

**City of Lawrence
Historic Resources Commission
September 16, 2010**

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

MEMBERS EXCUSED: Antle, Smith

STAFF PRESENT: Braddock Zollner, Parker, Kirchhoff

PUBLIC PRESENT: Applicants: Schneider, Werner, Knorr, Wood

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING- SEPTEMBER 16TH 2010--6:30 PM
ACTION SUMMARY**

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

Commissioners excused: Antle, Smith

Staff present: Braddock Zollner, Kirchhoff, Parker

ITEM NO. 1: ACTION SUMMARY

Receive Action Summary from the August 19, 2010 meeting.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Wiechert, to approve the August 19, 2010 Action Summary. Commissioner Foster abstained from the August 19, 2010 Action Summary.

Motion carried unanimously, 4-0-1

ITEM NO. 2: COMMUNICATIONS

a) Ms. Braddock Zollner stated she received communication for 705-707 Massachusetts Street.

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

ITEM NO. 3: DR-04-26-10 1213 Kentucky Street; Rehabilitation and Addition; Certified Local Government Review. The property is located in the environs of the Oread Historic District and Lawrence's Downtown Historic District, National Register of Historic Places. Submitted by Fred Schneider for Fadila Boumaza, the property owner of record.

STAFF PRESENTATION

Ms. Kirchhoff presented the item.

Commissioner Wiechert stated the Architectural Review Committee was waiting on further documentation. He said more grass area was requested in the rear of structure as well as the elimination of the patio area.

APPLICANT PRESENTATION

Fred Schneider said the ridgeline would be reduced by two feet and the staircase would be lowered. He said the back deck would be removed and the entire structure would be reduced by 200 square feet. He said the siding would consist of a five inch lap and would match the current siding of the structure.

Commissioner Wiechert asked what the depth of the parking space would be.

Mr. Schneider stated the depth of the parking space would be twenty feet. He said rock would be used instead of a retaining wall.

Commissioner Foster asked if there would be a gable facing north on the lower elevation.

Mr. Schneider stated the gable would not be needed.

Commissioner Foster asked Mr. Schneider to resubmit the plans of the project. He said he was happy with the change of the overall size and mass of the structure.

Commissioner Wiechert asked Mr. Schneider to resubmit the roof plan for the project.

Mr. Schneider stated he would resubmit plans to the Architectural Review Committee.

PUBLIC COMMENT

Dennis Brown, Lawrence Preservation Alliance President, said he disagreed with the results of the Architectural Review Committee. He said the new plan appeared to be two separate houses joined together. He said previously the home was a one bedroom house and has progressed to a six bedroom house with six bathrooms, a study, living room and a family room. He said the mass of the structure would still exist and needed to be reduced.

COMMISSION DISCUSSION

Ms. Braddock Zollner stated the project had come a long way from where it had begun. She said she had a problem with the overall size of the structure.

Mr. Schneider stated the demolition size was 300 square feet and the addition would be 1202 square feet. He said the existing structure was in very poor condition.

Commissioner Williams asked if the back porch would be removed.

Mr. Schneider stated the back porch of the structure would be removed to create more green space.

Commissioner Wiechert stated there were two roof options and he would like to see the plans to both options.

Commissioner Veatch said the applicant could share the plans electronically with the Architectural Review Committee for approval.

Commissioner Meyer said there needed to be parameters with the changes in the plans.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Wiechert, to approve the project at 1213 Kentucky Street, with conditions one, two, four, five and six, as listed in the staff report as follows:

1. Work with the Architectural Review Committee to revise the roof line.
2. The existing addition to be removed will be evaluated and documented before removal;
4. The applicant provide complete construction documents, with material notations to be reviewed and approved by the Historic Resources Administrator prior to release of a building permit;
5. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work;
6. The property owner will allow staff access to the property to photo document the project before work commences, during construction, and upon completion of the project.

