

**City of Lawrence  
Historic Resources Commission  
February 16<sup>th</sup>, 2012 Minutes**

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

STAFF EXCUSED:

STAFF PRESENT: Braddock Zollner, Groves, Parker

PUBLIC PRESENT: Kimball, Walsh, Klingenberg, Ralston, Harris, Booth, Peterson, Soden, Brown, Schneider, Werner, Lane, Jay, Jones, Cole, Smith, Cottin, Mills

**HISTORIC RESOURCES COMMISSION  
AGENDA MEETING- FEBRUARY 16TH 2012--6:30 PM  
ACTION SUMMARY**

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Commissioners present: Tuttle, Arp, Wiechert, Meyer, Williams, Foster, Quillin

Staff present: Braddock Zollner, Parker, Groves

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**ITEM NO. 1: ACTION SUMMARY**

**ACTION TAKEN**

Motioned by Commissioner Foster, seconded by Commissioner Tuttle, to approve the December 15, 2011 Action Summary.

Motion carried unanimously, 7-0

**ACTION TAKEN**

Motioned by Commissioner Foster, seconded by Commissioner Tuttle, to approve the January 19, 2012 Action Summary.

Motion carried unanimously, 7-0

**ITEM NO. 2: COMMUNICATIONS**

- a) Ms. Braddock Zollner stated all written communication received was included in the January 16<sup>th</sup>, 2012 Historic Resources agenda packet.
- b) Commissioner Foster stated his employer works with Treanor Architects on occasion, regarding Item 3. Commissioner Quillin stated she lives in the Barker Neighborhood, regarding Item 14. Commissioner Williams stated his mother-in-law leased property to Kwik Shop, regarding Item 14.

**ITEM NO. 3:** DR-12-185-11 900 New Hampshire Street; New Construction; Certified Local Government Review, Certificate of Appropriateness Review and Downtown Conservation Overlay District Review. The property is located in the environs of Lawrence's Downtown Historic District and the North Rhode Island Residential Historic District, National Register of Historic Places. The property is located in the environs of the Shalor Eldridge House, Register of Historic Kansas Places and the Social Service League building, Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District and subject to the Downtown Design Guidelines. Submitted by Treanor Architects for 9-10 LC, the property owner of record.

#### **STAFF PRESENTATION**

Ms. Groves presented the item.

#### **APPLICANT PRESENTATION**

Micah Kimball, Treanor Architects, said the design team had met with the neighbors and the Architectural Review Committee three times since the previous Historic Resources Commission meeting. He said the project was now a new design and the height of the structure had been reduced. Mr. Kimball said multiple issues had to be considered during the design of the project. He said the project was within the environs of the North Rhode Island Street Historic Residential District, Lawrence's Downtown Historic District, the overlay district, and within the environs of two historic properties. He said the Downtown Design Guidelines, neighborhood concerns, and the building program had to be considered. Mr. Kimball stated the number of apartments had been reduced from 34 to 21 units which significantly reduced the top floor size of the structure. He said there would now be a restaurant on the corner and the height would transition out. Mr. Kimball said the drop off site was moved to the New Hampshire Street side of the project which would relieve traffic and the courtyard would be maintained to keep the alley open and pull all the massing onto the New Hampshire Street side. Mr. Kimball stated the pool was now an outdoor pool in an effort to reduce the height and break up massing of the structure. He said the structure at 901 New Hampshire Street and the U.S. Bank building were the tallest structures in the downtown area. Mr. Kimball stated by moving the restaurant to the corner there would be a transition down to the North Rhode Island District. He said one story was removed near the alley side and the apartments would be located on the top two floors. Mr. Kimball stated the lobby would remain on the ground floor, and the second and third floor would be for hotel use. He said the building had been broken up into smaller masses and bays and the façade material on New Hampshire Street area had changed to break up the large massing. He said the glass corner was now more transparent and opened up the top level of the structure. Mr. Kimball said the roof line transitioned down towards the Art Center and the entry to the hotel drop off was now more evident. Mr. Kimball said the top floor foot print was significantly reduced and was now a roof top deck and the grade of the courtyard was reduced

and was now in line with the alley. Mr. Kimball said the parapet height was reduced from 62' to 52' and the building height was lowered by 22' at the alley side by removing two levels of the structure. He said all vehicular traffic was now removed from the alley and the massing would remain only on the commercial side of the district and the stair tower had been relocated and the massing was reduced. Mr. Kimball presented photos of the previous and current proposal.

### **PUBLIC COMMENT**

K.T. Walsh, East Lawrence Neighborhood Association, stated her home was one and a half blocks from the proposed project. She said she had been on the Board of Lawrence Percolator and manager of the Social Service League for seven years. Ms. Walsh stated she was pleased with the changes to the façade and with the hotel entrance moved to the New Hampshire Street side of the project. She said while meeting with the architects there continued to be a lack of awareness how the height and massing would affect the homes on Rhode Island Street. She said the homes were built in the late 1800's and the district qualified to be on the National Register. Ms. Walsh said the Commission's role was to protect the district from harm and the massing of the structure was larger than the previous design.

