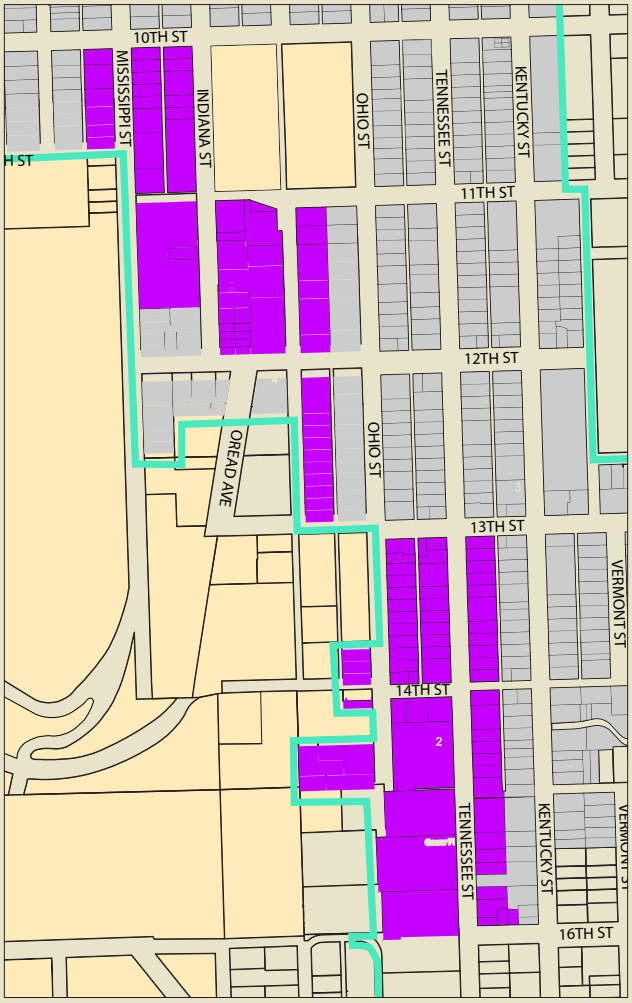
B1. General - Exemptions for District 2

All of the guidelines of Chapter 4 apply to District 2, with the exception of those guidelines listed below. The following design guidelines are unique to District 2 and only apply to this distinctive area adjacent to the eastern edge of the University of Kansas.

District 2 is a unique district within the Oread Neighborhood. Primarily zoned RM32, this area has seen a number of the original homes torn down and replaced with apartment buildings. Many of these apartments date from the 1960's and '70's and are prime opportunities for redevelopment.

In recent years a new multi-story hotel has been added to the area as well as a large multi-residential complex with underground parking.

The intent of these specific guidelines is to ensure that all new buildings are compatible with the scale and character of the Oread Neighborhood while allowing for a greater density of development. The guideline that new development be designed in harmony with the neighborhood is intended to balance the rights of those who want to avail themselves of the greater density allowances and the rights of those who want to continue to own a house that is not devalued by being stranded between much larger buildings.



District 2 Boundry Map.



Oread Hotel is the largest structure recently constructed in the neighborhood.



New construction should be composed of "house scale elements"



Step down new larger structures in proximity to smaller scale buildings should try to transition their height



Three plex designed to appear as one structure.

B2. Demolition of Existing Structures

a. Demoliltion of an existing structure may be appropriate in District 2 if the structure is not designated "historic" by the City, State or listed on the National Register of Historic Places.

b. Demolition may be appropriate if the structure was constructed after the "Period of Significanc" of the Neighborhood, 1877-1945.

c. Demolition may be appropriate if the structure has been altered to such an extent that it has lost it's architectural integrity.

d. Demolition may be appropriate if the structure is in such poor condition that it can not be "restored" without replacing 75% of the original materials.

B3. Lot Consolidation

a. Lot consolidation may be appropriate in this district if lot consolidation does not require a demolition that is inconsistent with the guidelines above.

b. Lot consolidation should not involve alley closures or street closures.

c. Lot consolidation should not involve the interruption of the established street grid pattern or the creation of a cul-de-sac.

B4. Access Standards

a. Parking should be accessed through the alley.

b. Where an alley is not present, parking should be accessed from the street through a driveway.

c. For corner lots without alley-access, parking is accessed from the side street.

B5. Parking Standards

a. Parking should never be in the front yard.

b. Parking can be in the rear on paved areas, or in carports or private garages located in rear yards or side yards.

c. Entrances to garages, subterranean garages and/or drive¬ways should be located as close as possible to the side/rear of each lot.

d. Driveways should be at residential scale. It is preferable to have two smaller drives, one for egress and one for access, spaced at least a typical lot width apart (+ 50') rather than a wide drive.

B6. Service Standards

a. Services, including all utility access and above ground equipment (including any poles that cannot be eliminated) and trash containers should be located on alleys.

B7. Frontage Standards for Multi-Residential Dwellings

a. Multi-residential structures should be oriented with front entrances to the street.

b. Each ground floor residential unit that is adjacent to the street should be accessed through a front door that faces the street.

c. Public rooms, such as living rooms and dining rooms should be oriented, fronting toward the courtyard(s) and street to enliven the street and maintain the residential character of the neighborhood.

d. To the extent possible all entries should face the street or a courtyard. Front units accessed off a central corridor are discourage.



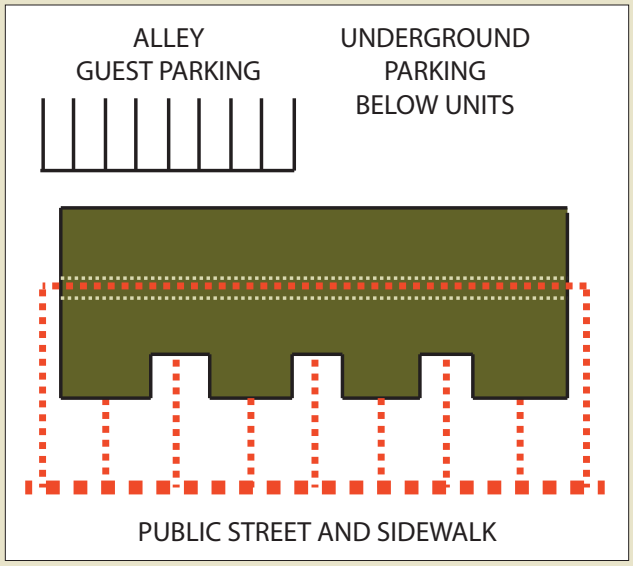
Driveways should be small in keeping with the scals of the neighborhood.



Mole Hill Housing, a green affordable housing project in Vancouver, BC.



Apartment housing with public rooms facing the street.





Apartments should have house scale elements like stoops, porches, columns. They should step down to smaller scale residences.



First floor units that face the street should have seperate entrances

B7. Building Size and Massing Standards

a. New construction should be composed of "house scale" elements and masses that relate to the scale of the original neighborhood. Porches dormers, and projecting bays can help achieve this guidelines.

b. The frontage of large buildings should be no greater than 40' after which the building should set back a distance of at least 8' for the next 20', before returning to the original front setback of 40'. This is to reflect the size of a typical Oread house and the sideyard spacing between houses. These offsets should be expressed from the foundation through the roof line.

c. Windows should be vertical in proportion with divided lights. The scale should be similar to historic windows which are generally 5' minimum in height. Paired windows are appropriate.

d. Building heights should not exceed four (4) stories.