Motion carried unanimously, 5-0

- ITEM NO. 4:** DR-07-65-10 1403 Tennessee Street; Rezoning; Certified Local Government Review. The property is located in the environs of the John Palmer and Margaret Usher House (1425 Tennessee) and the William Priestly House (1505 Kentucky), National Register of Historic Places. Submitted by Joy Rhea of Paul Werner Architects for DJC Holdings, LLC, the property owner of record.
- ITEM NO. 5:** DR-07-66-10 1400 Ohio Street; Rezoning; Certified Local Government Review. The property is located in the environs of the John Palmer and Margaret Usher House (1425 Tennessee), National Register of Historic Places. Submitted by Joy Rhea of Paul Werner Architects for Wakarusa Partners, the property owner of record.
- ITEM NO. 6:** DR-07-68-10 413 W 14th Street; Rezoning; Certified Local Government Review. The property is located in the environs of the John Palmer and Margaret Usher House (1425 Tennessee) and the William Priestly House (1505 Kentucky), National Register of Historic Places. Submitted by Joy Rhea of Paul Werner Architects for Doug Compton, the property owner of record.

ITEM NO. 7: DR-07-73-10 705-707 Massachusetts Street; New Construction; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in Lawrence's Downtown Historic District as well as the environs of the Eldridge Hotel (701 Massachusetts) and the United States Post Office (645 New Hampshire), National Register of Historic Places. It is also located in the environs of the House Building (729-731 Massachusetts), Register of Historic Kansas Places and Lawrence Register of Historic Places and Miller's Hall (723-725 Massachusetts), Lawrence Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Paul Werner on behalf of Thomas Fritzel for Baldwinsville Tri-Angle Holding Corp., the property owner of record.

STAFF PRESENTATION

Ms. Kirchhoff presented the item.

APPLICANT PRESENTATION

Paul Werner, Paul Werner Architects, stated he met with the Architectural Review Committee and is pleased with the final design. He said there would be hotel rooms on the third and fourth floors and an elevator would be installed.

Commissioner Meyer asked Mr. Werner if real brick will be used on the front of the building.

Mr. Werner stated real brick would be used on the structure.

Commissioner Meyer asked Mr. Werner if the door on the east was an entry door.

Mr. Werner stated the door was an exit door. He said the exit stairs would be shared with the Eldridge Hotel.

Commissioner Wiechert asked to view the floor plan at street level.

Commissioner Meyer asked Mr. Werner to explain the design for the retractable roof.

Mr. Werner presented a floor plan and explained the retractable roof to the Commission.

PUBLIC COMMENT

Dennis Brown stated he was pleased with the new proposal. He said he liked the elevator tower and said it was a solid way to connect the two buildings.

Tolly Wildcat presented the history of the site and requested a plaque be hung explaining the history.

Judy Sweets, Douglas County Underground Railroad Association, also presented history of the site.

COMMISSION DISCUSSION

Commissioner Meyer asked Staff if the staff report addressed the revised plans.

Ms. Braddock Zollner stated the applicant had met with the Architectural Review Committee. She said the Architectural Review Committee could speak regarding building issues. She said the rough stone was now smooth stone and brick, and the false front was not an issue.

Commissioner Meyer stated she liked the brick on the front of the structure.

Mr. Werner stated the brick on the front of the structure would be dark red.

Ms. Braddock Zollner stated the Architectural Review Committee could review the construction documents and materials to be used.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Veatch, to approve the new construction at 705-707 Massachusetts Street, in accordance with the Secretary of the Interior's Standards, the standard of evaluation, and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of one or more listed historic properties with the following conditions as listed in the staff report:

1. The applicant will allow staff to photograph the property before, during and after construction.
2. The applicant will work with the Architectural Review Committee to complete the final construction documents.
3. The applicant will provide complete construction documents with material notation, including window specifications and façade material specifications, to be approved by the Architectural Review Committee before release of the building permit.
4. The applicant will complete the necessary site plan review as required by Chapter 20 of the Code of the City of Lawrence.
5. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work.

Motion carried unanimously, 5-0

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Veatch, to approve the proposed project in accordance with Chapter 22 of the Code of the City of Lawrence and the *Downtown Design Guidelines*, the standards of evaluation, and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of one or more listed historic properties and meets the intent of the *Downtown Design Guidelines* with the following conditions listed in the staff report:

1. The applicant will allow staff to photograph the property before, during and after construction.
2. The applicant will work with the Architectural Review Committee to complete the final construction documents.
3. The applicant will provide complete construction documents with material notation, including window specifications and façade material specifications,

to be approved by the Architectural Review Committee before release of the building permit.

4. The applicant will complete the necessary site plan review as required by Chapter 20 of the Code of the City of Lawrence.
5. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work.

