

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

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

MEMBERS EXCUSED: Williams

STAFF PRESENT: Braddock Zollner, Parker, Kirchhoff

PUBLIC PRESENT: Applicants: Brad Schmiedicke, Lynn Howitz, Susan Scott

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**HISTORIC RESOURCES COMMISSION  
AGENDA MEETING- DECEMBER 16<sup>TH</sup> 2010--6:30 PM  
ACTION SUMMARY**

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

Commissioners excused: Williams

Staff present: Braddock Zollner, Kirchhoff, Parker

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**ITEM NO. 1: ACTION SUMMARY**

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Foster, to approve the November 18, 2010 Action Summary, as amended.

Motion carried, 6-1

**ITEM NO. 2: COMMUNICATIONS**

- a) Ms. Braddock Zollner stated she received written communication from Michael Sizemore and Margaret Holdeman regarding Item 5.
- b) Commissioner Veatch stated he abstained from Item 5, 1740 Massachusetts 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-10-115-10 621 Tennessee Street; Garage Demolition and New Construction; Certified Local Government Review. The property is listed as a contributing structure to the Old West Lawrence Historic District and is located in the environs of the Packard Historic District, National Register of Historic Places. Submitted by Sabatini Architects for Lori Norwood and Douglass Stull, the property owners of record.

**ITEM NO. 5:** DR-11-126-10 1740 Massachusetts Street; Demolition and New Construction; Certified Local Government Review. The property is located in the environs of the Edward House House (1646 Massachusetts Street) and the Eugene F. Goodrich House (1711 Massachusetts Street), National Register of Historic Places. Submitted by Dillons Companies, Inc., the property owner of record.

#### **STAFF PRESENTATION**

Ms. Kirchhoff presented the item.

#### **APPLICANT PRESENTATION**

Brad Schmiedicke, Pickering Firm, Inc., stated the entire supermarket would be rebuilt. He said the structure would be an urban style building. Mr. Schmiedicke said the store would expand from 30,000 square feet to 43,000 square feet and the strongest feature would be the ability to build out. He said the store would have broader goods and services and would be compatible with downtown. Mr. Schmiedicke stated there would be raised flower beds and a lot of glass on the Massachusetts Street side. He said a cast stone material would be used and the structure would be sustainable. Mr. Schmiedicke said the supermarket on Massachusetts Street was a test project to bring energy costs down.

Commissioner Meyer asked Mr. Schmiedicke if he had read Staff's recommendation.

Mr. Schmiedicke said the design would have bicycle parking and the back side of the structure would continue the buildings pattern.

Lynn Howitz, Pickering Firm, Inc., said updated construction documents would be submitted.

Commissioner Antle asked Ms. Howitz which national design firm was helping with the sustainability of the project.

Ms. Howitz said Pickering Firm was not able to release the name of the design firm.

#### **PUBLIC COMMENT**

Dennis Brown, President of the Lawrence Preservation Alliance, stated he was pleased the two story brick apartment to the north was not a demolition proposal. He said he liked the urban feel of the new structure. Mr. Brown said he had a concern with the mass of the building. He

said the Commissions charge was to determine if the proposal would damage the two registered properties on Massachusetts Street.

Bob Gent stated the neighborhood in the area was one hundred years old and Dillon's had not had the most positive impact on the neighborhood. He said he would appreciate the Commission to limit the impact on the neighborhood. Mr. Gent said he had a great concern with the impact of traffic on New Hampshire Street. He said there was already excessive traffic on 17<sup>th</sup> and 18<sup>th</sup> Streets, and New Hampshire Street.

Matt Easley, said his family owned and operates On the Rocks Liquor Store. He said the new supermarket would be great for the neighborhood. Mr. Easley stated his main concern was the building totally obscuring his business. He said there was a shared entrance and the delivery trucks would deliver forty feet from his front door which would be a negative impact on his business. He said there were fifty trucks a week that made deliveries and he was concerned with how big semis would get in and out of the area.

Lisa Harris, 1540 New Hampshire Street, stated the drive through pharmacy element on the east side of the structure was not in keeping with the historic nature of the neighborhood. She said there was no alley on the east side of the property to separate the drive through area from family homes. Ms. Harris said there would be people waiting for prescriptions and talking and she would like to see windows to break up that side of the structure. She stated the traffic would be increased on New Hampshire Street and streets with no sidewalks. She said the sidewalk that connects to Babcock Place was only three feet wide and she would like to see it be made wider.

