

**City of Lawrence  
Historic Resources Commission  
July 19th, 2012 Minutes**

**COMMISSIONERS PRESENT:** Arp, Williams, Foster, Quillin

**COMMISSIONERS EXCUSED:** Tuttle, Wiechert

**STAFF PRESENT:** Braddock Zollner, Groves, Parker

**PUBLIC PRESENT:** Werner, Golden

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**HISTORIC RESOURCES COMMISSION  
AGENDA MEETING- JULY 19, 2012--6:30 PM  
ACTION SUMMARY**

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Commissioners present: Arp, Williams, Foster, Quillin

Staff excused: Wiechert, Tuttle

Staff present: Braddock Zollner, Parker, Groves

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**ITEM NO. 1: ACTION SUMMARY**

**ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Quillin, to approve the June 21, 2012 Action Summary.

Motion carried, 4-0-1 Foster abstained

**ITEM NO. 2: COMMUNICATIONS**

a) Ms. Braddock Zollner stated she received a letter from the State Historic Preservation Office regarding 1300 Haskell Avenue property. She said the property would be reviewed at their August 11<sup>th</sup> meeting.

b) No declaration of abstentions from specific agenda items by commissioners.

**ITEM NO. 3:** DR-2-26-12 815 Massachusetts Street; Addition; Certified Local Government Review and Downtown Urban Conservation Overlay District Review. The property is listed as a contributing structure in Lawrence's Downtown Historic District, National Register of Historic Places. It is also in the environs of the Carnegie Library (200 W 9<sup>th</sup>) and the Lucy Hobbs Taylor House (809 Vermont), National Register of Historic Places. The property is in the environs of the House Building (729 Massachusetts), Register of Historic Kansas Places. It is in the Downtown Urban Conservation Overlay District. Submitted by Ronald Hutchens of Paul Werner Architects for Chaudry Wahla, property owner of record.

**STAFF PRESENTATION**

Ms. Groves presented the item.

Commissioner Foster asked Ms. Groves for an update on the project since the previous Historic Resources Commission meeting.

Ms. Groves said the project was reviewed by the State Historic Preservation Office. She said the project was recommended for approval.

### **APPLICANT PRESENTATION**

Paul Werner, Paul Werner Architects, said both Staff and the State Historic Preservation Office were in favor of the project. He said he understood the impact of a second story at the property, but his client had rights. Mr. Werner asked if the property owner of the Eldridge vacant lot requested a four story building, would the property owner of the Eldridge Hotel attempt to not allow the building?

### **PUBLIC COMMENT**

Mr. Golden said he had reviewed the letter from the State Historic Preservation Office and there was not a great deal of issue. He said the comparison to the Eldridge emphasized the differences. Mr. Golden stated the Eldridge had agreements between the properties as to access for the stairway and the fire escape and encroachments. He said typically there were party wall agreements allowing for common use of properties. Mr. Golden stated the property at 813 Massachusetts Street has had windows on the second story looking south for 100 years and has had the same use that was there now. He said the applicant had no right to add a structure next to 813 Massachusetts Street and to go beyond the elevation that was currently there. Mr. Golden stated there was a window inside of 813 Massachusetts Street and if the applicant was allowed to construct a second story as proposed, the window would open to a concrete wall. Mr. Golden stated the property owner at 813 Massachusetts Street would have to reconstruct the inside property wall. He said the project needed to go to a different level than the State Historic Preservation Office. Mr. Golden stated an appropriate exercise would be to develop standards for handling this type of situation.

Commissioner Arp said it would be hard to reconcile what would happen to both property owners. He said the letter from the State Historic Preservation Office helped with understanding the issue and it should be resolved by the two property owners.

### **PUBLIC COMMENT CLOSED**

### **COMMISSION DISCUSSION**

There was no Commission discussion.