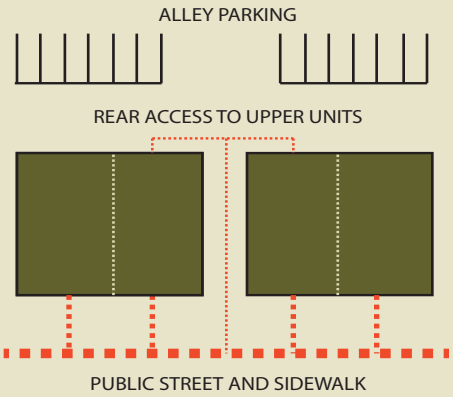
e. In respect for the context of houses, pitched roofs are preferable to flat roofs. 4th floors should be massed within the roof - which is then 3 1/2 story. Mansard roofs are discouraged.

f. Large structures adjacent to houses should step down in height to the houses. Generally building elements close to side yards of adjacent houses should be no more than 2 stories.

DUPLEX / TRIPLEX / QUADPLEX

Attached dwellings around a central interior courtyard.





Stories: 2 - 2.5

Parking:
In individual garages to rear or garages via alley.

Porches/Yards:
Porches, Stoops front the street. Private Patios to the rear.

ROW HOUSES

Attached dwellings, multi level, typically in rectangular form.





Stories: 2 - 3

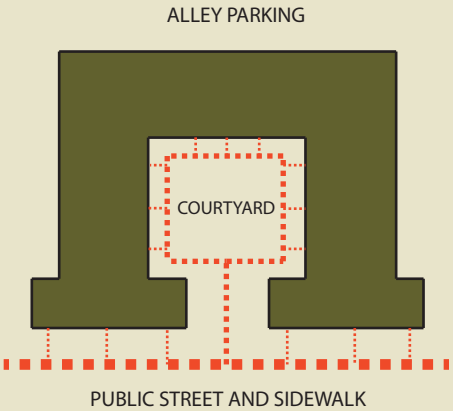
Parking:
In individual garages at rear or garages via alley.

Porches/Yards:
Private yards in front and/or rear.

COURTYARD HOUSING

Attached dwellings around a central interior courtyard.

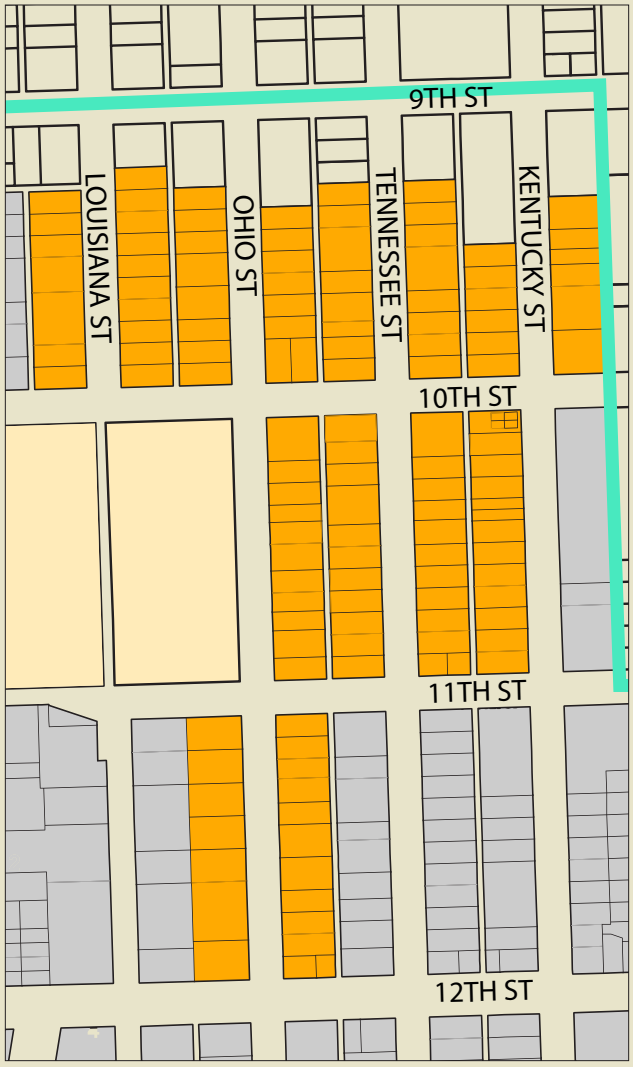




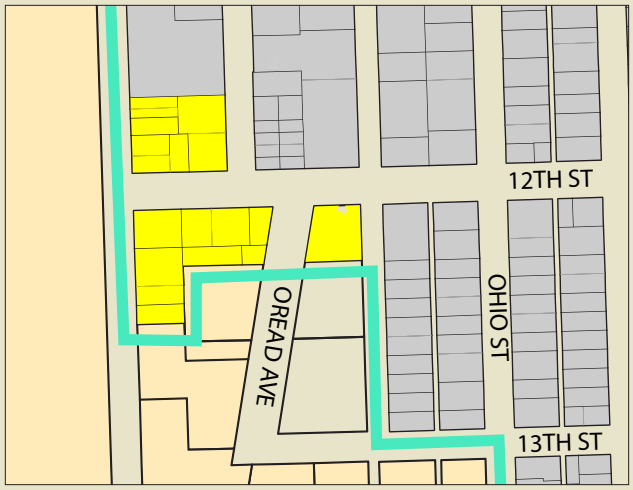
Stories: 2 - 3

Parking:
In individual garages to rear or underground garages

Porches/Yards:
Units facing streets have porches all others have stoops fronting the interior court.



Oread Neighborhood Historic District Boundry Map.



Hancock Historic District Boundry Map.

D. Oread and Hancock Historic District Design Guidelines

D1.GENERAL EXEMPTIONS for THE OREAD AND HANCOCK HISTORIC DISTRICTS

Work within the Oread and Hancock Historic Districts shall follow the Neighborhood Wide Design Guidelines of Chapter 4 as well as the more stringent guidelines for Historic Districts that are set forth below. The Design Guidelines are based upon the Secretary of Interior's Standards for Preservation, Rehabilitation, Restoration, or Reconstruction, as appropriate.

These Standards can be found in the Appendix and on the National Park Service website at: www.nps.gov/history/hps/tps/standards/standards_complete.pdf.

These standards apply to all contributing properties and new construction within the Local Historic Districts.

For additional guidance, the National Park Service publishes the Interpreting the Standards Bulletins and Preservation Briefs, available online at the following sites:

http://www.nps.gov/history/hps/tps/tax/its/itshome.htm

http://www.nps.gov/history/hps/tps/briefs/presbhom.htm

a. Respect and Retain Original Historic Style and Features

i. Recognize and understand the historic style of the building.

ii. Retain historic features, including char acter-defining elements and original scale and massing.

iii. Do not add stylistic elements that were not originally present.

iv. Avoid alterations that have no historic basis and that seek to create the appearance of a different architectural period or a false sense of history.

v. Work undertaken to remove non-historic alterations that detract from original historic style is encouraged.

b. Repair or Replace?

The Secretary's Standards lays out a prioritization for the treatment of historic materials: preservation first, then rehabilitation, then restoration of missing elements if necessary, and, finally, new construction. A project should demonstrate that the least intrusive treatment option that is feasible is being used.

i. *When to Preserve:*
Repair rather than replace deteriorated historic features and architectural elements whenever possible. Many times, materials that initially appear beyond repair may be preserved successfully.

ii. *When to Rehabilitate:*
If an original architectural feature has become deteriorated beyond repair, the replacement shall match the historic feature in size, scale, profile, and finish. The substitution of compatible recycled historic materials is acceptable, provided that the replacement material is compatible with the historic style and character of the resource. In order to be appropriate, synthetic or composite replacement materials shall match the original in size, scale, profile, and finish.



These details are well proportioned to the structure.



Preserve original details when possible.