Gwen Klingenberg, President of the Lawrence Association of Neighborhoods, stated the development group was not complying with the Downtown Historic Guidelines. She said within the Guidelines under new construction, neighborhood integration, mass and scale were repeatedly mentioned. Ms. Klingenberg said there was a large parking area between Hobbs Taylor Lofts and the neighborhood. She said new additions should not destroy the historic material that characterized the neighborhood. Ms. Klingenberg stated new construction that dominated the neighborhood was not recommended and the back side of the structure would be six stories tall and would not conform to scale. Ms. Klingenberg read portions of the Downtown Historic Guidelines. She said the lights would be very invasive on the neighborhood. Ms. Klingenberg stated the applicant had made a lot of changes but needed to keep working to reduce the size of the structure to the height of the Arts Center.

John Ralston, 940 Rhode Island Street, stated the Commission did not have a full picture of the project and the Commission should demand complete information. Mr. Ralston stated there would be a follow up project the Commission should think about. He said the Developer would convince the Marriot to move the hotel four blocks south and abandon the current proposal and leave the city with a blighted structure. He said the developer had no concern for preservation law and the presentation was based on distractions and there were false and deceptive renderings. Mr. Ralston stated 901 New Hampshire Street loomed over the neighborhood and the 900 New Hampshire Street project would loom over the neighborhood. He said the applicant wanted a quick rejection to the City Commission so that due process would not be followed. Mr. Ralston stated the treatment to the Social Service League was incomprehensive. He said the landmark properties had a higher status of protection than the environs and the Commission should retain their function and authority. Mr. Ralston said the structure was seventy feet tall and it was in the wrong area of the City.

Kathryn Harris, 916 Rhode Island Street, thanked the Commission for their service. She said the revised plan made no attempt to dialogue with the neighborhood and there were many smoke and mirror issues with the project. Ms. Harris said the shortest part of the building was as tall as the tallest part of the Arts Center and the project would overshadow the neighborhood. She asked why there were not real photographs of the neighborhood. Ms. Harris stated 901 New Hampshire Street loomed over the neighborhood and there were four properties in the area on the historic register.

Hank Booth, Interim CEO and President of Lawrence Chamber of Commerce, said there had been many changes in the downtown area since the 1950's. He said the changes were caused by different needs and a vital mix of all different elements of the community which included residential. Mr. Booth said the opportunity for people to stay long term downtown instead of other places in the city gave them a chance to visit downtown and other parts of the City. He said the developer had made a remarkable transition and listened to the Guidelines and the Architectural Group made significant changes to the project. He said the developer had to build a structure that would be viable as a business. Mr. Booth said taxes would be created and there would be an opportunity for people who do not drive. He said in order for downtown to continue to thrive there had to be a mixture of businesses and the developer had done a great deal to make the structure fit downtown in urban infill. Mr. Booth said the structure would be very attractive for a downtown area and the future of Lawrence needed the infill to be successful in the future history of Lawrence as well.

Town Peterson, 923 Rhode Island Street, stated he had been restoring his house for fourteen years and his back yard was across the northwest corner of the project. He said there were two classes of concerns that were very real. Mr. Peterson said when the Arts Center was constructed there was damage to one of his buildings and there would be permanent damage to the houses in the area during the construction phase. He said the character of a National Historic District would be damaged by light contamination and the view out of homes and the view into homes would change. Mr. Peterson said the Commission had told the developer to use the Arts Center as a size standard and the drawings shown were not true. He said the neighbor's concerns had not been taken into account. Mr. Peterson stated he had previously asked the Commission for a sky light in his home and that was a thirty minute discussion. He said if the Commission did not deny the project the Commission would give in to economic interests over historic interests. Mr. Peterson asked the Commission to help the neighbors argue to the City Commission to ice the project and any project like it. He said there needed to be a planning process for downtown and guidelines to deal specifically with the problem.

Leslie Soden said she was surprised Staff found the Social Service League would not be encroached upon and stated she objected to the finding.