Mary Wharff, Barker Neighborhood Association President, said she appreciated Pickering Firm, Inc., for meeting with the neighborhood twice. She said she was concerned with the store front facing north. Ms. Wharff stated most downtown businesses face a street. She said her main concern was the drive through pharmacy. Ms. Wharff stated the plans do not show the congestion, signs or microphones or the fumes from vehicles. She said she would like to see the drive through pharmacy moved someplace else. She said the traffic would increase on 17<sup>th</sup> Street.

Fred McMillan, 1800 New Hampshire Street, stated the entrance to the drive through pharmacy would add to traffic on Barker Street, 18<sup>th</sup> Street and New Hampshire Street. He said 18<sup>th</sup> Street allowed parking on both sides of the street which left the street one lane. He said the drive through pharmacy was a bad design.

KT Walsh stated she was a Dillon's shopper and was happy the six-plex would be saved. She said she had a concern of the blank wall and said it was insulting to pedestrians. Ms. Walsh stated a green roof would keep drainage under control. She said she hoped to see a lot more natural light proposed. Ms. Walsh stated the material from the present structure should be donated to the habitat store and local artists should have been consulted early on in the design with the architects. She asked if there could be a redesign to the parking spaces to keep the area from being a cut through. She said she would like to see the drive through pharmacy moved from the east side of the building.

## **COMMISSION DISCUSSION**

Commissioner Antle asked why the south face of the building was a brick façade. He said it was lacking in design elements.

Mr. Schmiedicke said there could not be windows added to the south of the building due to the function of the supermarket. He said there could be a recessed panel detail that would add rhythm and organization.

Commissioner Foster asked Mr. Schmiedicke to explain the shared drive easement situation.

Mr. Schmiedicke said there was a utility easement and shared access. He said the delivery trucks would be small scale and deliveries would be made from 6am to noon seven days a week. He said the small scale trucks would be more than half of the deliveries each day. Mr. Schmiedicke said most of the deliveries would be made prior to the opening of On the Rocks Liquor Store.

Commissioner Foster said the south elevation was troubling and the proposal took away from off street parking.

Commissioner Antle asked Mr. Schmiedicke if the drive through pharmacy could be moved to the Massachusetts Street side of the structure.

Mr. Schmiedicke said the sidewalk would have to be given up if the drive through pharmacy was on the Massachusetts Street side of the structure.

Commissioner Wiechert asked Mr. Schmiedicke for a floor plan of the building. He asked if the west entrance of the building was for customers.

Mr. Schmiedicke said the west entrance was for customers to go in to get a bite to eat.

Commissioner Meyer said the public had a lot of good comments. She said the north entrance of the structure looked like a street but the traffic issue was not within the Historic Resources Commissions purview.

Ms. Braddock Zollner stated the applicant applied for a reduction in parking variance and a setback variance with the Board of Zoning Appeals. She said the site plan process would look at traffic and site issues. She said the site plan review process was an administrative review. She said the Board of Zoning Appeals meeting would allow public comment.

Commissioner Foster asked Ms. Braddock Zollner if the Historic Resources Commission could make a list of items that the Commission wanted City Departments to pay special attention to. He said the Commission should make lists for items Staff should scrutinize.

Commissioner Antle asked if the drive through pharmacy could be moved to the north eastern corner of the structure or to Massachusetts Street side. He said the main concern was traffic on New Hampshire Street.

Ms. Howitz said the number of parking spaces would be affected if the drive through pharmacy was relocated to the north eastern corner of the structure. She said there would be stop signs located near the pedestrian cross walk.

Commissioner Foster asked Ms. Braddock Zollner if she was aware of any City regulation that discouraged on street parking.

Ms. Braddock Zollner said the site plan review would address the parking situation. She said typically City Engineers do not like on street parking. She said from the historic prospective it would slow traffic if the structure was closer to the street.

Commissioner Smith asked if there was a way to bring prominence to the building on the west side so that it would fit in with the historic downtown feel.

Commissioner Wiechert asked if the entrance off of New Hampshire Street could be moved to the north east portion of the parking lot.

