



LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **OCTOBER 20, 2016**
CITY HALL, 6 E 6TH STREET
6:30 PM

SPECIAL NOTICE: THE CITY OF LAWRENCE HAS EXECUTED AN AGREEMENT WITH THE STATE HISTORIC PRESERVATION OFFICER TO CONDUCT STATE PRESERVATION LAW REVIEWS AT THE LOCAL LEVEL. THEREFORE, THE LAWRENCE HISTORIC RESOURCES COMMISSION WILL MAKE ALL DETERMINATIONS REGARDING PROJECTS THAT REQUIRE REVIEW UNDER K.S.A. 75-2724, AS AMENDED.

ITEM NO. 1: COMMUNICATIONS

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.
- B. Disclosure of ex-parte communications.
- C. Declaration of abstentions for specific agenda items by commissioners.
- D. Committee Reports

ITEM NO. 2: CONSENT AGENDA

- A. September 15, 2016 Action Summary
- B. Administrative Approvals
 - 1. DR-16-00357 1024 Pennsylvania Street; Addition; Certificate of Appropriateness
 - 2. DR-16-00358 1910 Haskell Avenue; Sign; Certificate of Appropriateness
 - 3. DR-16-00363 1001 Massachusetts Street; Plumbing Permit; State Law Review
 - 4. DR-16-00364 726 Louisiana Street; Driveway Permit; State law Review
 - 5. DR-16-00368 1011 Massachusetts Street; Sidewalk Dining; Downtown Design Guidelines Review and State Law Review
 - 6. DR-16-00374 719 Massachusetts Street; Remodel; State Law Review
 - 7. DR-16-00376 1011 Massachusetts Street; Remodel; State Law Review
 - 8. DR-16-00377 805 New Hampshire Street; Plumbing Permit; State Law Review
 - 9. DR-16-00378 842 Massachusetts Street; Alley Repair; State Law Review
 - 10. DR-16-00382 1019 & 1019 ½ Massachusetts Street; Rental License; State Law Review

ITEM NO. 3: PUBLIC COMMENT

ADDRESSING THE COMMISSION: The public is allowed to speak to any items or issues that are not scheduled on the agenda after first being recognized by the Chair. As a general practice, the Commission will not discuss/debate these items, nor will the Commission make decisions on items presented during this time, rather they will refer the items to staff for follow up. Individuals are asked to come to the microphone, sign in, and state their name and address. Speakers should address all comments/questions to the Commission.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION

ITEM NO. 4: DR-16-00384 923 Pennsylvania Street; Accessory Structure Demolition; Certificate of Appropriateness. The structure is located in the environs of the Edmonson House located at 936 Pennsylvania Street. Submitted by The City of Lawrence. David and Marlene Gramly are the property owners of record.

ITEM NO. 5: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since September 15, 2016.
 - B. Review of any demolition permits received since September 15, 2016.
 - C. Miscellaneous matters from city staff and commission members.
- Adopt 2017 Submission and Meeting Calendars

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00357 1024 Pennsylvania Street; Remodel; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Interior remodel and electrical/mechanical upgrades.

C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING SEPTEMBER 15, 2016 6:30 PM
ACTION SUMMARY**

Commissioners present: Arp, Buchanan, Evans, Fry, Hernly, Quillin
Staff present: Cargill, Simmons, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. No communications from other commissions, State Historic Preservation Officer, and the general public.
- B. No ex-parte communications.
- C. Commissioner Hernly abstained from administrative agenda item DR-16-00346.
- D. No Committee Reports

ITEM NO. 2: CONSENT AGENDA

- A. July 21, 2016 & August 18, 2016 Action Summaries
- B. Administrative Approvals
 - 1. DR-16-00303 1304 Vermont Street; Deck; Certificate of Appropriateness.
 - 2. DR-16-00327 643 Massachusetts Street; Sign; Certificate of Appropriateness and Downtown Design Guidelines Review
 - 3. DR-16-00346 637 Tennessee Street; Porch Enclosure; State Law Review and Certificate of Appropriateness.
 - 4. DR-16-00348 1144 Louisiana Street; Second Exit; State Law Review and Certificate of Appropriateness.
 - 5. DR-16-00324 1940 Haskell Avenue; Sign; Certificate of Appropriateness.
 - 6. DR-16-00321 732 & 732 1/2 Massachusetts Street; Interior Alteration; State Law Review.
 - 7. DR-16-00352 1320 Haskell Avenue; Rehabilitation and Porch Addition; Certificate of Appropriateness.
 - 8. DR-16-00322 734 Massachusetts Street; Sign; Certificate of Appropriateness and Downtown Design Guidelines Review.

