

**City of Lawrence  
Historic Resources Commission  
July 15, 2010**

MEMBERS PRESENT: Wiechert, Veatch, Meyer, Foster, Smith, Williams

MEMBERS EXCUSED: Antle

STAFF PRESENT: Braddock Zollner, Parker, Kirchhoff

PUBLIC PRESENT: Applicants: Sarah Cauthon, Stan Hernly

**HISTORIC RESOURCES COMMISSION  
AGENDA MEETING- JULY 15<sup>TH</sup> 2010--6:55 PM  
ACTION SUMMARY**

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Commissioners present: Wiechert, Veatch, Meyer, Foster, Smith, Williams

Commissioners excused: Antle

Staff present: Braddock Zollner, Parker, Kirchhoff

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**ITEM NO. 1: ACTION SUMMARY**

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Foster, to approve the June 17, 2010 Action Summary.

Motion carried unanimously, 6-0

**ITEM NO. 2: COMMUNICATIONS**

- a) Ms. Braddock Zollner stated Item 5 would be deferred to the September 16<sup>th</sup>, 2010 Historic Resources Commission meeting.
- b) No declaration of abstentions from agenda items by commissioners.

**ITEM NO. 3:** DR-05-44-10 1204 Oread Avenue; Main Façade Alteration; Certified Local Government Review and Certificate of Appropriateness Review. The property is individually listed in the National Register of Historic Places and the Lawrence Register of Historic Places. Submitted by Sarah Cauthon of SCD for Ecumenical Christian Ministries at KU Inc., the property owner of record.

**STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

**APPLICANT PRESENTATION**

Sarah Cauthon said she was available for questions. She said the property owner wanted more public access to the outdoor area. She said the amount of glass would remain close to the same.

Commissioner Foster asked if partitions would be built in front of glazing.

Ms. Cauthon stated interior storm windows would be added and the exterior windows would not be altered.

Commissioner Veatch asked the applicant if she had read the staff report.

Ms. Cauthon stated she had read the staff report. She said the alteration would be within scale.

Commissioner Williams stated the area was a prominent corner of the structure.

### **PUBLIC COMMENT**

No one from the public spoke to the item.

### **COMMISSION DISCUSSION**

Commissioner Meyer asked Staff if there were other possibilities for the alteration.

Ms. Braddock Zollner stated there could be a sidewalk provided to the area which would not alter the characteristics of the structure.

Commissioner Wiechert asked Staff if the door to the entry was made of wood.

Ms. Braddock Zollner stated the door was made of wood.

Commissioner Williams asked if the area was ADA compliant and if the window air conditioning unit would be removed.

Ms. Cauthon stated the window air conditioning unit would be removed.

Commissioner Williams asked if a sidewalk on the northwest side of the structure would be less noticeable.

Ms. Braddock Zollner said a sidewalk would not harm the historic fabric of the structure.

Commissioner Veatch said the building was recently listed. He said the function of the area would be changed on the main façade.

Betty Alderson said the sidewalk would be built on a grade almost straight down. She said she had never seen the window from the front of the building.

### **ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Foster, to deny the Certified Local Government Review for the project at 1204 Oread Avenue. In accordance with the *Secretary of the Interior's Standards*, the standard of evaluation, the proposed project does

encroach upon, damage, or destroy the listed historic property. As proposed, the project does not meet the following guidelines:

*2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.*

*5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

*9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Motion carried unanimously, 6-0

#### **ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Foster, to deny the Certificate of Appropriateness Review for the project at 1204 Oread Avenue in accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation. The proposed project does encroach upon, damage, or destroy the listed historic property. As proposed, the project does not meet the following guidelines:

(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;

(5) Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;

(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs. (Ord. 5950, Sec. 1)

Motion carried unanimously, 6-0

**ITEM NO. 4:** Oread Neighborhood North of Memorial Stadium Historic Resources Survey Update by Stan Hernly of Hernly Associates, Inc.

Stan Hernly, Hernly Associates presented an update on the Oread Neighborhood North of Memorial Stadium.

**ITEM NO. 5:** Chapter 11 Historic Resources *Horizon 2020 Comprehensive Preservation Plan for the City of Lawrence and Unincorporated Douglas County*

Item No. 5 deferred to the September 16<sup>th</sup>, 2010 Historic Resources Commission meeting.