Dennis Brown, Lawrence Preservation Alliance, said the proposal had come a long way from the original design which would have damaged the Historic District in several ways. He said through the public process the design team met with the Architectural Review Committee, Lawrence Preservation Alliance, Staff, and neighborhood leaders and not all issues had been resolved. He said the alley belonged to the city and traffic through the alley had now been eliminated. Mr. Brown said noise from traffic and head lights facing into neighbor's back yards was wrong and it now was eliminated. He said there would be a party pool on the roof top with no enclosure. Mr. Brown stated hotel rooms from the top floor had been moved to the bottom floor as he had suggested, and the courtyard had been dropped to pedestrian level. Mr. Brown said the Lawrence Preservation Alliance had not argued for a three story maximum structure. He said 9<sup>th</sup> and New Hampshire was a commercial corner and four or five stories would not damage the district. Mr. Brown said the east alley side of the structure made a better transition but he would like to see a ten foot setback on the southeast corner. Mr. Brown stated two of the two bedroom units should be removed from the current plan and a reduction of height and mass on the west side would be an improvement. He said the lot was transitional and the developer was now trying to make it work and if the south façade was reduced to four stories the project could be considered. He said he would like to see one more Architectural Review Committee meeting and would like to see the Committee lighten up on the three story ultimatum and the developers to further reduce programming. He said the Lawrence

Preservation Alliance agreed with the staff recommendation that the project as proposed did not meet guideline numbers two and six.

Ron Schneider, Attorney representing homeowners on Rhode Island Street, said at the previous Historic Resources Commission meeting the developer was told to not come back if the structure was not reduced to three stories. He said he had met with the developer and the architect and the bottom line was the height of the structure. Mr. Schneider said he read the staff report and he was distressed about it. He said the project was an environs review and the staff report consistently found the project would have an adverse affect on the neighborhood. Mr. Schneider said the staff report stated the Downtown Design Guidelines were now met and Staff did not recommend denial. Mr. Schneider said he did not understand the analysis of the staff report and he was familiar with the ordinance as he had drafted most of it in the mid 80's. Mr. Schneider said the common meaning of encroachment was to enter by gradual steps or by stealth into the possession or rights of another, to advance beyond the usual or proper limits gradually. He said the project would encroach into the environs and the neighbor's property. Mr. Schneider said the State statute talked about impact and encroachment and adverse affect on the environs itself. He said the city ordinance which he drafted had made a distinction between the environs and the city ordinance was not given the same respect and consideration but the impact of activity in the environs did receive consideration. He said at the time there were political factors that resulted in the final draft and it was acknowledged it was not the same as the state statute. Mr. Schneider said if Chapter 22 was applied properly the project did not meet the standard. He said the Downtown Design Guidelines were more questionable and he did not particularly object. He said the Commission had voted previously 6-0 that the plan did not meet the requirements. Mr. Schneider said the proposed project was too big for the area. He said the project reminded him of someone who lived in a residential area and who wanted a pet elephant, the elephant was too big for the area and not good for the neighbors. He said the elephant could be washed and cleaned up but would still be too large for the area. Mr. Schneider said he agreed with almost everything Mr. Booth had previously said but the project was too big for the area. He said the developer wanted to make a profit so there had to be a certain amount of rooms. Mr. Schneider said there should be no question the project should be denied.

## **PUBLIC COMMENT CLOSED**

## **COMMISSION DISCUSSION**

Commissioner Meyer stated the Historic Resources Commission had a narrow charge and personal opinions of what type of business goes in or around the neighborhood was irrelevant. She said whether or not the hotel would have a swimming pool or the design, or how many apartments the hotel would have was not the Commission's charge. She said the Commission was reviewing the project under the Certificate of Appropriateness Review, the State Law Review, and the Downtown Design Guidelines Review. She said she agreed with the staff report in regard to the Downtown Design Guidelines review.

Commissioner Wiechert stated the charge of the Commission was to determine if any project met the National Historic Guidelines and he said the project did not meet the Guidelines.

Commissioner Meyer said the staff report indicated the project did not encroach upon, damage or destroy the listed historic property and she disagreed with the report. She said the structure was right behind the Social Service League and lowering the height on the back side would not do much in terms of the League building.

Commissioner Williams stated Mr. Schneider defined encroachment pretty well. He said the structure would be three times the height of the historic structures in the area. Commissioner Williams said he appreciated Mr. Booth's comments. He said the reason the Watkins Bank building was built at 11<sup>th</sup> Street is that people did not want the massive building at 7<sup>th</sup> and Massachusetts Streets.

Commissioner Meyer said moving forward the Commission had to be consistent. She said as great a project this may be, additional like projects may be approved in the future.

**ACTION TAKEN**

Motioned by Commissioner Wiechert, seconded by Commissioner Williams, to deny the project at 9<sup>th</sup> and New Hampshire Streets, for the Certificate of Appropriateness Review, and make the determination the project does encroach upon, damage and destroy the listed historic property.

Motion carried unanimously, 7-0

**ACTION TAKEN**

Motioned by Commissioner Tuttle, seconded by Commissioner Quillin, to deny the project at 9<sup>th</sup> and New Hampshire Streets, for State Law Review, and make the determination the project does encroach upon, damage and destroy the historic property on North Rhode Island Street, as determined in the staff report.

Motion carried unanimously, 7-0

**ACTION TAKEN**

Motioned by Commissioner Foster, seconded by Commissioner Williams, to approve the project at 9<sup>th</sup> and New Hampshire Streets, for the Downtown Design Guidelines, based on the recommendations and findings as listed in the staff report.

