

**City of Lawrence  
Historic Resources Commission  
March 25, 2010**

MEMBERS PRESENT: Wiechert, Veatch, Meyer, Williams

MEMBERS EXCUSED: Antle

STAFF PRESENT: Braddock Zollner, Kirchhoff, Parker

PUBLIC PRESENT: Applicants: Werner, Riordan, Messick, Windholz, Walsh,  
Brown

**HISTORIC RESOURCES COMMISSION  
AGENDA MEETING- MARCH 25TH 2010--6:52 PM  
ACTION SUMMARY**

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Commissioners present: Wiechert, Veatch, Meyer, Williams

Commissioners excused: Antle

Staff present: Braddock Zollner, Kirchhoff, Parker

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**ITEM NO. 1: ACTION SUMMARY**

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Wiechert, to approve the February 18<sup>th</sup>, 2010 Action Summary.

Motion carried unanimously 4-0

**ITEM NO. 2: COMMUNICATIONS**

a) Ms. Braddock Zollner stated she received notice from Tenants to Homeowners to withdraw the demolition application for 1120 Rhode Island Street.

b) No declaration of abstentions from agenda items by commissioners.

**ITEM NO. 3: ~~Adoptive~~ Reuse Development Code Revisions**

**ITEM NO. 4:** DR-12-149-09 1120 Rhode Island Street; Demolition of Accessory Structure; Certified Local Government Review. The property is a contributing structure to the North Rhode Island Historic District, National Register of Historic Places. Submitted by Tenants to Homeowners for the Board of County Commissioners of Douglas County, Kansas, the property owner of record.

**STAFF PRESENTATION**

Ms. Braddock Zollner stated the applicant withdrew the application for 1120 Rhode Island Street.

**ITEM NO. 5:** DR-02-08-10 830 Massachusetts Street; Sign; Certified Local Government Review. The property is a noncontributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. It is located in the environs of the North Rhode Island Historic District, National Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Nancy Holmes for LGB Properties, the property owner of record.

**STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

**APPLICANT PRESENTATION**

The applicant was not present.

**PUBLIC COMMENT**

No one spoke to this item.

**COMMISSION DISCUSSION**

Commissioner Veatch said the sign was large.

Commissioner Williams asked Staff if the sign was out of scale.

Ms. Braddock Zollner said the review had to focus both on the JC Penney building and the Downtown District, the listed property. She said while the sign appeared to be in scale with the building, it did not appear to meet the Downtown Design Guidelines, specifically pedestrian orientation.

Commissioner Meyer stated the Commission focused on consistency.

Commissioner Wiechert said there were at least four instances that the sign did not meet the Downtown Guidelines.

Commissioner Veatch said the sign was not pedestrian oriented and it was too large.

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Wiechert, to deny the project at 830 Massachusetts Street, due to the project not meeting the downtown guidelines.

Motion carried unanimously 4-0

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Wiechert, to approve the State Law Review, for the project at 830 Massachusetts Street.

Motion carried unanimously 4-0

**ITEM NO. 6:** DR-2-13-10 1700 Tennessee Street; New Construction; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Ludington/Thatcher House, National and Lawrence Register of Historic Places. Submitted by Joy Rhea of Paul Werner Architects for Carl L. Maurer, the property owner of record.

### **STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

### **APPLICANT PRESENTATION**

Paul Werner stated he submitted two proposals for the project at 1700 Tennessee Street. He said the City Development Code encouraged attached garages. Mr. Werner stated the project was consistent with front yard setbacks in the neighborhood and it was not fair to compare the project to structures that did not meet parking requirements. He said landscaping should be used to hide vehicles instead of grass pavers. He said the roof could be minimized and he would work with the Architectural Review Committee to reduce the size.

Commissioner Meyer asked Mr. Werner if the garage would be used for one or two vehicles.

Mr. Werner stated the proposed garage was for two cars.

Commissioner Wiechert asked Mr. Werner how much taller the structure would be than the structure next to it.

Mr. Werner said the structure would be four or five feet taller than the structure next to it. He said the taller gable should be moved to face the south side rather than the north. He said the Development Code allowed double stacking cars but it would work better not to.

