

**City of Lawrence  
Historic Resources Commission  
May 19, 2011**

MEMBERS PRESENT: Wiechert, Meyer, Smith, Arp

MEMBERS EXCUSED: Williams, Foster

STAFF PRESENT: Braddock Zollner, Parker, Nicoletta

PUBLIC PRESENT: Scott Campbell, Dennis Brown, Walsh, Norwood, Zaudke,  
Nimz, Husemann, Werner, Hernly, Alstrom, Buchanan

**HISTORIC RESOURCES COMMISSION  
AGENDA MEETING- MAY 19TH 2011--6:30 PM  
ACTION SUMMARY**

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

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**ITEM NO. 1: ACTION SUMMARY**

**ACTION TAKEN**

Motioned by Commissioner Wiechert, seconded by Commissioner Smith, to approve the April 21, 2011 Action Summary.

Motion carried unanimously, 4-0

**ITEM NO. 2: COMMUNICATIONS**

- a) Ms. Braddock Zollner stated a grant had been received for Oread Neighborhood Design Guidelines.
- b) No declaration of abstentions from agenda items by commissioners.

**ITEM NO. 3:** DR-04-43-11 1607 Stratford Rd; Front Porch; Certified Local Government Review. This property is in the environs of the Fernand-Strong House (1515 University), National Register of Historic Places. Submitted by Scott Campbell, property owner of record.

**STAFF PRESENTATION**

Ms. Nicoletta presented the item.

**APPLICANT PRESENTATION**

Scott Campbell stated he was available for questions the Commission may have. He said his family had owned the home at 1607 Stratford Road for 58 years and he had lived in the home most of his life. Mr. Campbell stated he was very familiar with the history of the neighborhood and he would like to preserve it.

**PUBLIC COMMENT**

No one from the public spoke to the item.

**COMMISSION DISCUSSION**

Commissioner Wiechert asked the applicant to explain the project at 1607 Stratford Road.

Mr. Campbell stated he would like to replace the concrete steps and rails on the porch making them wider to improve safety. He said a covering would be added to the porch.

**ACTION TAKEN**

Motioned by Commissioner Smith, seconded by Commissioner Arp, to approve the project at 1607 Stratford Road, with the following conditions as listed in the staff report, and with the final plans to be reviewed by Staff:

1. Staff will be allowed to photograph before, during and upon completion of the project.
2. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.

Motion carried unanimously, 4-0

**ITEM NO. 4:** DR-04-44-11 1428 Connecticut Street; Garage Demolition; Certified Local Government Review. The property in the environs of the South Rhode Island Historic District, National Register of Historic Places. Submitted by Davida Sears, property owner of record.

**STAFF PRESENTATION**

Ms. Nicoletta presented the item.

**APPLICANT PRESENTATION**

The applicant was not present.

**PUBLIC COMMENT**

K.T. Walsh stated the garage was very removed from the Rhode Island historic district and the project should be approved.

**COMMISSION DISCUSSION**

There was no Commission discussion.

**ACTION TAKEN**

Motioned by Commissioner Smith, seconded by Commissioner Arp, to approve the project at 1428 Connecticut Street, with the following conditions as listed in the staff report:

1. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.
2. The applicant will provide complete documentation of the existing structure including measured drawings and photographs.
3. The proposed parking area will meet City standards as identified in the Land Development Code 20-913(e).

Motion carried unanimously, 4-0

**ITEM NO. 5:** DR-04-45-11 621 Tennessee Street; Skylights; 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 Doug Stull and Lori Norwood, property owners of record.

**STAFF PRESENTATION**

Ms. Nicoletta presented the item.

**APPLICANT PRESENTATION**

Lori Norwood stated she was available for questions.

**PUBLIC COMMENT**

There was no public comment.

**COMMISSION DISCUSSION**

There was no Commission discussion.

**ACTION TAKEN**

Motioned by Commissioner Smith, seconded by Commissioner Arp, to approve the project at 621 Tennessee Street, with the following conditions as listed in the staff report:

1. Skylights should be installed between beams to minimize the loss of historic materials.
2. Staff will be allowed to photograph before, during and upon completion of the project.
3. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.

