

**HISTORIC RESOURCES COMMISSION  
AGENDA MEETING- NOVEMBER 18<sup>TH</sup> 2010--6:30 PM  
ACTION SUMMARY**

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Commissioners present: Veatch, Meyer, Williams, Foster  
Commissioners excused: Wiechert, Antle, Smith  
Staff present: Braddock Zollner, Parker, Nicoletta

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**ITEM NO. 1: ACTION SUMMARY**

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Foster, to approve the September 16, 2010 Action Summary.

Motion carried unanimously, 4-0

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Foster, to approve the October 25, 2010 Action Summary.

Motion carried unanimously, 4-0

**ITEM NO. 2: COMMUNICATIONS**

- a) No communications from other commissions, State Historic Preservation Officer, or the general public.
- b) Commissioner Veatch stated administrative review DR-09-104-10 1545 New Hampshire street was in the environs of his home. Commissioner Meyer stated in regard to DR-10-118-10 1040 Vermont street her sister-in-law is employed at Treanor Architects. Commissioner Williams stated his business partner was involved with DR-8-94-10 821 Maine street.

**ITEM NO. 3:** DR-08-91-10 1043 Indiana Street; Demolition and New Construction; Certified Local Government Review. The property is located in the environs of the Oread Historic District, National Register of Historic Places. Submitted by Paul Werner Architects for Triple T LLC, the property owner of record.

**ITEM NO. 4:** DR-10-113-10 612 Louisiana Street; Garage Addition; Certified Local Government Review. The property is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by J. Steve Lane Architect for Bill and Dona Snead, the property owners of record.

**STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

### **APPLICANT PRESENTATION**

Steven Lane, J. Steve Lane Architects, stated the existing garage was 22x12 feet. He said the property owner was currently using the garage as a garden shed. Mr. Lane said the proposed addition would blend the garage into the existing structure that was built in the early 1940's. Mr. Lane said the stairs would cut four feet out of the back side of the structure which was standard size. He said the total ridge height for the addition was 22 feet above grade.

Commissioner Williams asked Mr. Lane how much space would be from the center of the alley to the beginning of the addition.

Mr. Lane stated there was thirteen feet from the center of the alley to the new structure. He said a variance would be avoided.

Commissioner Williams stated an addition was needed on the garage.

### **PUBLIC COMMENT**

Dennis Brown, Lawrence Preservation Alliance President, said he disagreed with Commissioner Williams. He said he appreciated the applicant trying to save the garage. Mr. Brown stated the best way to differentiate between the old and the new structure was to separate them. He said he had a concern with the four panel door and steps on the alley. He said the proposed door appeared to be more like a front door. Mr. Brown stated he would encourage the applicant to work with the Architectural Review Committee to eliminate the passageway and to create a fence or gate.

### **COMMISSION DISCUSSION**

Mr. Lane said the door on the garage would blend with the house and the passageway was something the property owner had wanted. He said the garden shed would be open to the interior hallway. Mr. Lane stated the work space above the garage would be heated.

Ms. Braddock Zollner said the applicant could work with the Architectural Review Committee.

### **ACTION TAKEN**

Motioned by Commissioner Williams, seconded by Commissioner Veatch, to refer the project at 612 Louisiana street to the Architectural Review Committee, to include the doorway and connector, and to include the conditions listed in the staff report:

1. The applicant work with the Architectural Review Committee to determine final massing, size and scale of addition to be compatible with the historic structure and setting.
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 demolition, during construction, and upon completion of the project.

Motion carried unanimously, 4-0

**ITEM NO. 5:** DR-10-115-10 621 Tennessee Street; Addition; Certified Local Government Review. The property is listed as a contributing structure to the Old West Lawrence Historic, National Register of Historic Places. Submitted by Sabatini Architects for Lori Norwood and Douglass Stull, the property owners of record.

### **STAFF PRESENTATION**

Ms. Nicoletta presented the item.

### **APPLICANT PRESENTATION**

Lori Norwood said her family would like to make use of the rooms upstairs in her home. She said she tried to find the most elegant solution for the addition without disturbing the actual historic material of the house. Ms. Norwood said the massing of the house would be destroyed if the addition was placed at the back of the house. She said the chimney was non functional and the side porch was added in 2003. She said the addition would be easily distinguished. Ms. Norwood said the garage had termites and the foundation was cracked. She said the garage could not be moved to a different location due to its condition.