Commissioner Wiechert said it would cut down on concrete to only allow a one car width driveway.

Mr. Werner said the driveway could be reduced if the Commission recommended it.

### **PUBLIC COMMENT**

Dr. Terry Riordan stated he was pleased with Paul Werner Architects and the structure itself was nice. He said there were no facts indicating what the structure would look like and the Commission should not approve the project without the facts. He said he wanted the Commission to have drawings to review prior to making a decision on the project.

Commissioner Williams said he drove by the property and he compared it with the Keller House across the street. He said the structure would be taller than the three structures to the west of it.

Commissioner Meyer asked Dr. Riordan what his opinion was of the garage.

Dr. Riordan said he had no opinion of the garage and would have to think about it.

Commissioner Williams asked Staff if the garage should be attached.

Ms. Braddock Zollner said there were more opportunities on a corner lot but the structure was not complimentary to anything in the neighborhood.

Mr. Werner said a second story on the garage would add more square footage and the loft or attic space would not be needed.

Ms. K.T. Walsh said she supported previous paving. She said the structure should be two stories. Ms. Walsh said culturally the grand houses surrounding Kansas University swept down to historically a black neighborhood.

Commissioner Williams asked the applicant if he had a design of the two story structure.

Mr. Werner said the design might work with the third floor pushed toward the back side of the structure.

Dennis Brown, Lawrence Preservation Alliance, said he had reviewed the staff report. He asked the applicant how many bedrooms were proposed for each side of the structure.

Mr. Werner said the duplex would have four bedrooms per side.

Mr. Brown said the applicant should work with the Architectural Review Committee. He said he was sensitive to the green space issue and grass in the rear yard would be preferable.

### **COMMISSION DISCUSSION**

Commissioner Meyer said the Architectural Review Committee should review the project. She said she did not object to the garage.

Commissioner Veatch said he would like to see the garage options.

Commissioner Wiechert said the orientation of the roof should be changed to the other direction.

Commissioner Veatch said the Architectural Review Committee should review the project with the stipulation that the project come back to the Historic Resources Commission for full review. He said the Architectural Review Committee should look for ways to minimize massing, scale and decrease the height of the structure.

Commissioner Williams said the project seemed out of character with the neighborhood.

Ms. Braddock Zollner said there were ways to design the structure to blend in with the neighborhood.

Commissioner Wiechert said he would like to see a streetscape of the elevation of the new structure and with elevations of at least four houses to the south, and photographs. Commissioner Wiechert said the throat of the driveway should be made smaller if the Development code permitted it and he would like to see a revised site plan. Commissioner Wiechert said he would like to see new elevations showing the extension of the second floor over the garage.

Commissioner Williams said he would be happy to sit in on the review with the Architectural Review Committee.

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Meyer, to refer the project at 1700 Tennessee Street to the Architectural Review Committee to work with the applicant, and return the project back to the Historic Resources Commission for review of the final project.

Motion carried unanimously 4-0

**ITEM NO. 7:** Chapter 11 Historic Resources, *Horizon 2020 The Comprehensive Plan for Lawrence and Unincorporated Douglas County*. Lynne said staff did not receive additional language, will be on April agenda with proposed language.

**PUBLIC COMMENT**

Dennis Brown said the Comprehensive Plan should include information to encourage salvage of historic architectural features.

**COMMISSION DISCUSSION**

Commissioner Veatch said there should be a stronger statement for the need of historic preservation based on environmental grounds.

Ms. Braddock Zollner said there was a lot of information from The National Trust on sustainability. She asked the Commission if other programs should be addressed. For example, she said she reviewed a temporary set aside agreement for a County project that would protect an old school building north of the City similar to a conservation easement or covenant. She asked the Commission if they wanted to see more of that type of specific strategy and goal.

Commissioner Veatch asked Ms. Braddock Zollner to explain the five acre exemption.

Ms. Braddock Zollner explained to the Commission the five acre exemption.

Commissioner Veatch expressed interest in specific strategies. Commissioners Wiechert, Meyer, and Williams agreed.

