

**City of Lawrence  
Historic Resources Commission  
June 16, 2011**

MEMBERS PRESENT: Wiechert, Smith, Arp, Meyer, Foster, Quillin, Williams

STAFF PRESENT: Braddock Zollner, Parker, Nicoletta

PUBLIC PRESENT: Werner, Thiel, Brown, Walsh, Johnson

**HISTORIC RESOURCES COMMISSION  
AGENDA MEETING- JUNE 16<sup>TH</sup> 2011--6:30 PM  
ACTION SUMMARY**

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Commissioners present: Wiechert, Smith, Arp, Meyer, Foster, Quillin, 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 May 19th, 2011 Action Summary.

Motion carried unanimously, 6-0-1 Quillin abstained

**ITEM NO. 2: COMMUNICATIONS**

a) Ms. Braddock Zollner stated there was communication from Dennis Brown and from the Oread Neighborhood Association.

b) Declaration of abstentions from specific agenda items by commissioners.

**ITEM NO. 3:** DR-05-63-11 923 Ohio Street; Remodel; 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 in the environs of the Benedict House (923 Tennessee) and Duncan House (933 Tennessee), Lawrence Register of Historic Places. Submitted by Ronald Hutchens at Paul Werner Architects for Fadila Boumaza, property owner of record.

**STAFF PRESENTATION**

Ms. Nicoletta presented the item.

**APPLICANT PRESENTATION**

Paul Werner, Paul Werner Architects, stated he changed the plans of the project and the stairs to the

basement would not be on the outside. He said the sleeping porch can be repaired and the piers would not have to be removed. He said he would revise the plans and make the changes.

**PUBLIC COMMENT**

Dennis Brown, Lawrence Preservation Alliance, asked if the project would be reviewed by the Architectural Review Committee.

**COMMISSION DISCUSSION**

Commissioner Meyer asked Staff if the conditions would still be included in the staff report.

Ms. Braddock Zollner stated the applicant had agreed to the conditions so there would be no condition of approval.

### **ACTION TAKEN**

Motioned by Commissioner Smith, seconded by Commissioner Wiechert, to approve the project located at 923 Ohio Street, excluding conditions 1, 2, and 3, which have been addressed and agreed to by the applicant, with the following remaining conditions as listed in the staff report:

3. Final construction documents with material notations will be submitted and approved by the HRA prior to the release of the building permit.
4. Staff will be allowed to photograph before, during and upon completion of the project.
5. 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, 7-0

**ITEM NO. 4:** DR-05-64-11 711 Connecticut Street; Demolition, Remodel and Addition; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of Lawrence's Downtown Historic District and the North Rhode Island Street Historic Residential District, National Register of Historic Places. It is also located in the environs of the Octavius W. McAllaster Residence (724 Rhode Island), Lawrence Register of Historic Places. Submitted by Paul Werner of Paul Werner Architects for James and Nancy Dunn, the property owners of record.

### **STAFF PRESENTATION**

Ms. Nicoletta presented the item.

### **APPLICANT PRESENTATION**

Paul Werner, Paul Werner Architects stated the west addition of the main structure and the access structure both needed to be demolished. He said the conditions in the staff report would cause the loss of parking spaces. Mr. Werner said there was no real line of site to the listed structure and the project was an environs review. He said the historic part of the existing structure would be saved.

Commissioner Williams asked if there would be more parking if the garage stayed.

Ms. Braddock Zollner said cars could be stacked if the garage was intact.

### **PUBLIC COMMENT**

Dennis Brown, Lawrence Preservation Alliance, stated it was important the original house was saved. He said he was not going to fight the loss of the accessory structure. Mr. Brown stated the proposed design was the weakest at the west rear elevation. He said it would be best if the space could be fit with a detached garage with a parking tray. Mr. Brown stated the current design appeared to fit in a suburban area. He said the project should be reviewed by the Architectural Review Committee.

KT Walsh, Vice President of the East Lawrence Neighborhood Association, stated there were six garages in the alley that were in use. She stated currently there was an accessory building and it should be used as a garage. Ms. Walsh asked for the leaded windows to be saved.

Mr. Werner stated the leaded windows at the front of the main structure would be saved.

Commissioner Meyer asked Mr. Werner if he had considered seeking a parking variance.

Mr. Werner stated to get approval on a parking variance the applicant would have to prove a hardship. He said the west side of the project was a little busy. Mr. Werner stated he had not found a way to park cars without an attached garage. He said the new addition would not be near the front of the structure. Mr. Werner said there could be a break on the south side but the attached garage was needed to make the project work.