ACTION TAKEN

Motioned by Commissioner Fry, seconded by Commissioner Arp, to approve the Consent Agenda minus DR-16-00346, pulled for separate vote.

Unanimously approved 6-0.

Motioned by Commissioner Fry, seconded by Commissioner Arp, to approve DR-16-00346.

Motion carried 5-0-1.

ITEM NO. 3: PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA) detailed several upcoming community events.

ITEM NO. 4: L-16-00295 Public hearing for consideration of placing the property, Parnham House, located at 1028 Rhode Island Street, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Bradley and Heather Eldridge, the property owners of record. Adopt Resolution 2016-12, if appropriate.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Dennis Brown, LPA, said this property was part of their initiative to get more properties listed locally.

PUBLIC COMMENT

Ms. KT Walsh, East Lawrence Neighborhood Association (ELNA), said they spoke in favor of the 2012-2013 rehabilitation of the property and they fully support the Landmark nomination.

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Quillin, to recommend the designation of 1028 Rhode Island Street as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #1 and #6 as described in Section 22-403, and to adopt Resolution 2016-12.

Unanimously approved 6-0.

Motioned by Commissioner Hernly, seconded by Commissioner Arp, to adopt the environs definition as provided in the staff report.

Unanimously approved 6-0.

ITEM NO. 5: DR-16-00344 1011 Tennessee Street; Accessory Structure Demolition; State Law Review and Certificate of Appropriateness. The accessory structure is listed as non-contributing to the Oread Historic District, National Register of Historic Places and the Oread Neighborhood Historic District, Lawrence Register of Historic Places. Submitted by Joe L. Harness, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Buchanan asked if the size of the proposed parking pad would allow the property owner to double-park.

Ms. Zollner said no, and if they decide to pour something different that would require a permit and review.

APPLICANT PRESENTATION

Mr. Landon Harness said he recently purchased the property and plans to rehabilitate the house. He also plans to donate pieces of the accessory structure to the neighborhood and to Struct/Restruct.

COMMISSION DISCUSSION

Commissioner Fry said he supports the request.

Commissioner Quillin said she agrees they should consider these requests for demolition on a case-by-case basis.

Commissioner Buchanan said she appreciates the applicant's efforts to repurpose the materials.

Commissioner Hernly encouraged the property owner to meet with staff prior to starting work on any new structure.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Quillin, to approve the project and make the determination that the project does not encroach upon, damage, or destroy one or more listed historic properties due to the lack of integrity of the structure.

Unanimously approved 6-0.

Motioned by Commissioner Arp, seconded by Commissioner Quillin, to approve the Certificate of Appropriateness and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic property.

Unanimously approved 6-0.

ITEM NO. 6: DR-16-00355 331 Indiana Street; Accessory Structure Demolition; State Law Review and Certificate of Appropriateness. The accessory structure is listed as non-contributing to the Pinckney II Historic District, National Register of Historic Places and is located in the environs of 304 Indiana Street. Submitted by the Department of Utilities, City of Lawrence on behalf of Ryan and Lissa Beckland, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Arp asked about the Chapter 22 review.

Ms. Zollner said that review is still in the works and will provide for better standards.

Commissioner Arp asked how the problem was discovered.

Ms. Zollner said the property owner called.

Commissioner Arp asked about staff's aforementioned angst about this process.

Ms. Zollner said staff's frustration is due to how many accessory structure demolitions they've seen in the last six months.

Commissioner Buchanan stressed the importance these structures have in telling a story.

Commissioner Arp asked if there is a code enforcement component to this.

Ms. Zollner said code enforcement is complaint driven, although there has been discussion with their staff to stay ahead of this type of deterioration.

Commissioner Buchanan asked if there is any grant funding for this type of rehabilitation.