When replacing elements make sure they match the originals in proportion, scale, mass and materials.





iii. When to Restore:
Missing architectural features may be restored using photographs, historic architectural drawings, or physical evidence as a guide. Physical evidence might include other matching elements that remain extant on the building or a "ghost" showing where the missing element historically was attached. The restored element shall match the original in size, scale, profile, and finish. Reconstruction of an entire missing building typically is not appropriate.

iv. When to Construct New:
New construction within the district is appropriate only if it will not demolish or significantly alter an extant contributing resource. For example, new construction may be appropriate on an empty lot or to the rear of a contributing resource.

D2. RESTORATION, REHABILITATION, RENOVATION OF CONTRIBUTING STRUCTURES

a. Façade

i. Maintain the original elevations of the structure that is visible from the public right-of-way. Do not change the appearance, character, arrangement of architectural features, design or materials except to restore structure to its original appearance.

ii. Adding architectural features to a structure that were never present is discouraged. (e.g., do not add a tower to a house that never had one).

b. Building Walls

i. Repair damaged walls with like materials that should match in color and texture with the weathered material of the original structure.

ii. Replace only those sections that are deteriorated beyond repair. Replace deteriorated wall materials with traditional building materials. Natural building materials that age gracefully and weather well are recommended. For example synthetic stone does not age in the same manner as real stone. Over time the synthetic stone does not retain the characteristics of real stone. Similarly stucco ages differently than EIFS and over time the EIFS looks significantly different than stucco.



Retain the appearance, character and arrangement of architectural features.



Repair walls with like materials that match in color, texture and consistency.



The back of this house has had the siding replaced (by the deck) to match the sidewall.



Vinyl siding concealing original features.



Masonry should not be painted.

iii. Aluminum, vinyl or other synthetic siding as a replacement for a primary building material is discouraged. Artificial siding materials can cause irreparable damage to underlying materials and structural members. Simulated modern materials that attempt to emulate traditional materials are discouraged, as their long term durability is unproven.

iv. Do not paint masonry that has not already been painted. Moisture may become trapped between the paint and masonry, causing deterioration of the underlying materials.

c. Roofs

i. The shape and slope of the original roof is an important character defining feature of the structure. It is important to maintain the original shape and slope as seen from the street.

ii. Roofing materials should duplicate the appearance and profile of the original materials whenever possible. The color of the new roofing material should be comparable to the color of the original material. If the original roofing material has been replaced with composition shingle roofing, the existing roofing may be replaced with roofing materials that historically would have been appropriate for the building form and style.

iii. Maintain original decorative roof elements, such as exposed rafter ends, bargeboards, or cornices. Do not add decorative roof elements that were not historically present.

iv. Gutters should be made of copper, galvanized steel or aluminum. They should be half-round or ogee in shape.

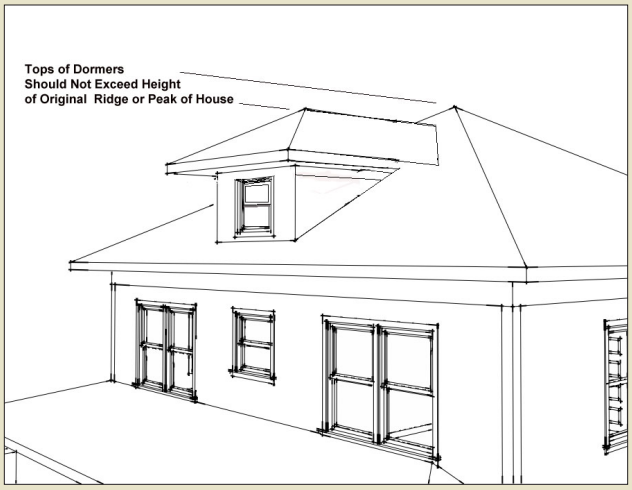
d. Dormers

i. Dormers should remain below the roof line.

ii. Dormers should be made of materials lighter in weight than the building walls, generally they should be made of wood.

iii. Dormers should be placed no closer than 3 feet from the building sidewall or other dormer.

iv. Dormers should not be so large as to overwhelm the scale of the front façade.



Keep dormers below the crest of the original roof line



These fiberglass shingles are approximately the scale of the original roofing shingles.



Maintain original decorative roof elements such as these cast roofing tiles.



Retain original porch details such as the balustrade, columns, and porch skirting.



Balustrades are composed of a series of balusters that collectively make a screen that is slightly more opaque than transparent



Ne prem. Et aliquam, sinctaeperum as ut ut eaqui

e. Porches

Front porches are important character-defining features for many of the historic structures, no matter what the architectural style.

i. Retain original front porch elements such as columns, balustrades and decorative trim.

ii. It is recommended that damaged elements of the porch be repaired whenever possible, using materials that match the original. When replacement is required, replace only those elements deteriorated beyond repair using materials that match the original.

iii. If original porch features are missing make sure there is sufficient documentation to accurately reproduce the missing pieces. Paint shadows of original profiles, extant examples that remain or old photos can assist in determining historical designs.

iv. Do not embellish with porch elements that were not historically present.

v. Front porches should not be enclosed. If a front porch is screened, it shall be constructed so that the primary architecture elements, such as columns and balustrades are still readily visible from the street. The addition of screen material should be reversible and not damage any historic features.

f. Doors

The location, size and style of doors are important character defining features of a structure.

i. Enlarging or enclosing the original door openings on the front elevations is highly discouraged.

ii. Moving or adding doors is not appropriate.

iii. Restoring original doors openings that have been enclosed is encouraged.

iv. Retain and repair original doors, jambs, decorative door surrounds, sidelights, and transoms using materials that match the original.

v. If doors and surrounds have deteriorated beyond repair or the original door has been replaced with an inappropriate door a replacement may be necessary. The door, door surround, sidelight, or transom should match the style, materials, and finish of the original door. If there is no documentary evidence of the original door the replacement should reflect the style and period of the house.

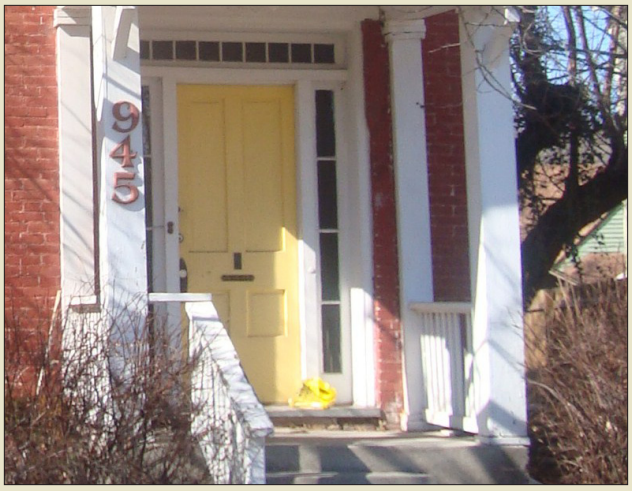
vi. Solid wood doors with recessed panels and frames, and glass lights are appropriate to the districts. Steel and hollow-wood doors are not appropriate for main entries.



Location, style and size of doors are important character defining features.



Retain original doors, doors surrounds, side lights and transoms.



Solid wood doors are appropriate.



Window placement and patterns are character defining features.



