

**ITEM NO. 4:** DR-8-98-09 423 E 19<sup>th</sup> Street; New Construction; Certificate of Appropriateness Review. The structure is located in the environs of the Zinn-Burroughs House (1927 Learnard), Lawrence Register of Historic Places. Submitted by Tim Windholz for Wendy Stauffer, Jennifer Hemphill, Jill Windholz and Carolyn Hemphill, the property owners of record.

**ITEM NO. 5:** DR-8-99-09 1926 Learnard Avenue; New Construction; Certificate of Appropriateness Review. The structure is located in the environs of the Zinn-Burroughs House (1927 Learnard), Lawrence Register of Historic Places. Submitted by Tim Windholz for Wendy Stauffer, Jennifer Hemphill, Jill Windholz and Carolyn Hemphill, the property owners of record.

### **STAFF PRESENTATION**

Ms. Braddock Zollner presented Item 4 and Item 5 together.

### **APPLICANT PRESENTATION**

Tim Windholz was present and stated he was available for questions.

### **PUBLIC COMMENT**

James Grauerholtz said he looked back four or five years at the Architectural Review Committee projects and did not find a single case where an applicant stated they would not make any changes as suggested by the Architectural Review Committee. He said the project had been approved with the condition the applicant work with the Architectural Review Committee. He said Staff stated the project was not compatible and it would change the relationship of the environs and the parking would change the relationship of the environs. Mr. Grauerholtz urged the Commission to suggest the applicant try and work with the Architectural Review Committee again or deny the project. Mr. Grauerholtz presented photos of the Zinn-Burroughs House in connection with 423 East 19<sup>th</sup> Street.

### **COMMISSION DISCUSSION**

Commissioner Wiechert said the Architectural Review Committee recommended the structure be rotated parallel to the south property line. He said there had not been a plan received that would indicate the structure had been rotated.

Commissioner Williams asked the applicant why a drawing had not been submitted with the rotated structure.

Mr. Windholz stated he investigated several options for the structure.

Commissioner Sizemore said the applicant had a concern emergency staff would not be able to see the structure if it were more parallel to the south property line.

Ms. Braddock Zollner said the applicant had submitted two additional drawings for the second Architectural Review Committee. She said the landscaping could be added to screen the parking area.

Commissioner Meyer said landscaping would not hide the parking area.

Ms. Braddock Zollner said the original recommendation was for the applicant to work with the Architectural Review Committee.

Commissioner Sizemore said the Architectural Review Committee felt the project should come back to the Historic Resources Commission.

Ms. Braddock Zollner stated the staff report suggested the driveway access should be from Learnard Street. She said there were flood plain issues with the property.

Commissioner Meyer said the landscape plan would not change the property.

Commissioner Sizemore said he was concerned that the property was close to the floodplain.

Commissioner Marvin said the project was a significant encroachment on the Zinn-Burroughs House.

**ACTION TAKEN**

Motioned by Commissioner Marvin, seconded by Commissioner Wiechert, to deny the project at 423 East 19<sup>th</sup> street.

Motion denied 5-1