Motion carried unanimously, 4-0

**ITEM NO. 6:** DR-04-46-11 707 Vermont Street; Library Addition; Certified Local Government Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is in the environs of these National Register Properties: Eldridge Hotel (701 Massachusetts), Lawrence Downtown Historic District, Old West Lawrence Historic District and the Lucy Hobbs Taylor Building (809 Vermont St). It is also in the environs of the Urban Conservation Overlay District, The House Building (729-731 Massachusetts), Lawrence and Kansas Register and Miller's Hall (723-725 Massachusetts), Lawrence Register of Historic Places. Submitted by Sean Zaudke of Gould Evans Associates for the City of Lawrence, property owner of record.

### **STAFF PRESENTATION**

Ms. Nicoletta presented the item.

### **APPLICANT PRESENTATION**

Sean Zaudke presented plans for the new addition at 707 Vermont Street and explained the traffic pattern.

### **PUBLIC COMMENT**

Dale Nimz, Lawrence Preservation Alliance, stated he supported the staff report for the project. He stated the Lawrence Preservation Alliance was interested in the connectivity and pedestrian activity around the library.

K.T. Walsh said she was concerned with the lighting throughout the parking garage.

David Carttar, President Old West Lawrence Association, thanked the architects that designed the project. He said the Old West Lawrence Association had tried to be engaged with the design team. Mr. Carttar stated he had a concern with pedestrian safety on Kentucky Street and the massing of the parking garage facing the west. He said he had no issue with the height of the garage. Mr. Carttar stated the project was in line with the Downtown Design Guidelines.

### **COMMISSION DISCUSSION**

Commissioner Meyer asked Ms. Braddock Zollner to explain the highlights of the project.

Ms. Braddock Zollner spoke to the mass and scale of the parking garage and the setbacks. She said the entry location needed to stay on Vermont Street and it was important to keep the four sided architecture.

Commissioner Wiechert asked when the extra parking floor was requested.

Mr. Zaudke stated the opportunity to build a parking structure did not happen very often. He said there would be no underground parking and the corner of the structure would be near the crosswalk.

Ms. Walsh asked if art would be incorporated into the project.

Jane Husemann said the design development phase was approximately three months long.

Commissioner Meyer stated she was interested in seeing what the parking structure would look like when completed.

Ms. Husemann stated the goal was to make the parking structure open and light. She stated safety was a concern to everyone. Ms. Husemann said it was important to have pedestrians use only one entrance.

Commissioner Meyer asked if the entrance would be near the plaza area.

Ms. Husemann stated the entrance would be on Vermont Street.

Mr. Zaudke stated the structure would be energy efficient.

Commissioner Smith said the extra parking seemed to overpower buildings in the area.

Commissioner Wiechert stated he shared the extra parking concern and would like to see the extra floor omitted. He stated he had a concern with pedestrian traffic on Kentucky Street.

Mr. Zaudke stated the parking structure would be placed directly at the crosswalk to encourage pedestrians to make use of the crosswalk.

#### **ACTION TAKEN**

Motioned by Commissioner Smith, seconded by Commissioner Arp, directing the applicant work with the Architectural Review Committee, with the following conditions as listed in the staff report, and with the final plans to be reviewed by Staff.

1. Staff recommends the applicant work with the Architectural Review Committee in the next design phase to continue to incorporate the Downtown Design Guidelines and compatible building materials. Special attention should be given to the library's primary entrance on Vermont Street, building setbacks and garage design.

Motion carried unanimously, 4-0

**ITEM NO. 7:** DR-4-49-11 1043 Indiana; Relocation and New Construction; Certified Local Government Review. The property is in the environs of the Oread Historic District, National and Kansas Register of Historic Places. Submitted by Paul Werner Architects for Triple T LLC, property owner of record.

### **STAFF PRESENTATION**

Ms. Nicoletta presented the item.