### **ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Foster, to approve the project for Certified Local Government Review, located at 815 Massachusetts Street, based on the supporting documentation and with the following conditions:

1. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work.
2. The applicant will submit final construction documents with material notations to be reviewed and approved by the Historic Resources Administrator prior to the release of the building permit.
3. The applicant complete the site plan review process as outlined in Chapter 20 of the

Code of the City of Lawrence.

4. The windows may be covered, but must be left in place so that they may be restored in the future.

Motion carried unanimously, 4-0

### **ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Williams, to approve the project for the Downtown Urban Conservation Overlay District Review, located at 815 Massachusetts Street, based on the supporting documentation and with the following conditions:

1. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work.
2. The applicant will submit final construction documents with material notations to be reviewed and approved by the Historic Resources Administrator prior to the release of the building permit.
3. The applicant complete the site plan review process as outlined in Chapter 20 of the Code of the City of Lawrence.
4. The windows may be covered, but must be left in place so that they may be restored in the future.

Motion carried unanimously, 4-0

**ITEM NO. 4:** MISCELLANEOUS MATTERS

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

**Administrative Reviews**

**DR-5-79-12** 830 Massachusetts Street; New Rooftop Unit; Certified Local Government and Downtown Urban Conservation Overlay District Review. The J.C. Penney Building 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>), the North Rhode Island Street Historic Residential District, and the Lucy Hobbs Taylor House (809 Vermont), National Register of Historic Places. It is also within the Downtown Urban Conservation Overlay District. Submitted by the Lawrence Antique Mall for LGB Properties, property owner of record.

**DR-5-80-12** 1234 Kentucky Street; Public Right of Way Vacation; Certified Local Government Review and Certificate of Appropriateness Review. The property is in the environs of the John N. Roberts House (1307 Massachusetts) and Lawrence's Downtown Historic District, National Register of Historic Places. It is also in the environs of South Park (1141 Massachusetts), Lawrence Register of Historic Places. Submitted by Darron Ammann of Bartlett & West, Inc. for the Roman Catholic Archdiocese of Kansas City, property owner of record.

**DR-5-81-12** 1330 Massachusetts Street; Porch Rehabilitation; Certified Local Government Review. The property is in the environs of the John N. Roberts House (1307 Massachusetts) and the South Rhode Island and New Hampshire Streets Historic Residential District, National Register of Historic Places. Submitted by Layle D. Lawrence, II (L.D.), property owner of record.

**DR-5-82-12** 545 Louisiana Street; Residential Driveway Permit; Certified Local Government Review and Certificate of Appropriateness Review. The property is in the environs of the Old West Lawrence Historic District and the Pinckney

I Historic District, National Register of Historic Places. It is also in the environs of the Dillard House (520 Louisiana), Lawrence Register of Historic Places. Submitted by David Kraus on behalf of Jeff Deitering, property owner of record.

**DR-5-83-12** 1 Riverfront Plaza, Suite 100; Special Event Permit; Certified Local Government Review and Certificate of Appropriateness Review. The property is in the environs of the Consolidated Barb Wire Building (1 Riverfront Rd), Register of Historic Kansas Places and the Otto Fischer House (621 Connecticut), Lawrence Register of Historic Places. Submitted by Caci Moore of Heartland Community Health Center for Dan Simons of the City of Lawrence, property owner of record.

**DR-5-84-12** 919 Massachusetts Street; Sidewalk Dining; Certified Local Government Review, Certificate of Appropriateness Review, and Downtown Urban Conservation Overlay District Review. The property is listed as a non-contributing property 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>), the Oread Neighborhood 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 the Plymouth Congregational Church (925 Vermont), National Register of Historic Places and Lawrence Register of Historic Places. The property is within the Downtown Urban Conservation Overlay District. Submitted by Brian Kemp of Paul Werner Architects for G & P LC, property owner of record.

