



LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **SEPTEMBER 15, 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. August 18, 2016 Action Summary
- 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.

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: 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.

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.

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.

ITEM NO. 7: MISCELLANEOUS MATTERS

- A. Provide 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.
- C. Miscellaneous matters from City staff and Commission members.

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING JULY 21, 2016 6:30 PM
ACTION SUMMARY**

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

ITEM NO. 1: COMMUNICATIONS

- A. There were no communications from other commissions, State Historic Preservation Officer, and the general public.
- B. There were no ex-parte communications.
- C. Commissioner Hernly said he would abstain from Item 6.
- D. There were no Committee Reports.

ITEM NO. 2: CONSENT AGENDA

- A. February 18, 2016, March 24, 2016 and June 16, 2016 Action Summaries
- B. Administrative Approvals
 - 1. DR-16-00181 1220 Oread Avenue/1200 Louisiana Street; City Water Tanks Demolition and New Construction; Certificate of Appropriateness
 - 2. DR-16-00211 1035 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness, and Downtown Design Guidelines review.
 - 3. DR-16-00230 1200 Oread Avenue; Sign Permit; Certificate of Appropriateness
 - 4. DR-16-00232 1933 Learnard Avenue; Residential Remodel; Certificate of Appropriateness
 - 5. DR-16-00233 810 E 10th St; Sign Permit; Certificate of Appropriateness

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Arp, to defer the Action Summaries and confirm the Administrative Approvals.

Unanimously approved 5-0.

ITEM NO. 3: PUBLIC COMMENT

There was no public comment.

- ITEM NO. 4:** DR-16-00150 609 New Hampshire Street Demolition; Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is located in the environs of the J. B. Shane Thompson Studio (615 Massachusetts Street), Lawrence Register of Historic Places. It is also located in the Downtown Urban Conservation Overlay District. Submitted by Dolph Simons III on behalf of The World Company, property owner of record.

Deferred

ITEM NO. 5: DR-16-00235 826 Rhode Island Street; Demolition and New Construction; State Law Review. The structure is a non-contributing structure to the North Rhode Island Street Historic Residential District, National Register of Historic Places. Submitted by Paul Werner Architects for James and Doni Slough, the property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Hernly asked if it was previously a triplex.

Ms. Zollner said it was a duplex.

Commissioner Arp asked how staff's recommendation in the staff report translates into a referral to the Architectural Review Committee (ARC).

Ms. Zollner referred him to a portion of the staff report and explained staff's recommendation.

Commissioner Arp asked if changes can be approved administratively or if changes would go to the full Commission.

Ms. Zollner said they should go to the ARC since the changes are not yet before the Commission.

Commissioner Hernly asked if the project would come back to the full Commission after ARC.

Ms. Zollner said yes.

APPLICANT PRESENTATION

Mr. Paul Werner, Paul Werner Architects, said he's not sure they need to go to the ARC and still come back to the full Commission. He mentioned they would add the window as per staff's recommendation. He's not sure that moving the garage one foot, as recommended by staff, is necessary.

Commissioner Hernly and Mr. Werner discussed the revised plans.

No public comment

COMMISSION DISCUSSION

Commissioner Bailey asked if the window can be approved administratively.

Ms. Zollner said they can approve the project with an amendment.

Commissioner Buchanan asked about setting a precedent.

Commissioner Hernly said if they set some parameters for staff then it could be reviewed effectively, and still has the authority to bring back to the commission.

Ms. Zollner said they can't condition the approval, they can only craft an amendment and vote accordingly.

They discussed the footprint and specific plan details.

Commissioner Arp asked if the footprint on the screen was used by staff when creating the staff report.

Ms. Zollner said staff was anticipating this particular plan but it is not the plan used for the staff report. She explained that the current plan shown has not met all of staff's concerns, and while staff doesn't recommend denial, they would like it sent to the ARC.

Commissioner Bailey asked if the applicant would agree to an amendment to add a foot off the garage.

Mr. Werner said he agrees.

Commissioner Arp would like to avoid sending the project to the ARC, adding that an approval should be based on the plans currently presented.

ACTION TAKEN

Commissioner Arp suggested an amendment that the footprint of the house would reflect that of the amended site plan presented this evening, and the garage structure should move 1 ft closer to the alley to be 5 ft away from the alley.

Mr. Werner agreed to that amendment.

Ms. Zollner asked if the amendment includes the revised plans that have not been reviewed.

Commissioner Bailey said yes.

Commissioner Arp asked if that is a minor alteration.

Ms. Zollner said staff would prefer that language be included in the amendment.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to approve an amendment to use revised drawings that have not yet been reviewed by staff, that the footprint of the house reflects that of the amended site plan, and the garage structure will move 1 ft closer to the alley to be a total of 5 ft from the alley.

Unanimously approved 5-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to approve the amended project and make the determination that the amended project does not encroach upon, damage, or destroy one or more listed historic properties.

Unanimously approved 5-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to direct staff to review any minor alterations to the project that meet the applicable standards and guidelines administratively. Any other revisions or modifications to the project should be forwarded to the Historic Resources Commission for review.

Unanimously approved 5-0.

ITEM NO. 6: DR-16-00236 and DR-16-00204 637 Tennessee Street; Addition and Parking Pad; State Law Review and Certificate of Appropriateness. The property is a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. The property is also located in the environs of the Henry Martin House (627 Ohio Street), Lawrence Register of Historic Places. Submitted by Mike Myers of Hernly Associates for Alan Terry and Lydia Diebolt, the property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Arp asked if the project includes the porch and the parking pad.

Ms. Zollner said the Certificate of Appropriateness approval is recommended for both elements, but staff recommends approval under State Law Review for the parking pad only.

APPLICANT PRESENTATION

Mr. Mike Myers, Hernly Architects, explained details of the project.

Commissioner Buchanan asked if the addition can go on the rear.

Mr. Myers said it doesn't make sense to go on the rear, and the only alternative placement would have limited functionality and would destroy the dining room and window seat.

Commissioner Bailey asked if they're increasing the footprint by 30 ft.

Mr. Myers said roughly, yes.

Commissioner Arp asked about the materials.

Mr. Myers said they are clearly differentiated materials but they would still like the addition to blend.

Mr. Alan Terry, property owner, said he is passionate about historic homes and has given the project a significant amount of thought. He discussed the history of the home.

No public comment

COMMISSION DISCUSSION

Commissioner Buchanan feels the secondary entrance is very character-defining.

Commissioner Bailey said the corner porch is definitely character-defining, but the small side porch is not.

Commissioner Buchanan feels it's inappropriate to create an addition that mimics an atrium.

Commissioner Quillin said Standard #4 gives her pause because it's a slippery slope.

Commissioner Buchanan said it's also nationally listed.

Commissioner Bailey said Standard #9 is also tricky but feels they should focus on whether the project damages or destroys.

Commissioner Buchanan doesn't feel this is a "minimal change" to the area.

Commissioner Bailey said the use is not changing.

Commissioner Arp asked if a referral to the ARC would be beneficial.

They discussed the impact of the project and whether a referral to the ARC is appropriate.

Commissioner Arp asked if the consensus is to deny the project.

Commissioner Bailey said he would approve the project. He feels the ARC would be able to define materials.

Commissioner Buchanan said it's not appropriate and she would not approve it.

All Commissioners except Commissioner Bailey feel they could not defend approval of the project.

Mr. Myers said enclosing the porch was palatable if done in a sensitive way, and maybe with help from the ARC they can pull the front wall in and call it an enclosure instead of a replacement.

Ms. Zollner said they did meet and discuss what would be appropriate. She mentioned a similar project at the Castle Tea Room. She reiterated staff's opinion that complete removal of the porch is not appropriate.

They discussed how the removal of stairs makes the project read more like a sun room addition, not a porch, and whether that is deal-breaker.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Arp, to deny the addition portion of the project and make the determination that it does 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). Specifically, the project does not meet Standards 1, 2, 4, 6, and 9 based on the information included in the staff report.

Motion carried 4-0-1.

Motioned by Commissioner Buchanan, seconded by Commissioner Arp, to approve the parking pad portion of the project and make the determination that it 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).

Motion carried 4-0-1.

Motioned by Commissioner Buchanan, seconded by Commissioner Quillin, to approve the Certificate of Appropriateness for the proposed project and make the determination that the proposed project has no direct line of site to the listed property and will not significantly encroach on, damage, or destroy the landmark or its environs.

Motion carried 4-0-1.

ITEM NO. 7: DR-16-00237 622 Ohio Street; New Addition; State Law Review and Certificate of Appropriateness. The property is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places, and is located in the environs of the Henry Martin House (627 Ohio Street), Lawrence Register of Historic Places. Submitted by Lance Adams for Sara Gregg, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Lance Adams, architect, said the homeowner has actually lived in the house since 2012, not 2016. He explained the possibilities they exhausted while considering this project.

Commissioner Buchanan and Mr. Adams discussed details of the project.

No public comment

COMMISSION DISCUSSION

Commissioner Bailey asked staff about the bump out of the porch.

Ms. Zollner said the standards usually speak to wall planes and keeping the addition behind them. She said it's a good argument that the porch extends so far that it won't be as visually harsh as if it was flat with the wall plane.

Commissioner Hernly pondered whether the connecting link is recessed or not. He feels it provides a break between the original and the new structure, and is in favor of allowing it in the project.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Bailey, to approve the project and make the determination that it 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) if the applicant agrees to the amendment of reducing the south elevation of the addition to approximately 2 ½' from the adjacent historic wall plane.

Unanimously approved 5-0

Motioned by Commissioner Arp, seconded by Bailey, to approve the Certificate of Appropriateness and make the determination that the proposed project will not significantly encroach on, damage, or destroy the landmark or its environs and issue the Certificate of Appropriateness for the proposed project.

Unanimously approved 5-0

Motioned by Commissioner Arp, seconded by Commissioner Bailey, to direct staff to review any minor alterations to the project that meet the applicable standards and guidelines administratively. Any other revisions or modifications to the project should be forwarded to the Historic Resources Commission for review.

Unanimously approved 5-0

ITEM NO. 8: DR-16-00238 1208 Kentucky Street; Relocation of Structure and New Construction; Certificate of Appropriateness. The property is located in the environs of South Park, Lawrence Register of Historic Places. Submitted by Sabatini Architecture for the Roman Catholic Archdiocese of KC, the property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Hernly asked if the house to the east is historically listed.

Ms. Zollner said no.

APPLICANT PRESENTATION

Mr. Dan Sabatini, Sabatini Architects, explained the history of the project.

PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), congratulated the parish for their well thought out plan. He said this was a great way for the church to grow.

Ms. Carol VonTersch thanked City staff and parish leaders for their support on the project.

Ms. Beth Annis, Oread Neighborhood, thanked everyone for the support, mentioning no one wanted to see the house torn down.

Ms. Pat Newton, principal of St. John School, explained the history of the two homes, and the importance of keeping them intact.

Fr. Jeff Ernst, pastor of St. John School, thanked the Commission and said they really do need the space for the church and for the community. He said building a regulation size gym helps them compete with other educational institutions and helps to secure the future of the parish and school.

COMMISSION DISCUSSION

Commissioner Hernly said he appreciates that they're moving the house and suggested revising the link between the buildings to provide a little more visual separation.

Mr. Sabatini said they would take a look at it.

ACTION TAKEN

Motioned by Commissioner Arp moved, seconded by Commissioner Hernly, to approve the proposed project and make the determination that it will not significantly encroach on, damage, or destroy the landmarks or their environs and issue the Certificate of Appropriateness for the proposed project.

Unanimously approved 5-0.

ITEM NO. 9: DR-16-00241 846 Pennsylvania Street; Rehabilitation and New Addition; State Law Review and Design Guidelines 8th and Penn Redevelopment Zone review. The property is listed as a contributing structure to the East Lawrence Industrial Historic District, National Register of Historic Places. The property is also located in the 8th and Pennsylvania Urban Conservation Overlay District. Submitted by Scott Trettel for 846 Penn, LLC, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Scott Trettel, owner and occupant, explained the project.

Commissioner Hernly asked about the size, height, and proportions of the south addition.

Mr. Trettel said the height matches the existing structure due to the unique shape, so they are just extending the southern fascia.

Commissioner Hernly asked if the height is driven by the brewing tanks.

Mr. Trettel said they don't need to be that tall but the designers want it to be subservient. He also explained the reason for the proposed width of the addition.

PUBLIC COMMENT

Ms. KT Walsh, Place Keepers and Friends of East 9th Street, said their concern is the angled parking on 8th Street at the north edge of the building due to the East 9th project design.

COMMISSION DISCUSSION

Commissioner Buchanan questioned the brewery use at this location.

Ms. Zollner said it's allowed by zoning as long as they have 55% food sales.

Commissioner Buchanan said the issue is more about noise level and basic operations.

Commissioner Arp asked if that is germane to the tasks of the Commission.

Commissioner Buchanan said the use drives the size of the addition and argued that the use is not appropriate.

Commissioner Arp said he doesn't follow that argument based on the standards they use.

Commissioner Bailey said the applicant could perhaps work on the massing with the ARC.

Commissioner Buchanan asked the applicant how much smaller they are willing to go.

Mr. Trettel said they could change the connection to the pumping station to decrease size.

Commissioner Buchanan asked if the seating for the restaurant could be reduced.

Mr. Trettel said that would be tricky because they are trying to maintain existing openings.

Commissioner Hernly asked about the proposed loading dock door.

Mr. Trettel said that is a garage door, and will not be used for day-to-day deliveries.

Commissioner Hernly said his issue is with the south addition and the way it attaches visually from the outside, which obliterates the quaint feel from the south.

They discussed referring the project to the ARC.

Ms. Zollner said they would need to appoint another temporary ARC member.

ACTION TAKEN

Motioned by Arp, seconded by Bailey, to refer the project to the ARC to create additions to the structure that will be more compatible and to work on the overall design of the southeast addition.

Unanimously approved 5-0.

ITEM NO. 10: DR-16-00248 800 Indiana Street; New Addition and New Accessory Structure; State Law Review. The property is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Donna Olson, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Arp asked if they are reviewing the interior of the property.

Ms. Zollner said yes.

APPLICANT PRESENTATION

Mr. Rodney Olson, property owner, explained the history and challenges with the property. He asked if staff's concern is that it's listed or contributing.

Ms. Zollner explained that a contributing property to a National Register Historic District is the same as being listed individually in the National Register of Historic Places, and the reviews are interchangeable. The Historic District takes a collection of properties to make an overall unified theme for a district, and the individually eligible properties within the district are considered contributing.