Mr. Schmiedicke said there would be fewer parking spaces if the entrance was moved. He said the variance request was for 21 parking spaces.

Rob Farha, stated he was part owner of the six-plex at 1745 New Hampshire Street. He said he had not been invited to one meeting of any neighborhood. Mr. Farha stated two years ago Dillon's had approached him to acquire the building at 1745 New Hampshire Street. He said Dillon's had requested a zoning change so that the property could be a commercial property. Mr. Farha stated the Historic Resources Commission and the City Commission approved the property for commercial zoning. He said Dillon's had cut off all contact with him. Mr. Farha stated if the building at 1745 New Hampshire Street was removed there would be less noise on New Hampshire Street and there would not be a parking issue. He said there would be signage and lighting all facing New Hampshire Street. Mr. Farha stated he was concerned with drainage in the area.

Mr. Easley stated he was concerned with the size of the trucks making deliveries.

Commissioner Foster asked Mr. Easley if he would care if the shared access was eliminated.

Mr. Easley stated he would care very much if the shared access was eliminated. He said On the Rocks Liquor Store and Dillon's had a cross access agreement.

Commissioner Antle stated the Historic Resources Commission had a limited purview what items they reviewed.

Commissioner Meyer said the Commission was reviewing the project as an environs review. She said typically environs review was less stringent. Commissioner Myer stated Staff did a good job explaining that the current structure was not a character defining feature of the environs of the two historic properties. She said other bodies would look at the parking and drainage issues. She said she agreed with the staff report. Commissioner Meyer stated the other issues were important but were beyond the Historic Resources Commission purview.

Commissioner Foster said he would like to add a stipulation that some work to the south elevation occur.

Commissioner Wiechert said his impression of the structure was a big brick box.

Commissioner Meyer asked if the project should be referred to the Architectural Review Committee.

Commissioner Foster asked if there was screening for the roof top equipment.

Ms. Howitz stated the roof top equipment would be screened.

Ms. Braddock Zollner stated the mechanical equipment must be screened according to City Code.

Commissioner Meyer said she would like to ensure landscaping was on the New Hampshire Street side of the building.

Commissioner Antle stated the drive through pharmacy issue was not the Historic Resources Commissions purview.

Commissioner Meyer stated Staff could pass along the Commission's concerns. She stated the issue of the drive through pharmacy, the traffic from Massachusetts Street to New Hampshire Street and additional traffic associated with New Hampshire Street, the alteration of the entrance from Massachusetts Street should all be addressed by other City departments.

Commissioner Foster asked if no entrance on the main street was acceptable.

Ms. Braddock Zollner stated the Historic Resources Commission approved the Treanor Architects building at Tenth and Vermont Streets where the entrance faced the parking lot.

#### **ACTION TAKEN**

Motioned by Commissioner Meyer, seconded by Commissioner Foster, to approve the project at 1740 Massachusetts Street, with the following staff conditions as listed in the staff report, including the applicant work with the Architectural Review Committee:

1. The applicant increase the height of the northwest corner of the structure to add emphasis to the Massachusetts Street elevation;
2. The applicant add landscaping/pedestrian seating/ bicycle parking in the northernmost panel to continue the activity pattern of the Massachusetts Street elevation;
3. The applicant provide complete construction documents to be reviewed and approved by the Historic Resources Administrator prior to release of a building permit;
4. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work;
5. The property owner will allow staff access to the property to photo document the project before during construction and upon completion of the project.

Motion carried, 5-0-1

Commissioner Antle asked Ms. Braddock Zollner how the public would give their input to the site plan process.

Ms. Braddock Zollner stated the public was allowed to review the plans at the Planning Department office and make written comment or attend the Board of Zoning Appeals meeting.

**ITEM NO. 6:** DR-11-130-10 1328 New Hampshire Street; Door Replacement; Certified Local Government Review. The property is a contributing structure to the South Rhode Island and New Hampshire Streets Historic Residential District and within the environs of the John N. Roberts House (1307 Massachusetts Street), National Register of Historic Places. Submitted by Susan B. Scott, property owner of record.

### **STAFF PRESENTATION**

Ms. Kirchhoff presented the item.