**DR-5-85-12** 725 Massachusetts Street; Storefront Rehabilitation; Certified Local Government Review, Certificate of Appropriateness Review, and Downtown Urban Conservation Overlay District Review. Miller's Hall is individually listed on the Lawrence Register of Historic Places and listed as a key contributing property in Lawrence's Downtown Historic District, National Register of Historic Places. It is in the environs of the Eldridge Hotel (701 Massachusetts) and the United States Post Office (645 New Hampshire), National Register of Historic Places. It is also in the environs of the House Building (729 Massachusetts), Register of Historic Kansas Places and Lawrence Register of Historic Places. The property is within the Downtown Urban Conservation Overlay District. Submitted by Peter Zacharias, property owner of record.

**DR-5-86-12** 803 Massachusetts Street; Sign Permit; Certified Local Government Review and Downtown Urban Conservation Overlay District Review. The property is listed as a contributing property 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 Lucy Hobbs Taylor House (809 Vermont), National Register of Historic Places and the House Building (729 Massachusetts), Register of Historic Kansas Places. It is also within the

Downtown Urban Conservation Overlay District. Submitted by Eric Jay of struct/restruct for David and Susan Millstein, property owners of record.

- DR-5-87-12** 841 Pennsylvania Street; Sign Permit; Certified Local Government Review, Certificate of Appropriateness Review, and 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District 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 and the Green and Sidney Lewis House (820 New Jersey), Lawrence Register of Historic Places. It is also within the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District. Submitted by Ben Koehn of Lawrence Sign Up for LB Holdings Inc, property owner of record.
- DR-12-00011** 915 Missouri Street; Demolition; Certified Local Government Review. The property is in the environs of the Ralph and Cloyd Achning House (846 Missouri), National Register of Historic Places. Submitted by Mike Myers of Hernly Associates for Christopher and Emily Kennedy, property owners of record.
- DR-12-00016** 810 Pennsylvania Street; Rehabilitation; Certified Local Government Review, Certificate of Appropriateness Review; and 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District Review. The property is listed as a contributing structure in the East Lawrence Industrial Historic District, National Register of Historic Places. It is in the environs of the Green and Sidney Lewis House (820 Jersey), Lawrence Register of Historic Places. It is also within the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District. Submitted by Gabe Vogel, Architect on behalf of East Lawrence Historic Partners LLC, property owner of record.
- DR-12-00017** 1330 Massachusetts Street; Rehabilitation and Addition; Certified Local Government Review. The property is in the environs of the John N. Roberts House (1307 Massachusetts) and the South Rhode Island and New Hampshire Streets Historic Residential District, National Register of Historic Places. Submitted by Layle D. Lawrence, property owner of record.
- DR-12-00027** 715 ½ Massachusetts Street; Rehabilitation; Certified Local Government Review, Certificate of Appropriateness Review, and Downtown Urban Conservation Overlay District Review. The Anderson Building is listed as a contributing structure in Lawrence's Downtown Historic District, National Register of Historic Places. It is in the environs of the Eldridge Hotel (701 Massachusetts) and the United States Post Office (645 New Hampshire), National Register of Historic Places. It is also in the environs of Miller's Hall (723-725 Massachusetts) and the House Building (729 Massachusetts), Lawrence Register of Historic Places. It is within the Downtown Urban Conservation Overlay District. Submitted by Gria, Inc. on behalf of River City Holdings LLC, property owner of record.

Commissioner Foster asked Ms. Braddock Zollner to explain the 810 Pennsylvania Street project.

Ms. Braddock Zollner stated the project at 810 Pennsylvania Street was a low grade rehabilitation project.

**ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Foster, to affirm the Administrative reviews.

Motion carried unanimously, 4-0

D. There was no general public comment.

E. Ms. Braddock Zollner invited the Commission to attend Historic Resources Commission training in August 2012.

Commissioner Foster asked Ms. Braddock Zollner for an update on the status of the Historic Resources Commission conference.

Ms. Braddock Zollner stated the conference would be held July 28, 29, and 30<sup>th</sup> at the Kansas Historical Society.

**ACTION TAKEN**

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

Motion carried unanimously, 4-0

**ADJOURN –6:50 p.m.**