Motion carried unanimously, 7-0

**ITEM NO. 4:** DR-1-1-12 401 & 415 N 2<sup>nd</sup> Street; Rezoning; Certified Local Government Review. The properties are in the environs of the Union Pacific Depot (402 N 2<sup>nd</sup>), Register of Historic Kansas Places. Submitted by Paul Werner and Joy Rhea of Paul Werner Architects on behalf of Exchange Holdings LLC, property owner of record.

**STAFF PRESENTATION**

Ms. Groves presented the item.

**APPLICANT PRESENTATION**

Paul Werner, Paul Werner Architects, said forty three different properties were located in the area and it had taken years for the Army Corps of Engineer to define the right away. He said there were eighteen acres of ground and there were numerous things to take care of before development begins.

Commissioner Arp asked Mr. Werner what the vision of the property was.

Mr. Werner stated the developer wanted to use the river, raise the ground level and create a boardwalk along the entire levy. He said the main entrance was at the area of Johnny's Tavern and there was no desire to remove the tavern at this time. Mr. Werner said traffic and storm water was a major issue and soccer fields may be installed if the traffic issue could not be resolved. He said the project would be an extension of downtown. Mr. Werner stated if there were lights on the bridge more people would access it for walking.

**PUBLIC COMMENT**

Dennis Brown, Lawrence Preservation Alliance, stated he agreed with the staff recommendation. He said Staff requested the development group submit designs that incorporate the historic structures as future site planning occurs and the Commission should put the language in their motion.

**COMMISSION DISCUSSION**

Commissioner Wiechert stated the project was a great idea and Lawrence had needed it for a long time.

**ACTION TAKEN**

Motioned by Commissioner Williams, seconded by Commissioner Wiechert, to approve the project at 401 & 415 N 2<sup>nd</sup> street, based on the supporting documentation and findings in the staff report.

Motion carried unanimously, 7-0

Mr. Werner asked the Commission to explain Staff's amendment that the development group submit designs that incorporate the historic structures as future site planning occurs 'if possible'.

Commissioner Meyer stated incorporating the historic structures was a suggestion.

**ITEM NO. 5:** DR-1-2-12 0 & 100 Lincoln Street and 151 & 100 Perry Street; Rezoning; Certified Local Government Review. The properties at 100 Lincoln Street and 100 Perry Street are in the environs of the Union Pacific Depot (402 N 2<sup>nd</sup>), Register of Historic Kansas Places. Submitted by Paul Werner and Joy Rhea of Paul Werner Architects on behalf of D&D Rentals of Lawrence LLC, property owner of record.

**ACTION TAKEN**

Motioned by Commissioner Meyer, seconded by Commissioner Arp, to approve the project at 0 & 100 Lincoln Street and 151 & 100 Perry street, based on the supporting documentation and findings in the staff report.

Motion carried unanimously, 7-0

**ITEM NO. 6:** DR-1-3-12 409 & 501 N 2<sup>nd</sup> Street; Rezoning; Certified Local Government Review. The properties are in the environs of the Union Pacific Depot (402 N 2<sup>nd</sup>), Register of Historic Kansas Places. Submitted by Paul Werner and Joy Rhea of Paul Werner Architects on behalf of Jeffrey W. Hatfield, property owner of record.

**ACTION TAKEN**

Motioned by Commissioner Williams, seconded by Commissioner Wiechert, to approve the project at 409 & 501 N 2nd Street, based on the supporting documentation and findings in the staff report.

Motion carried unanimously, 7-0

**ITEM NO. 7:** DR-1-4-12 300, 311 & 317 N 2<sup>nd</sup> Street; Rezoning; Certified Local Government Review. The properties are in the environs of the Union Pacific Depot (402 N 2<sup>nd</sup>), Register of Historic Kansas Places. Submitted by Paul Werner and Joy Rhea of Paul Werner Architects on behalf of Riverfront Properties of Lawrence LLC, property owner of record.

**ACTION TAKEN**

Motioned by Commissioner Williams, seconded by Commissioner Wiechert to approve the project at 300, 311 & 317 N 2<sup>nd</sup> Street, based on the supporting documentation and findings in the staff report.

Motion carried unanimously, 7-0

**ITEM NO. 8:** DR-1-5-12 139 Perry Street, 505 N 2<sup>nd</sup> Street & 141 Maple Street; Rezoning; Certified Local Government Review. The properties at 505 N 2<sup>nd</sup> Street and 141 Maple Street are in the environs of the Union Pacific Depot (402 N 2<sup>nd</sup>), Register of Historic Kansas Places. Submitted by Paul Werner and Joy Rhea of Paul Werner Architects on behalf of HDD of Lawrence LLC, property owner of record.