Mr. Olson asked if the listing of the contributing property has not been approved by the National Parks Service.

Ms. Zollner said that is correct, it has been approved by the State Historic Preservation Office so staff makes a determination on a case-by-case basis whether a property is contributing or non-contributing.

Mr. Craig Patterson explained details of the project.

Mr. Olson said they enlisted Mr. Patterson's help in dealing with the property and its challenges as a listed property. He said they are really just adding to the rear of the property which is not highly visible. He further explained details of their request.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, discussed concerns regarding the demolition of old small garages and their replacement structures. He feels the applicant's garage seems structurally sound but functionally obsolete as a garage. He questioned whether this proposal will set a precedent. He said they agree with staff's opinion and recommendation regarding the addition, and feels the project should be denied.

Commissioner Buchanan said the property has somewhat of a third primary façade because it is so visible, and that is character-defining.

Commissioner Bailey asked if the garage can be built that close to the property line.

Mr. Olson said it is not compliant.

Commissioner Hernly said if the garage stayed it would be fine.

Mr. Olson said the garage is not functional. He asked for an explanation of the sliding scale of review from least to most stringent.

Ms. Zollner said the sliding scale is used for the Lawrence Register of Historic Places, not for State Law Review or for properties listed on the National Register.

Commissioner Quillin feels a National Register listing requires a stringent review.

Mr. Olson said he agrees, but the scale reads landmark, key contributing, and then contributing.

Commissioner Buchanan said the sliding scale doesn't affect how the standards are applied.

Mr. Olson asked for further explanation.

Commissioner Bailey said they're not dealing with a local review, so there is no sliding scale.

Mr. Olson said that they weren't aware of the review details until 2:30 pm yesterday.

Commissioner Bailey said that is not typical.

Mr. Olson asked why that information isn't available in local maps.

Commissioner Bailey said it most likely is.

Commissioner Arp said the realtor should have researched that information.

Ms. Zollner said there is usually a disclosure comment if it's a historic property.

Mr. Patterson said if it was listed nationally that might be true, but it's not include in the property description.

Commissioner Bailey said it should have been due diligence on the realtor's part.

Commissioner Buchanan said they could refer to the ARC if they feel comfortable taking on all of the issues.

Commissioner Arp said it wasn't clear whether the applicant wanted to work with the ARC.

Mr. Olson said they've had several meetings with builders and with staff, and after some revisions the guidance they've received back has been obtuse. He'd like to know if some changes will get it approved, and if not, they'll make some minor changes and then just flip the property.

Commissioner Bailey said if it's denied, they could appeal that decision.

Mr. Olson said he believes that process will take several additional months. He feels their situation is rare with a third primary façade, but the other two aren't changing. He said the house needs work because it was not well maintained by the previous owner.

Commissioner Arp said it seems like a lot to take on for the ARC and that's probably not a good option for the applicant either. He feels a denial will be best for both parties.

Mr. Olson expressed frustration with what he feels has been a lack of feedback on the proposal.

Commissioner Buchanan said it's a line of sight issue.

Commissioner Arp said it's just so highly visible on three sides.

Mr. Patterson said there have been numerous similar projects proposed that have been approved. He asked commissioners to clarify their opinion on the project.

Commissioner Buchanan referenced a previous project at 603 Ohio Street with three primary facades that came up with design solutions that meet the standards.

Mr. Olson asked how it's possible to add on without destroying the line of sight.

Commissioner Hernly said it makes sense to consider putting the master suite on top of the garage and reduce the impact the addition. He explained a design solution they used on the project at 1106 Rhode Island Street.

Mr. Olson asked about the appeal process.

Ms. Zollner explained the process.

Mr. Patterson asked if it's the suggestion of the Commission that the ARC should not get involved.

Commissioner Buchanan said the recommendation is to either work with the ARC or deny the project.

Mr. Olson said he's only interested in working with the ARC if they can achieve most of their current proposal.

Commissioner Arp said he feels that might be difficult.

Mr. Olson asked who is on the ARC.

Commissioner Arp said he and Commissioner Hernly are the only members currently, in addition to staff.

COMMISSION DISCUSSION

They discussed their options for taking action.

Ms. Zollner suggested they could also defer the item which would provide the applicant time to come back with a redesign.

Mr. Olson asked if they need to come before the HRC if they just clean up the house and do nothing to the exterior.

Commissioner Bailey said no, as long as they're not pulling a permit for anything.

Mr. Olson said he's interested in deferring.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Hernly, to defer the item.

Unanimously approved 5-0.

ITEM NO. 11: DR-16-00240 742 Indiana Street; Interior Remodel and Garage Addition; State Law Review. The property is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Sabatini Architects for Rockchalk K-Tex Investments LP, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Dan Sabatini explained the scope and reason for the project.

PUBLIC COMMENT

Mr. Dennis Brown said he wants to make sure the demolition of a perfectly good garage is for good reason. He questioned whether this would be approved if it was a small home, and suggested deferral.

COMMISSION DISCUSSION

Commissioner Hernly asked if they are reviewing modifications to the house.

Ms. Zollner said there are some simple interior modifications.

Commissioner Hernly said the original form of the one story garage is lost in this proposal.

Commissioner Buchanan said the chimney does stand out and you don't see that in the district.

Commissioner Arp feels Mr. Brown brings up a good point as to whether they're being consistent with accessory structures. He said he's fine with sending the project to the ARC. He asked if there is any reason to try and save the historic structure with the proposal.

Ms. Zollner said the project does preserve some of the historic material but not all of it.

PUBLIC COMMENT

Mr. Cole Richey, future property owner, explained his intent with the addition and keeping the walls of the existing garage.

Commissioner Hernly said he likes the idea of keeping the original garage but would look favorably on a two story addition right beside it.

Mr. Sabatini said they looked at that option but the new addition would dwarf the original garage.

Commissioner Bailey said he's inclined to approve it.

Commissioner Quillin agreed.

Commissioner Buchanan said she'd rather send it to ARC or defer it.

Commissioner Arp said he's leaning toward approving the project.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Arp, to approve the proposed project and make the determination that the proposed 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).

Unanimously approved 5-0

Motioned by Commissioner Bailey, seconded by Commissioner Arp, to direct staff to review any minor alterations to the project that meet the applicable standards and guidelines administratively. Any other revisions or modifications to the project should be forwarded to the Historic Resources Commission for review.

Unanimously approved 5-0.

ITEM NO. 12: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since June 16, 2016.
- B. Review of any demolition permits received since June 16, 2016.no
- C. Miscellaneous matters from City staff and Commission members.

Commissioner Bailey asked why public comment was moved to the beginning of the agenda.

Ms. Zollner explained the reason. She also mentioned upcoming training.

They agreed on a Saturday morning training session for three to four hours.

ADJOURN 10:50 PM

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING AUGUST 18, 2016 6:30 PM
ACTION SUMMARY**

Commissioners present: Bailey, Buchanan, Fry, Hernly
Staff present: Cargill, Simmons, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.

Ms. Zollner said there were two communications included in the agenda packet.

- B. Disclosure of ex-parte communications.

Commissioner Buchanan said she surveyed the homes at 819 Avalon Road & 819 New Jersey Street.

- C. Declaration of abstentions for specific agenda items by commissioners.

Commissioner Hernly said he would abstain from Administrative Review #9.

- D. Committee Reports

Ms. Zollner said the ARC (Architectural Review Committee) met with the applicant for 846 Pennsylvania Street to work on the design to meet the standards.

ITEM NO. 2: CONSENT AGENDA

- A. July 21, 2016 Action Summary

- B. Administrative Approvals

1. DR-16-00250 734 Massachusetts Street; Interior Alterations; State Law Review
2. DR-16-00252 945 Tennessee Street; Mechanical Permit; State Law Review
3. DR-16-00254 1047 Massachusetts Street; Interior Alterations; State Law Review
4. DR-16-00267 13 E 8th Street; Sidewalk Dining; State Law Review and Downtown Design Guidelines Review
5. DR-16-00276 201 W 8th Street; Exterior Fire Escape; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review
6. DR-16-00277 1425 Tennessee Street; Interior Alterations; State Law Review
7. DR-16-00278 1011 Massachusetts Street; Sign; State Law Review and Downtown Design Guidelines Review

8. DR-16-00287 645 Connecticut Street; Exterior Repair; Certificate of Appropriateness
9. DR-16-00288 804 Pennsylvania; Sign Permit; State Law Review; Design Guidelines 8th and Penn Redevelopment Zone Review
10. DR-16-00291 545 Ohio Street; Interior and Exterior Repair; State Law Review and Certificate of Appropriateness
11. DR-16-00292 637 Tennessee Street; Photovoltaic Installation; State Law Review and Certificate of Appropriateness

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Buchanan, to approve the February 18, 2016 Action Summary, the March 24, 2016 Action Summary, the June 16, 2016 Action Summaries, and to defer the July 21, 2016 Action Summary.

Unanimously approved 4-0.

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to confirm all Administrative Approvals except DR-16-00288.

Unanimously approved 4-0.

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to confirm Administrative Approval DR-16-00288.

Motion carried 3-0-1.

ITEM NO. 3: PUBLIC COMMENT

No public comment

ITEM NO. 4 L-16-00269 Public hearing for consideration of placing the properties located at 801, 805, 809, 815, 817, 823, 825, 829, 833, 839, and 845 Missouri Street, and 800, 804, 806, 818, 820, 824, 828, 832, 838, 844, and 846 Arkansas Street, on the Lawrence Register of Historic Places as the Johnson Block Historic District. Adopt Resolution 2016-10, if appropriate. The nomination of the Johnson Block Historic District to the Lawrence Register of Historic Places is being made with the consent of nine (9) property owners of record which is greater than the 20% owners of record as prescribed by Chapter 22-402(A). Adopt Resolution 2016-10.

STAFF PRESENTATION

Ms. Lynne Zollner presented the item.

Commissioner Bailey asked if neighbors were notified by mail and if staff received just the one objection.

Ms. Zollner said yes.

Commissioner Buchanan asked if the person's objection is official.

Ms. Zollner said his objection can be taken into consideration, but a protest petition could be filed within 60 days.

Commissioner Bailey asked how the informational public meeting went.

Ms. Zollner said it was a small crowd but went well.

Commissioner Hernly asked if there are any other locally listed properties on the block.

Ms. Zollner said not currently, but it used to have several in the environs of the Achning House, which is not on the Local Register.

PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA) said they support the formation of the district, and even granted \$1000 for the documentation of this nomination. He commended the applicant and neighbors for their efforts and initiatives. He said it was unfortunate that the current owner of the Johnson House is against the nomination.

Ms. Kathy Tuttle, Old West Lawrence Neighborhood Association, said they also support the nomination.

COMMISSION DISCUSSION

Commissioner Hernly disclosed that he previously worked on 839 Missouri Street.

Commissioner Fry asked if the most restrictive review will be for Mr. Knobbe, who doesn't want to be part of the district- he struggles with that.

Commissioner Buchanan said she disagrees.

Commissioner Fry said he can't support it.

Commissioner Bailey asked if Chapter 22 addresses this type of situation.

Ms. Zollner explained that everything in the historic district will be reviewed the same way, and it provides a percentage of property owners for denial or approval. She said it allows the option to adjust boundaries down, not up. Even if Mr. Knobbe's house (the Johnson House) is removed from the district, he will still be in the environs.

Commissioner Buchanan asked if someone can add the property at a later time.

Ms. Zollner said they can.

Commissioner Buchanan said it's been under State Law Review for a long time, except the last two years. She pointed out that the local reviews are mostly administratively approved.

Commissioner Bailey feels the spirit of the district looks beyond the current owner and he doesn't feel excluding him would be beneficial.

Commissioner Hernly asked if his review would be different if excluded from the district.

Ms. Zollner said a property in the district would have review on things that don't require a building permit, such as artificial siding. Reviews within the district on a building or demolition permit are also more stringent.

Commissioner Hernly asked if the existing windows are original on the Johnson House.

Ms. Zollner thought there might be both new and original- the porch was enclosed a few years ago.

Commissioner Bailey asked if they can make this a non-contributing structure.

Ms. Zollner said it would be a less stringent review and it would be very difficult to make that argument. She said they can defer the item if they would like additional information.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to recommend the Johnson Block, legally described as Lots 1-24, in Block 16, Lane Place Addition, in the City of Lawrence, Douglas County, Kansas, for designation as a Historic District on the Lawrence Register of Historic Places, and to adopt Resolution 2016-10 and direct staff to prepare a report to accompany said resolution for recommendation to the City Commission.

Motion carried 3-1 with Commissioner Fry dissenting.

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

Motion carried 3-1 with Commissioner Fry dissenting.

ITEM NO. 5 L-16-00273 Public hearing for consideration of placing 819 Avalon Road on the Lawrence Register of Historic Places. Submitted by Susan Ford on behalf of Olive H. Stanford and Mary S. Anderson, the property owners of record. Adopt Resolution 2016-11, if appropriate.

STAFF PRESENTATION

Ms. Zollner & Ms. Katherine Simmons presented the item.

They discussed the addition on the southeast corner of the house.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said they support the nomination for this property. He explained that Olive Stanford self-funded this nomination and is nearing 100 years old, who he says has been a tremendous supporter of LPA.

COMMISSION DISCUSSION

Commissioner Buchanan said it's a fantastic house and she hopes it makes it to the State and National Registers.

Commissioner Bailey mentioned the communication related to this item.

Commissioner Hernly noted that they've reviewed other listings where properties have asked to be excluded and the requirements of review aren't sufficient to exclude it.

Commissioner Bailey said he doesn't recall the Commission ever altering an environs area.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to recommend the Patrick Mugan Residence, located at 819 Avalon Road, for designation as a Landmark on the Lawrence Register of Historic Places, and to adopt Resolution 2016-11 and direct staff to prepare a report to accompany said resolution for recommendation to the City Commission.

Unanimously approved 4-0.

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

Unanimously approved 4-0.

ITEM NO. 6 DR-16-00241 846 Pennsylvania Street; Rehabilitation and New Addition; State Law Review and Design Guidelines 8th and Penn Redevelopment Zone review. The property is listed as a contributing structure to the East Lawrence Industrial Historic District, National Register of Historic Places. The property is also located in the 8th and Pennsylvania Urban Conservation Overlay District. Submitted by Scott Trettel for 846 Penn, LLC, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Hernly explained what the ARC discussed and the changes made to the project.

APPLICANT PRESENTATION

Mr. Scott Trettel, summarized the revisions to the project as discussed by staff.