Ms. Zollner said yes, if it's a listed property. She said no action is required this evening.

Commissioner Arp asked if they could have reviewed this item by email.

Ms. Zollner explained that they would still be required to publish the item in the newspaper.

ITEM NO. 7: MISCELLANEOUS MATTERS

A. No comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since August 18, 2016.

B. Review of any demolition permits received since August 18, 2016.

Ms. Zollner informed commissioners of an accessory structure demolition at 2201 Rhode Island Street.

C. Miscellaneous matters from City staff and Commission members.

Commissioner Hernly mentioned the Kansas Preservation Conference is coming up in two weeks with a terrific keynote speaker.

Commissioner Buchanan welcomed Commissioner Evans.

Ms. Zollner reminded commissioners of training on October 1st. She also mentioned the Comprehensive Plan Update and noted that it will be discussed at their October training session. She explained details of the Parks & Recreation comprehensive plan that recommends a downtown plaza.

Commissioner Buchanan asked when comments need to be submitted for that plan.

Ms. Zollner said Tuesday.

Commissioner Hernly asked if the training session is open to the public.

Ms. Zollner said yes but they can't participate in the dialogue.

ADJOURN 7:19 PM

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00358 1910 Haskell Avenue; Sign; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Sign Permit
Proposed location:



C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00363 1001 Massachusetts Street; Plumbing Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00364 26 Louisiana Street; Driveway Permit; State Law Review

B. PROJECT DESCRIPTION

Repair and widen driveway.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00368 1011 Massachusetts Street; Sidewalk Dining; Design Guidelines Review and State Law Review

B. PROJECT DESCRIPTION

Installation of a new sidewalk dining area of 144 sq. ft. at 1011 Massachusetts Street.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the Downtown Design Guidelines and determined that the project, as proposed, meets these development and design standards.

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00374 719 Massachusetts Street; Remodel; State Law Review

B. PROJECT DESCRIPTION

Interior remodel permit.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00376 1011 Massachusetts Street; Remodel; State Law Review

B. PROJECT DESCRIPTION

Interior Remodel.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00377 805 New Hampshire Street; Plumbing Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00378 842 Massachusetts Street; Emergency Sewer Repair; State Law Review

B. PROJECT DESCRIPTION

Plumbing Permit/Alley repair.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00382 1019 & 1019 ½ Massachusetts Street; Rental License; State Law Review

B. PROJECT DESCRIPTION

Rental License

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 4: DR-16-00384
STAFF REPORT

A. SUMMARY

DR-16-00384 923 Pennsylvania Street; Accessory Structure Demolition; Certificate of Appropriateness. The accessory structure is located in the environs of the Edmondson House (936 Pennsylvania Street), Lawrence Register of Historic Places. Submitted by the City of Lawrence due to code violations on the property owned by David and Marlene Gramly, property owners of record.

B. PROJECT DESCRIPTION

The City of Lawrence is requesting the approval of the demolition of the accessory structure located at 923 Pennsylvania Street. The structure is unsafe and dangerous and the owner has been cited for violation of City Code. The city seeks this demolition while the demolition process occurs to expedite the removal of the structure. To staff's knowledge, there are no plans for a replacement structure.



Primary Structure



Accessory Structure

C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

(A) An application for a certificate of appropriateness shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in question. The certificate shall be evaluated on the following criteria:

- 1. Most careful scrutiny and consideration shall be given to applications for designated landmarks;*
- 2. Slightly less scrutiny shall be applied to properties designated as key contributory*

within an historic district;

3. Properties designated contributory or non-contributory within an historic district shall receive a decreasing scale of evaluation upon application;

4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.