Motion carried unanimously, 5-0

ITEM NO. 8: DR-08-86-10 210 E 7th Street; Demolition; Certified Local Government Review. The property is located in the environs of Lawrence's Downtown Historic District, the North Rhode Island Historic District, and the United States Post Office, National Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Curt Lanpher for The World Company, the property owner of record.

STAFF PRESENTATION

Ms. Kirchhoff presented the item.

APPLICANT PRESENTATION

Patrick Knorr, Chief Operation Officer, World Company, stated the property at 210 East 7th Street was in the process of being sold. He said the property historically had struggled with repair. He said the roof leaks had gotten worse and had continued to slide into disrepair. Mr. Knorr said the structure now has mold. Mr. Knorr stated the building had been added onto in the past.

PUBLIC COMMENT

Dennis Brown stated there was no replacement plan for the structure after demolition and there was no public safety issue with the property. He said the applicant was requesting a demolition permit for a property that had a buyer. He said there could be a letter sent to the buyer notifying them the property was adjacent to a residential National Historic district. Mr. Brown said the buyer could be instructed to work with the East Lawrence Neighborhood Association regarding a replacement plan.

COMMISSION DISCUSSION

Commissioner Meyer stated she did not feel sympathetic for the property owner. She said clearly there had not been much maintenance work on the structure.

Commissioner Veatch said the property could not be identified as a character defining feature of the environs.

Mr. Knorr stated most of the damage to the structure occurred as it was used for storage and went unnoticed.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Wiechert, to approve the demolition at 210 East 7th street, in accordance with the Standards and Guidelines for Evaluating the Effect of Projects on Environs and the Downtown Design Guidelines, the standards of evaluation, and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of one or more listed historic properties with the following conditions as listed in the staff report:

1. The applicant provide a landscaping plan to be reviewed and approved by the Historic Resources Administrator prior to release of the demolition permit;
2. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work;
3. The property owner will allow staff access to the property to photo document the project before during construction and upon completion of the project.

4. Any future development for the site will be submitted to the Historic Resources Commission for review.

Motion carried unanimously, 5-0

ITEM NO. 9: DR-08-87-10 633 Alabama Street; Porch Enclosure; Certified Local Government Review. The property is located in the environs of the Witter S. McCurdy House (909 W 6th), National Register of Historic Places. Submitted by Ian and Mara Wood, the property owners of record.

STAFF PRESENTATION

Ms. Kirchhoff presented the item.

APPLICANT PRESENTATION

Ian Wood said he was concerned with the cost of the upgraded windows. He said the existing roof would be saved and a new foundation would be poured. He said the home was not eligible for tax credits.

PUBLIC COMMENT

No one spoke to this item.

COMMISSION DISCUSSION

Commissioner Meyer stated the home was at the edge of the environs.

ACTION TAKEN

Motioned by Commissioner Meyer, seconded by Commissioner Veatch, to approve the project at 633 Alabama street, with the conditions listed in the staff report as follows:

In accordance with the Standards and Guidelines for Evaluating the Effect of Projects on Environs, the standard of evaluation, the Commission approves the proposed project and makes the determination that because:

1. There is no direct line of sight from the listed property, the Witter S. McCurdy House
2. The vinyl windows will be installed in an addition on the rear (west) elevation of the subject property; and
3. The SHPO allows vinyl windows on non-listed structures in the environs that do not have a direct line of sight to the listed property.

The proposed project will not encroach upon, damage, or destroy the environs of one or more listed historic properties with the following conditions:

5. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work;
6. The property owner will allow staff access to the property to photo document the project before demolition, during construction, and upon completion of the project.

Motion carried unanimously, 5-0

- ITEM NO. 10:** *Horizon 2020 Comprehensive Preservation Plan for the City of Lawrence and Unincorporated Douglas County.*
CPA-4-4-10 Chapter 4.4.10 Historic Resources, *Horizon 2020 The Comprehensive Plan for Lawrence and Unincorporated Douglas County.*

ITEM NO. 11: MISCELLANEOUS MATTERS

- A. No Board of Zoning Appeals applications received since August 19, 2010.
- B. No demolition permits received since the August 19, 2010 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since August 19, 2010:

Administrative Reviews

- DR-07-74-10 712 Ohio Street; Interior Remodel and Skylights; Certified Local Government Review. The property is listed as a noncontributing structure to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Dan Hermreck for Charles Higginson and Laurie McLane-Higginson, the property owners of record.
- DR-07-75-10 1024 Rhode Island Street; Garage Repair and Bollard Installation; Certified Local Government Review. The property is listed as a noncontributing structure to the North Rhode Island Historic District, National Register of Historic Places. Submitted by Gina C Westergard, the property owner of record.
- DR-07-76-10 100 E 9th Street; Awning; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Social Service League (905-907 Rhode Island), Lawrence Register of Historic Places; and Lawrence's Downtown Historic District and the North Rhode Island Street Historic District, National Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Tammy Moody of Luminous Neon for Black Hills/Kansas Gas Utility Co LLC, the property owner of record.
- DR-07-77-10 920 Massachusetts Street; Storefront Alteration; 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. It is also located in the environs of the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Sven Erik Alstrom for Terra Firma LTD, the property owners of record.
- DR-07-79-10 1245 Connecticut Street; Door Infill; Certified Local Government Review. The property is located in the environs of Lawrence's Downtown Historic District, the North Rhode Island Street Historic District, and the South Rhode Island and New Hampshire Streets Historic District, National Register of Historic Places. Submitted by Kelly Farrell, the property owner of record.
- DR-07-80-10 745 New Hampshire; Sidewalk Dining; Certified Local Government Review. The property is a contributing structure to Lawrence's Downtown Historic

District, National Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Robert Wilson, the property owner of record.

- DR-07-81-10 825 Massachusetts Street; Sign; Certified Local Government Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Michael Schmidt of Star Signs, LLC for Blue Cypress LLC, the property owner of record.
- DR-08-82-10 1400 Tennessee Street; Window Replacement; Certified Local Government Review. The property is located in the environs of the John Palmer and Margaret Usher House (1425 Tennessee) and the William Priestly House (1505 Kentucky), National Register of Historic Places. Submitted by Mark Hill, the property owner of record.
- DR-08-83-10 437 Ohio Street; Driveway Permit; Certified Local Government Review. The property is located in the environs of the Pinckney I Historic District, National Register of Historic Places. Submitted by Public Works for Robert and Wendy Rose, the property owners of record.
- DR-08-84-10 2012 New Hampshire Street; Home Occupation; Certified Local Government Review. The property is located in the environs of the George K. Mackie House (1941 Massachusetts), Register of Historic Kansas Places. Submitted by Zachary Staats for Bryan and Trisha Slough, the property owners of record.
- DR-08-85-10 1101 Indiana Street; Electrical Connection for Mobile Tower; Certified Local Government Review. The property is located in the environs of the Hancock Historic District, the Oread Historic District, the Jane A. Snow Residence (706 W 12th), and the Ecumenical Christian Ministries Building (1204 Oread), National Register of Historic Places. Submitted by Stephanie Lyle for Berkeley Flats Apts. LLC, the property owner of record.
- DR-08-88-10 803 ½ Massachusetts Street; Sign; Certified Local Government Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District. It is also located in the Downtown Conservation Overlay District. Submitted by Kelly Clark for David and Susan Millstein, the property owners of record.
- DR-08-89-10 1101 Indiana Street; Special Event Permits; Certified Local Government Review. The property is located in the environs of the Hancock Historic District, the Oread Historic District, the Jane A. Snow Residence (706 W 12th), and the Ecumenical Christian Ministries Building (1204 Oread), National Register of Historic Places. Submitted by Stephanie Lyle for Berkeley Flats Apts. LLC, the property owner of record.
- DR-08-97-10 715 Massachusetts Street; MEP Rooftop Units; Certified Local Government and Certificate of Appropriateness Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is in the environs of Miller's Hall (923-925 Massachusetts) and the House Building (729 Massachusetts), Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by GRIA Inc. for River City Holdings, LLC, the property owner of record.

ACTION TAKEN

Motioned by Commissioner Meyer, seconded by Commissioner Veatch, to affirm the Administrative Reviews.

Motion carried unanimously, 5-0

D. General public comment.

E. Ms. Braddock Zollner stated Development Services is working with the owners of 1100 Rhode Island Street to address code violations. The property will have to become code compliant.

Ms. Braddock Zollner stated a community forum on Historic Preservation and sustainability would be held on November 11, 2010 at the Union Pacific Depot.

Commissioner Meyer discussed the plan review process for the Historic Resources Commission and the Architectural Review Committee.

ACTION TAKEN

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

Motion carried unanimously, 5-0

ADJOURN –8:40p.m.