### **APPLICANT PRESENTATION**

Paul Werner, Paul Werner Architects, stated the property at 1043 Indiana Street was purchased at an auction open to the public. He said he was disappointed with the staff report as the project was an environs review. Mr. Werner stated there was no line of site to a historic structure. He stated the chimney needed repaired and a new foundation would be constructed with the use of the existing stones. He said the applicant's proposal was a reasonable one and the structure was 500 feet away from the historic district and shared no line of site. Mr. Werner stated the easiest solution would be to demolish the structure. He stated the structure could be moved to the north to the vacant lot or the structure could be moved twice and moved to the south which would not be a good idea. Mr. Werner stated the structure was more important than the location and the street scape would be enhanced while moving the structure. He said demolition was an option but would not be a popular one.

### **PUBLIC COMMENT**

Dennis Brown, Lawrence Preservation Alliance, said the applicant was asking for a ruling on a portion of the project and the review process should not be divided up. Mr. Brown said the staff report went beyond the relocation of the building and the recommendation seemed to be asking for the biggest design review the Architectural Review Committee had ever taken on. He said the action of environs review was questionable. Mr. Brown said the staff report stated the relocation would damage and encroach upon the historic district and the structure was a character defining of the area. Mr. Brown stated he had not seen a drawing of the infill structure that would pass an environs review. He said the Lawrence Preservation Alliance had spent membership dollars and a small grant to work with an architectural firm to find a design that would work at the site. He stated the Historic Resources Commission had a very strict scope and they should rule on a design as a whole. He said there was an alternative to the design. Mr. Brown said he did not know if the public was allowed to attend Architectural Review Committee meetings.

Sven Alstrom, Architect, stated he was concerned with process of the project and the impact on the environs. He said the site of the structure was an impact on the community. Mr. Alstrom said the Commission needed to take much more serious the issue of the environs. Mr. Alstrom said the texture of the project was a huge change to the neighborhood. He said the applicant should provide a site model for the Historic Resources Commission.

Stan Hernly, Architect, stated the issue was basic and asked if moving the structure to the north would damage the Oread Historic District. He said the move would be exactly the same as a demolition. Mr. Hernly said an alternative design would be to leave the structure in place and there could be 106 parking spaces if the structure remained where it was. He said more parking space was proposed than what was required.

Brenna Buchanan, stated the environs was bigger than the existing project and the structure. She said that was the significance of environs review by the Historic Resources Commission.

Ms. Buchanan said she wanted to remind the Historic Resources Commission what their job was and that moving the structure would impact the neighborhood.

Commissioner Meyer asked Mr. Brown if there was a plan for what he was proposed.

Mr. Werner stated he had not seen Mr. Brown's proposed plan. He said he understood Mr. Brown's concern and that he was not asking for a demolition without knowing what the replacement was. He said everyone was passionate about the history of the structure but it was not a listed structure.

Commissioner Meyer said with a project this size it would be helpful to know the intent of the finished product.

Mr. Brown stated two components had to pass the environs review. He said he did not feel that if the house was moved that it should be demolished. He said he was trying to protect Historic Resources Commission's process.

Mr. Alstrom stated the house was great and it could be salvaged where it sits and did not need to be moved. He said there was a better design solution.

Commissioner Meyer stated there was a lot of discussion regarding the importance of the house.

### **COMMISSION DISCUSSION**

Commissioner Meyer said if there was an alternative plan the plan should be brought forward.

Commissioner Wiechert asked Mr. Werner what the use of the structure would be.

Mr. Werner stated the best use of the structure would be a boarding house.

Commissioner Smith stated he would like to see plans of the structure if it remained where it was.

Commissioner Meyer stated multiple options could be looked at and that was the value of working with the Architectural Review Committee.

Commissioner Wiechert stated there could be a solution with the building staying where it was.



**ACTION TAKEN**

Motioned by Commissioner Smith, seconded by Commissioner Wiechert, directing the applicant to work with the Architectural Review Committee to identify architectural options, and with the following conditions as listed in the staff report:

1. Staff recommends the Commission request the applicant work with the Architectural Review Committee to identify architectural options that will respect the historic environs of the listed properties while achieving the goals for a high density, multi-dwelling, modern apartment complex. The revised project shall return to the full HRC for review.