Retain and repair original windows, windows surrounds and screens using materials that match the original. .

g. Windows and Screens

Window placement and patterns are a character defining feature of a structure.

i. Enlarging or enclosing original window openings on the front elevations is highly discouraged. It is inappropriate to move or add new window openings on front elevations. On the other hand, restoring original window openings that have been enclosed is encouraged.

ii. Retain and repair original windows, window surrounds, and screens using materials that match the original.

iii. If original windows or screens are deteriorated beyond repair, replacement windows should maintain the same size, profile, configuration, finish and details as the original windows.

iv. Windows should be made of wood. The profiles and jamb conditions shall match the original wood windows in detailing and profile thickness as closely as possible. Solid PVC windows are not appropriate.

v. It is important that during the installation of replacement windows that the jamb is recessed from the front façade at the same depth as the original windows. The shadow line caused by the recess, greatly affects the character of the window.

vi. Divided light windows should match the size and pattern of the original window. True divided lights or dimensional mullions that emulate the historic shape are appropriate. It is important when using dimensional mullions that the mullions be placed on the outside of the glass with spacers on the inside of the glass. Window mullions inserted inside the glass are not appropriate and do not provide the correct profile of the historic window.

vii. Storm windows either on the outside or inside can provide increased energy efficiency without damaging historic windows. Interior storm windows are encouraged to maintain the historic exterior appearance of the window. Storm windows should be installed so that they do not damage historic jambs and surrounds.

h. Chimneys

i. Original chimneys add character to a building. It is important to retain original chimneys.

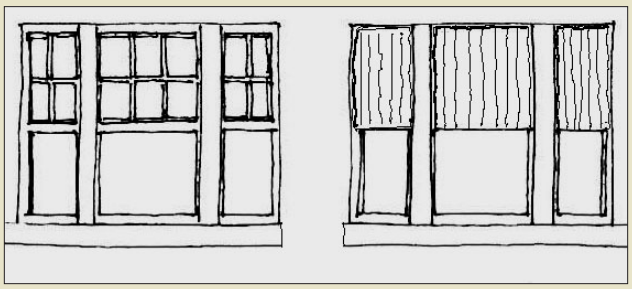
ii. If new chimneys are added, they shall not be visible on the front of the house as seen from the street.



Painted, wooden storm windows are desirable.



Original chimneys should be retained. If adding a chimney, do this on the back of the building so it's not visible from the street



Divided light windows should match the size and pattern of the original windows.



All character defining features on the front of the building should be preserved.



New additions should be made toward the rear of the property.

D3. ADDITIONS TO CONTRIBUTING BUILDINGS

a. Location and Height

i. New additions should not overwhelm or overshadow the existing building.

ii. They should appear subordinate and be located as inconspicuously as possible.

iii. New additions should reinforce the original historic character, and not destroy significant historic features.

iv. A new addition should complement the scale and massing of the original historic building.

v. All character-defining features on the front of the building should be preserved. Features on the sides of the house that are easily seen from the street should also be retained.

vi. When constructing an addition as much of the original building material as possible should be retained.

vii. New additions should be made toward the rear of the property. Whenever possible, additions should be located behind the original rear façade of the historic building.

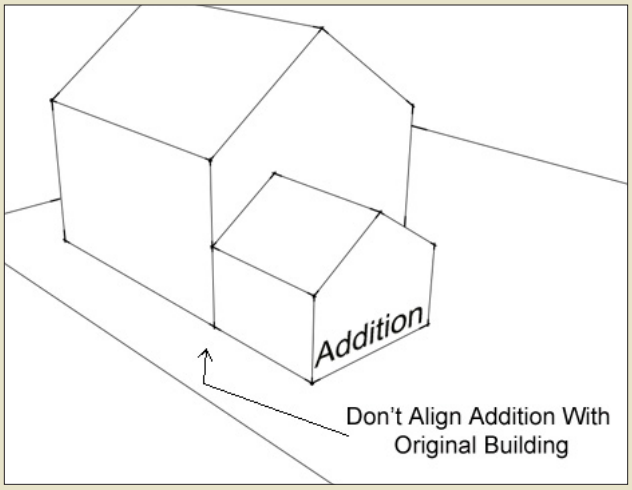
viii. It is not appropriate to align an addition with the front façade, nor should the new addition project in front of the original front façade.

ix. Whenever possible, additions should not be wider than the original house.

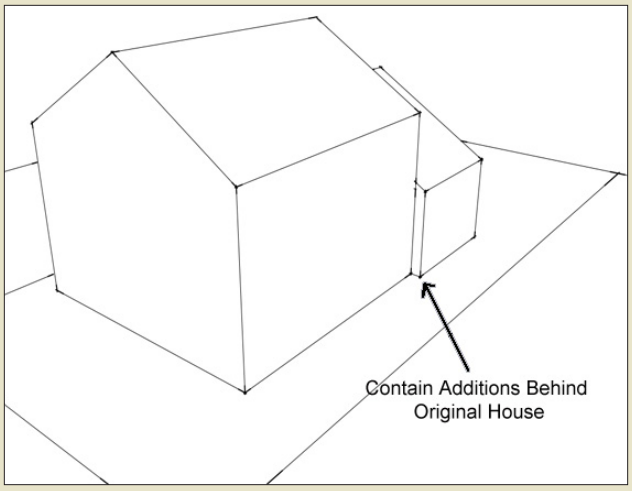
x. Two-story additions to one-story homes should be built at the rear of the historic building to preserve the original one-story character. The historic buildings appearance as viewed from the street shall appear relatively unaltered. The roof height of the new addition should be as low as possible to minimize visual impact.

xi. Retaining the appearance of the original roofline is important. Whenever possible, the roof form of the new addition shall not be visible above the ridgeline of the original roof when the front of the historic building is viewed from the street. If the original roof is side-gabled, hipped, or pyramidal in form, the addition should be set back behind the ridgeline of the original roof. If the original structure is front-gabled or has a flat roof form, the minimum setback between the front façade and the addition should be set back a minimum of fifteen (15) feet.

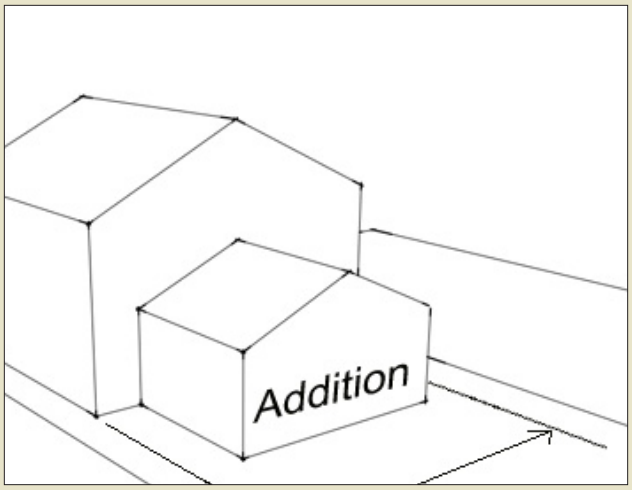
xii. When constructing second story space, either new construction or an addition near a property line, it is a good idea to configure the design to have a minimum impact on the neighboring property, by stepping down the size of the addition, or sloping the roof away from the neighbor.



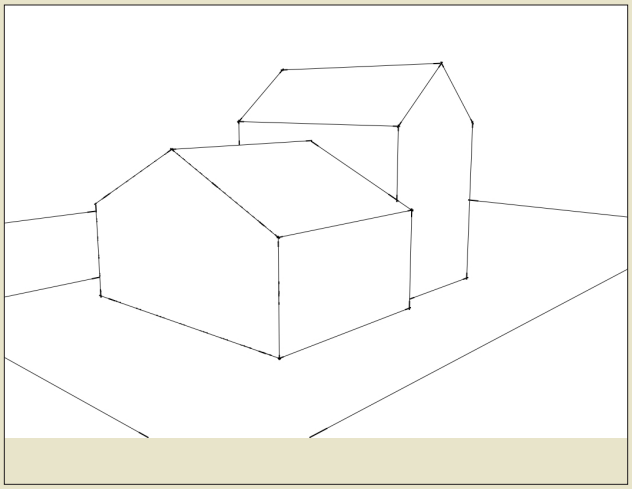
Additions should not be built in alignment with the adjacent wall.