**ITEM NO. 6: MISCELLANEOUS MATTERS**

- A. No Board of Zoning Appeals applications received since June 17, 2010.
- B. No demolition permits received since the June 17, 2010 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since June 17, 2010:

**Administrative Reviews**

- DR-05-42-10** 905 Rhode Island Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. The property is contributing to the North Rhode Island Street Residential Historic District, National Register of Historic Places and is locally listed in the Lawrence Register of Historic Places. Submitted by Jean Ann Pike for the Social Service League Thrift Store on behalf of the Social Service League of Lawrence, the property owners of record.
- DR-06-46-10** 800 BLK #1 Rhode Island Street, City Parking Lot; New Bike Rack; Certified Local Government Review. The property is located in the environs of Lawrence's Downtown Historic District and the North Rhode Island Street Residential Historic District, National Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Scott Wagner for the City of Lawrence, the property owner of record.
- DR-06-47-10** 911 Massachusetts Street; Storefront Alteration; Certified Local Government Review and Certificate of Appropriateness Review. The property is non-contributing to Lawrence's Downtown Historic District, National Register of Historic Places and is located in the environs of the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Steve Mercurio for Saffees, Inc., for TNAR INC., the property owner of record.
- DR-06-48-10** 1 Riverfront Plaza; Replace Porte-cochere; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of Lawrence's Downtown Historic District and the North Rhode Island Street Residential Historic District, National Register of Historic Places. The property is also located in the environs of the Consolidated Barb Wire Building (1 Riverfront), Register of Historic Kansas Places and the Otto Fisher House (621 Connecticut), Lawrence Register of Historic Places. Submitted by B.A. Green Construction for Riverfront LLC and the City of Lawrence, the property owners of record.
- DR-6-49-10** 1035 Massachusetts Street; Storefront Replacement; Certified Local Government Review. The property is a contributing structure to Lawrence's Downtown Historic District. The property is also located in the Downtown Conservation Overlay District. Submitted by Gregory Keenan for John Hanna and Janice Hanna the property owners of record.
- DR-06-50-10** 732 Massachusetts Street; New Awning; Certified Local Government Review and Certificate of Appropriateness Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of

Historic Places. The property is also located in the environs Miller's Hall (723 Massachusetts) and the House Building (729 Massachusetts), Lawrence Register of Historic Places and is located in the Downtown Conservation Overlay District. Submitted by Luminous Neon, Inc., for DJC Holdings LLC, the property owner of record.

- DR-06-51-10 715 Massachusetts Street; Pad and Condenser Installation; Certified Local Government Review and Certificate of Appropriateness Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is also located in the environs Miller's Hall (723 Massachusetts) and the House Building (729 Massachusetts), Lawrence Register of Historic Places and is located in the Downtown Conservation Overlay District. Submitted by River City Holdings LLC, the property owner of record.
- DR-06-52-10 1410 New York Street; Porch Modifications; Certified Local Government Review. The property is located in the environs of the Samuel Riggs House (1501 Pennsylvania), National Register of Historic Places. Submitted by Mike Myers of Hernly Associates, Inc for Geoffrey Husic, the property owner of record.
- DR-06-53-10 810 Kentucky Street; Ramp and Deck addition; Certified Local Government Review. The property is located in the environs of the Carnegie Library (200 W 9<sup>th</sup>), Lawrence's Downtown Historic District, Lucy Hobbs Taylor House (809 Vermont) and the Old West Lawrence Historic District, National Register of Historic Places. Paul Werner Architects for Mary Frank, the property owner of record.
- DR-06-54-10 740 Massachusetts Street; Sidewalk Dining; Certified Local Government Review and Certificate of Appropriateness Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is located in the environs of the House Building and Miller's Hall, Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Seung Hee Kim on behalf of the Wa Restaurant for Freda Miller and Jack Miller, the property owners of record.

#### **ACTION TAKEN**

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

Motion carried unanimously, 6-0

- D. Miss Elizabeth Hernly said her father worked until midnight on the Oread Neighborhood Survey.
- E. Commissioner Wiechert gave an Architectural Review Committee update on 9<sup>th</sup> and New Hampshire street and 500 Mississippi street.

#### **ACTION TAKEN**

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

Motion carried unanimously, 6-0

**ADJOURN –7:55p.m.**