**ACTION TAKEN**

Motioned by Commissioner Williams, seconded by Commissioner Wiechert, to approve the project at 139 Perry Street, 505 N 2<sup>nd</sup> Street & 141 Maple Street, based on the supporting documentation and findings in the staff report.

Motion carried unanimously, 7-0

**ITEM NO. 9:** DR-1-9-12 1933 Maple Lane; New Construction; Certified Local Government Review. The property is in the environs of the Robert H. Miller House (1111 E 19<sup>th</sup>), National Register of Historic Places. Submitted by Steve Lane, Chair of the Construction Committee, for Lawrence Habitat for Humanity Inc, property owner of record.

**STAFF PRESENTATION**

Ms. Groves presented the item.

**APPLICANT PRESENTATION**

Steven Lane, Board of Lawrence Habitat for Humanity, said the house at 1933 Maple Lane would be the seventy eighth house built by Habitat for Humanity. He said all homes built by Habitat were built with donations. Mr. Lane stated the lot was an infill lot and the house would be appropriate to the neighborhood. He said the home would appear a bit larger than other homes in the area but the foot print would be smaller.

Commissioner Wiechert stated he would abstain from voting on the project.

**PUBLIC COMMENT**

Kathryn Harris stated Habitat for Humanity homes were extremely well built. She said the home would not damage the environs.

**COMMISSION DISCUSSION**

There was no Commission discussion.

**ACTION TAKEN**

Motioned by Commissioner Foster, seconded by Commissioner Tuttle, to approve the project at 1933 Maple Lane; based on the supporting documentation in the staff report, and with the following conditions as listed in the staff report:

1. The applicant provide complete construction documents to be reviewed and approved by the Historic Resources Administrator 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, during construction and upon completion of the project.

Motion carried, 6-0-1 Wiechert abstained

**ITEM NO. 10:** DR-1-11-12 1235 New York Street; Rehabilitation and Addition; Certified Local Government Review. The property is in the environs of the South Rhode Island and New Hampshire Streets Historic Residential District, National Register of Historic Places. Submitted by Eric Jay of struct/restruct LLC for MGM Pipedreams LLC, property owner of record.

**STAFF PRESENTATION**

Ms. Groves presented the item.

**APPLICANT PRESENTATION**

Eric Jay, Struct/Restruct, said the existing structure had seven to nine additions, and the stone on the structure had been covered with plaster. He said the additions would be removed and a new stoop and 700 square foot addition would be added. He said he did not know an actual date the additions were added. Mr. Jay said the existing roof would be removed and reframed. He said as much southern yard space as possible would be saved.

Commissioner Arp asked Mr. Jay to explain the stoop.

Mr. Jay stated the current porch would be removed and a stoop would be added.

Commissioner Arp asked Mr. Jay why he did not propose a full width front porch.

Mr. Jay stated a full width front porch would overwhelm the front elevation to some degree. He said the structure was not very large.

Commissioner Wiechert asked Mr. Jay if he had floor plans for the project.

Mr. Jay stated floor plans were included in the project proposal.

Commissioner Williams asked Staff why the full length porch was recommended.

Ms. Braddock Zollner stated the Sanborn maps indicated there had been a full width porch.

Commissioner Williams said the porch fit the character of the house.

Mr. Jay stated he did not have a problem with adding a porch to the structure but it would shorten the front windows.

Commissioner Williams asked if the pitch of the roof could be reduced.

Mr. Jay stated the roof pitch could be reduced.

## **PUBLIC COMMENT**

Dennis Brown, Lawrence Preservation Alliance, stated he was impressed with Struct/Restruct. He said they do quality work and their work was interesting. Mr. Brown asked if the new design would relate to the current design of the house. He said light coming into the front floor windows would be reduced if a full length porch was added. Mr. Brown stated he struggled with the long addition in the back of the structure. He asked that the applicant work with the Architectural Review Committee regarding the porch and the addition.

Matt Jones, Struct/Restruct, stated the full length porch was not the original porch and a stoop would show off the original house. He said the addition was to emphasize retaining the south yard and there were a lot of windows on the south side of the structure. Mr. Jones stated the contrast aids in the difference in the architecture.

K.T. Walsh stated she did not have a problem with the addition but she felt strongly that there needed to be a full length porch.

## **COMMISSION DISCUSSION**

Commissioner Williams stated a number of original buildings in Lawrence were built without porches. He said the character of the neighborhood should be preserved.

## **ACTION TAKEN**

Motioned by Commissioner Williams, seconded by Commissioner Arp, to approve the project at 1235 New York Street, based on the supporting documentation in the staff report, and with the following conditions as listed in the staff report:

1. The applicant submit a design for a full-width front porch to be approved by the Architecture Review Committee.
2. 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 allow staff to photograph the project before, during construction and upon completion.

Motion carried, 6-1

Mr. Jay asked if the size of the porch or the style needed to be changed.