**ITEM NO. 8: MISCELLANEOUS MATTERS**

- A. Ms. Braddock Zollner stated the Board of Zoning Appeals received an application for 1700 Tennessee Street.
- B. There were no demolition permits received since the February 18, 2010 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since February 18:

**Administrative Reviews**

- DR-02-07-10 830 Massachusetts Street; Signs & Awning; Certified Local Government Review. The property is a noncontributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. It is located in the environs of the North Rhode Island Historic District, National Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Nancy Holmes for LGB Properties, the property owner of record.
- DR-02-09-10 402 N 2<sup>nd</sup> Street; New Sidewalk; Certified Local Government Review. The property is listed in the Register of Historic Kansas Places. Submitted by Parks and Recreation for the City of Lawrence, the property owner of record.
- DR-02-10-10 1345 W Campus Road; Interior Stair Rail Addition; Certified Local Government Review. The property is listed in the Register of Historic Kansas Places. Submitted by Lorie Bowman for the Chi Omega Fraternity, the property owners of record.
- DR-02-11-10 15<sup>th</sup> & New Hampshire Street; Sewer Line; Certified Local Government Review. The property is located in the environs of the South Rhode Island Historic District, National Register of Historic Places. Submitted by David Hamby of BG Consultants for the City of Lawrence, the property owner of record.
- DR-02-12-10 11<sup>th</sup> & Delaware Street; Sewer Line; Certificate of Appropriateness. The property is located in the environs of Hobbs Park, Lawrence Register of Historic Places. Submitted by David Hamby of BG Consultants for the City of Lawrence, the property owner of record.

Ms. Walsh asked Ms. Braddock Zollner if the sewer line replacement at 15<sup>th</sup> and New Hampshire Street would disturb the old bricks in the street.

Ms. Braddock Zollner said the sewer line would be installed using a boring method and should not interfere with the brick streets.

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Williams to confirm the Administrative Reviews.

Motion carried unanimously 4-0



D. Review of Certificate of Appropriateness for DR-8-98-09, 423 E 19<sup>th</sup> Street, and DR-8-99-09, 1926 Learnard Avenue. Referred by the City Commission 5-0 on March 9, 2010.

Ms. Braddock Zollner said the City Commission referred the project back to the Historic Resources Commission.

Jeff Messick, HMA Architects, stated he was available for questions.

Commissioner Williams asked Staff if the plans had been revised.

Ms. Braddock Zollner stated the City Commission requested the applicant work with the Historic Resources Commission.

Commissioner Williams asked Mr. Messick to explain the project.

Mr. Messick explained the project and stated the site was a difficult one to work with and there were constraints from sewers and the floodway issue.

Commissioner Williams asked Mr. Messick how tall a floodwall would be.

Mr. Messick said the driveway access was off of Learnard Avenue and might slightly pass through the floodway.

Commissioner Williams asked if the landscaping was decorative or suggested.

Mr. Messick said the landscaping was included in the project.

Commissioner Williams asked if Mr. Grauerholz had seen the new plan.

Ms. Braddock Zollner stated she had emailed the revised drawing to Mr. Grauerholz and he had said he would send a letter regarding the plan. She said she had not received the letter at this time. Ms. Braddock Zollner said there was a very large drainage easement.

Commissioner Wiechert asked if the width of the driveway could be reduced to twelve feet wide. He said he would like to see the grass area remain.

Mr. Messick said the driveway could be reduced to twenty feet wide.

Mr. Windholz stated the parking spaces had been reduced to eight spaces. He said it was wet in the area and a vehicle could potentially get stuck if it got off the driveway area.

## **ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Williams, to approve the Certificate of Appropriateness for 423 E 19<sup>th</sup> Street, and DR-8-99-09, 1926 Learnard Avenue.

Motion carried unanimously 4-0

E. There was no general public comment.

F. Miscellaneous matters from City staff and Commission members.

Ms. Braddock Zollner asked the Historic Resources Commission to appoint an additional member to the Architectural Review Committee to review the project at 1700 Tennessee Street.

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Meyer, to temporarily assign Commissioner Williams to the Architectural Review Committee to review the project at 1700 Tennessee Street.

Motion carried unanimously 4-0

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Meyer, to adjourn the Historic Resources Commission meeting.

Motion carried unanimously, 4-0

**ADJOURN –8:05p.m.**