### **APPLICANT PRESENTATION**

Susan Scott said she was requesting a larger front door for her home. She said the storm door and the stained glass that came with the house was not in good condition. She said the bottom of the door was cracked and rotted and she would like to replace the door for a door that was 36 inches wide. Ms. Scott stated there was a 28 inch storm door in the back of the house. She said her refrigerator would not fit through the front door and she wanted the house to be handicap accessible.

### **PUBLIC COMMENT**

Dennis Brown said the home was solid and a good looking folk style house and the front door was a strong architectural element. He said an ADA ramp was not proposed in the plans and if the door was widened it would not be accessible. Mr. Brown stated he strongly agreed with the staff report.

KT Walsh said she agreed with the staff report. She stated there are hinges that could be used to add an inch to the opening. She said a ramp could be removed and would be temporary.

Ms. Scott stated if she would put a ramp in the front entrance it would be removable. She said there was not much room in the back of the house due to the garage.

Scott Trettle said ADA in the current international code stated the door only had to be 32 inches clear.

Commissioner Foster said if ADA was 32 inches clear a 34 inch door opening would be needed.

### **COMMISSION DISCUSSION**

Commissioner Foster asked if there was a drawing of the new trim work.

Ms. Scott stated there was a transom. She said she bought the house because she liked it and did not know if a larger door would change the neighborhood. She stated the neighbor to the west had a 36 inch door with a side light. She stated 1300, 1315, 1324, and 1327 New Hampshire Streets all have 36 inch doors.

Commissioner Antle said the requirements for certain houses in the area had changed in 2002 and 2003.

Commissioner Foster asked Ms. Scott if the new door would be paneled like the original door.



Ms. Scott showed photos of the proposed paneled door. She stated she would have a full glass storm door.

Commission Wiechert asked Ms. Scott if the stain glass was missing from the current door.

Ms. Scott stated the stained glass was damaged and was not in good condition.

Commissioner Foster said if a ramp was proposed, by Federal Law the Commission could not do anything to obstruct a fully compliant path into the home. He said he was reluctant to restrict the door width.

Ms. Braddock Zollner stated the ADA allowed for alternative compliance for listed historic properties.

Commission Veatch said the door was a character defining feature of a listed property.

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner, to deny the project at 1328 New Hampshire Street.

Motion carried unanimously, 6-0

**ITEM NO. 7:**     *Horizon 2020 Comprehensive Preservation Plan for the City of Lawrence and Unincorporated Douglas County.*

CPA-4-4-10 Chapter 11 Historic Resources, *Horizon 2020 The Comprehensive Plan for Lawrence and Unincorporated Douglas County.*

Ms. Braddock Zollner stated the Sustainability Advisory Board would like to work with the Historic Resources Commission on putting education packets together for the public. She said she would like a volunteer to help with language for Chapter 11.

Commissioner Antle stated he would help with the language for Chapter 11.

**ITEM NO. 8: MISCELLANEOUS MATTERS**

- A. Ms. Braddock Zollner stated 1740 Massachusetts Street and a property on Eighth Street, would both go to the Board of Zoning Appeals in January.
- B. No demolition permits received since the November 18, 2010 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since November 18, 2010:

**Administrative Reviews**

- 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-10-110-10 732 Massachusetts Street; Sidewalk Dining; Certified Local Government Review and Certificate of Appropriateness 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 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-10-121-10 945 Indiana Street; Additional Parking; Certified Local Government Review. The property is located in the environs of the Michael D. Greenlee House (947 Louisiana Street), National Register of Historic Places and the Oread Historic District, National and Kansas Registers of Historic Places. Submitted by Imran Wahla for Fadila Boumaza, property owner of record.
- DR-10-122-10 1503 Stratford Street; Addition; Certified Local Government Review and Certificate of Appropriateness Review. The property is in the environs of the Fernand-Strong House (1515 University Drive), National and Lawrence Register of Historic Places. Submitted by Jonathan Groene for the property owner.
- DR-11-123-10 700 New Hampshire Street; Repointing and Reconstruction of Border Walls; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Eldridge Hotel (701-703 Massachusetts Street), Lawrence's Downtown Historic District, the North Rhode Island Historic District and the United States Post Office (645 New Hampshire Street), National Register of Historic Places. It is located in the environs of the House Building (729-731 Massachusetts Street), Kansas Register of Historic Places and the Octavius McAllaster Residence (724 Rhode Island Street), Lawrence Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Peter Gojeeric, MGM Masonry, for Border's Lawrence Store No. 23, property owner of record.
- DR-11-124-10 1328 New Hampshire Street; Window Replace and Interior; Certified Local Government Review. The property is a contributing structure to the South Rhode Island and New Hampshire Streets Historic Residential District, and

within the environs of the John N. Roberts House (1307 Massachusetts Street), National Register of Historic Places. Submitted by Susan B. Scott, property owner of record.