Commissioner Meyer said the porch did not have to look historic or need to mimic what was previously there.

Commissioner Tuttle said the project was an environs review.

Commissioner Foster said a full width porch four feet deep could be added. He said the existing structure should shine through. He asked if the stone would be removed.

Mr. Jay stated the stone would be repaired where needed.

Commissioner Wiechert said the original porch did not go all the way across the house. He said a transition space in the rear of the house would be nice.

Commissioner Meyer stated the Sanborn maps indicated a longer porch.

Ms. Braddock Zollner said the project was an environs review and there could be leeway.

**ITEM NO. 11:** DR-1-12-12 Lot 38, New Jersey Street (800 block); New Construction; Certified Local Government Review and Certificate of Appropriateness Review. The property is in the environs of the East Lawrence Industrial Historic District and the St. Luke African Methodist Episcopal Church (900 New York), National Register of Historic Places. It is also in the environs of 820 New Jersey Street, Lawrence Register of Historic Places. Submitted by Eric Jay, property owner of record.

### **STAFF PRESENTATION**

Ms. Groves presented the item.

### **APPLICANT PRESENTATION**

Eric Jay stated the structure would be sixteen feet wide and eighty feet long. He said the property dropped nine feet from the west to the east. Mr. Jay said the garage would be in the basement with the living area on the main level, with bedrooms upstairs. He said a patio and screened in porch would be added on the south side of the structure. Mr. Jay stated the materials were reclaimed horizontal planks with metal siding and roofing.

### **PUBLIC COMMENT**

Leslie Soden stated she did not like the house and was concerned that the house looked tall and long. She said she found the house to be strange.

Mr. Jay displayed photos of the north side of the structure. He said there was a whole row of trees on the property line.

Commissioner Tuttle stated if a front porch was demanded, modern infill design would be eliminated. She said she was concerned with turning a front porch into a necessity.

Mr. Jay said the design was a way to draw people into the house.

Ms. Soden said the design was modern and it demanded to have a front porch.

Mr. Jay stated the design was a way to draw people into the house. He said the entry was defined and to the east was an alley. He said the neighborhood was industrial.

### **COMMISSION DISCUSSION**

Commissioner Foster said if he had to choose between quality detailed design, or lesser quality that had a front porch or other historic reference he would choose the former and give more leeway.

Commissioner Williams said the project was an environs review. He said adjacent to the project was auto parking.

Commissioner Foster asked if titanium siding would be used.

Mr. Jay stated titanium siding would be used.

Commissioner Meyer said the project appeared to not have many windows.

Mr. Jay said the wall surface was expansive rather than massive.

**ACTION TAKEN**

Motioned by Commissioner Foster, seconded by Commissioner Arp, to approve the project at Lot 38, New Jersey Street, based on the supporting documentation in the staff report, and with condition number two as listed in the staff report:

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, 6-1

**ITEM NO. 12:** DR-1-13-12 919 Massachusetts Street; Storefront Rehabilitation; Certified Local Government Review, Certificate of Appropriateness Review, and Downtown Urban Conservation Overlay District Review. The property is listed as a non-contributing structure in Lawrence's Downtown Historic District, National Register of Historic Places. It is in the environs of the Carnegie Library (200 W 9<sup>th</sup>) and the Oread Historic District, National Register of Historic Places and the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places. It is also in the environs of Plymouth Congregational Church (925 Vermont), National Register of Historic Places and Lawrence Register of Historic Places. The property is located in the Downtown Urban Conservation Overlay District. Submitted by Leticia Cole of Paul Werner Architects for G&P LC, property owner of record.

#### **STAFF PRESENTATION**

Ms. Groves presented the item.

#### **APPLICANT PRESENTATION**

Ms. Cole stated she researched the property but could not find photos of a previous storefront and could not find a date of previous modifications. She said the contractor had found a stud wall between the center door and windows which was obviously infill of the old storefront. She said the siding was bumped out and there was masonry underneath.

#### **PUBLIC COMMENT**

There was no public comment.

#### **COMMISSION DISCUSSION**

Commissioner Williams said an old advertisement in a newspaper could indicate the previous storefront appearance.

#### **ACTION TAKEN**

Motioned by Commissioner Tuttle, seconded by Commissioner Foster, to approve the project at 919 Massachusetts Street, based on the supporting documentation in the staff report, and with the following conditions as listed in the staff report:

1. The applicant work with the HRA to document any architectural evidence found during the demolition of the existing storefront;
2. If evidence of the historic storefront is discovered, the applicant will work with the HRA to incorporate the discovery into the new storefront design if possible;
3. The applicant provide complete construction documents, with material notations, including window and door details, 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 demolition, during construction, and upon completion of the project.