COMMISSION DISCUSSION

Commissioner Fry said the changes look great.

They agreed the time put into the project and revisions were well worth it.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to approve the amended project and make the determination that the amended project does not encroach upon, damage, or destroy one or more listed historic properties.

Unanimously approved 4-0.

ITEM NO. 7: DR-16-00231 819 New Jersey Street; Accessory Structure Demolition; Certificate of Appropriateness. The property is located in the environs of the Green and Sidney Lewis House (820 New Jersey Street), and the Edward Manter House (821 New York Street), Lawrence Register of Historic Places. Submitted by Maria Crane on behalf of herself and Juanita Garcia, the property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Hernly asked if there is a replacement structure proposed.

Ms. Zollner said no, and she was not aware of anything forthcoming.

APPLICANT PRESENTATION

Ms. Tunisia Crane, appearing on behalf of the property owners, said the structure has always been used for storage, but has been deteriorating over the last couple years. She said the property owners' focus has been on the primary structure and explained that the accessory structure is unsafe.

PUBLIC COMMENT

Ms. KT Walsh said it would be great if there was some sort of grant program available to help in situations like this.

COMMISSION DISCUSSION

Commissioner Buchanan said there isn't much to rehabilitate on the structure and she supports demolition.

They agreed the structure was unsafe.

Ms. Zollner said staff did not require a cost analysis but they determined it would have to be completely replaced.

Commissioner Buchanan asked if the applicant is willing to take before and after pictures.

Ms. Crane said yes.

ACTION TAKEN

Motioned by Commissioner Fry, seconded by Commissioner Buchanan, 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 4-0.

ITEM NO. 8: DR-16-00300 1327 New Hampshire Street; Demolition of Accessory Structure; State Law Review. The primary structure is listed as a contributing structure to South Rhode Island and New Hampshire Streets Historic Residential District, National Register of Historic Places. The accessory structure is identified as noncontributing due to alterations. Submitted by Kyle Weiland, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Kyle Weiland, property owner, said the current structure is a safety hazard and they are working on plans for the replacement structure.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Fry, to approve the proposed 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 4-0.

ITEM NO. 9: MISCELLANEOUS MATTERS

- A. There were no comments on Zoning Amendments, Special Use Permits, and Zoning Variances received since July 21, 2016.
- B. There were no demolition permits received since July 21, 2016.
- C. Miscellaneous matters from City staff and Commission members.

Ms. Zollner mentioned the upcoming training.

Commissioner Hernly mentioned the Kansas Preservation Conference in September.

Ms. Zollner said there is scholarship money available that would pay for transportation and accommodations for the conference.

ADJOURN 8:06 PM

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00303 1304 Vermont Street; Deck; Certificate of Appropriateness.

B. PROJECT DESCRIPTION

Construction of a new deck on the east elevation of the primary structure.

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-16-00321 732 & 732 ½ Massachusetts Street; Interior Alterations; State Law Review

B. PROJECT DESCRIPTION

Removal of an interior corridor wall, infill and match acoustical ceiling and rework plumbing fixtures.

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-16-00322 734 Massachusetts Street; Sign; Certificate of Appropriateness and Downtown Design Guidelines Review.

B. PROJECT DESCRIPTION

Installation of a new awning.



C. STANDARDS FOR REVIEW

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

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.

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.

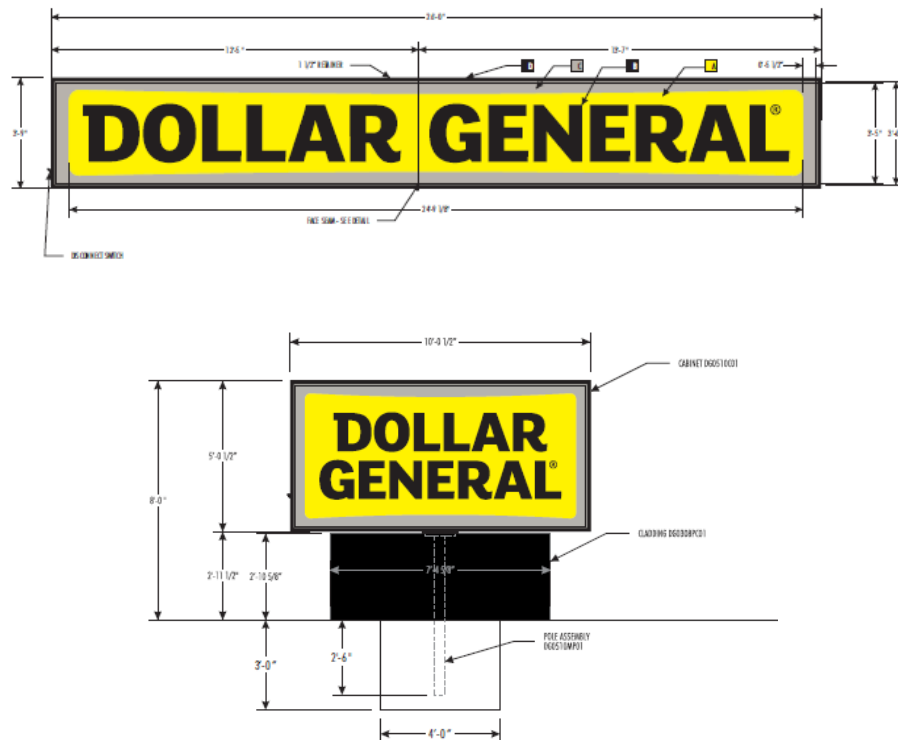
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00324 1940 Haskell Avenue; Sign; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Two illuminated wall signs will be installed on the north and west elevations of the new building. A monument sign will be located on the northwest corner of the parking area.



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.

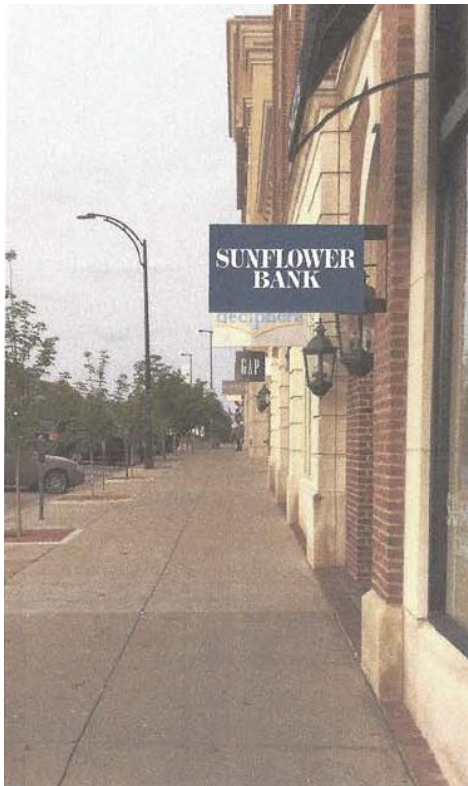
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00327 643 Massachusetts Street; Sign; Certificate of Appropriateness and Downtown Design Guidelines Review.

B. PROJECT DESCRIPTION

Installation of a new two sided projecting sign with no illumination.



C. STANDARDS FOR REVIEW

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

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.

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.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00348 1144 Louisiana Street; Second Exit; State Law Review and Certificate of Appropriateness

B. PROJECT DESCRIPTION

Remodel to provide a secondary exit as required by fire/building code.

C. STANDARDS FOR REVIEW

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

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-16-00352 1320 Haskell Avenue; Rehabilitation and Porch Addition; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Rehabilitation including interior alterations and a new front porch addition. The new porch will wrap around the west and south elevations of the structure. No additional exterior alterations are proposed.

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-16-00346 637 Tennessee Street; Porch Enclosure; State Law Review and Certificate of Appropriateness

B. PROJECT DESCRIPTION

Enclosure of south elevation porch. This is a new application for the porch enclosure that was not approved by the HRC at their meeting on July 21, 2016 (DR-16-00236). The applicant revised the plans to meet the applicable standards.

C. STANDARDS FOR REVIEW

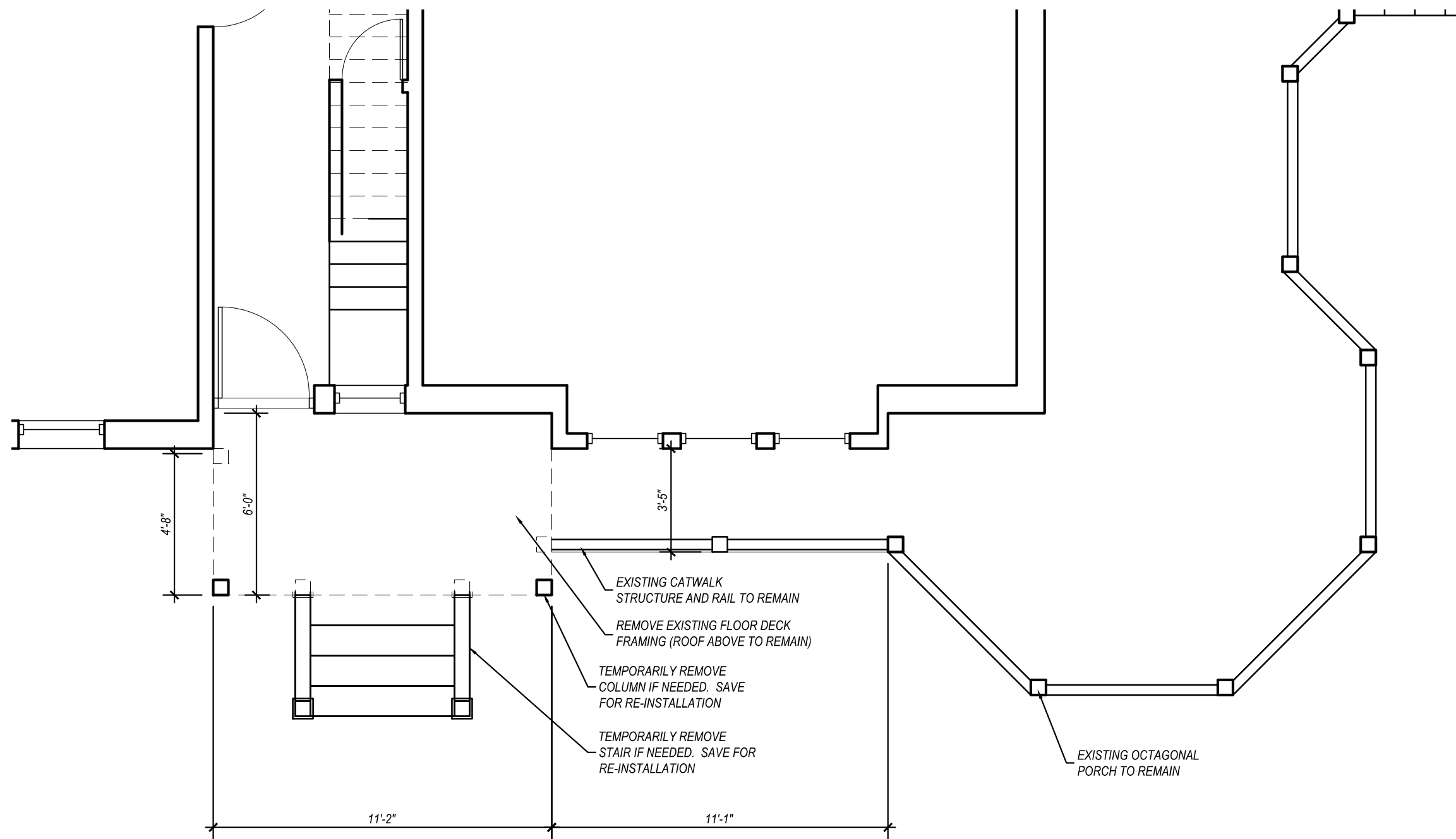
Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

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

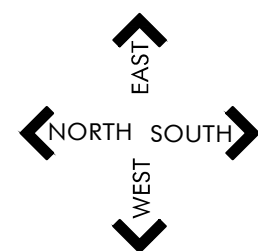
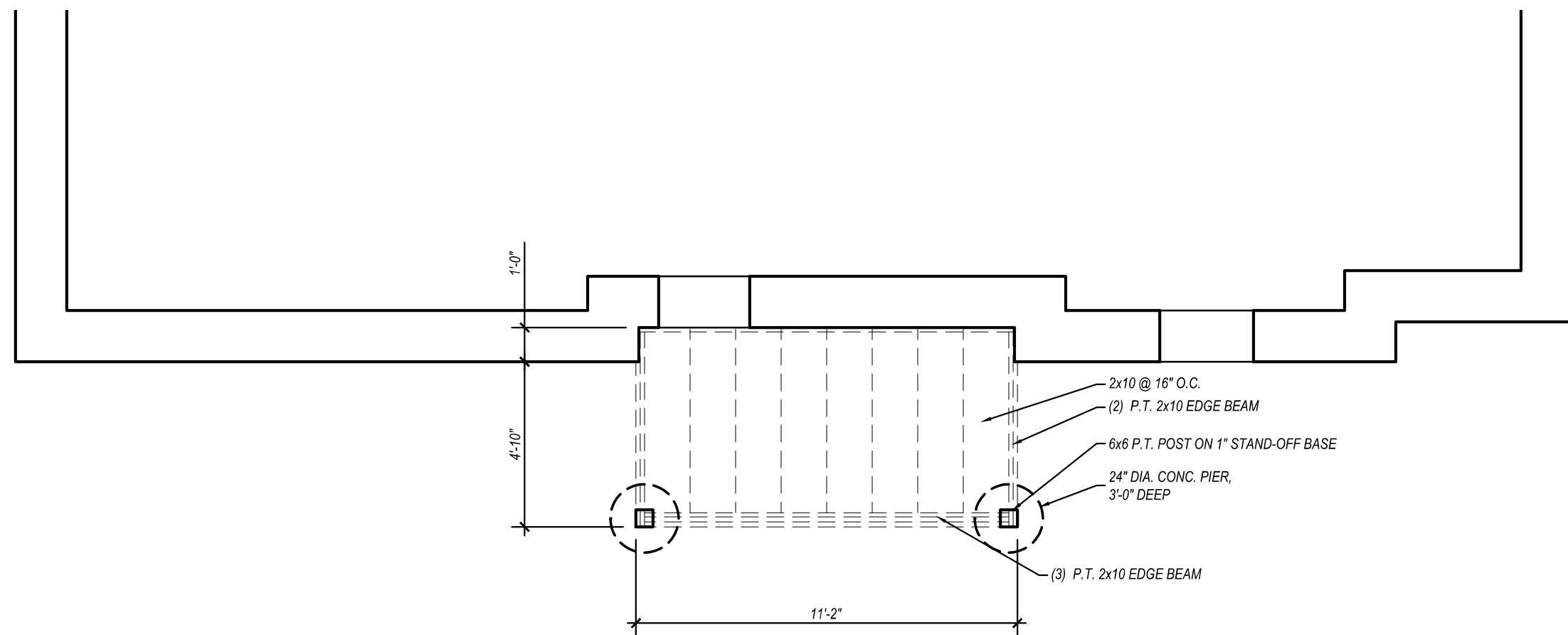
D. STAFF DETERMINATION

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.