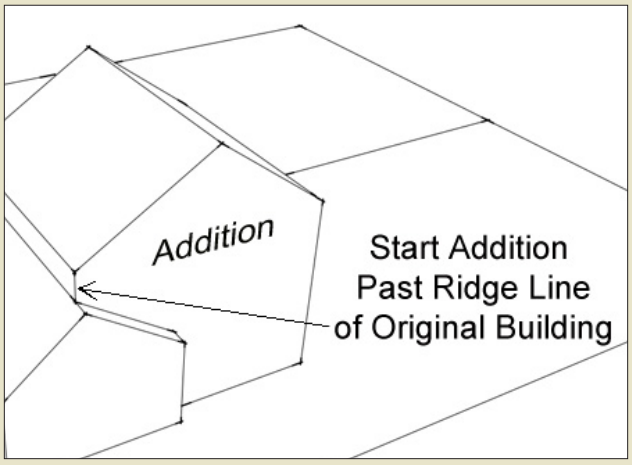
Whenever possible, additions should not be wider than the original house.



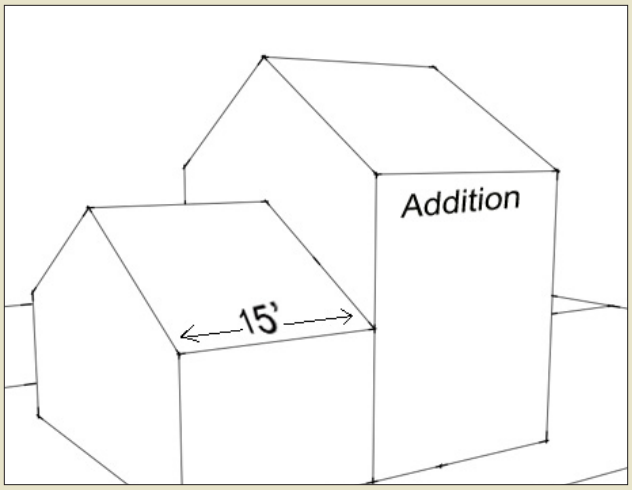
Retaining the appearance of the original roofline is important.



Make the addition compatible with the original (not a replicate) and at the same time it should be vaguely obvious that it's an addition.



Additions should not be forward of the original roof line.



Additions should start a minimum of 15 feet from the front eave line.

b. Design and Style of New Additions

i. Additions shall be compatible with the historic structure, but should not replicate or give a false sense of history. It is neither appropriate nor expected for an applicant to attempt to construct an addition that is an exact replica of the original architecture using historic materials and construction techniques. While the new addition needs to be compatible in scale, massing, roof shape, fenestration patterns and in the use of building materials that reflect a strong sense of the dimensions of the details, it is equally important that the new addition not be confused as being a part of the original structure.

ii. While this language is a common part of the Secretary of Interiors Standards, it is often confusing for applicants and builders alike. For simplicity, an applicant should try and match the original construction. Modern construction techniques, materials, and contemporary manufacturing process will differentiate hand-made from machine-made to the trained observer.

iii. A contemporary design can be appropriate when the addition is not visible from the street, or if the addition does not overwhelm or obliterate the historic building or its architectural features. However the contemporary design needs to respect the scale and patterns of the original construction.

iv. Additions that are visible from the street shall have windows that are the same proportion to the walls, the floor-to-floor heights should be similar, fenestration patterns, and bay divisions compatible with those on the existing house.

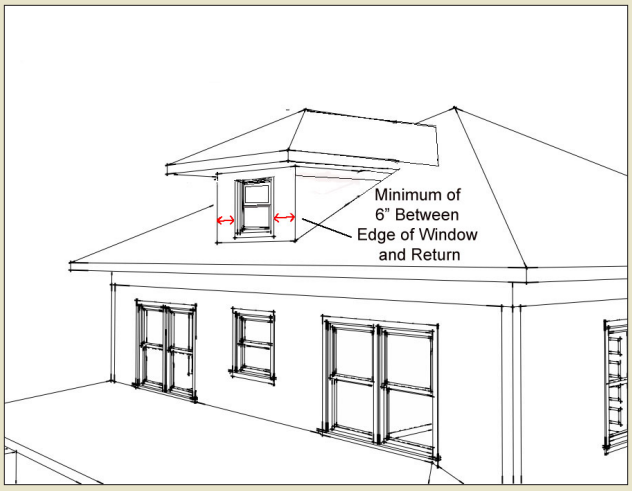
v. It is appropriate to create more usable upstairs space within an attic by constructing dormers. Dormers need to be appropriately sized so as not to overwhelm or dramatically change the character of an historic structure. It is usually common for dormers to be centered over windows on a lower level. They should be constructed of lighter materials such as wood, never of brick or stone. Windows should be placed in the center of the dormers at least six inches (6) from the side edge. If the dormer is being added to the front façade, where one never existed, careful study of the historic district should be made to determine if the dormer is appropriate to the style and in keeping within the overall neighborhood character.



Dormers should be appropriately scaled so not to overwhelm or dramatically change the character.



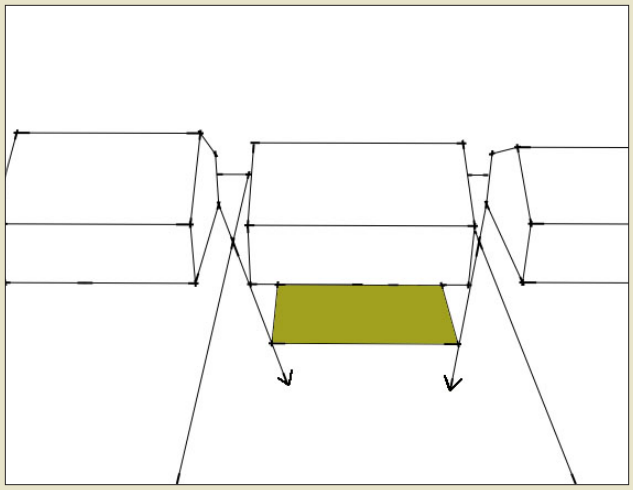
Center dormers on lower level windows.



Leave at least 6" between the edge of the window and the outer wall surface.



A slight recess and slight change in wall cladding patterns help distinguish the addition from the original.



Back porches and decks should not be visible from the street.

c. Exterior Walls

i. When designing an addition which will be visible from the street (either from the front or from the side), it is appropriate to have the addition harmonize with the exterior wall materials of the original house, and the architectural styles of the district.

ii. Varying the width and profile of wood siding, the shape and depth of brick and the size of mortar joints will differentiate the original structure from the addition. Slight variations in texture and color also help to differentiate old from new.

iii. Sometimes a visual edge such as a slight recess, change in materials or a vertical trim board can distinguish where the new construction begins.

iv. Differentiating the exterior wall materials of addition from the existing house by using a different compatible material can be acceptable if the scale is maintained.

d. Porches

i. Porches are a strong character defining feature of the historic districts, but not all houses have porches. If an applicant wishes to add a porch to the front of the house it is acceptable if the porch is designed in the style of the original house. It is unacceptable to change styles when adding on a porch. For example a Craftsman Bungalow porch should not be added on to a Victorian home, nor a Victorian porch added to a Craftsman Bungalow.

ii. Back porches and decks should not be visible from the street when the house is viewed from the public right-of-way.

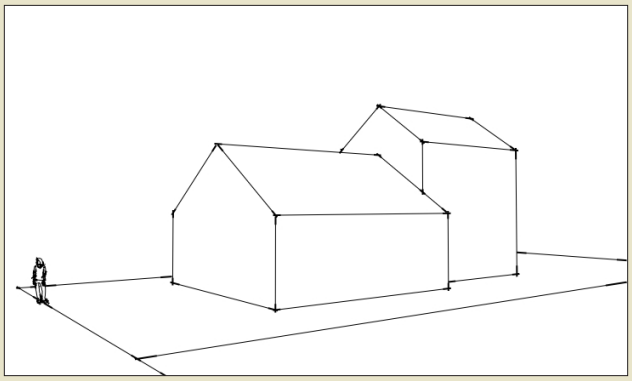
e. Roofs

i. It is preferable that the ridgeline of the new addition not be visible to a pedestrian walking ifn front of the house.