(B) In considering an application for a certificate of appropriateness, the Commission shall be guided by the following general standards in addition to any design criteria in this Chapter and in the ordinance designating the landmark or historic district:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;

4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;

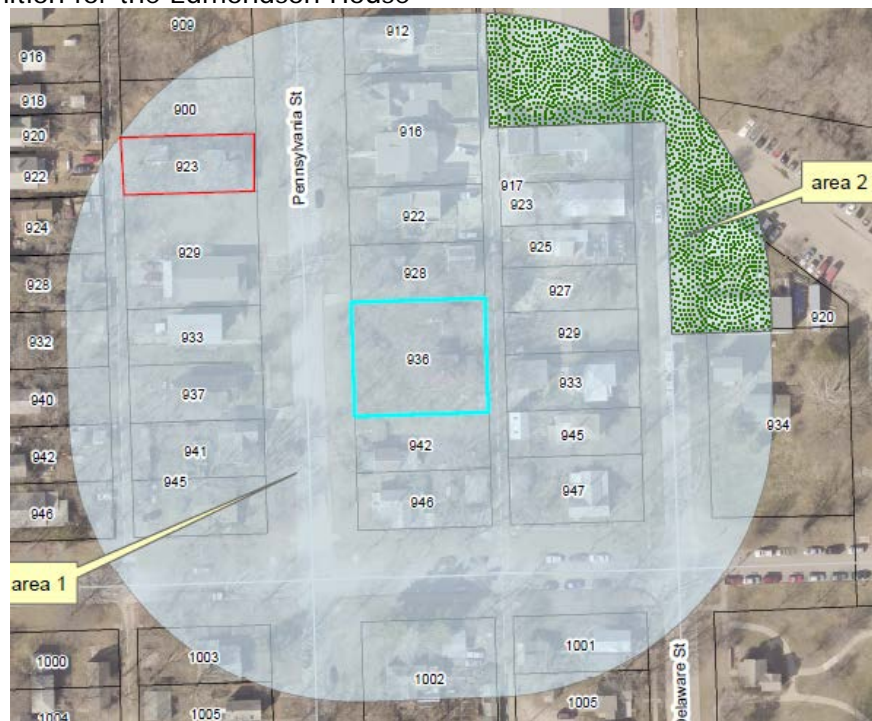
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conceptual designs or the availability of different architectural elements from other buildings or structures;

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken;

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

Environs Definition for the Edmondson House



by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205.

Major projects (major additions, new infill construction, major alterations, etc.) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-205.

This environs definition was adopted prior to the removal of environs reviews under the State Preservation Law.

D. STAFF ANALYSIS

The existing accessory structure located at 923 Pennsylvania Street is a one-story, concrete block structure that originally had a slightly sloped wood frame roof and concrete block parapets on the north and south elevation. The structure is approximately 12' north to south and 18' east to west and is placed approximately 8' from the north property line and 18' from the west property line. The garage door opening faces the alley and is centered on the western elevation. The north elevation has a horizontal two pane wood frame window that is repeated on the east and south elevations. The south elevation also has a single leaf door toward the east end of the structure. The Douglas County Appraiser's Office identifies the structure as 216 sf. with a construction date of 1930.

The current project is a request to demolish the existing accessory structure and no replacement structure is proposed at this time.

Demolition of historic structures is rarely positive for a neighborhood because it destroys the relationships between the structures, landscape features, and open space, and as a result the overall character of the area is diminished. When possible, staff prefers rehabilitation to retain structures and their relationship to the patterns within the district. If demolition is approved, it removes the opportunity for a future owner to rehabilitate the existing structure.

The accessory structure located at 923 Pennsylvania Street is one of the typical types of accessory structures in the environs in size, scale, massing, materials and placement. Concrete block structures were a more modern addition to the environs.

The poor condition of this structure can be attributed to the neglected maintenance and care of the structure. The decline of the structure has been ongoing for some time. Staff is of the opinion the poor condition of this structure is primarily the result of the failure of owners to properly care for the structure.

The definition of demolition by neglect described by the National Trust for Historic Preservation is

the “process of allowing a building to deteriorate to the point where demolition is necessary to protect public health and safety.” It is staff’s opinion that the existing accessory structure located at 923 Pennsylvania Street has deteriorated to the point that it meets this definition. It appears that no attempts have been undertaken to stabilize the structure.

There is no detailed structural analysis or a detailed cost replacement analysis because the structure has completely disintegrated over time. There is no possibility for the rehabilitation of this structure. Only a copy of the existing structure can be constructed.

It is rare that staff will recommend demolition of an accessory structure without a replacement structure. There has been a significant loss of small accessory structures in the historic areas of Lawrence. Each request for demolition should be reviewed on a case by case basis and the approval of demolition for one property does not support the demolition of other structures. Staff is concerned about the loss of accessory structures within the historic districts of Lawrence.