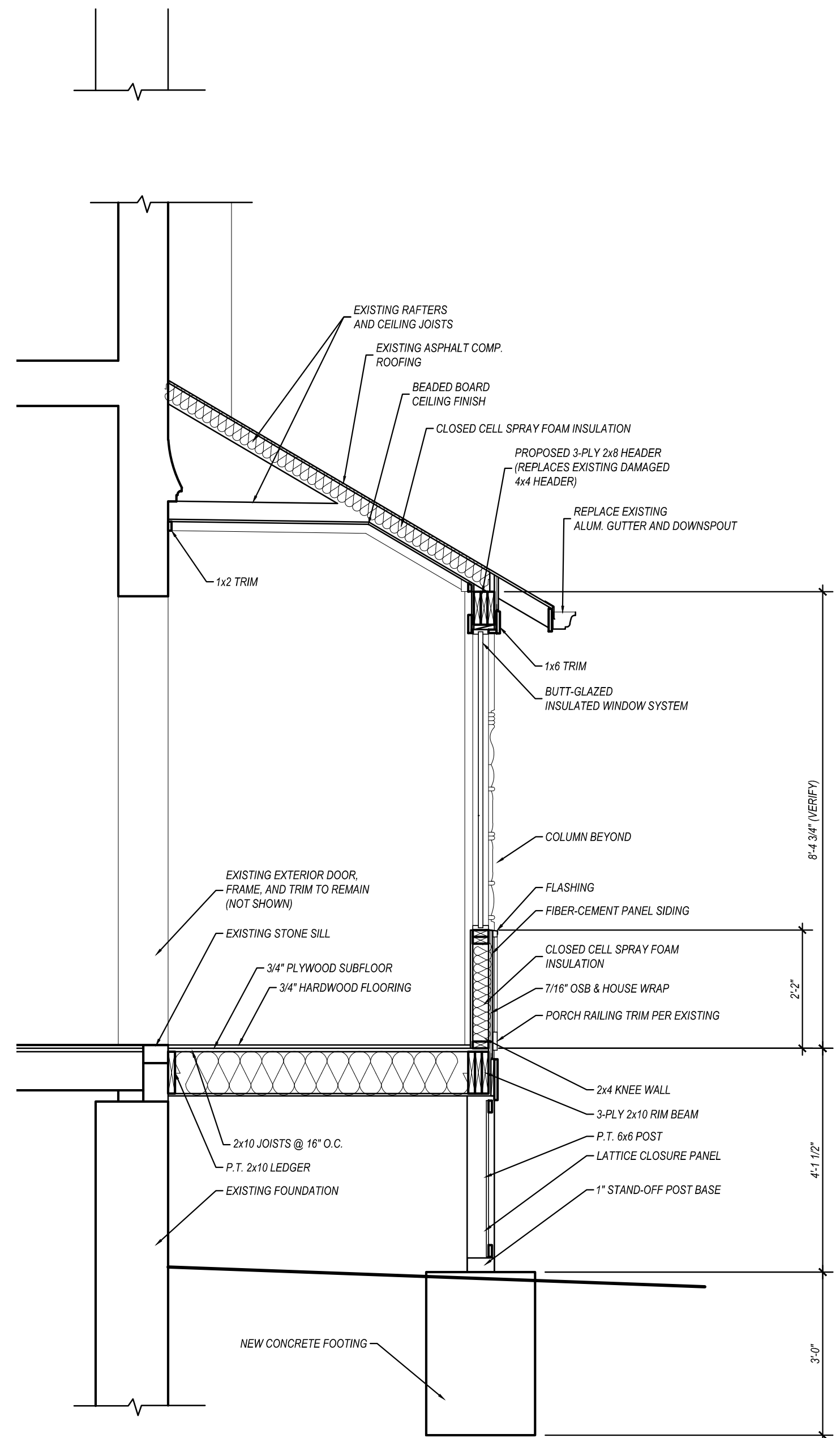
In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places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



1 DEMO PLAN
1/4" = 1'-0"



2 FOUNDATION PLAN
1/4" = 1'-0"



3 BUILDING SECTION
1/2" = 1'-0"

TERRY - DIEBOLT RESIDENCE
637 TENNESSEE STREET
LAWRENCE, KANSAS

Hernly ASSOCIATES

920 Massachusetts
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

FLOOR PLANS

Date: 2016/08/10
Drawn by: M.MYERS
Checked by:
Revisions:

A1.1



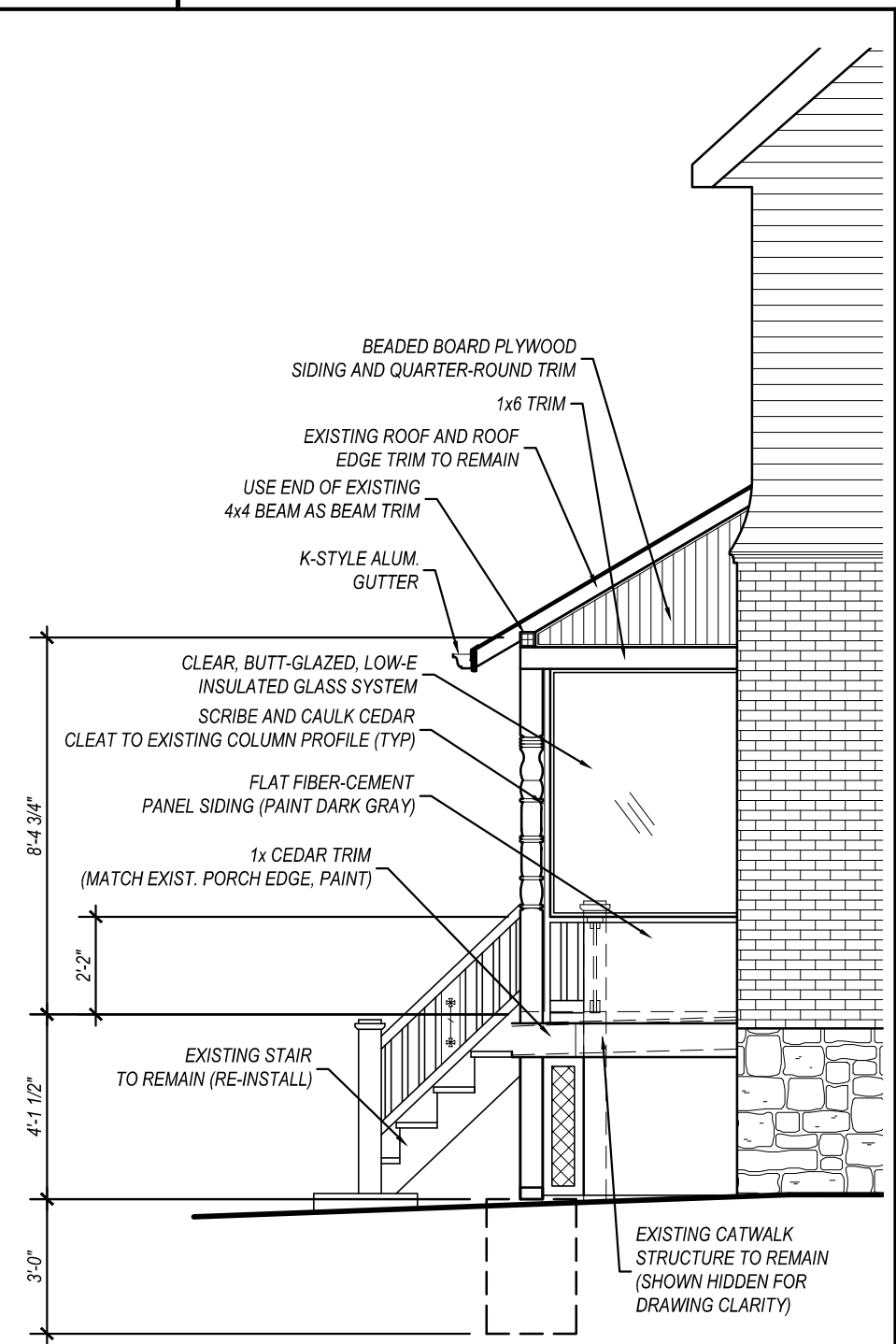
EXISTING SOUTH ELEVATION



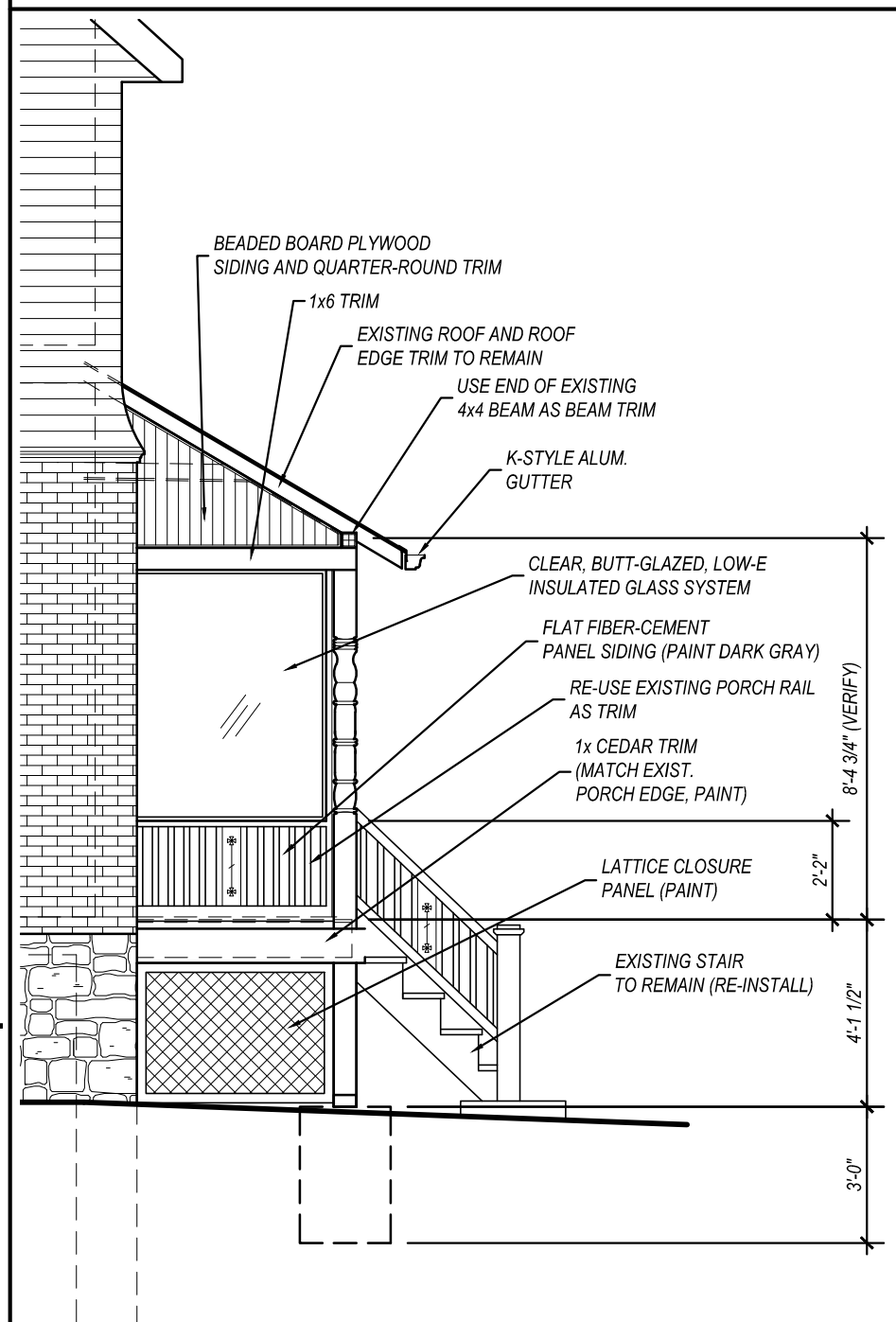
EXISTING SOUTHEAST ELEVATION



EXISTING EAST ELEVATION



2 EAST ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

TERRY - DIEBOLT RESIDENCE
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LAWRENCE, KANSAS

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ASSOCIATES

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66014
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ELEVATIONS

Date: 2018/08/10
Drawn by: M.MYERS
Checked by:
Revisions:

A2.0

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 4: L-16-00295
STAFF REPORT

A. SUMMARY

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.

B. HISTORIC REGISTER STATUS

1028 Rhode Island Street is listed as a contributing structure to the North Rhode Island Street Historic Residential District, National Register of Historic Places and therefor meets the criteria for listing in the Lawrence Register of Historic Places.

C. REVIEW CONSIDERATIONS

1) History Summary

1028 Rhode Island Street (lot 108), the J.B. Parnham House, is currently listed in the National Register of Historic Places as a contributing structure to the North Rhode Island Street Residential Historic District. The home was built between ca. 1869-1873 on a standard lot size which was included as part of the original townsite, according to the 1869 Bird's-eye-view of Lawrence, the Beers Atlas 1873, and the Douglas County property tax records. J.B. Parnham came to America in 1855 and was recorded working at the Kaw Valley Marble Works in 1857. According to the Douglas County tax records, a significant increase in property tax value occurred in 1874 when J. B. Parnham paid the taxes for that year. Other significant property tax increases that suggest early alterations or improvements were made to the property were recorded in 1908. The 1911 Lawrence City Directory lists Mrs. E.L. Homes and E.H. Sankee as residents at 1028 Rhode Island suggesting that a change in ownership was the impetus for the improvements to the property. According to the Sanborn maps, the L-shape footprint of the home has gone mostly unchanged since 1889 noting that in 1918 the L-portion became 2-stories where it had previously been 1-story. Various alterations to the 1-story rear addition were made during the early and mid-twentieth century. The existing kitchen & bathroom renovation was undertaken ca. 1950. Neither addition is considered character-defining for the historic structure. The existing enclosed porch was added ca. 1960.