Ms. Walsh asked if leasing parking spots from the church was an option.

Mr. Werner stated parking spaces cannot be shared.

Ms. Braddock Zollner stated one boarding house had shared parking but duplexes cannot have shared parking.

Commissioner Meyer asked Mr. Werner if working with the Architectural Review Committee was an issue.

Mr. Werner stated the west elevation could be reviewed.

Commissioner Wiechert asked Mr. Werner the distance from the garage to the duplex.

Mr. Werner stated the garage would be placed twelve feet away from the duplex.

### **COMMISSION DISCUSSION**

No Commission Discussion.

### **ACTION TAKEN**

Motioned by Commissioner Wiechert, seconded by Commissioner Smith, to approve the project located at 711 Connecticut Street, with the following conditions as listed in the staff report, to include an attached garage with a bump out, and a gable added to the west elevation:

1. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.
3. The applicant will provide complete construction documents with material notations to be reviewed and approved by the HRA prior to the release of the building permit.

Motion carried unanimously, 7-0

**ITEM NO. 5:** DR-5-66-11 711 ½ Connecticut Street; Demolition; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of Lawrence's Downtown Historic District and the North Rhode Island Street Historic Residential District, National Register of Historic Places. It is also located in the environs of the Octavius W. McAllaster Residence (724 Rhode Island), Lawrence Register of Historic Places. Submitted by Paul Werner of Paul Werner Architects for James and Nancy Dunn, the property owners of record.

### **STAFF PRESENTATION**

Ms. Nicoletta presented the item.

### **APPLICANT PRESENTATION**

No one spoke to this item.

### **PUBLIC COMMENT**

KT Walsh asked Mr. Werner if the accessory structure stayed in place if there would be enough parking spaces.

Mr. Werner stated five parking spaces were needed off the alley.

Ms. Walsh said she had watched old west Lawrence tear down their accessory buildings and a lot of character had been lost.

### **COMMISSION DISCUSSION**

There was no discussion.

### **ACTION TAKEN**

Motioned by Commissioner Meyer, seconded by Commissioner Foster, to approve the project located at 711 ½ Connecticut Street, with the following conditions as listed in the staff report:

1. The applicant will provide complete documentation of the accessory structure, including scaled drawings and photographs, prior to demolition.
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, 7-0

### **ACTION TAKEN**

Motioned by Commissioner Meyer, seconded by Commissioner Foster, to approve the project located at 711 ½ Connecticut Street for a Certificate of Appropriateness with the following conditions as listed in the staff report:

1. The applicant will provide complete documentation of the accessory structure, including scaled drawings and photographs, prior to demolition.
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, 7-0



**ITEM NO. 6:** DR-5-73-11 1100 Block of Indiana Street, 12<sup>th</sup> St from Oread Avenue to South Park; Installation of Pedestrian Lights; Certified Local Government Review and Certificate of Appropriateness Review. A portion of the project is located in the Oread Historic District, National Register of Historic Places. The project is also in the environs of the Oread Historic District and the Hancock Historic District, National Register of Historic Places and a portion of the project is located in the environs of the ECM Building (1204 Oread Ave), Lawrence Register of Historic Places. Submitted by the City of Lawrence, Kansas.

### **STAFF PRESENTATION**

Ms. Nicoletta presented the item.

### **APPLICANT PRESENTATION**

Commissioner Foster asked the applicant how much light the fixtures would produce.

Mark Thiel, City of Lawrence, stated the fixtures would have a high and low illumination by motion detection. He said the light would face downward toward the pathway.

### **PUBLIC COMMENT**

Libby Johnson, Kansas University Student Body President, stated the lighting would increase safety for students and residents. She said it was important to keep students and pedestrians safe.

### **COMMISSION DISCUSSION**

Commissioner Wiechert asked how the project was funded.

Mr. Thiel stated the project was funded by a combination of City, Kansas University funds and a community block grant.

### **ACTION TAKEN**

Motioned by Commissioner Foster, seconded by Commissioner Wiechert, to approve the project located at 1100 Block of Indiana Street, with the following conditions as listed in the staff report:

Motion carried unanimously, 7-0

### **ITEM NO. 7: MISCELLANEOUS MATTERS**



A. Ms. Braddock Zollner stated 303 west 13<sup>th</sup> Street and 1000 Kentucky Street were on the BZA agenda for parking variances. Unless the Commission had a different direction for staff, these variances will show in the administrative reviews for July.