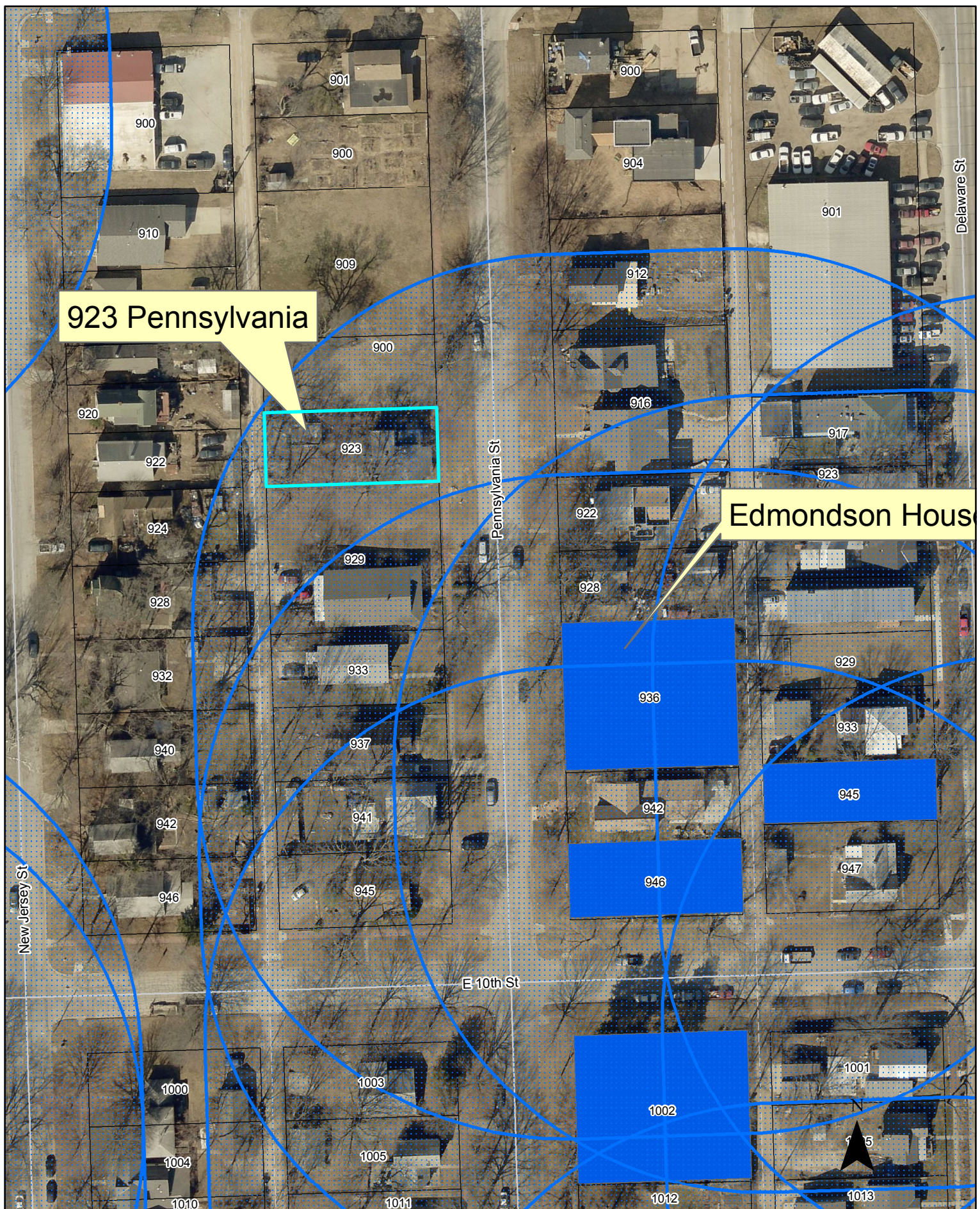
Staff had the opportunity to inspect the garage. Based on the visual inspection, staff is of the opinion the structure has had complete structural failure. Staff is also of the opinion that there is no opportunity for rehabilitation. The roof has collapsed and the walls are structurally unsound.