2) Architectural Integrity Summary

1028 Rhode Island Street is a 2-story L-shaped National-Folk vernacular dwelling with Italianate wood detailing typical of homes built during the same period and reflected in surrounding homes. The 2-story boxed bay window on the west elevation has a hipped roof that rests under the overhanging eave of the west front gable and was installed ca. 1889. A front porch spans the wing

portion of the home. The house maintains its architectural integrity with vertical double hung wood sash windows with wood crowned lintels, lap siding, wood corner detailing that mimics rope, and its original construction processes that include balloon framing with large brick or clay tile nogging, limestone rubble foundation, central staircase, typical interior spatial arrangements, and a marble hearth in the parlor.

The structure was rehabilitated by the current owner in 2012-2013. The applicant removed the asbestos shingle siding and repaired and replaced in-kind the siding that could not be repaired. The not character defining building additions on the east elevation were causing damage to the original portion of the structure and were removed. The 1-story kitchen addition that is not visible from Rhode Island Street was constructed as part of the rehabilitation project. The addition design is compatible with the historic structure and the National Register district.

The rehabilitation project also replaced the non-original porch. The replacement porch is the same size and scale as the porch that was removed. The new porch is compatible with the historic structure and the National Register district.

3) Context Description

The North Rhode Island Street Historic Residential District illustrates typical residential land use from the last quarter of the nineteenth century and the first quarter of the twentieth century as building patterns in East Lawrence followed local population, social, economic, and architectural trends described in the contexts for Lawrence history.

1028 Rhode Island Street is a good example of the housing that was constructed in Lawrence during the "City Building (1864-1873)" context as defined by the Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF). This MPDF notes that during the brief period from 1864 to 1873, many modest wood-frame houses were built in east and north Lawrence for workers on the railroad and in associated manufacturing, agricultural processing, and business enterprises. Many of the surviving residences were gable-front subtype of the National Folk style; other types included gable front-and wings, I-houses, and hall and parlor houses.

The cohesive streetscapes of the area create a distinct sense of neighborhood and a strong residential boundary, contrasting dramatically with the commercial downtown area to the west. Asphalt paves the 1000 block of Rhode Island Street although original brick pavement is exposed in the 900 and 1200 blocks of the street. Limestone curbing also exists in the area. Grass strips with mature shade trees separate the streets from the sidewalks on both sides of the street. Sidewalks are a mixture of brick, concrete, and limestone. Houses are typically situated near the center of their lots but the early construction of many houses and the undulating terrain to the north often resulted in uneven setbacks from the street line.

4) Planning and Zoning Considerations

1028 Rhode Island Street is zoned RM12, Multi-Dwelling Residential District. The RM Districts are designed to accommodate multi-dwelling housing. The Districts are intended to create, maintain

and promote higher density housing opportunities in areas with good transportation access. The RM12 district allows for 12 dwelling units per acre.

1028 Rhode Island Street is an original townsite lot of 5850 sf and measuring 50' X 117'. This lot does not meet the density and dimensional standards for lots in the RM12 district as it does not have the sufficient lot area or lot width.

5) Fiscal Comments

There are no monetary benefits directly associated with nomination of a structure to the Lawrence Register of Historic Places.

However, listing on the local Register does help preserve built resources important to Lawrence's history and helps to maintain streetscapes in older neighborhoods through environs reviews.

The original information submitted with nominations for properties to the Lawrence Register is kept on file in the City Planning office for public review and consultation with regard to development projects within the notification area. It is the intent of the city to place the nomination material on the city's website in the near future.

6) Positive/Negative Effects of the Designation

The positive effect of designation is the creation of a permanent record of the historical significance of an individual property, for its architectural quality or its association with a significant local individual or event. This provides the local Historic Resources Commission, an advisory board, with pertinent historical data which can help to provide an 'historic' perspective to property owners when they desire to improve, add on, or redevelop a property within an older section of the City.

The public accessibility of this information is also a resource as it can be used by realtors, builders/developers, and others in the community prior to a property's resale, redevelopment or rehabilitation. In a more general sense, this information can be used by the Chamber of Commerce and existing businesses and industries to 'identify' one of the facets that makes up Lawrence's *Quality of Living*.

Additional effects of designation are the creation of an arbitrary, 250' environs notification and review area. Within this 250' circle, projects which require city permits, e.g., demolition, redevelopment, renovation or modification, require review by Historic Resources staff or the Commission. These environs reviews permit analysis of proposed development/redevelopment by individuals sensitive to historic preservation.

A *Certificate of Appropriateness* or a *Certificate of Economic Hardship* is required to be issued by the Historic Resources Commission before a City permit can be issued for the proposed project. If the Historic Resources Commission denies a *Certificate of Appropriateness* or a *Certificate of Economic Hardship*, the property owner can appeal to the City Commission for a new hearing. The City Commission can uphold the decision of the HRC or it can grant the proposed development.

Examples of projects which would require review and approval are: projects involving the exterior building which are considered 'structural' changes, demolitions or partial demolitions, rezonings, replats, site plans, variance requests or other items which require a city permit or are the direct result of an action of the City Commission. Minor changes which require a city permit can be administratively approved by the Historic Resources Administrator.

7) Summary of Applicable Designation Criteria

Chapter 22, of the City Code is the *Conservation of Historic Resources Code* for the City of Lawrence. Section 22-403 of this code establishes criteria for the evaluation of an application for nomination to the Local Register of Historic Places.

D. CRITERIA FOR EVALUATION AND DESIGNATION - Section 22-403

Nine criteria are provided within this section for review and determination of qualification as a Landmark or Historic District. These criteria are set forth below with staff's recommendations as to which this application qualifies for:

(1) Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation;

1028 Rhode Island Street is important for its association with the history of Lawrence, Kansas as described in the Multiple Property Documentation Form *Historic Resources of Lawrence, Douglas County, Kansas* (MPDF). Located within the original townsite plat on the west side of the East Lawrence neighborhood, the house dates from the defined context period of community planning and development during the City-Building Period from 1864-1873. The house is representative of the vernacular architecture constructed during this period of development in the city.

(2) Its location as a site of a significant local, county, state, or national event;

(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;

(4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

(5) Its identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or nation;

(6) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

1028 Rhode Island Street is a 2-story L-shaped National-Folk vernacular dwelling with Italianate wood detailing. The structure has an atypical design feature of wood corner detailing that mimics rope.

Vernacular architecture is important to the understanding of the growth and development of the community as a whole.

- (7) Its embodiment of design elements that make it structurally or architecturally innovative;*
 - (8) Its unique location or singular physical characteristics that make it an established or familiar visual feature;*
 - (9) Its character as a particularly fine or unique example of a utilitarian structure; including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.*
-

The HISTORIC RESOURCES CODE establishes a procedure to follow in the forwarding of a recommendation to the City Commission on applications for listing on the local register.

"Following the hearing the commission shall adopt by resolution a recommendation to be submitted to the city commission for either (a) designation as a landmark or historic district; (b) not to designate as a landmark or historic district; or, (c) not to make a recommendation. The resolution shall be accompanied by a report to the city commission containing the following information:

The Historic Resources Commission needs to formulate its recommendation in response to the following subsections section 22-404.2 (b):

- (1) Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*
- (2) Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*
- (3) In the case of a nominated landmark found to meet the criteria for designation:
 - (A) The significant exterior architectural features of the nominated landmark that should be protected; and,*
 - (B) The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that cannot be undertaken without obtaining a certificate of appropriateness.**
- (4) In the case of a nominated historic district found to meet the criteria for designation:
 - (A) The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;*
 - (B) The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that cannot be undertaken without obtaining a certificate of appropriateness.**

(C) A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.

(5) Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.

(6) The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.

(7) A map showing the location of the nominated landmark or the boundaries of the nominated historic district.

E. RECOMMENDATION:

Staff recommends the Parnham House, located at 1028 Rhode Island Street, for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #1 and #6 as described in Section 22-403.

If the Historic Resources Commission recommends this property for local nomination, the Commission should adopt a resolution for recommendation to be submitted to the City Commission for designation as a landmark. In addition to the resolution, the Commission should direct staff to prepare a report to accompany the resolution including the information set forth in Section 22-404.2(1)-(7) and the environs definition.

Staff recommends the following for the report to the City Commission:

(1) Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;

The Parnham House is significant for its vernacular architecture and its value as part of the development of Lawrence.

(2) Explanation of the integrity or lack of integrity of the nominated landmark or historic district;

The structure maintains sufficient integrity of location and design that make it worthy of preservation.

- (3) *In the case of a nominated landmark found to meet the criteria for designation:*
(A) *The significant exterior architectural features of the nominated landmark that should be protected; and,*

Historic form, fenestration pattern, roof shapes and associated wide eaves, decorative wood window surrounds, wood siding, wood corner detailing that mimics rope, and stone foundation.

- (B) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*

Alterations to the historic fenestration pattern, historic roof shape and associated wide eaves, decorative wood window surrounds, wood siding, wood corner detailing that mimics rope, and stone foundation.

- (5) *Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*

U.S. Secretary of the Interior's Standards for Rehabilitation, published in 1990, and any future amendments, in addition to any criteria specified by Chapter 22 of the Code of the City of Lawrence, Kansas.

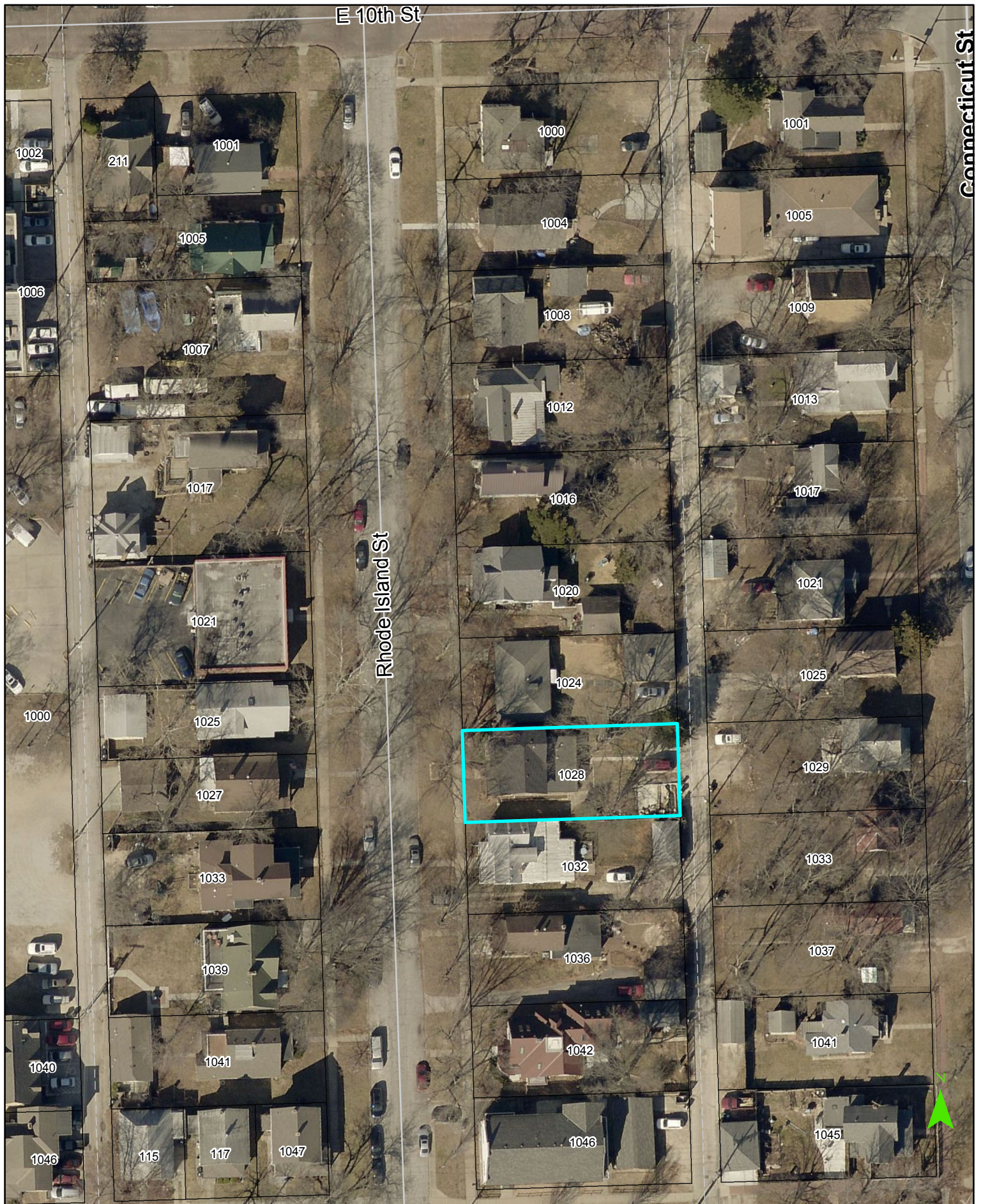
The HRC may also adopt ***An Analysis of the Environs for 1028 Rhode Island Street*** and delineate how environs review will be conducted in relation to the listed property.

- (6) *The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*

A primary goal of the HRC is to build a Register of properties which show the diversity and growth of Lawrence since its inception. The nomination of this property is another step toward registering a wide variety of historic properties which together present a visual history of Lawrence's past. The goal of the Lawrence Register of Historic Places is to represent all socioeconomic strata; residences, businesses, and industries which illustrate the diversity that has been prevalent in Lawrence since its inception.

- (7) *A map showing the location of the nominated landmark. (Attached)*

1028 Rhode Island Street



Analysis of Environs of 1028 Rhode Island Street

Step One

Historical Significance and Context

According to the application for Historic Landmark designation, the Parnham House located on the property at 1028 Rhode Island Street was constructed built between ca. 1869-1873. The property is being nominated to the Lawrence Register of Historic Places under local criteria # 1 and #6. Local criterion #1 is for *character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation*. Local criterion #6 is for *its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant*.

The period of significance for the related nomination categories is not defined by dates. The property continues to contribute to the character, interest, and value as part of the development of Lawrence. Architectural significance is not bound by period of significance dates.

Step Two

Historical Character of the Area Surrounding the Property

Historical character is the primary issue considered in this section. Historic photographs, Sanborn Fire Insurance Maps, the nomination information, *1873 Douglas County Atlas*, *Living with History: A Historic Preservation Plan for Lawrence, Kansas*, by Dale Nimz, and Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF) were the primary sources used to identify the historic character of the area.