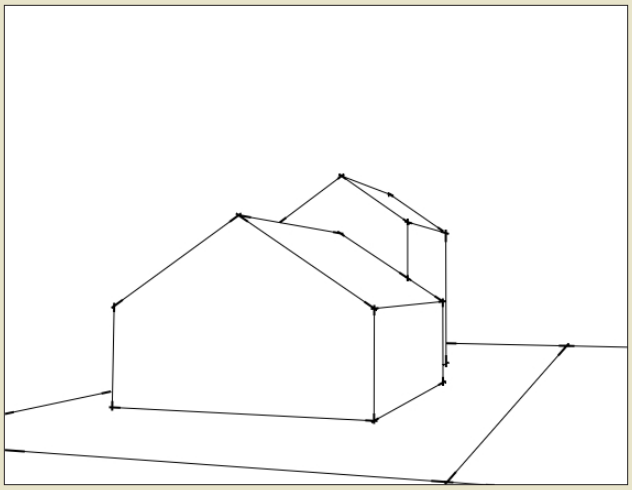
ii. If it is not possible for the roof to be below the original ridgeline the new roof should be a simple roof style gable or hipped.

iii. The slope of the new roof should match the slope of the existing house.

iv. Roof materials should match or be similar to the roof on the existing house in color, scale and texture.



The roof of the addition should not be visible from the street .



The slope of the new roof should match the slope of the existing.



Locate solar panels so that they're not visible from the street.



When constructing an addition the windows should emulate the windows of the existing structure in terms of proportions, pattern, configuration, profile and finish



Ne prem. Et aliquam, sinctaeperum as ut ut eaqui aut aceat fuga. Et abor aut lacculla con quibusc itempore



Ne prem. Et aliquam, sinctaeperum as ut ut eaqui

f. Windows and Screens

i. When constructing an addition, the windows should emulate the windows of the existing structure in terms of fenestration pattern, size, configuration, profile and finish, especially if they are visible from the street.

ii. For windows located on the rear or not visible from the street, it is not as important to match original fenestration patterns or size. However the windows should generally be of the same materials and be compatible with the historic windows.

iii. True divided light windows are appropriate. False mullions inserted between the glass in windows with no profile are not appropriate. Mullions attached to the outside of glass, both interior and exterior, should have a spacer between the glass.

iv. Wood screens are appropriate for windows in additions. Use anodized or dark coated metal screen to minimize their visual presence.

g. Doors

i. Doors in an addition should complement those of the existing house. They should be solid wood doors of a simpler design. Glass openings can be appropriate if designed if they area designed in the architectural style of the house. More latitude in the design of the doors can occur if not visible from the street.

ii. Hollow Core doors and steel doors are not appropriate.

D4. NON-CONTRIBUTING STRUCTURES

When a structure is designated "non-contributing" it does not necessarily indicate that the building has no inherent value, nor does is imply that the building does not play a role in defining the character of the neighborhood. A building can be designated non-contributing because of its age or because it has received unsympathetic remodeling. For example, a historic building built in 1880 might have been covered in aluminum siding in the 1970's. Removal of the non-historic exterior aluminum and restoration of the original siding would then change the building's status to "contributing." In other words, some non-contributing buildings can be renovated and become contributing buildings.

a. Alterations and Additions to Non-contrib uting Structures

i. Inappropriate alterations or additions to a historic non-contributing building can be removed to return the building to its historic appearance, based upon physical or photographic evidence.



Doors in an addition should complement those of the existing house.



Hollow core steel doors are not appropriate.



Inappropriate alterations and additions can be removed.



Modifying newer building to make them look old is not appropriate. This building should remain a product of its time..



New infill should fit into the public realm in the way it's situated on the lot. (Image shows inappropriate infill) .



Infill construction should incorporate proportions, materials and architectural styles typical of the historic districts.

ii. Sometimes a building is inherently not a contributing building. The structure does not have any character defining features of the neighborhood, it is ill sited, and of a style or design that is foreign to the district. It is not appropriate to add historic elements and features to a non-contributing building to make it appear older or to change styles.

iii. When a non-contributing building is being modified or remodeled the New Construction guidelines (see below) should be followed so that the building might be made more compatible with the neighborhood.

D5. NEW CONSTRUCTION

a. Demolition

Demolishing a historic structure within a historic district to build a new structure is not apropriate. Refer to the City of Lawrence's Historic Preservation Ordinance for standards and further information regarding demolition.

b. Designed in Context with the Historic District

When new construction is appropriate, it should blend and balance with the historic districts by acknowledging and echoing the primary design characteristics of the district. The way the structure fits into the public realm, the way in which it is situated on the lot, as well as the massing, proportions, roofs, fenestration patterns, materials and architectural styles should reflect what is historically found in the District.

c. Model for New Construction

The inventory of historic properties within the district and the Architectural Character section of these Design Guidelines in Chapter 3, can be valuable in determining which building types and styles that were historically present within the district. Historical styles that were not present should not be used as a basis for new construction.

d. Contemporary Design

Contemporary design and style can be appropriate in the historic district if the building respects the scale, massing, proportions, patterns, and materials prevalent among contributing houses within the District.

e. Exterior Walls

i. The exterior wall material of new construction should be constructed of materials that can be found on contributing buildings within the existing historic district. Primary building materials such as wood, brick and stone need to be used in comparable ways that they were used on historic buildings. For example lap wood siding was historically used in a horizontal pattern; using lap wood siding vertically is not appropriate. Using board and batten would be a more appropriate vertical wood siding option.

ii. Exterior materials should also relate specifically to the architectural style of the new construction in such a way that it reflects the historical trends. Refer to the Architectural Character section of these Design Guidelines in Chapter 3.



Historical styles that were not present should not be used as a basis for new construction.



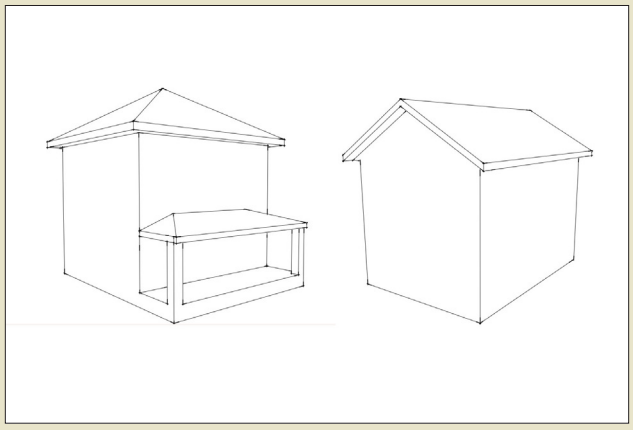
Vary shapes and textures to add interest to exterior walls.



Porches are common character defining feature among contributing buildings.



Roof details such as dormers, eaves and soffits should also specifically relate to the architectural styles of the neighborhood.