Commissioner Meyer asked if there was an objection to the Lawrence Preservation Alliance sitting in on the meeting.

Mr. Werner stated there would not be an objection to the Lawrence Preservation Alliance sitting in on the meeting.

Motion carried unanimously, 4-0

- ITEM NO. 8:** Chapter 11 Historic Resources, *Horizon 2020 The Comprehensive Plan for Lawrence and Unincorporated Douglas County* and *Horizon 2020 Comprehensive Preservation Plan for the City of Lawrence and Unincorporated Douglas County*.

Ms. Braddock Zollner presented the item.

**PUBLIC COMMENT**

No one spoke to this item.

**ACTION TAKEN**

Motioned by Commissioner Smith, seconded by Commissioner Arp, to approve the Chapter 11 Historic Resources, and forward to the Lawrence City Commission and County Commission for approval.

Motion carried unanimously, 4-0

**ITEM NO. 9:** MISCELLANEOUS MATTERS

- A. No Board of Zoning Appeals applications received since April 21, 2011.
- B. No demolition permits received since the April 21, 2011 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since April 21, 2011:

**Administrative Reviews**

- DR-03-27-11 1006 Massachusetts Street; Sign Permit; Certified Local Government Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is in the environs of North Rhode Island Historic District, Watkins Bank (1047 Massachusetts), English Lutheran Church (1040 New Hampshire) and a non-contributing structure to the Lawrence Downtown Historic District, all National Register of Historic Places. It is also in the environs of the Shalor Eldridge Residence (945 Rhode Island) and the Urban Conservation Overlay District. Submitted by Nancy Nguyen, property owner of record.
- DR-03-28-11 1008 Massachusetts Street; Sign Permit; Certified Local Government Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is in the environs of North Rhode Island Historic District, Watkins Bank (1047 Massachusetts), English Lutheran Church (1040 New Hampshire) and a non-contributing structure to the Lawrence Downtown Historic District, all National Register of Historic Places. It is also in the environs of the Shalor Eldridge Residence (945 Rhode Island) and the Urban Conservation Overlay District. Submitted by Nancy Nguyen, property owner of record.

- DR-03-29-11      1008 New Hampshire Street; Sign Permit; Certified Local Government Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is in the environs of North Rhode Island Historic District, English Lutheran Church (1040 New Hampshire) and a non-contributing structure to the Lawrence Downtown Historic District, all National Register of Historic Places. It is also in the environs of the Shalor Eldridge Residence (945 Rhode Island) and the Urban Conservation Overlay District. Submitted by Cromwell Environmental.
- DR-03-30-11      1901 Louisiana Street; Lawrence High School Scoreboard and Ticket Booth; Certified Local Government Review. The property is in the environs of the Dudley Wiggins Residence (840 West 21<sup>st</sup>), National Register of Historic Places and the Double Hyperbolic Paraboloid Residence (934 W 21<sup>st</sup>), National and Kansas Register of Historic Places. Submitted by Chris Cunningham of Treanor Architects for City of Lawrence Public Schools, property owner of record.
- DR-03-31-11      1428 Connecticut Street; Addition; Certified Local Government Review. The property in the environs of the South Rhode Island Historic District, National Register of Historic Places. Submitted by Scott Trettel for Davida Sears, property owner of record.
- DR-03-32-11      1530 Vermont Street; Bathroom Enclosure; Certified Local Government Review. The property is in the environs of the William Priestly House ( 1505 Kentucky), National Register of Historic Places. Submitted by Fred Rice of Complete Construction for Debbie Woodall, property owner of record.
- DR-03-34-11      1701 Massachusetts Street; Roof Ventilation; Certified Local Government Review. The property is in the environs of the Edward House House (1646 Massachusetts) and the Eugene F. Goodrich House (1711 Massachusetts), National Register of Historic Places. Submitted by Jennifer O'Driscoll for the Christian Science Society, property owner of record.
- DR-03-35-11      1000 Kentucky Street; Sign Permit; Certified Local Government Review. The property is in the environs of the Blood House (1015 Tennessee), Morse House (1041 Tennessee), Watkins Bank (1047 Massachusetts), Lawrence Downtown Historic District and Oread Historic District, National Register of Historic Places. Submitted by First Christian Church, property owner of record.
- DR-03-36-11      933 ½ Massachusetts Street; Rehabilitation; Certified Local Government Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is a contributing structure to the Lawrence Downtown Historic District, National Register of Historic Places and on the Lawrence Register of Historic Places of the Hanna Building. It is also in the environs of the Oread Historic District, Plymouth Congregational Church (925 Vermont), National, Kansas and Lawrence Registers and within the Urban Conservation Overlay District. Submitted by Jennifer Hanna Coen, property owner of record.
- DR-04-37-11      6<sup>th</sup> and Maine/Michigan; Turn Lanes; Certified Local Government Review and Certificate of Appropriateness Review. The area is in the environs of the Witter S McCurdy House (909 W 6<sup>th</sup> St), National and Lawrence Register of Historic Places. Submitted by City of Lawrence, property owner of record.