Natural Features The property is located in the original townsite of Lawrence. The environs consisted of platted lots on relatively flat ground. There were no significant natural features in the environs of the subject property, but the Kansas River was just over ½ mile to the north.

Property Boundaries and Ownership Patterns The majority of lots in the area developed with individual structures on individual lots. Some of the lots were developed with structure crossing the lot lines to physically combine the lots. The English Lutheran Church was constructed in 1870 to the southwest.

Land Use Patterns and Zoning Historically, land use in the surrounding area was residential. Most of the area was developed by 1889 with residential structures (identified on the 1889 Sanborn Fire Insurance maps). The English Lutheran Church was constructed in 1870 to the southwest.

With the first zoning ordinance in 1927, the property was zoned "Dwelling House District."

Circulation Patterns The streets in the area reflected the traditional grid pattern of the original townsite. Alleys ran north to south in the center of state named blocks.

Planned Vegetation Patterns The planned vegetation patterns were primarily residential plantings in front yards and gardens in the side or rear yards.

Signs and Pedestrian Amenities There were few signs in the area. Most of the signage was in conjunction to the associated commercial uses and was typically located on the structure. Sidewalks existed in the area.

Primary Structures The primary structures in the environs of the property were residential structures. Structure sizes and heights were varied. Materials of the structures were wood, brick, and stone. The English Lutheran Church was constructed in 1870 to the southwest.

Secondary Structures Secondary structures were nearly always garages, barns, sheds, and garden structures. The majority of these structures were wood framed with wood sheathing. Some metal siding existed at the time of construction but it was primarily used for small accessory structures.

Outdoor Activity Spaces South Park was to the southwest of the property.

Utilities and Mechanical Equipment Most basic utilities like water, gas, and sewer, were present in the historic period.

Views The views to the listed property were typical for a historic residential area adjacent to downtown.

Step Three

Present Character of the Area Surrounding the Property

The primary source of information on this section is personal observation, city zoning maps, and recent aerial photographs.

Natural Features The area is predominately flat.

Property Boundaries and Ownership Patterns Property boundaries and ownership patterns mainly reflect the proposed development pattern of the original plat. Typically, there are individual structures on individual lots or combined lots of two. The property boundaries to the west on New Hampshire Street are primarily consolidated lots with multiple ownerships typical.

Land Use Patterns and Zoning All of the land use in the environs area is residential with the exception of a portion of a parking lot on New Hampshire Street and a portion of the lot for the Old English Lutheran Church (c.1870). Beyond the parking lot to the west is the commercial downtown area for Lawrence. The current zoning in the environs is RS5 to the east and RM12 to the north, south and west. The western most approximately 50' of the environs, the parking lot and the church property, is zoned CD. The parking lot and the church property are also located in Lawrence's Downtown Conservation Overlay District. The uses in the area are not all consistent

with the zoning. The residential block in which the subject property is located is primarily a single dwelling area and not a multi dwelling area that allows 12 units per acre. The majority of the lots in the environs are 50' X 117' lots of 5850 sf. The density and dimensional standards for the RM12 district require a lot with 60' frontage and a minimum size of 6,000 sf.

Circulation Patterns The circulation patterns are street grid patterns with alleys running north to south in the center of state named blocks.

Planned Vegetation Patterns The planned vegetation patterns primarily consist of residential lots with yards that include trees and landscaped yards. The parking lot to the west has little or no landscaping with a small amount of grass and trees.

Signs and Pedestrian Amenities There are a large number of signs in the area including traffic signs, road name signs, identification signs like monument signs, and commercial signs. Pedestrian amenities include sidewalks and street lighting.

Primary Structures The majority of the structures are one and two story structures made of wood and brick. There are also stone structures in the area. The parking lot and the church to the west are anomalies in the environs.

Secondary Structures Secondary structures are typically garages and storage buildings. Most are wood frame with wood sheathing.

Outdoor Activity Spaces Outdoor activity space is South Park to the southwest.

Utilities and Mechanical Equipment There are storm sewer inlets, traffic signs and street lighting along all of the streets in the area. Water meter and manhole covers are typical through the area. Fire hydrants are located along the streets. Electrical and telephone lines are both above ground and below ground in the area. Cable lines also exist in the area.

Views Views to and from the property are typical for a residential area adjacent to the downtown of the city. The view from the property to the southwest has changed to include the Law Enforcement Center.

Step Four

Comparison of the Historic and Present Character of the Area Surrounding the Property

Natural Features The natural features have not changed.

Property Boundaries and Ownership Patterns Most of the property boundaries are the same. The exception is the removal of residential structures to the west on New Hampshire Street and the combination of those lots for the parking lot.

Land Use Patterns and Zoning The majority of the land use patterns are the same other than the changes associated with the parking lot on New Hampshire Street. Zoning has changed over the years, but the dominant land uses have not always coincided with the designated zoning district. The current zoning does not reflect the primary land use in the environs of single dwellings on individual parcels (most are one lot but some are combined lots or portions of lots).

Circulation Patterns The circulation patterns are the same street grid patterns with alleys running north to south in the center of state named blocks.

Primary Structures Primary structures are predominantly the same. (The church was constructed from 1870 to 1900.)

Secondary Structures Overall, the numbers of secondary structures has been reduced. The dominate material continues to be wood siding with some modern materials to appear as wood siding.

Outdoor Activity Spaces The outdoor activity space of South Park is the same.

Utilities and Mechanical Equipment The character of the utilities and mechanical equipment in the area are different than in the period of construction. The large traffic lights at intersections, public lighting systems, above ground utility lines have a significant impact on the visual quality of the area.

Views The views to and from the listed property are basically the same with the exception of the view from the property to the southwest that now includes the Judicial and Law Enforcement Center.

Additional Information

The proposed environs for the Parnham House located at 1028 Rhode Island Street are within the boundaries of the environs for four properties listed as landmarks in the Lawrence Register of Historic Places. The Shalor Eldridge House (945 Rhode Island Street) and the McFarland House (940 Rhode Island Street) were listed in the Lawrence Register in 1994 and have no associated environs definitions. The Old English Lutheran Church (1040 New Hampshire Street) and the William Watts House (946 Connecticut Street) were listed in 2014 and 2015 respectively. These two structures have environs definitions that state the primary focus of review should be maintaining the existing structures and visual appearance of the environs. The Old English Lutheran Church environs definition also includes that the New Hampshire Street area is likely to continue the development patterns established for the commercial areas of downtown. However, the definition also states that the redevelopment of this area should create a transition area between the commercial area and the residential area to the east.

Conclusion

The Environs for 1028 Rhode Island Street, the Parnham House, should be divided into two areas (see attached map) and the following standards applied to each of the areas.

Area 1: Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions would be approved only if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.

Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.

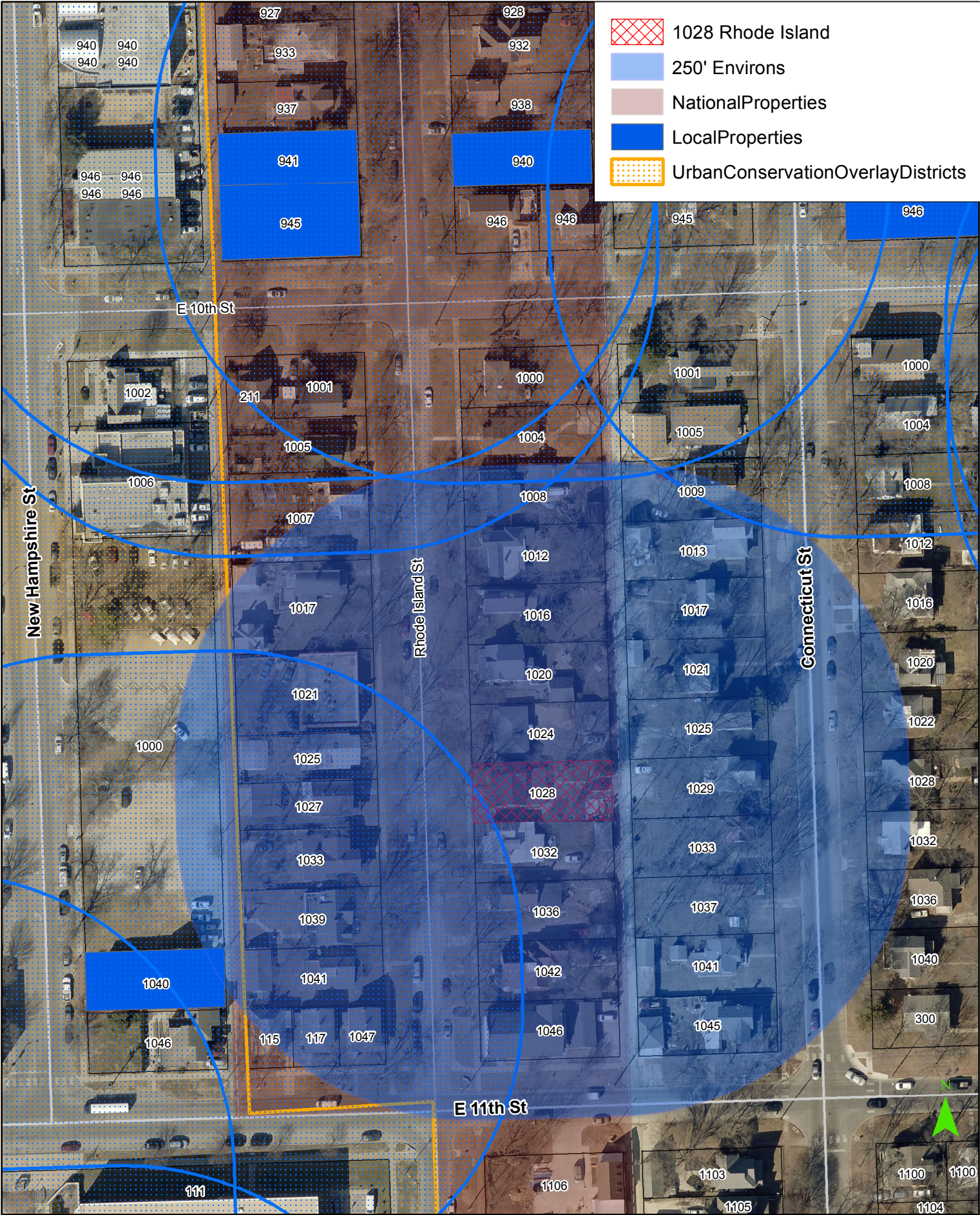
Area 2: The area no longer reflects the residential character of the historic environs. A portion of the area has no structure and is currently utilized as a parking lot. The historic pattern of the church at 1040 New Hampshire Street does not reflect the commercial pattern. It is anticipated with downtown commercial zoning that this area will continue to develop with commercial uses. However, while the area should reflect the development patterns established for the commercial areas of downtown, the area should create a transition area between the commercial area, the residential area, and the listed property.

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. The Old English Lutheran Church should not be considered for demolition unless the structure has been damaged beyond repair.

Minor projects will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.

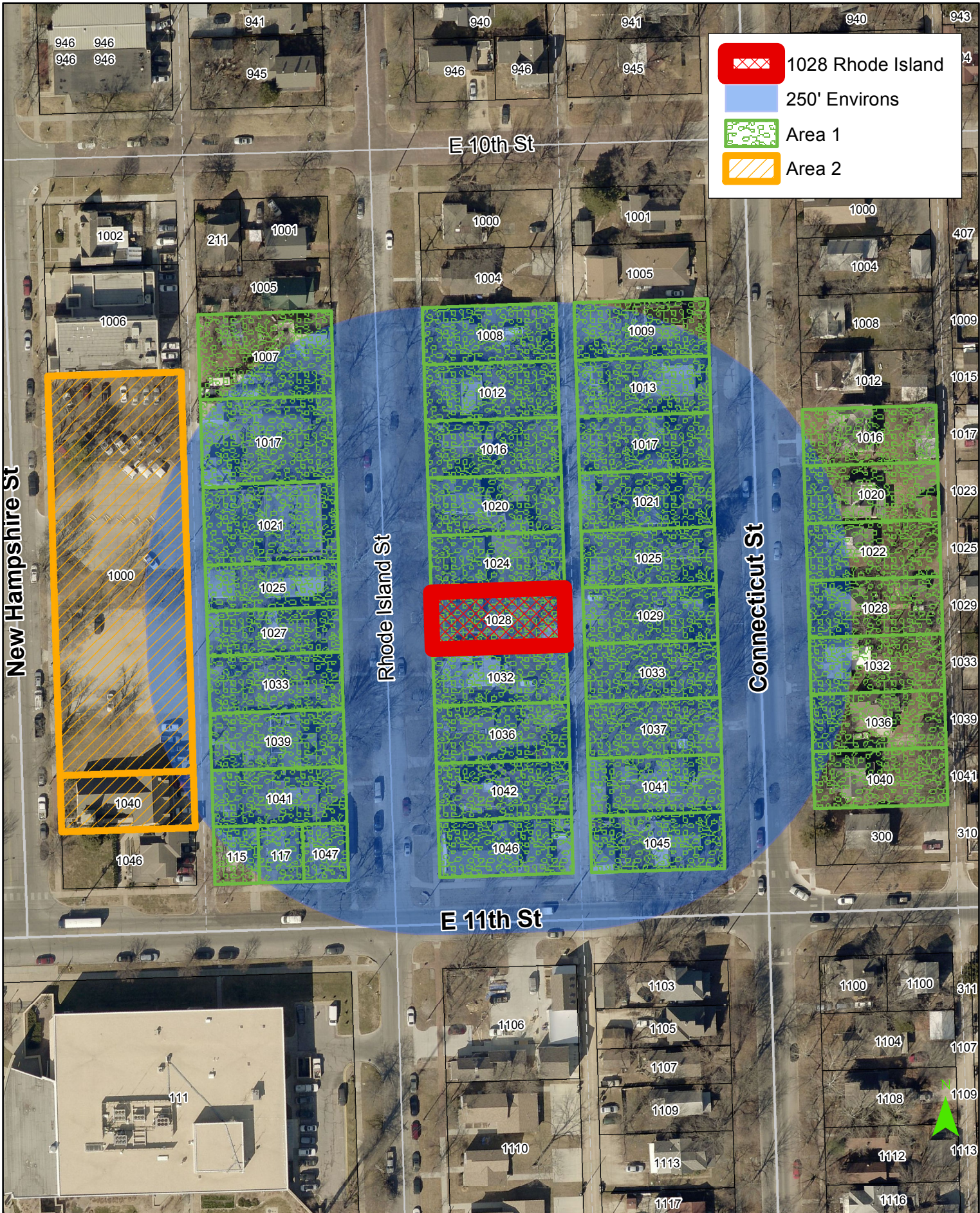
Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.