Motion carried unanimously, 7-0

**ITEM NO. 13:** DR-1-15-12      1420 Kentucky Street; Addition; Certified Local Government Review. The property is in the environs of the John Palmer and Margaret Usher House (1425 Tennessee) and the William Priestly House (1505 Kentucky), National Register of Historic Places. Submitted by Tim Hauschild of Paul Werner Architects for Will B. Tschudy, property owner of record.

**STAFF PRESENTATION**

Ms. Groves presented the item.

**APPLICANT PRESENTATION**

Paul Werner, Paul Werner Architects, said the two current bedrooms were tiny and an addition on the back of the structure made it a single family home with four bedrooms and additional baths.

**PUBLIC COMMENT**

There was no public comment.

**COMMISSION DISCUSSION**

There was no Commission discussion.

**ACTION TAKEN**

Motioned by Commissioner Williams, seconded by Commissioner Arp, to approve the project at 1420 Kentucky Street, based on the supporting documentation in the staff report, and with the following conditions as listed in the staff report:

1. The applicant provide complete construction documents, with material notations, including window and door details, to be reviewed and approved by the Historic Resources Administrator 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, 7-0

**ITEM NO. 14:** DR-1-16-12 1846 Massachusetts Street: Demolition and New Construction; Certified Local Government Review and Certificate of Appropriateness Review. The property is in the environs of the George K. Mackie House (1941 Massachusetts), National Register of Historic Places. It is also in the environs of Fire Station #2 (1839 Massachusetts), Lawrence Register of Historic Places. Submitted by Scott Smith and Jeff Weiford of GLMV Architecture, Inc. for Jane C. Cooper, Trustee, property owner of record.

### **STAFF PRESENTATION**

Ms. Groves presented the item.

### **APPLICANT PRESENTATION**

Scott Smith, GLMV Architect, said the original structure was 2700 square feet and the new structure would be 4000 square feet and would be pushed back off of Massachusetts Street about thirty five feet. He said the two entries would face Massachusetts Street and Nineteenth Street with parking on both sides of the structure. Mr. Smith said there would be a new gas canopy and a total of six fuel pumps. He said he agreed brick should be incorporated and the ice machines should be moved. Mr. Smith stated the roof top equipment would be screened. He said the project could be improved as Staff recommended.

Commissioner Foster asked if there would be public access on the north side of the building.

Mr. Smith stated the access on the north side was an emergency exit and not an entrance.

### **PUBLIC COMMENT**

Lisa Harris, Barker Neighborhood Association, said she agreed with the staff recommendations. Ms. Harris stated she would like to see the store face Massachusetts Street to appear more like the neighborhood. She said the commercial activity was too close to New Hampshire Street. Ms. Harris stated the number of canopies was too much for the property and was not in character with the neighborhood. She asked if fencing would be added to the property and asked for pedestrian safety to be considered at the site planning stage.

Linda Cottin stated she had resided in Lawrence for twenty years and lived three blocks from the hardware store. She said Kwik Shop had been at this same area since 1988 and the parking was shared with Cottins Hardware. Ms. Cottin stated she saw the project as an opportunity to rectify the dangers with the parking area. She said only three additional parking spots would be created and not an additional fifteen spots like the developer had indicated. Ms. Cottin stated a large canopy would destroy the environs. She said there would be additional traffic and added trash in the area. She said there was no room for employee parking or deliveries. Ms. Cottin stated the lot was not large enough for the size of structure the developer was proposing.

### **COMMISSION DISCUSSION**

Commissioner Meyer said the structure should face Massachusetts Street and additional brick should be considered. She asked if the Historic Resources Commission decision could wait for a site plan of the project.

Commissioner Foster stated he liked the proposed orientation.

Commissioner Meyer stated the residential side would look no different than the current structure.

Ms. Braddock Zollner said projects had been deferred in the past until a site plan was received.

Commissioner Meyer said there appeared to be a lot of site issues.

Todd Mills, Kwik Shop representative, said he had met with the delivery truck drivers and there was an agreement that Nineteenth Street would be used for deliveries. He said the Massachusetts Street side entrance would be used just as much as the Nineteenth Street entrance side.

Ms. Cottin stated Mr. Mills had not been on the property for twenty years. She said delivery trucks have blocked the alley way between Kwik Shop and Cottins Hardware. Ms. Cottin stated a fence was needed to protect Cottin's handicap ramp. She said delivery trucks blocked traffic on Nineteenth Street.

Mr. Mills asked where a fence should be placed on the property.

Ms. Cottin said she would like to see a fence along the north side of the building.

Commissioner Tuttle said she would like to see the project deferred.

**ACTION TAKEN**

Motioned by Commissioner Tuttle, seconded by Commissioner Arp, to defer the project at 1846 Massachusetts Street, until the project has been through the Site Plan process.