Roof forms should be a simple gable front, side gable, or pyramidal roof form.

f. Porches

i. Porches are a common character defining feature among contributing buildings within the Districts. New construction should have a front porch. If all of the contributing buildings immediately surrounding the new building include porches, then the new building should include a porch.

ii. Porch columns, railings, balustrades and detailing should relate to the architectural style of the new building in a way that reflects historical trends. Refer to the Architectural Character section of these Design Guidelines in Chapter 3. It is not appropriate to add historical architectural elements such as gingerbread to a new porch. The Historic Resource Commission may make an exception if the design of the new building accurately replicates a particular architectural style.

g. Roofs

i. Roofs should be a simple gable front, side gable or pyramidal roof form, reflecting the character of the roofs on contributing houses within the district.

ii. Roof form and materials should relate specifically to the architectural style of the new construction in such a way that it reflects the historical trends. Refer to the Architectural Character section of these Design Guidelines in Chapter 3.

iii. Roof details such as dormers, eaves and soffits should also specifically relate to the architectural style of the new construction in a way that reflects the historical trends. Refer to the Architectural Character section in Chapter 3.

h. Windows

i. Windows in new construction should reflect the patterns of windows in historic buildings within the District. The depth of the windows from the wall surface should be similar to those in historic buildings within the Districts, so that shadow lines are significant and reflect the historic character.

ii. The style of windows and doors in new construction shall relate to the architectural style of the new construction in a way that relates to historical trends. Refer to the Architectural Character section of these Design Guidelines in Chapter 3.

iii. Avoid false mullions attached to or inserted between the glass in windows unless there is a spacer between the glass.

iv. Screens should be made of wood with bronze or dark metal. Use anodized or dark coated metal screen to minimize their visual presence.

v. Using old or recycled windows from a suitable historic period is an appropriate alternative to using new windows.



Windows in new construction should reflect the patterns of windows in contributing buildings.



Screens frames should be made of wood with bronze or dark metal screen.



Using old or recycled windows is appropriate.



Using old or recycled doors from a suitable time period is appropriate.



Garages and accessory structures should be detached and located at rear of lots.



Wood lap siding, true board and batten or wood shingles are appropriate materials for garages.

i. Doors

i. Front doors shall be visible from the street.

ii. Solid wood doors with or without lights should correspond to the style and design of the house. Doors with panels and recesses are appropriate in historic districts. Flat unadorned doors are not appropriate.

iii. Using old or recycled doors from a suitable historic period is an appropriate alternative to new doors.

j. Garages & Accessory Buildings

i. Garages and accessory structures should be detached and located at rear of lots within the Districts.

ii. Garages and accessory buildings should be compatible in scale for the property and subordinate to the main structure.

iii. They should be sited to reflect and correspond to the historic patterns of the block on which they are located.

iv. The exterior materials for new garages and outbuildings should be wood or cementious board such as Hardi-Plank. Lap siding, board and batten or wood shingles are appropriate materials for garages in the Districts.

v. Garage doors should reflect the overall character of the district. Their general appearance should reflect the late 19th or early 20th century character. They may be made of wood or painted metal if stylistically they resemble the wooden doors common to the neighborhood.



Garage doors should reflect the style of the main house and character of the district.



Garage doors should reflect the style of the main house and character of the district.



6

CHAPTER 6: COMMERCIAL AND MIXED-USE

The goal of commercial and mixed use design guidelines is twofold: 1) to create a pleasing and attractive urban design setting where businesses can succeed and; 2) maintain the existing character of the residential neighborhood. The commercial uses should be scaled to serve the neighborhood, providing business opportunities for convenience that would be primarily accessed on foot.

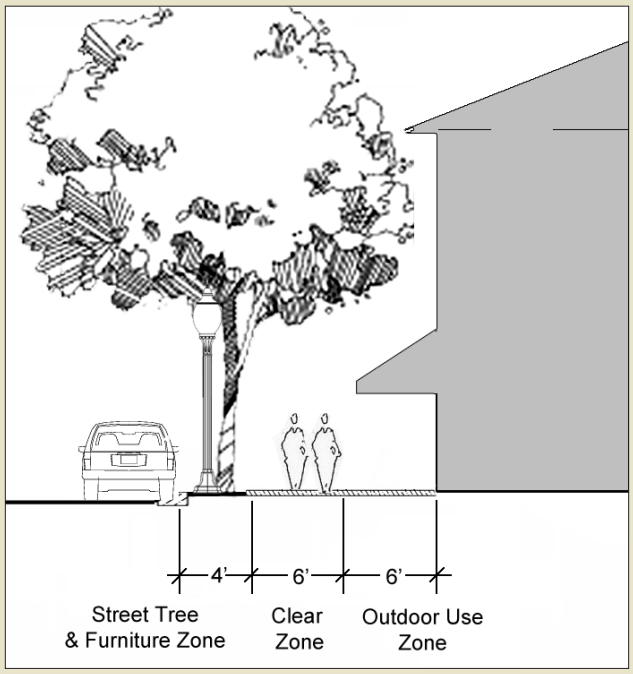
These guidelines are intended to be used only if there is commercial on the ground floor. If the first floor is not commercial then the guidelines in Chapter 4 should be followed .

Section 20-1108 of the Land Development Code sets forth requirements for mixed use development. These guidelines further define and clarify and supplement the Development Code specifically for the Oread Neighborhood.

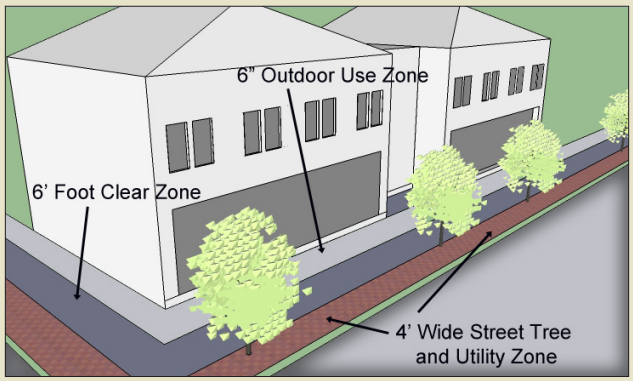
The following is taken directly from the Land Development Code and sheds light on the intent of the guidelines.

SECTION 20-1108

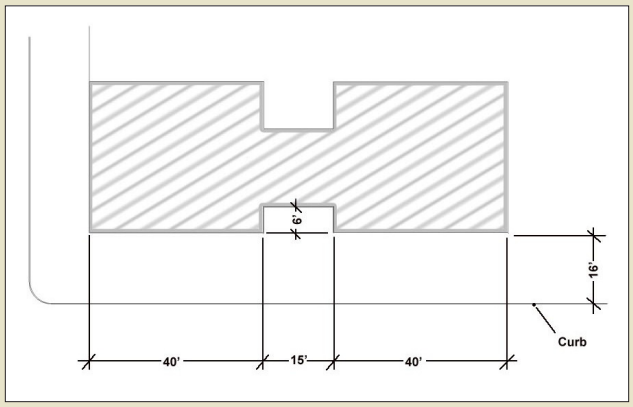
Mixed Use developments should be compatible with existing development which surrounds the proposed Mixed-Use development. Compatibility is best achieved through a transition in Building form, Scale and intensity rather than through uses, peripheral buffers or Landscaping. In furtherance of this purpose, development zones shall be designated on the property proposed for the Mixed Use development. Such zones shall be designated to govern the permitted Density, Building Height and Building Scale and to assure compatibility between the proposed development and surrounding existing development. This area of Fourteenth Street corridor is more centered in the original residential fabric of the neighborhood therefore redevelopment in this area should have a more residential feel.



The sidewalk space should be composed of a "Street and Furniture Zone", "Clear Zone", and "Outdoor Zone".



Aerial view of the three zones.



The building should be composed of 40' bays separated by a 15'wide recess.

COMMERCIAL & MIXED-USE (MU) GUIDELINES

A. Public Realm

In the M4 zoned areas design of the space between the sidewalk and lower storefront can be different from other areas of the neighborhood. The sidewalk is composed of a "Street Tree and Furniture Zone", a "ClearZone" and an " Oudoor Use Zone." See illustration.