Environs of 1028 Rhode Island Street



This aerial map displays the 1028 Rhode Island area and its surroundings. The map includes the following features:

- Legend:**
 - 1028 Rhode Island (Red cross-hatched area)
 - 250' Environs (Blue shaded area)
 - Area 1 (Green cross-hatched area)
 - Area 2 (Orange diagonal striped area)
- Streets:**
 - E 10th St** (Top horizontal street)
 - E 11th St** (Bottom horizontal street)
 - Rhode Island St** (Vertical street on the left)
 - Connecticut St** (Vertical street on the right)
 - New Hampshire St** (Vertical street on the far left)
- Property Numbers:**
 - Along Rhode Island St:** 1002, 1006, 1000, 1040, 1046.
 - Along E 10th St:** 946, 945, 940, 941.
 - Along E 11th St:** 1103, 1105, 1107, 1109, 1110, 1113, 1117.
 - Along Connecticut St:** 1000, 1004, 1008, 1012, 1016, 1020, 1022, 1028, 1032, 1036, 1040, 300.
 - Other numbers:** 211, 1001, 1005, 1007, 1017, 1021, 1025, 1027, 1033, 1039, 1041, 115, 117, 1047, 1008, 1012, 1016, 1020, 1024, 1028, 1032, 1036, 1042, 1046, 1009, 1013, 1017, 1021, 1025, 1029, 1033, 1037, 1041, 1045, 1106, 1111, 1100, 1104, 1108, 1112, 1116.
- Overlays:**
 - Area 1 (Green):** A large rectangular area covering the central part of the map, including the 1028 Rhode Island property.
 - Area 2 (Orange):** A rectangular area on the left side of the map, adjacent to Rhode Island St.
 - 250' Environs (Blue):** A large circular area centered on the 1028 Rhode Island property, extending to the edges of the map.





City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

RECEIVED

Lawrence Douglas County

Metropolitan Planning Office

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160

City County Planning Office
Lawrence, Kansas
<http://www.lawrenceks.org/pds/>

LANDMARK APPLICATION

Pre-Application Meeting **Required**

Planner [Signature]
Date _____

PLEASE BE ADVISED: THIS APPLICATION WILL NOT BE SCHEDULED FOR A PUBLIC HEARING UNTIL THE HISTORIC RESOURCES ADMINISTRATOR HAS DETERMINED THAT THE APPLICATION HAS BEEN COMPLETED. (City Code 22-105(Y))

RECEIVED

JUL 19 2016

City County Planning Office
Lawrence, Kansas

PROPERTY INFORMATION

Name of Historic Property Parnham House

Address of Property 1028 Rhode Island Street

Legal Description of Property Rhode Island Street Lot 108

OWNER INFORMATION

Name(s) Bradley and Heather Eldridge

Contact Same

Address 1028 Rhode Island

City Lawrence State KS ZIP 66044

Phone (785) 594-5234 E-mail eldridge.brad@gmail.com

Is this an owner initiated nomination? ☐ Yes ☒ No

If not, has the owner been notified of this nomination? ☒ Yes ☐ No

APPLICANT/AGENT INFORMATION

Contact Mike Goans

Company Lawrence Preservation Alliance

Address PO Box 1073

City Lawrence State KS ZIP 66044

Phone (785) 764-6678 E-mail mikegoans46@gmail.com

L-16-00295



City of Lawrence
Douglas County

PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County
Metropolitan Planning Office**

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceks.org/pds/>

DESCRIPTION OF PROPERTY

Number of structures, objects, or landscape features located on the property one

Historic Use(s) Single family residence

Present Use(s) Single family residence

Date of Original Construction Pre 1873

Architect and/or Builder (if known) _____

Date(s) of Known Alterations 2012

Describe any known alterations including additions to the property. (Add additional sheets if needed)

Restoration approved by HRC

REGISTER STATUS

- ☒ Property is listed in the National Register of Historic Places
- ☒ Property is listed in the Register of Historic Kansas Places

HISTORIC SIGNIFICANCE OF THE PROPERTY

Why do you think this property is significant? Please check all that apply.

- ☐ Location of a significant event
Event _____
- ☐ Association with a significant person
Person _____
- ☒ Architectural significance
- ☐ Other _____



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

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<http://www.lawrenceks.org/pds/>

HISTORY OF THE PROPERTY (Add additional sheets if needed)

See National Register of Historic Places Registration Form for North Rhode Island Street Residential District

See Kansas Historic Resources Inventory

DESCRIBE THE DEVELOPMENT OF THE AREA SURROUNDING THE PROPERTY AT THE TIME OF CONSTRUCTION.

What year was the property platted? Original town site

What is the name of the subdivision? N/A

What was the zoning? N/A

What were the land uses? Residential

What size and types of buildings existed in the area? Single Family

Did the area have paved streets, sidewalks, gas service or electrical service? Please describe.

See National Register of Historic Places Registration Form for North Rhode Island Historic District

ATTACH COPIES OF ANY HISTORIC PHOTOGRAPHS OR DOCUMENTATION INCLUDING CITATIONS FOR THIS PROPERTY.



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

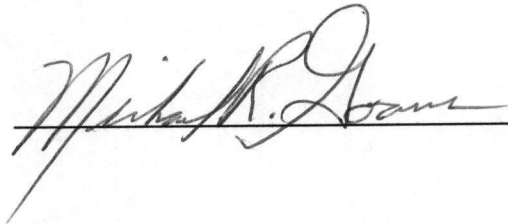
**Lawrence Douglas County
Metropolitan Planning Office**
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(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceks.org/pds/>

SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the
aforementioned property. By execution of my/our signature, I/we do hereby officially apply for
landmark designation as indicated above.

Signature(s): Lawrence Preservation Alliance Date 6/30/2116

Michael R Goans Date 6/30/2016

 Date 7/19/2016



**City of Lawrence
Douglas County**
PLANNING & DEVELOPMENT SERVICES

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Metropolitan Planning Office**

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<http://www.lawrenceks.org/pds/>

OWNER AUTHORIZATION

I/WE Bradley and Heather Eldridge, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 2nd day of July, 20 16, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Lawrence Preservation Alliance (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 1028 Rhode Island Street (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

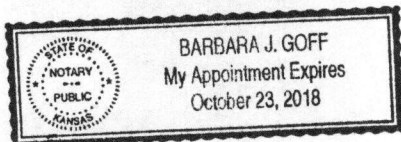
Heather Eldridge Bradley Eldridge
Owner Heather Eldridge Owner Bradley Eldridge

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 12th day of July, 20 16
by Heather Eldridge & Bradley Eldridge

My Commission Expires:

Barbara J. Goff
Notary Public





**City of Lawrence
Douglas County**
PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County
Metropolitan Planning Office**

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
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Attachment A Photographs of 1028 Rhode Island Street July, 2016



West Elevation



South Elevation



East Elevation



North Elevation



Exhibit A

Legal Description

Rhode Island Street Lot 108

HRC RESOLUTION NO. 2016-12

A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION RECOMMENDING THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, DESIGNATE 1028 RHODE ISLAND STREET, LAWRENCE, DOUGLAS COUNTY, KANSAS, AS A LANDMARK ON THE LAWRENCE REGISTER OF HISTORIC PLACES.

WHEREAS, Chapter 22, "Conservation of Historic Resources Code," of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to review and evaluate the nomination of sites, structures, and objects for designation as Landmarks on the Lawrence Register of Historic Places;

WHEREAS, Chapter 22 of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, also establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to forward to the Governing Body of the City of Lawrence, Kansas, its recommendation, together with a report, regarding the designation of sites, structures, and objects nominated for designation as Landmarks on the Lawrence Register of Historic Places;

WHEREAS, on July 19, 2016, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 1028 Rhode Island Street, Lawrence, Douglas County, Kansas, ("the subject property") the legal description of which is set forth in Section 2, *infra*, for designation as a Landmark on the Lawrence Register of Historic Places;

WHEREAS, the current owner of record of the subject property supports the nomination;

WHEREAS, on September 15, 2016, in accordance with Section 22-404.2(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission conducted a public hearing to consider the nomination of the subject property for designation as a Landmark on the Lawrence Register of Historic Places; and

WHEREAS, at the September 15, 2016, public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criteria (1) and (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the subject property qualifies for designation as a Landmark on the Lawrence Register of Historic Places.

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION:

SECTION 1. The above-stated recitals are incorporated herein by reference and shall be as effective as if repeated verbatim.

SECTION 2. Pursuant to criteria (1) and (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission hereby recommends to the Governing Body of the City of Lawrence, Kansas, that 1028 Rhode Island Street, Lawrence, Douglas County, Kansas, the legal description of which follows,

LOT 108 ON RHODE ISLAND STREET, IN THE ORIGINAL TOWNSITE OF THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,

be designated as a Landmark on the Lawrence Register of Historic Places.

SECTION 3. The Historic Resources Administrator shall, in accordance with Section 22-404.2(B), submit to the Governing Body of the City of Lawrence, Kansas, this Resolution, which shall be the recommendation of the City of Lawrence, Kansas, Historic Resources Commission, accompanied by a report containing the information required by Section 22-404.2(B)-(G).

ADOPTED by the City of Lawrence, Kansas, Historic Resources Commission this 15th day of September, 2016.

APPROVED:

Chairperson
Lawrence Historic Resources Commission

ATTEST:

Lynne Braddock Zollner
Historic Resources Administrator

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 5: DR-16-00344
STAFF REPORT

A. SUMMARY

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. The property is also located in the environs of the George and Annie Bell House. Submitted by Joe L. Harness, the property owner of record.

B. PROJECT DESCRIPTION

The applicant is requesting to demolish the accessory structure located at 1011 Tennessee Street. There are no plans for a replacement structure. The applicant proposes to construct a concrete parking pad across the width of the lot adjacent to the alley. The concrete floor of the accessory structure to be removed will be used as a parking pad.



Primary Structure 1011 Tennessee Street



Accessory Structure 1011 Tennessee Street

The existing accessory structure located on the northwest corner of 1011 Tennessee Street is a one-story, frame structure with a gabled roof sheathed with asphalt shingles. The wood frame structure has clapboard siding. A change in materials and indications on the interior suggest that it is possible an addition to the garage was placed on the north end that at some point. The eaves on the structure have brackets that are of a decorative type that is often associated with the craftsman movement. The north portion of the roof is a half hip form that is joined to the gabled portion of the structure leaving the upper portion of the gable exposed. However, it is not a true hip on gable form. The Douglas County Appraiser's Office identifies the structure as 26' X 20' with a square footage of 520 sf. There is a garage door opening on the north end of the structure. Wood frame windows are located on both the east and west sides of the structure. The structure rests on a poured concrete wall and has a concrete floor.

To the north of the structure is a gravel parking area of approximately 22'.

The applicant's proposal to demolish the garage is accompanied by a request to leave the concrete pad floor of the garage and use it for an additional parking area.

C. STANDARDS FOR REVIEW

State Preservation Law Review (K.S.A. 75-2724)

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses the Secretary of the Interior's Standards to evaluate the proposed project. Therefore, the following standards apply to the proposed project:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.

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;*

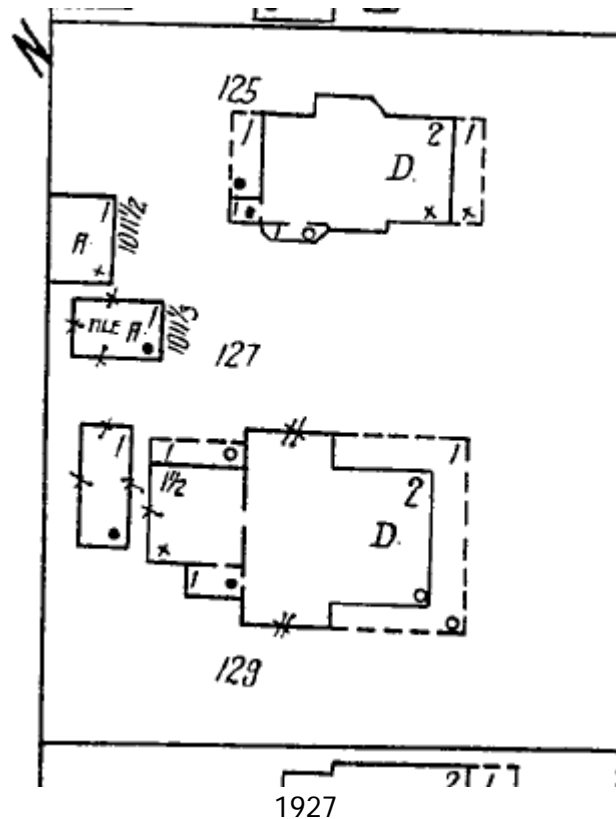
- 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;*
- 4. Changes that may have taken place in the course of time are evidence of the history and development 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.*

There is no environs definition for the Bell House.

D. STAFF ANALYSIS

The 1918 Sanborn Map does not show an accessory structure in this location. The 1927 map shows a one story accessory in this location. The structure is labeled as 1011 ½. This is likely because the primary and accessory structure shared a combined lot with the primary and accessory structures to the south. The accessory structure adjacent to the subject structure is labeled as part of the 1011 property. There is a 1 ½ story accessory structure in approximately the same location as the existing structure. By 1927, a one story accessory structure is shown in approximately the same location. This location and size of a structure is also on the 1949 map. A visual inspection of the garage structure does not indicate that it has been altered from a 1 ½ story structure to a one

story structure. Staff is of the opinion that the structure was built between 1918 and 1927 based on the Sanborn maps, materials, and type of construction. The County Appraiser's Office has a construction date of 1930.



The main structure located at 1011 Tennessee Street is listed in the National Register of Historic Places as non-contributing due to the addition of synthetic siding. The accessory structure is listed as non-contributing due to what was identified as an addition to the north end of the structure. However, the nomination states that if these elements for both the house and the garage were removed, the structures would likely be reclassified as contributing to the district. The subject accessory structure is listed as non-contributing to the Lawrence Register district.

The current project is a request to demolish the existing accessory structure and no replacement structure is proposed at this time. A lot width parking area will be created adjacent to the alley.

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 1011 Tennessee Street is typical of accessory structures in the district in size, scale, massing, materials and placement. The majority of accessory structures are wood frame with wood sheathing.