- DR-04-38-11 845 Mississippi Street; Sign Permit; Certified Local Government Review. The property is in the environs of the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Luminous Neon for Dillon Real Estate Co Inc, property owner of record.
- DR-04-39-11 603 Tennessee Street; Bed & Breakfast Code Compliance; Certified Local Government Review. The property is a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. It is also in the environs of the Pickney I Historic District, National Register of Historic Places. Submitted by Anthony Backus, property owner of record.
- DR-04-40-11 803 Massachusetts Street; Basement Renovation and MEP; Certified Local Government Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is a contributing structure to the Lawrence Downtown Historic District, National Register of Historic Places, and the Urban Conservation Overlay District. It is also in the environs of the Carnegie Library (200 W 9<sup>th</sup> St) and Lucy Taylor Hobbs House (809 Vermont), National Register and the House Building (729-731 Massachusetts), Kansas Register. Submitted by Sabatini Architects for The Casbah.
- DR-04-41-11 1111 Massachusetts Street; Sign Permit; Certified Local Government Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is a contributing structure to the Lawrence Downtown Historic District, National Register of Historic Places and the Urban Conservation Overlay District. It is also in the environs of the Douglas County Courthouse (1100 Massachusetts) and the Watkins Bank (1047 Massachusetts), National Register and South Park, Lawrence Register of Historic Places. Submitted by Lawrence Sign Up.
- DR-04-42-11 743 Massachusetts Street; Sign Permit; Certified Local Government Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is a contributing structure to the Lawrence Downtown Historic District, National Register of Historic Places, and the Urban Conservation Overlay District. It is also in the environs of the Eldridge Hotel (701 Massachusetts) and Lucy Taylor Hobbs House (809 Vermont), National Register and the House Building (729-731 Massachusetts), Kansas Register and Miller's Hall (723-725 Massachusetts), Lawrence Register of Historic Places. Submitted by Full Bright Sign & Lightning for Jefferson's Restaurant.
- DR-04-47-11 923 Ohio Street; Congregate Living; Certified Local Government Review and Certificate of Appropriateness Review. The property is a contributing structure to the Oread Historic District, National and Kansas Register of Historic Places. It is in the environs of the Benedict House (923 Tennessee) and Duncan House (933 Tennessee), Lawrence and National Register of Historic Places, and the Greenlee House (947 Louisiana) and Bell House (1008 Ohio), National Register of Historic Places. Submitted by Brian Kemp at Paul Werner Architects for Fadila Boumaza, property owner of record.

**ACTION TAKEN**

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

Motion carried unanimously, 4-0

**General public comment**

D. General public comment.

Mr. Brown stated the Lawrence Preservation Alliance will meet with the Architectural Review Committee regarding 1043 Indiana Street.

Commissioner Wiechert stated he wanted to see an honest attempt from Mr. Werner to design a plan to keep the structure at 1043 street where it sits.

E. Miscellaneous matters from City staff and Commission members.

Ms. Braddock Zollner explained Right of Way alterations at 1041 New Hampshire Street.

**ACTION TAKEN**

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

Motion carried unanimously, 4-0

**ADJOURN 9:05p.m.**