Commissioner Meyer said the Commission needed documentation of the condition of the garage.

### **PUBLIC COMMENT**

Dennis Brown, Lawrence Preservation Alliance President, said the house and garage were contributing structures. He stated he was very familiar with the property and the house was a great mid-sized home. Mr. Brown stated it would be difficult to add on to the back of the house and would not be easy to add an addition. He said not all homes have livable second floor structures and there were plenty of four bedrooms homes for sale. He said the proposal would damage the north and south view of the home. Mr. Brown stated he liked the replacement garage but it would be nice to keep the contributing garage as a shed.

Ms. Norwood said she was trying to make the home functional for an average family of four. She said the design would keep the current footprint and keep the whole perimeter of the roof. She said it would add to the house in an elegant way. Ms. Norwood stated there were limits to saving the garage structure.

### **COMMISSION DISCUSSION**

Commissioner Foster said he concurred with the applicant and believed the home could be modified in a respectable way.

Commissioner Meyer stated the Commission was not in a position to take action on the garage without more information.

Commissioner Veatch stated the Commission would need to review both the garage and the house separately and that the addition was a major change. He said the home was listed and it would be hard for him to support the change.

Commissioner Williams said Dan Sabitini was a respected architect. He said there had been a lot of changes in the National Historical Register. Commissioner Williams stated the house was built as a bungalow for two people and over the years had gradually expanded into a family

home. He said the proposed design would alter the character of the house and the change would be radical to a contributing structure.

Ms. Braddock Zollner stated Staff struggled with the application. She said the plans did not meet the guideline standards. She said the garage was a contributing structure to the district and it could be repaired.

Commissioner Meyer asked Ms. Braddock Zollner if there was a way to increase the ceiling height of the structure.

Ms. Braddock Zollner stated the structure would be extremely difficult to add on to. She said there should not be an addition to the top of the structure.

Ms. Norwood said the home was built for the average American family with a couple of kids. She said an additional bath was needed and that was not uncommon. She said the home needed to adapt.

Commissioner Foster said he was supportive of the applicant.

Commissioner Williams said the view of Tennessee street was a prime example of Lawrence's architectural style and diversity.

Commissioner Veatch said the home was an architectural gem. He said the Commission had to abide by the Secretary of Interior's Standards and the home was on the register for a reason. Commissioner Veatch stated the garage was a contributing structure and it should be preserved.

#### **ACTION TAKEN**

Motioned by Commissioner Meyer, seconded by Commissioner Veatch, to defer the garage project at 621 Tennessee Street, until further documentation was received.

Motion carried unanimously, 4-0

#### **ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Williams, to deny the addition project at 621 Tennessee Street.

Motion carried 3-1

**ITEM NO. 6:** DR-10-116-10 1428 Connecticut Street; Addition; Certified Local Government Review. The property is located in the environs of the South Rhode Island Street Historic District, National Register of Historic Places. Submitted by Scott Trettel for Davida Sears, the property owner of record.

#### **STAFF PRESENTATION**

Ms. Nicoletta presented the item.

### **APPLICANT PRESENTATION**

Scott Trettel said the home owners children were moving into the home to assist with her medical needs. He said a handicap accessible master suite was needed. Mr. Trettel said the porch would be removed to expand the home.

Commissioner Meyer asked Mr. Trettel why stone would be used for the project.

Mr. Trettel said the property owner liked the stone. He said lap siding would be used also.

Commissioner Meyer said using stone would put focus on the hyphen connector.

### **PUBLIC COMMENT**

Dennis Brown, Lawrence Preservation Alliance President, stated the home was on the edge of the environs. He said the addition had no correlation to the house at all and the passageway was a problem. He said he would like for some of the addition be placed in the rear of the home.

### **COMMISSION DISCUSSION**

Commissioner Foster said he agreed with Mr. Brown. He said there was a lot of work to be done on the plans and he did not like the flat roof that was proposed. He said the addition of stone was pretty foreign.

Commissioner Williams said the proposal had a lack of historical materials and was not sympathetic to the environs.