B. No demolition permits received since the May 19, 2011 meeting.

C. Review of Administrative and Architectural Review Committee approvals since May 19, 2011:

### **Administrative Reviews**

DR-04-48-11 623 Vermont Street; Deck and Site Plan; 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 in the environs of the SJB Shane Thompson Studio (615 Massachusetts), Lawrence Register of Historic Places and is located in the Downtown Urban Conservation Overlay District. Submitted by Jon Davis Construction for Steven Gaudreau, property owner of record.

DR-04-50-11 734 Massachusetts Street; Mechanical Permit; Certified Local Government Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. Submitted by Ron Derusseau for First Management Inc and DJC Holdings, LLC, property owner of record.

DR-04-51-11 1005 W 20th Street; Garage Addition; Certified Local Government Review. The property is in the environs of the Double Hyperbolic Residence (934 W 21<sup>st</sup> St), National and Kansas Register of Historic Places. It is also in the environs of the Dudley Wiggins Residence (840 W 21<sup>st</sup> St), Kansas Register. Submitted by Bob Carlson for Ben Trytten, property owner of record.

DR-04-52-11 2425 Vermont St; Addition; Certified Local Government Review. The property is in the environs of the Breezedale Historic District, National and Kansas Register of Historic Places. Submitted by Chris Cunningham of Treanor Architects for Dolph Simons Jr., property owner of record.

DR-04-53-11 125 E 10th Street; Sign; Certified Local Government Review. The property in the environs of the North Rhode Island Historic District, Eldridge Hotel (701 Massachusetts), National Register of Historic Places and the Shalor Eldridge Residence (945 Rhode Island), Kansas Register of Historic Places. Submitted by Tenth Street Vegetarian Bistro.

DR-04-55-11 1733 Massachusetts Street; Drive-thru window; Certified Local Government Review. The property is in the environs of the Edward House House (1646 Massachusetts) and the Eugene Goodrich House (1711 Massachusetts) National Register of Historic Places. Submitted by Bishwa Sherchan for BMW Properties, property owner of record.

DR-05-56-11 720 W 3<sup>rd</sup> Street; Electrical Permit; Certified Local Government Review. The property is in the environs of the Albert and S.T. Zimmerman House (304 Indiana) and the Pickney II Historic District, National Register of Historic Places. Submitted by Shelly Electric, Inc for the City of Lawrence Department of Utilities, property owner of record.

DR-05-57-11 2025 New Hampshire Street; Remodel; Certified Local Government Review. The property is in the environs of the Mackie House (1941 Massachusetts St), National and Kansas Register of Historic Places. Submitted by Mike Randolph for CJ & JO Properties LLC, property owner of record.

DR-05-59-11 1622 Kentucky Street; Deck; Certified Local Government Review. The property is in the environs of Ludington-Thacher House (1613 Tennessee) Submitted by James Knuth, property owner of record.

DR-05-60-11 727 Massachusetts Street; Sign; Certified Local Government Review, Certificate of Appropriateness Review and Downtown Conservation Overlay District review. This property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is also located in the environs of Miller's Hall (723-725 Massachusetts St), and the House Building (729-731 Massachusetts St), Lawrence Register of Historic Places, and is located in the Downtown Conservation Overlay District. Submitted by Luminous Neon for Cupcake Construction Company.

DR-05-61-11 907 W 6<sup>th</sup> Street; Driveway; Certified Local Government Review and Certificate of Appropriateness Review. The property is in the environs of the Witter McCurdy House (909 W 6<sup>th</sup> St), National and Lawrence Register of Historic Places. Submitted by Marilyn Grant, property owner of record.

DR-05-62-11 1109 New York Street; Remodel; Certified Local Government Review. The property is in the environs of the North Rhode Island Historic District, National Register of Historic Places. Submitted by Struct/REstruct for Jasmine and Skylar Westphal, property owners of record.

### **ACTION TAKEN**

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

Motion carried unanimously, 7-0

D. There was no general public comment.

E. Miscellaneous matters from City staff and Commission members.

Election of Chair and Vice Chair

### **ACTION TAKEN**

Motioned by Commissioner Foster, seconded by Commissioner Arp, to nominate Commissioner Meyer as the Historic Resources Commission Chair, and Commissioner Wiechert as the Historic Resources Commission Vice Chair.

Motion carried unanimously, 7-0

Commissioner Smith stated he had accepted a position in Houston Texas and would be stepping down from the Historic Resources Commission.

F. No public comment.

**ACTION TAKEN**

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

Motion carried unanimously, 7-0

**ADJOURN –7:48p.m.**