1. Trees

Redevelopment should encourage canopy trees in the "tree zone." Tree spacing should strive to meet the rhythm and placement of trees along the rest of the street.

2. Pavement

Semi-permeable pavement can cover 75% of the front yard (Tree grates help meet this guideline). Development should strive to retain rainfall on site to the greatest degree possible. Combinations of concrete for high traffic areas and permeable pavement and planting beds for the remaining area are desirable.

3. Plant Material

All plant material should be real and living. Planting beds should contain lower growing vegetation to maintain views of first floor storefronts.

B. Site Design

1. Setback

The front of the building should be set at 16 feet behind the front lot line.

2. Percentage of Front Lot Line Coverage

The front facade should be set at 16 feet behind the lot line for a distance of 40 feet after which the building should be set back a distance of at least 6 feet for 20' and then it can return back to 40 feet (see figure). These offsets should be expressed from the foundation through to the roof line. The goal here is emulate the typical building and side yard

setback rhythm found in nearby residential fabric.

3. **Corner Buildings**

Corner buildings should start out with the closest setback, 16'

C. Building Design in Primary Development Zone

The goal of the building design for commercial is for the commercial to have a residential feel while making sure the lower store front is ideal for businesses to sell from. This is mainly accomplished by the upper floors of the building being more residential in appearance.

1. First Floor

a. Differentiate the top of the foundation from the rest of the building with a "water table" or a change of materials between the foundation and upper floors.

b. Foundation should appear to be covered in real stone or brick, laid so that it appears to be load bearing.

c. The first floor should be taller relative to other floors in the structure.

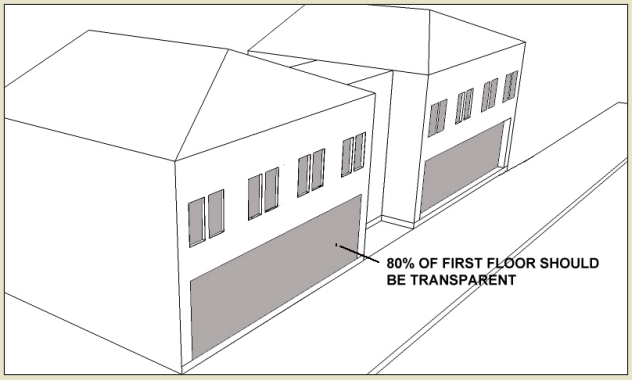
d. All dining should occur inside the building. Retractable storefronts can give the feel of outdoor dining.

e. The door to the first floor commercial space should be parallel to, visible from, and directly accessible to the front sidewalk.

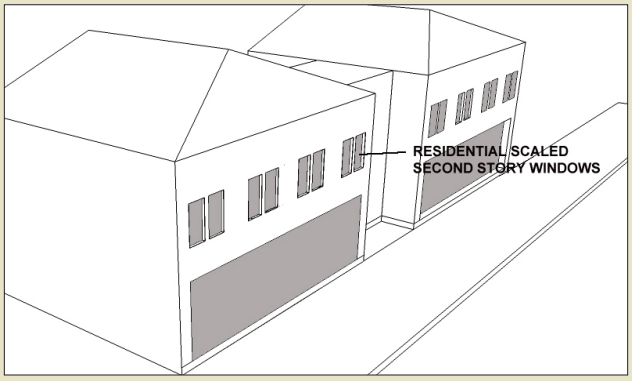
f. The first floor commercial spaces should be 80% or more clear glass from two feet in height to 10 feet in height with minimal tint. No smoked, frosted or tinted glass.

2. Upper Floors

a. The upper floors should appear to be more residential in nature.



First floor should be at least 80% clear, non frosted and non tinted glass.



Upper floors should be more residential in appearance and about twice as tall as wide.



Projecting balconies are discouraged. Balconies should be recessed from the front wall elevation.



Roof lines should be more residential in nature.



Parking lots should be behind the building and incorporate permeable paving.



Projecting signs are allowed but no larger than 12 square feet.

b. Windows should be taller than they are wide. Group individual windows if more light is desired. Upper floor windows should comprise between 20% and 30% of the façade.

c. Projecting balconies are not encouraged. Rather recess the open space behind the front facade.

3. Materials

a. Materals should avoid being monolithic in appearance and should instead appear as though they could have been installed by a one person. Materials should be of human scale.

b. Materials should be genuine materials. Real stone, real brick, real tile. Plastic, fiberglass and other substitute materials that do not age or weather gracefully should be avoided. The exception is that cementious wood siding is acceptable.

c. Highly reflective, shiny materials are not desirable.

4. Roof line

a. The roof should appear to be more residential in nature with roof planes and eaves facing the street in structures located near the residential areas of 14th street

b. Cornices typical of downtown commercial buildings are not desirable are appropriate on structures located on Massachusettes Ave. and in the first block west of Massachusettes Ave.

D. Parking Location

All parking should be at the rear of the lot or in the interior of the block. Parking should be accessed via the alley and not via additional curb cuts. Parking should use permeable paving.

E. Signage

All provisions of the City of Lawrence's sign ordinance can Chapter V, Article 18 of Building and Construction apply with the following exceptions:

1. Amount and Size of Signage
Businesses can have a total of three different types of signs for a total of 50 square feet of signs per business. No one sign can be more than 20 square feet.

2. Mountings
a. Signs can either be flush mounted or proje cting.

3. Awnings
a. Signs can be placed on a simple awning, lettering not to exceed, 8 square feet. Awnings cannot be back lit.

4. Projecting signs
a. Projecting signs can have two faces but only the square footage of one side counts towards total sign square footage allocation. Maximum area of 12 sq.ft.

5. No electronic signs that flash, chase or change message.

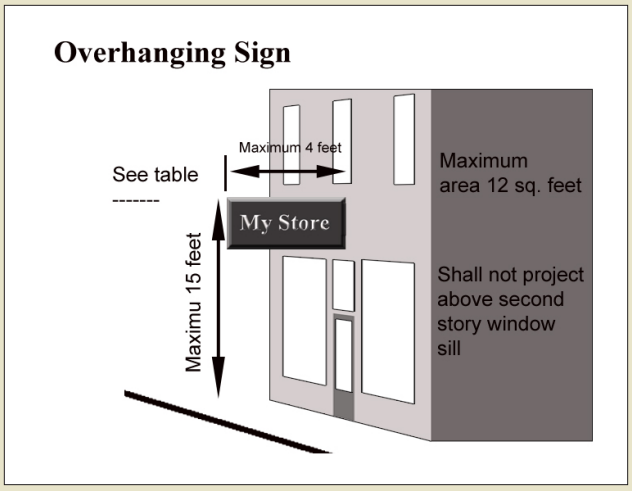
6. Lighting of Signs
a. Gooseneck reflectors and lights shall be permitted on ground signs, roof signs, wall signs, and works of art.

b. Lights shall be equipped with proper glass lenses concentrating the illumination upon the area of the sign or work of art so as to prevent glare upon the street or adjacent property.

c. Internally illuminated signs are not appropirate.

7. Off- Premise signs are not appropriate.





Overhanging signs should only be 15' maximum above the sidewalk and project only 4'.



Resturants are allowed one sidewalk sign not larger than 3' X 4.'



A well designed retail sign that is at pedestrian scale.

8. **All signs are considered permanent signs** (addresses excluded).

   a. Restaurants are allowed to have one sidewalk sign that can promote their menu and daily special. These should be immeadiately adjacent to the storefront and should not be any larger than 3' x 4'. A-Frame double sided signs are appropriate, only count 1 side of sign towards the total square footage.

   b. No dry erase board or channel letter signs with interchangeable type allowed, exception that chalkboard signs are acceptable.

9. **Back-Lighted signs are not appropriate.**

PRESERVATION ARCHITECTURE URBAN DESIGN