Mr. Trettel said the project included lap siding and the windows would be an exact match to the existing windows. He said there were five other roof pitches on the current home.

Commissioner Veatch asked Commissioner Foster what his thoughts were on the sprawl of the addition.

Commissioner Foster said he could imagine an addition very different or something very similar to the current structure.

Ms. Braddock Zollner said the applicant could work with the Architectural Review Committee and return to the Historic Resources Commission for final project approval.

Commissioner Meyer stated the property was on the edge of the environs.

### **ACTION TAKEN**

Motioned by Commissioner Meyer, seconded by Commissioner Williams, to refer the project at 1428 Connecticut street to the Architectural Review Committee to refine the issues outlined in the staff report as follows:

1. The applicant work with the Architectural Review Committee to refine the footprint, roofline, materials and overall mass of the addition prior to release of a building 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 demolition, during construction, and upon completion of the project.

Motion carried unanimously, 4-0

**ITEM NO. 7:** DR-10-118-10 1040 Vermont Street; Addition; Certified Local Government Review. The property is located in the environs of Lawrence's Downtown Historic District, the Oread Historic District, Watkins National Bank (1047 Massachusetts), and the Douglas County Courthouse (1100 Massachusetts), National Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Treanor Architects for 1040 Vermont LLC, the property owner of record.

#### **STAFF PRESENTATION**

Ms. Nicoletta presented the item.

#### **APPLICANT PRESENTATION**

Joy Coleman stated Treanor Architects was consolidating two Lawrence offices into one space. She said the existing building had been an auto dealership in 1953. Ms. Coleman stated the store front addition was added in the 1980's and the proposal was to remove the addition and add a two story front addition. She said store front walls would be built on the north and west side of the structure. Ms. Coleman stated the foot print would be maintained. She said open office space would be added.

Commissioner Meyer asked Ms. Coleman if she was aware of the Staff report.

Ms. Coleman said the existing interior of the building led to the placement of the entry and front façade.

#### **PUBLIC COMMENT**

Dennis Brown, Lawrence Preservation Alliance President, said he did not understand the interior layout of the space. He said he would like to see a primary entry on Vermont street. Mr. Brown said the project was an exciting development and would bring a lot of employee's downtown.

#### **COMMISSION DISCUSSION**

Commissioner Williams said the design was remarkable. He said the door entry did not need to be on Vermont street.

Ms. Braddock Zollner said most of the redevelopment opportunities would be on Vermont street. She said she would like to see some type of access facing Vermont street.

Commissioner Foster said clients would not be confused to where the entrance of the building was.

Commissioner Veatch asked the applicant if the existing structure was used to guide the design of the new structure.

Ms. Coleman said the existing structure was used in a lot of aspects. She said the building stood alone on a large lot. Ms. Coleman stated windows were on the north and south façade. She said the windows would be restored.

Chris Cunningham, Treanor Architects, stated the office would not have a lot of walk in traffic from Vermont street.

Betty Alderson said a door on the north would not be a good entrance for the public.

Mr. Cunningham said there was a grade issue with the existing slab. He said the entire north side of the structure would be re-graded.

### **ACTION TAKEN**

Motioned by Commissioner Foster, seconded by Commissioner Williams, to approve the project at 1040 Vermont street, with conditions two and three as listed in the staff report as follows:

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 demolition, during construction, and upon completion of the project.

Motion carried unanimously, 4-0

### **ITEM NO. 8: MISCELLANEOUS MATTERS**

- A. No Board of Zoning Appeals applications received since September 16, 2010.
- B. No demolition permits received since the September 16, 2010 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since September 16, 2010:

#### **Administrative Reviews**

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|-------------|---|
| DR-08-90-10 | 1333 New York Street; Vent Range to Exterior; Certified Local Government Review. The property is located in the environs of the South Rhode Island Street Historic District, National Register of Historic Places. Submitted by Danny Veerkamp for Simran Seethi, the property owners of record.                  |
| DR-08-92-10 | 831 Tennessee Street; Porch Replacement; Certified Local Government Review. The property is located in the environs of the Oread Historic District and the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Ryan Hessman for Louie Riederer, the property owner of record. |