Motion carried, 6-0-1 Williams abstained

**ITEM NO. 15:** DR-1-17-12 1337 Rhode Island Street; Demolition and New Construction; Certified Local Government Review. The property is listed as a non-contributing structure in the Rhode Island and New Hampshire Streets Historic Residential District, National Register of Historic Properties. Submitted by Fred Schneider and Associates for Yania R. Perez and James M. Waggoner, property owners of record.

**ITEM NO. 16:** MISCELLANEOUS MATTERS

- A. No Board of Zoning Appeals applications received since December 15, 2011.
- B. No demolition permits received since the December 15, 2011 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since December 15, 2011:

#### **Administrative Reviews**

**DR-12-188-11** 1901 Massachusetts Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. The property is within the environs of the George K. Mackie House (1941 Massachusetts), National Register of Historic Places. The property is also within the environs of Fire Station #2 (1839 Massachusetts), Lawrence Register of Historic Places. Submitted by Raju Ahmed, Tobacco Bazaar.

**DR-12-189-11** 214 W 10<sup>th</sup> (944 Kentucky) Street; Community Shelter SUP Renewal; Certified Local Government Review and Certificate of Appropriateness Review. The property is listed as a non-contributing structure in the Oread Historic District, National Register of Historic Places. It is in the environs of the Benedict House (923 Tennessee), the Charles and Adeline Duncan House (933 Tennessee), the Col. James and Eliza Blood House (1015 Tennessee), and Lawrence's Downtown Historic District, National Register of Historic Places. The property is also in the environs of the Plymouth Congregational Church (925 Vermont), National Register of Historic Places and Lawrence Register of Historic Places.

**DR-12-190-11** 1204 Oread Avenue; Rehabilitation; Certified Local Government Review and Certificate of Appropriateness Review. The property (Ecumenical Christian Ministries Building) is individually listed on the National Register of Historic Places and the Lawrence Register of Historic Places. It is also in the environs of the Hancock (12<sup>th</sup> Street) Historic District and the Oread Historic District, National Register of Historic Places. Additionally, the property is in the environs of the Jane A. Snow Residence (706 W 12<sup>th</sup>), National Register of Historic Places and Lawrence Register of Historic Places. Submitted by Tracy Green on behalf of Ecumenical Christian Ministries at KU Inc, property owner of record.

- DR-1-6-12** 1218 Tennessee Street; Electrical/Mechanical Permit; Certified Local Government Review. The property is in the environs of Lawrence's Downtown Historic District and the Oread Historic District, National Register of Historic Places. Submitted by Lawrence Bodle, property owner of record.
- DR-1-7-12** 1245 New Hampshire Street; Sign Permit; Certified Local Government Review and Certificate of Appropriateness Review. The property is in the environs of the John N. Roberts House (1307 Massachusetts), Lawrence's Downtown Historic District, the North Rhode Island Street Historic Residential District, and the South Rhode Island and New Hampshire Streets Historic Residential District, National Register of Historic Places. It is also in the environs of South Park (1140-1141 Massachusetts), Lawrence Register of Historic Places. Submitted by Keith Middlemas of Bluestem Stoneworks for Reverend Gary Teske of the Trinity Lutheran Church, property owner of record.
- DR-1-8-12** 1325 Tennessee Street; Parking Variance; Certified Local Government Review. The property is in the environs of the John Palmer and Margaret Usher House (1425 Tennessee), National Register of Historic Places. Submitted by Fred Schneider of Schneider & Associates for Ashley J. Funderburk, property owner of record.
- DR-1-10-12** 1223 Ohio Street; Shed Dormer Addition; Certified Local Government Review and Certificate of Appropriateness Review. The property is in the environs of the Hancock (12<sup>th</sup> Street) Historic District and the Oread Historic District, National Register of Historic Places. It is also in the environs of the Ecumenical Christian Ministries Building (1204 Oread), National Register of Historic Places and Lawrence Register of Historic Places. Submitted by Dan Hermreck for Eric Oligschlaeger of Odyssey Rentals LLC, property owner of record.
- DR-1-14-12** 818 Greever Terrace; Residential Driveway Permit; Certified Local Government Review. The property is in the environs of the Double Hyperbolic Paraboloid House (934 W 21<sup>st</sup>), National Register of Historic Places and the Dudley Wiggins Residence (840 W 21<sup>st</sup>), Register of Historic Kansas Places. Submitted by Deborah Kirk, property owner of record.

**ACTION TAKEN**

Motioned by Commissioner Meyer, seconded by Commissioner Tuttle, to affirm the Administrative reviews.

Motion carried unanimously, 7-0

**General public comment**

- D. K.T. Walsh thanked Commissioner Meyer for her time on the Commission.
- E. Ms. Braddock Zollner stated the team developing the Oread Neighborhood Design Guidelines would like two volunteers from the Historic Resources Commission for input on the Oread neighborhood.

**ACTION TAKEN**

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

Motion carried unanimously, 7-0

**ADJOURN –9:58 p.m.**