

ITEM NO. 5: DR-8-98-09 423 E 19th 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.

Commissioner Meyers stated the Historic Resources Commission would hear both items 5 and 6 together.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Mr. Windholz said there had been a concern regarding the proposed parking lot. He said there was quite amount of green space and seven out of nine mature trees would be saved.

Commissioner Sizemore asked Mr. Windholz if there would be additional landscaping.

Mr. Windholz said the walnut trees would be saved and grasses would be planted. He said evergreens would be an option also.

Commissioner Sizemore asked Mr. Windholz if the pad would be built up four or five feet on lot one.

Mr. Windholz stated there would be cut and fill due to the floodway issue.

Commissioner Sizemore asked if there would be two to three feet fill on lot three.

Mr. Windholz said there would be three feet fill on lot three. He said the City redid the drainage channel a few years ago.

PUBLIC COMMENT

James Grauerholz stated for twenty three years he was the companion and assistant of William S. Burroughs and he was now the executor of the property. He said in 2005 the city granted City Landmark Status to the Burroughs house. He stated the whole corner was historic and he was enthusiastic about Mr. Windholz project in general. Mr. Grauerholz stated he had attended the Board of Zoning Appeals meeting to show that the flood maps were out of date. He said there were thirty city land marks but none of them were visited at the rate of five to ten times a week as the Burroughs house. Mr. Grauerholz provided photos of Google search maps where the William S. Burroughs home popped up automatically. He said he would like to draw the attention to all of the eyes that see the property other than Lawrence residents. He said a single driveway would be used by six dwellings which could be as much as twelve people. Mr. Grauerholz stated he would like to see the project redesigned.

Commissioner Williams asked Mr. Grauerholz if he had approached Mr. Windholz about purchasing the property.

Mr. Grauerholz said he spoke with Richard Hemphil in 2006 and questioned him at that time. He said Mr. Windholz had sent him a courtesy letter in January explaining the rezoning of the property. He stated he did not oppose at the time but now wished he would have contacted

Mr. Windholz during the design phase of the project. He said when the rezoning was approved it did not change the already granted access from 19th street. Mr. Grauerholz stated he respected the family and did not believe historicity should severely cramp their ability to do what they want with their property. He said tonight's proceedings would be read by literary scholars in the future. He said Mr. Windholz was a wonderful builder but he was hoping there would be a higher standard for the project rather than what would be cheaper. He stated he would contribute \$5,000.00 to match Mr. Windholz fifty percent for additional cost to make major changes to the project so that it had less ugly parking and paving.

Commissioner Williams said he would be curious to see what Mr. Burroughs would think about the project and how it fit into the scale and massing and how it would provide affordable housing.

Mr. Grauerholtz stated Mr. Burroughs would have hated the project but he hated all development. He said the historicity rubs off on all of us. He said there was going to be a lot of parking in which was now a meadow.

Dennis Brown president of the Lawrence Preservation Alliance stated he struggled to understand the proposal. He said he was focused on the neighborhood as a whole. Mr. Brown said there was a small street access to 19th and Learnard Street. He said in older neighborhoods there were houses that had street frontage and there were not houses placed in areas where there was no street.

Mr. Windholz said there were two duplexes and one land locked lot behind lot three. He said there was a lot of green space in the area.

Commissioner Meyer asked the applicant how many parking spaces were required.

Mr. Windholz stated eight parking spaces were required but there were nine parking spaces.

COMMISSION DISCUSSION

Commissioner Meyer said the project was a Certificate of Appropriateness review and the Commission was to apply the least stringent standard of evaluation. She said there was a presumption that the Certificate of Appropriateness should be approved.

Commissioner Sizemore said there was an opportunity on lot three to tuck the unit further back in the corner to preserve more of the green space.

Commissioner Williams asked if the duplex could be rotated to be perpendicular to Learnard street.

Commissioner Sizemore said it would take some adjustment to the driveway. He said the parking could be parallel to Learnard street. He said there was opportunity on the site to conceal than the final plan suggests.

Commissioner Antle said the staff recommendation stated the project should go through the Architectural Review Committee.

Commissioner Williams said the other duplex could be turned perpendicular.

Commissioner Sizemore said if the duplex on lot one could slide to the south it would reduce the amount of dirt being hauled to the site. He said the easy thing to do would be to put up retaining walls and level out the ground.

Commissioner Williams said the applicant should submit to the Architectural Review Committee and it should be encouraged by both parties to investigate other economic ends.

Commissioner Meyer asked Ms. Braddock Zollner if the Architectural Review Committee would give more guidance.

Ms. Braddock Zollner stated the Commission would direct the Architectural Review Committee.

Commissioner Meyer asked the applicant if he had seen the staff recommendations.

Mr. Windholz presented photos and explained where the driveway would be placed on the property.

Commissioner Meyer asked Mr. Windholz if he had objections to working with the Architectural Review Committee.

Commissioner Veatch stated it would be best for the project to go to the Architectural Review Committee.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Wiechert, to approve the proposed project in accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, and make the determination that the proposed project does not encroach upon, damage or destroy listed historic properties and their environs subject to the following conditions as listed in the staff recommendations:

1. The applicant will work with the Architectural Review Committee to finalize the design and placement of the structure;
2. The applicant provide complete construction documents with material notations to be reviewed and approved by the HRA prior to release of a building permit;
3. Any changes to the approved project will be submitted to the Historic Resources Commission for review and approval prior to the commencement of any related work;
4. The property owner will allow staff access to the property to photo document the project before, during, and upon completion of the project.

Motion approved unanimously 6-0

ITEM NO. 6: 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.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Wiechert, to approve the proposed project in accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, and make the determination that the proposed project does not encroach upon, damage or destroy listed historic properties and their environs subject to the following conditions as listed in the staff recommendations:

1. The applicant will work with the Architectural Review Committee to finalize the design and placement of the structure;
2. The applicant provide complete construction documents with material notations to be reviewed and approved by the HRA prior to release of a building permit;
3. Any changes to the approved project will be submitted to the Historic Resources Commission for review and approval prior to the commencement of any related work;
4. The property owner will allow staff access to the property to photo document the project before, during, and upon completion of the project.

Motion approved unanimously 6-0