- DR-08-93-10 1030 Ohio Street; Fire Damage Repair; Certified Local Government Review and Certificate of Appropriateness Review. The property is a contributing structure to the Oread Historic District, National Register of Historic Places. It is also a noncontributing structure to the Oread Historic District, Lawrence Register of Historic Places. Submitted by Mike Jacobson for Michael Imber, the property owner of record.
- DR-08-94-10 821 Maine Street; Remodel; Certified Local Government Review. The property is located in the environs of the Ralph and Cloyd Achning House (846 Missouri), National Register of Historic Places. Submitted by Jason Todd, the property owner of record.
- DR-08-95-10 707 Vermont Street; MEP New Rooftop Units; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of Lawrence's Downtown Historic District, the Eldridge Hotel (701 Massachusetts), the Lucy Hobbs Taylor House (809 Vermont), and the Carnegie Library (200 W 9<sup>th</sup>), National Register of Historic Places. It is also located in the environs of the House Building (729-731 Massachusetts), Register of Historic Kansas Places as well as the environs of Miller's Hall (723-725 Massachusetts) and the House Building (729-731 Massachusetts), Lawrence Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by P-1 Group for the City of Lawrence, the property owner of record.
- DR-08-96-10 647 Massachusetts Street; Stone Wall; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of Lawrence's Downtown Historic District, the U.S. Post Office (645 New Hampshire), and the Eldridge Hotel (701 Massachusetts), National Register of Historic Places. It is also located in the environs of the House Building, Register of Historic Kansas Places, and the J.B. Shane Thompson Studio (615 Massachusetts), Lawrence Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Leticia Cole for GCB Holdings LC, the property owner of record.
- DR-08-98-10 1200 Oread Avenue; Vestibule Addition; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Oread Historic District and the Hancock Historic District, National Register of Historic Places. It is also located in the environs of the Ecumenical Christian Ministries Building (1204 Oread), and the Jane A. Snow Residence (706 W 12<sup>th</sup>), National and Lawrence Register of Historic Places. Submitted by Paul Werner for Thomas Fritzel, the property owner of record.
- DR-08-99-10 545 Louisiana Street; Roof Vents and Skylight; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Old West Lawrence Historic District and the Pinckney I Historic District, National Register of Historic Places. It is also located in the environs of the Dillard House (520 Louisiana), Lawrence Register of Historic Places. Submitted by Brubacher Building Workshop for Jeff and Sandra Deitering, the property owners of record.
- DR-09-100-10 Right of way of 1001 Massachusetts Street; Street Vendor; Certified Local Government Review. The property is located in Lawrence's Downtown Historic District. It is also located in the Downtown Conservation Overlay



District. Submitted by Jason Mandel for the City of Lawrence, the property owner of record.

- DR-09-101-10 846 Illinois Street; Special Event Permit; Certified Local Government Review. The property is located in the environs of the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Rick Younger for Steve Neher, the property owner of record.
- DR-09-102-10 602 W 9<sup>th</sup> Street; Sign Reface; Certified Local Government Review. The property is located in the environs of the Old West Lawrence Historic District and the Oread Historic District, National Register of Historic Places. Submitted by TriMark Signworks Inc. for Patrick Presta, the property owner of record.
- DR-09-103-10 1515 Stratford Road; Porch Repair; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Fernand-Strong House (1515 University), National and Lawrence Register of Historic Places. Submitted by John Carswell, the property owner of record.
- DR-09-104-10 1545 New Hampshire Street; Garage Demolition and New Construction; Certified Local Government Review. The property is located in the environs of the Edward House House (1646 Massachusetts), National Register of Historic Places. Submitted by Sarah E. Merriman Trust, the property owner of record.
- DR-09-106-10 1336 Massachusetts Street; Porch Repair. Certified local Government Review. The property is located in the environs of the John N. Roberts House (1307 Massachusetts) and the South Rhode Island Street Historic District, National Register of Historic Places. Submitted by Chris King, the property owner of record.
- DR-10-107-10 602 W 9<sup>th</sup> Street; Canopy Mounted Signs; Certified Local Government Review. The property is located in the environs of the Oread Historic District and the Old West Lawrence Historic District, National Register of Historic Places. Submitted by TriMark Signworks, Inc. for Patrick Presta, the property owner of record.
- DR-10-108-10 941 Massachusetts Street; Genovese Additional Signage on Existing Awning; Certified Local Government Review and Certificate of Appropriateness Review. The property listed as a noncontributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. It is also located in the environs of the Plymouth Congregational Church (925 Vermont) and the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Nancy Holmes of Full Bright Sign and Lighting for La Zen LLC, the property owner of record.
- DR-10-109-10 823 Massachusetts Street; Sign Foxtrot Shoes; Certified Local Government Review. The property is listed as 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 Tammy Moody of Luminous Neon, Inc. for 823 Mass Investment LLC, the property owner of record.
- DR-10-110-10 732 Massachusetts Street; Sidewalk Dining; Certified Local Government Review and Certificate of Appropriateness Review. The property is listed as a