Staff is of the opinion that the severity of the structural deterioration of this accessory structure is a health and safety issue. In addition, staff is of the opinion that the structure is not a candidate for rehabilitation. Although there is no replacement structure to maintain the spacial relationships of this block of the environs, the removal of the structure that is non-contributing due to the lack of integrity is warranted because of the potential health and safety issues.

E. STAFF RECOMMENDATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, staff recommends the Commission approve the Certificate of Appropriateness and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic property.

923 Pennsylvania Street





City of Lawrence

PLANNING & DEVELOPMENT SERVICES

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Phone 785-832-3111
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NOTICE OF UNSAFE STRUCTURE

October 4, 2016

David Gramly
3510 W 8th Ct.
Lawrence, Ks. 66049

RE: 923 Pennsylvania St – Unsafe Structure

Dear David,

I am writing to follow up on the condition of the accessory structure located off the alley at the referenced property. Previously, during an onsite visit with you this past summer that was attended by Lynne Braddock Zollner (Historic Resources Administrator) and myself, I informed you that the structure needed immediate attention and that I would give you time to determine if you were going to repair or demolish. At that time, I mentioned the deteriorated condition of the roof and the walls being unstable which were supported by makeshift wall bracing. I further informed you I was declaring the structure as an unsafe structure per the city's Property Maintenance Code (PMC).

On September 2nd, our office received a neighbor complaint regarding the dilapidated condition of the structure. Shortly thereafter, Code Enforcement Officer Dan Johnson contacted you via phone about the complaint received and discussed a plan to remedy the violation of Section 108.1.1 (Unsafe structures) of the city's Property Maintenance Code which states the following:

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of a fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible

A site visit on September 19th confirmed the remnants of the roof are now lying inside the structure. On September 20th, I called and left you a message asking for a return call and followed up with an email on the same day. I re-advised within the email that it was recommended that you pursue the demolition of the structure and I attached a demolition permit for your convenience. Unfortunately, I have not heard back from you. Due to the conditions observed, the structure remains an unsafe structure as described above.



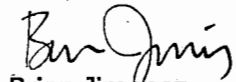
Due to your lack of movement in resolving the unsafe structure violation, this issue will be presented at the Historic Resources Committee (HRC) meeting on October 20, 2016 at 6:30pm located in the City Commission Room at City Hall. Lynne Braddock Zollner will be requesting that HRC approve the demolition of the structure that will be initiated by the city unless you proceed with a demolition permit submittal.

Please be advised that per Section 111.1 (Application for appeal) of the PMC, you have the right to appeal the unsafe structure declaration. For the appeal, you must submit in writing to our office why you believe the accessory structure is not unsafe in its current condition. The appeal of this PMC violation shall be provided to our office within 20 days (October 24th) of this notice. It is important to note that an application for appeal shall be based on a claim that the true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply, or the requirements of this code are adequately satisfied by other means.

If you choose to appeal, the Building Code Board of Appeals will hear the appeal and once the appeal is received, you will be notified in writing of the date, time and location of the meeting.

You may contact me at 832-3111 if you have questions regarding this matter.

Sincerely,



Brian Jimenez
Code Enforcement Manager

CC: Lynne Braddock Zollner, AICP *Historic Resources Administrator*

Memorandum

City of Lawrence

Planning & Development Services

TO: Lynne Zollner, Historic Resources Administrator

FROM: Barry Walthall, Building Official

CC: Scott McCullough, Director, Planning & Development Services
Kurt Schroeder, Asst. Director of Planning and Development, Development Services
Brian Jimenez, Code Enforcement Manager

Date: October 13, 2016

RE: Demolition of accessory structure at 923 Pennsylvania Street

An inspection was performed on October 13, 2016, at your request to evaluate the condition of the accessory structure. It should be noted that a visual inspection was performed from the alley adjacent to the structure because there is no current building permit, permit application, or owner authorization that would allow access onto the property. The estimated distance from structure to the alley is approximately twenty feet.

The structure is single story slab on grade, is approximately 250 square feet in area, with exterior walls constructed of concrete masonry units (CMU's) and wood roof. Severe structural deficiencies were observed, including total roof collapse and significant cracks in all the CMU walls. The structure also exhibited debris from the roof collapse and broken windows that likely includes broken glass and fallen timbers with exposed nails. Evaluation of the foundation was difficult from the vantage point in the alley, but based on the visible severe cracking of the CMU walls the foundation is likely in poor condition.