- DR-11-127-10 911 Massachusetts Street; Storefront and Door Replacement; Certified Local Government Review and Certificate of Appropriateness Review. The property is a non contributing structure in the Lawrence Downtown Historic District, National Register of Historic Places. It is in the environs of the Carnegie Library, Oread Historic District and the Plymouth Congregational Church, National Register of Historic Places. It is in the environs of the Oread Historic District and Plymouth Congregational Church, Kansas Register of Historic Places. It is also in the environs of the Hanna Building, Lawrence Register of Historic Places and the Urban Conservation Overlay District. Submitted by Chipotle Mexican Grill.
- DR-11-128-10 815 Ohio Street; Window Replacement/Porch Addition/Carport New; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Old West Lawrence Historic District, National Register of Historic Places. It is also in the environs of the Jacob House (805 Ohio Street), Lawrence Register of Historic Places. Submitted by Smalter & Associates Architects for the property owner.
- DR-11-129-10 715 Tennessee Street; Mechanical HVAC; Certified Local Government Review. This property is a contributing structure to the Old West Lawrence Historic District and in the environs of the Downtown Historic District, National Register of Historic Places.
- DR-11-131-10 1001 New Hampshire Street (125 E 10<sup>th</sup> Street); New Sign; Certified Local Government Review and Certificate of Appropriateness Review. This property is located in the environs of the Downtown Historic District, the North Rhode Island Historic District, National Register of Historic Places and the Shalor Eldridge Residence (945 Rhode Island Street), Kansas Register of Historic Places. It is also within the Urban Conservation Overlay District. Submitted by Nancy Nguyen, property owner of record.
- DR-11-132-10 717 Ohio Street; Rehabilitation; Certified Local Government Review. This property is a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Jean Schumaker, property owner of record.
- DR-11-133-10 616 Vermont Street; Temporary Sign; Certified Local Government Review and Certificate of Appropriateness Review. This property is in the environs of the Eldridge Hotel (701 Massachusetts Street), the Downtown Historic District, and the United States Post Office, all National Register of Historic Places. It is also in the environs of the J.B. Shane Thompson Studio (615-15 ½ Massachusetts Street), Local Register of Historic Places and in the Urban Conservation Overlay District. Submitted by Professional Engineering Consultants.
- DR-11-134-10 1700 Massachusetts Street; Rooftop Chiller Replacement; Certified Local Government Review and Certificate of Appropriateness Review. This property is located in the environs of the Edward House House (1646 Massachusetts Street), National and Lawrence Registers of Historic Places and the Eugene F. Goodrich House (1711 Massachusetts Street), National Register of Historic

Places. Submitted by PKMR Engineers for the Housing Authority of Lawrence/Douglas County.

DR-11-136-10 1220 Ohio Street; Egress Window; Certified Local Government Review. The property is located in the environs of the Oread Historic District and the Ecumenical Christian Ministries (1204 Oread Avenue), National Register of Historic Places. Submitted by Tony Backus for Rainbow Works LLC, the property owner of record.

Ms. Braddock Zollner stated the Architecture Review Committee reviewed 612 Louisiana Street. She stated drawings were resubmitted by the applicant and the project was approved.

#### **ACTION TAKEN**

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

Motion carried unanimously, 6-0

D. Ms. KT Walsh said she would love to see a member of the Commission attend the Green Fair at the fairgrounds in August.

E. Motioned by Commissioner Foster, seconded by Commissioner Smith, to adopt the 2011 Historic Resources Commission calendar.

Motion carried unanimously, 6-0

#### **ACTION TAKEN**

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

Motion carried unanimously, 6-0

**ADJOURN –8:25p.m.**