**Deferred**

contributing structure to Lawrence's Downtown Historic District, 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 as well as Miller's Hall (723-725 Massachusetts), Lawrence Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Ron W. Derusseau for DJC, LLC, the property owner of record.

- DR-10-111-10 644 New Hampshire Street; Minor Subdivision; Certified Local Government Review. The property is located in the environs of Lawrence's Downtown Historic District, the North Rhode Island Street Historic District, 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 Consolidated Barb Wire Company Building (546 New Hampshire), Register of Historic Kansas Places. It is also located in the Downtown Conservation Overlay District. Submitted by Bartlett & West for The World Company, the property owner of record at the time of application.
- DR-10-112-10 821 Maine Street; Garage Repair; Certified Local Government Review. The property is located in the environs of the Ralph and Cloyd Achning House (846 Missouri), National Register of Historic Places. Submitted by Jason Todd, the property owner of record.
- DR-10-117-10 946 Ohio Street; Rehabilitation; Certified Local Government Review and Certificate of Appropriateness Review. The property is a contributing structure to the Oread Historic District, National Register of Historic Places. It is also located in the environs of the Oread Historic District, the George and Annie Bell House (1008 Ohio), the Benedict House (923 Tennessee), and the Charles and Adeline Duncan House (933 Tennessee), Lawrence Register of Historic Places. Submitted by Joe Bickford and Marcia Francisco, the property owners of record.
- DR-10-119-10 620 E. 8<sup>th</sup> Street; Fueling Station; Certified Local Government Review. The property is located in the environs of the East Lawrence Industrial District, National and Kansas Register of Historic Places. It is also located in the 8<sup>th</sup> & Pennsylvania Overlay District. Submitted by Chuck Hoag for Black Hills/Kansas Gas Utility Co LLC, the property owner of record.
- DR-10-120-10 933 Ohio Street; Driveway Permit; Certified Local Government Review and Certificate of Appropriateness Review. The main structure is a non-contributing structure and the accessory structure is a contributing structure to the Oread Historic District, National Register of Historic Places. It is also located in the environs of the Benedict House (923 Tennessee) and the Charles and Adeline Duncan House (933 Tennessee), Lawrence Register of Historic Places. Submitted by Ryan Bailey for Candice Davis, Tom Harper & Terri Erickson-Harper, the property owners of record.

#### **ACTION TAKEN**

Motioned by Commissioner Meyer, seconded by Commissioner Veatch, to confirm the Administrative Reviews except for DR-9-104-10, 1545 New Hampshire street.

Motion carried unanimously, 4-0

DR-9-104-10, 1545 New Hampshire street deferred to the December 16<sup>th</sup>, 2010 Historic Resources Commission meeting.

D. General public comment.

E. Ms. Braddock Zollner presented revisions to DR-05-66-07, 808 E 28<sup>th</sup> street.

Commissioner Veatch stated DR-05-66-07, 808 E 28<sup>th</sup> street will return to the Historic Resources Commission for final approval.

Ms. Braddock Zollner stated the 2011 Historic Resources Commission meeting schedule has been presented to the Commission and needed approval.

Commissioner Meyer asked Ms. Braddock Zollner to send the proposed schedule to the Commissioners for additional review.

Ms. Braddock Zollner stated a training session would be established in December, 2010.

**ACTION TAKEN**

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

Motion carried unanimously, 4-0

**ADJOURN –8:40p.m.**

Official minutes are on file in the Planning Department office.