It is the opinion of the building official that the structural integrity of the building is severely compromised, that the building is unsafe and dangerous, and that the building must be demolished or abated without unnecessary delay.

2017
HISTORIC RESOURCES COMMISSION
SUBMITTAL DEADLINES & MEETING DATES

Meetings are on the 3rd Thursday of each month unless otherwise noted*.
 Meetings begin at 6:30 p.m. and are generally held in the City Commission Room on the first floor of City Hall, 6 E. 6th St.

SUBMISSION DEADLINES are at NOON ON THE DATE LISTED BELOW (Mondays)	MEETING DATES: 6:30 P.M.	NOTES: Copies of the agenda are available on the Lawrence-Douglas County Metropolitan Planning Office website www.lawrenceks.org/boards
Dec. 12, 2016 Jan. 9 Feb. 6 March 6 April 10 May 8 June 5 July 10 Aug. 7 Sept. 11 Oct. 9 Nov. 6 Dec. 11 Jan.8, 2018	Jan. 19, 2017 Feb. 16 March 16 April 20 May 18 June 15 July 20 Aug. 17 Sept. 21 Oct. 19 Nov. 16 Dec. 14* Jan. 18, 2018 Feb. 15, 2018	<p>A. Applicants should have a pre-submittal meeting with the Historic Resources Administrator prior to submission of application materials (785-832-3151).</p> <p>B. Items for consideration at a meeting shall be submitted to the Planning Office in a completed format by NOON on the submittal date (Mondays) shown in the left-hand column.</p> <p>C. Architectural Review Committee meetings will be pre-scheduled and held on the 1st Thursday of each month at 6:30 p.m. and/or the 3rd Thursday of each month at 5:30 p.m. in the Planning Conference room.</p> <p>D. <u>Special submittal dates exist for Local Landmark & Historic District nominations.</u> A pre-submittal meeting is required for Landmark and Historic District Nominations. The submission deadlines can be found on the Lawrence-Douglas County Metropolitan Planning Office website http://www.lawrenceks.org/pds/hr-hpaproccess</p>

For additional information please contact Lynne Braddock Zollner, Historic Resources Administrator (785-832-3151) or the Lawrence-Douglas County Metropolitan Planning Office (785-832-3150).

2017
HISTORIC RESOURCES COMMISSION
LANDMARK SUBMITTAL DEADLINES & MEETING DATES

SUBMITTALS ARE ONLY ACCEPTED DURING THE DATES LISTED BELOW	HRC MEETING DATES: 6:30 P.M.	NOTES:
Nov 21, 2016 – Dec 5, 2016 Dec 19, 2016 – Jan 3, 2017 Jan 15 – Jan 30 Feb 20 – March 6 March 20 – April 3 April 17 – May 1 May 22 – June 5 June 19 – July 3 July 24 – Aug 7 Aug 21 – Sept 4 Sept 18 – Oct 2 Oct 15 – Oct 30 Nov 20 – Dec 4	Jan 19, 2017 Feb 16 March 16 April 20 May 18 June 15 July 20 Aug 17 Sept 21 Oct 19 Nov 16 Dec 14 Jan 18, 2018	<p>A pre-submittal meeting is required for Landmark and Historic District Nominations. Applications are heard by the Commission 45-60 days after submission.</p> <p>Required submittal materials can be found on the Lawrence-Douglas County Metropolitan Planning Office website at http://www.lawrenceks.org/pds/hr-hpaproccess</p> <p>Historic Resources Commission Meetings are on the 3rd Thursday of each month unless otherwise noted. Meetings begin at 6:30 p.m. and are generally held in the City Commission Room on the first floor of City Hall, 6 E. 6th St. Copies of the agenda are available on the Lawrence-Douglas County Metropolitan Planning Office website at www.lawrenceks.org/boards</p>

For additional information please contact Lynne Braddock Zollner, Historic Resources Administrator (785-832-3151) or the Lawrence-Douglas County Metropolitan Planning Office (785-832-3150).