The poor condition of this structure can be attributed to the general decline of accessory structures of this type and 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 1011 Tennessee Street has deteriorated to the point that it meets this definition. It appears that only very minimal attempts have been undertaken to stabilize the structure.

The applicant has not provided a detailed structural analysis or a detailed cost replacement analysis.

The rehabilitation of this structure would likely require almost all replacement fabric and would therefore be a copy of the current structure rather than a rehabilitation project.

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 unique accessory structures within the historic districts of Lawrence, like the accessory structure located at 1011 Tennessee Street. As properties deteriorate and are updated to accommodate modern amenities, the demolition of historic garages is often desired to allow for the size of modern vehicles and additional storage or studio uses. The result has been the disappearance of many unique and typical building types that are definitive to the streetscapes, alleys, and neighborhoods of Lawrence. When existing accessory structures are contributing to a historic district, comprehensive documentation should be submitted to justify the demolition request. Most of the demolition requests for accessory structures within a historic district that have been approved by the HRC include a replacement structure. However, review of previous demolition requests shows the HRC has approved demolition requests for garage structures located within historic districts if the applicant provided proof that the structural integrity of the building warranted demolition and any renovation costs significantly exceeded replacement costs.

The proposed parking tray that will be created by the removal of the garage will cover almost the full width of the 50' wide lot. The size of the proposed parking area is not an element of the historic fabric of the listed district. The evolution of the district to an area that now supports both an increase in population and an increase in motorized vehicles has altered the alley patterns of the district. The evidence of this continuing transition is seen along the alley between Ohio Street and Tennessee Street in the 1000 block. The mixture of accessory structures to parking trays is nearly even in this block. While this trend is not part of the period of significance and historic character of the district, it is part of the ever changing Oread Neighborhood as a whole.

Staff had the opportunity to inspect the garage. Based on the visual inspection, staff concurs with the applicant's findings that the structure is approaching structural failure. The rehabilitation of this structure would require significant new fabric as the existing material has been allowed to rot. The decay has reached the stage that repair for the majority of the wood members, including a large portion of the wood siding, will now need to be replaced. The deterioration of the wood structure has allowed the structure to wrack. The wood framing of the structure has significantly shifted in two directions and is no longer totally supported by the foundation. The foundation walls and concrete pad have minimal deterioration. While rehabilitation of this structure may be possible, the loss of historic fabric would be so extensive the completed structure would be a copy of the current structure rather than a rehabilitation project.

The applicant has provided a simple cost replacement analysis for this accessory structure. The analysis does not support the demolition of this structure at this time. Staff is of the opinion that while the analysis supports the rehabilitation as the less costly option, the simplicity of the analysis does not include the actual overriding loss of historic fabric.

Standard 2 of the Secretary of the Interior's Standards applies to this project. Setting is essential to a historic property's significance. Interpreting the Secretary of the Interior's Standards Bulletin Number 41 explains that "drastic changes to the surrounding site diminish a historic property's ability to convey its historic significance." The loss of a historic accessory structure in this listed district does diminish the ability of the historic property to convey its historic significance. The lack of a replacement structure will continue to alter the spacial relationships in the district. While the overall location and form of this particular structure contributes to the character of the district, the structure no longer maintains sufficient integrity to continue its contribution to the districts.

Staff is of the opinion that the severity of the structural deterioration of this accessory structure is likely a health and safety issue. In addition, staff is of the opinion that the structure is not a candidate for rehabilitation because of the substantial deterioration of the materials due to the lack of maintenance. Although there is no replacement structure to maintain the spacial relationships of this block of the historic district, 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 the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission 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.

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.



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

Building Safety Division
Riverfront Plaza, Suite 110
Lawrence, Kansas 66044
p. (785) 832-7700
f. (785) 832-3110

www.lawrenceks.org/pds
buildinginspections@lawrenceks.org

DEMOLITION PERMIT APPLICATION

Date: 8/6/16
Site Address: 1011 TENNESSEE STREET
Legal Description: _____

Block _____ Lot _____ Subdivision _____

I hereby certify that, to the best of my knowledge and belief, all of the information on this application and on documents submitted in support of this application are accurate. I understand that any demolition performed that is inconsistent or in conflict with this application, the supporting documents, or the provisions of Chapter V, Article 12 of the City of Lawrence Code, Demolition of Structures is a violation of the City Code. I also understand that no demolition work shall take place until a permit has been approved by the City. I further understand that the discovery that the building or structure contains friable asbestos or materials containing friable asbestos shall be cause for the immediate revocation of a demolition permit.

Applicant Signature: [Signature] Date: 8/6/16
Applicant Name (Print): Joe Lanebn Harness Phone: 785-550-3693
Email: harnessproperties@gmail.com
Property Owner Signature: [Signature] Date: 8/6/16
Property Owner Name (Print): Joe Lanebn Harness Phone: 785-550-3693
Email: harnessproperties@gmail.com

Person, Firm, or Corporation responsible for the building, if is someone other than the owner:

Name (please print): _____
Address: _____
Email: _____ Phone: _____

Brief Description of Structure:

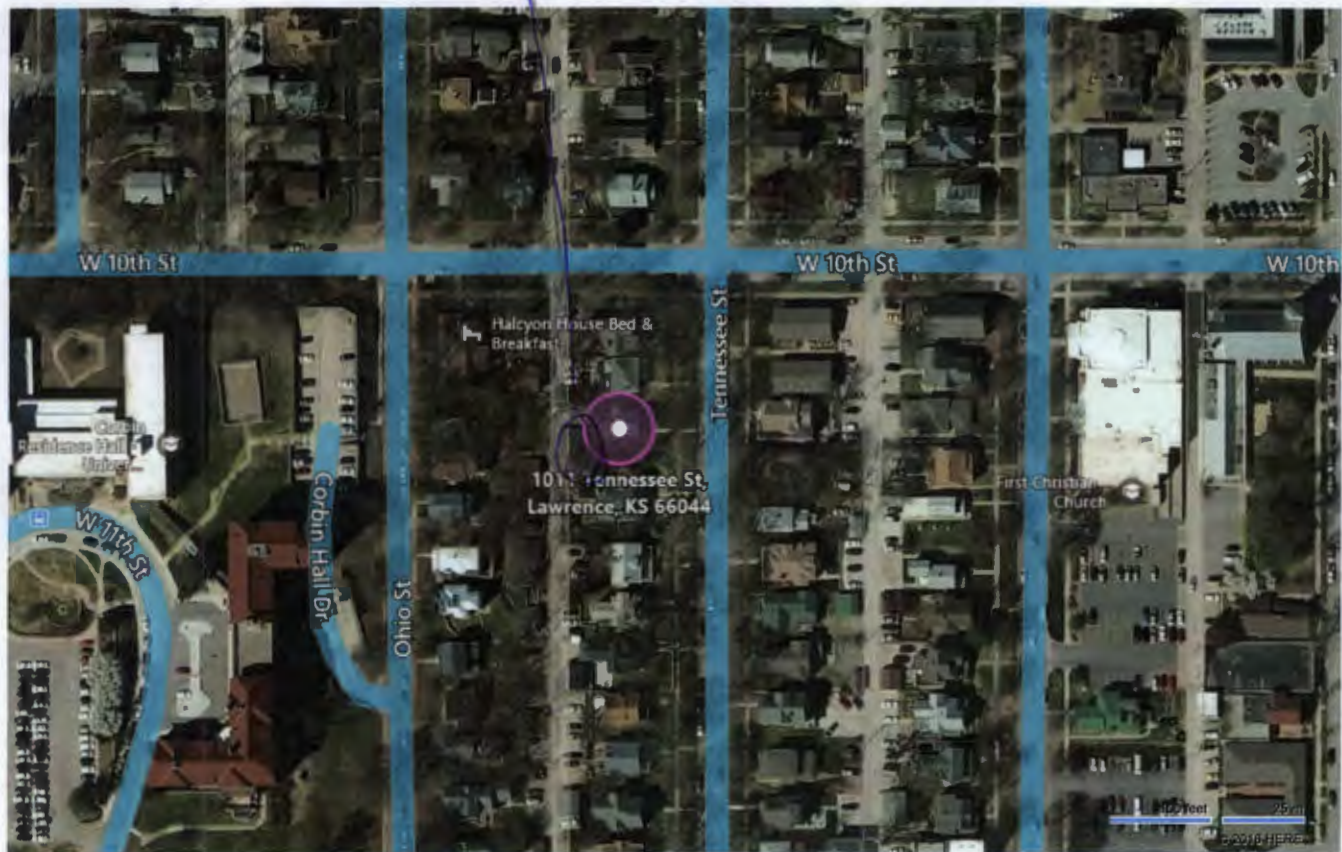
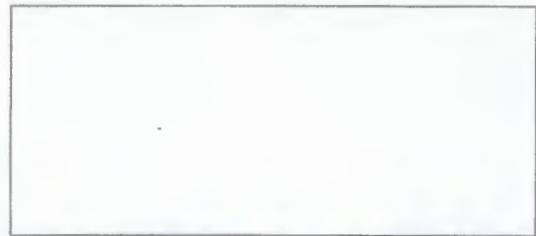
Detached 2 car garage constructed of wood. Want to
leave concrete pad for parking.

Contractor Company Name: _____
Contact Name: _____
Address: _____
Email: _____ Phone: _____

There is a 30-day public comment period before any demolition work can begin. Expiration of the public comment period, along with verification from gas, electric, and water utility providers that services have been retired is necessary before a permit will be issued. This application must be signed by the record owner(s) and any contract purchaser(s).

1011 Tennessee St, Lawrence, KS 66044

2 car garage located off alley



Form & Function

Form & Function 1446 Elmwood St Lawrence, Ks 66044 Matt Roman: (785)331-8525 Landon Harness: (785)550-3693 formandfunctionllcs@gmail.com	Date : Job Number : 1 Job Name : garage repair 1011 tennessee Client : landon harness Site Address : 1011 tennessee

Thank you for showing and interest in Form & Function, LLC. Please find below our bid for your project. Please let us know if you have any questions as we would love to sit down and discuss the project and variances that you might want to explore.

Sincerely,
Matt and Landon
Form & Function

General Scope of work: Repair existing garage which is leaning significantly and has a decaying roof. Framing, new paint, new roof and new garage doors, wiring to power new garage doors. 13,250

Tear down and replace existing garage with new two car garage built to resemble existing garage. Tear down of existing building and removal of debris, framing of new garage, siding and paint and roof for new garage: 29,765

Tear down of existing garage removal of debris: 2,750

Estimated Timeline: tear down 3-4 days, rebuild 4-6 weeks

General

Estimated total cost

General

Estimated total cost

Payment Schedule:

- The cost of sales tax is not included in initial estimates
- Cost of materials and 25% of labor fees will be required at the start of the job. The remaining labor balance will be billed at 25% increments collected each Friday with the exception of the last draw, which will not be required until completion of the job.
- On projects with an estimated material cost of less than \$50: cost of materials will not be required until completion of services.
- On projects requiring permits: Permit and drawing fees will be required a minimum of three weeks before the desired start date. Upon permit approval, 25% of the total project valuation will be collected and the remaining balance will be billed at 25% increments pending progress

Expected Variance:

- It is common when remodeling to encounter the unexpected. If we encounter any unforeseen hurdles during this project we will inform you of the issue and the recommended method of repair. Due to changing client needs and issues that may arise, there can be expected variance of up to 30%.
- Due to the continuous fluctuation of lumber prices our material costs can only guaranteed for eight days from the time the bid was delivered. A more accurate estimation can be given closer to the project start date.

Client SignatureDate:

Company Signaturedate

Lynne Zollner

From: landon harness <harnessproperties@gmail.com>
Sent: Monday, August 29, 2016 9:38 AM
To: Katherine Simmons
Subject: Re: Items for application.
Attachments: 1011 tennessee garage.rtf

Hi Katherine,

Please find attached an estimate for the garage at 1011 Tennessee. The structure in question is a detached two car garage that has become unusable due to significant deterioration of the room and supporting walls. When I purchased the house at 1011 Tennessee the garage was already deteriorated, the previous owner stated that he had painted the garage to come into compliance with the city but had not taken any steps to secure or stabilize the structure. As you will see from the photos that I will be sending this structure leans in two directions and has a roof that has deteriorated significantly.

Thank you
Joe Harness

On Mon, Aug 29, 2016 at 8:35 AM, Katherine Simmons <ksimmons@lawrenceks.org> wrote:

Joe,

We will need to have the items we discussed (detailed cost estimate for repair and structural analysis) by noon today for us to keep the application on the September HRC agenda. I also need to get interior photos by noon today as well. If today simply does not work we will need to move the item to the following month.

Sincerely,

Katherine Simmons



Katherine Simmons, B.Arch. Planner I ksimmons@lawrenceks.org
Planning and Development Services | www.lawrenceks.org/pds

P.O. Box 708, Lawrence, KS 66044

Office [785.832.3162](tel:785.832.3162) | Fax [785.832.3160](tel:785.832.3160)

"Your opinion counts! Customer feedback helps us serve you better. Please tell us how we're doing by completing this short online Customer Satisfaction Survey: <http://lawrenceks.org/pds/survey/satisfaction>."

Memorandum

City of Lawrence

Planning and Development Services

TO: Historic Resources Commission
FROM: Lynne Braddock Zollner, Historic Resources Administrator
DATE: September 2, 2016
RE: Item No. 6 331 Indiana Street Demolition

Background

A demolition permit for an accessory structure located at 331 Indiana Street was submitted by the City of Lawrence Utilities Department on August 12, 2016. The permit required review by the Historic Resources Commission as the property is listed in the National Register of Historic Places and is located in the environs of the Zimmerman House (304 Indiana Street), Lawrence Register of Historic Places. The Historic Resources Administrator placed the permit on the September 15th Historic Resources Commission Agenda as Item No. 6 DR-16-00355.

The primary structure located at 331 Indiana Street is listed as a contributing structure to the Pinckney II Historic District, National Register of Historic Places while the accessory structure is identified as non-contributing. The accessory structure was identified by the county as constructed in 1930. While this date is possible, the construction method, size, and materials of the structure could support a much later construction date. The 28' X 34' structure was entirely concrete block with a gabled roof.

Utilities Request for Demolition Information

On June 2, 2016, the Utilities Department received a call from the resident at 328 Mississippi Street about a sinkhole in the backyard above the city sanitary sewer main. When the crew arrived, they found a sinkhole that appeared to be about 5' deep that went directly under the concrete block garage located at 331 Indiana Street. The Utilities Department attempted to jet the city main from both the upstream and downstream manholes but hit blockage at the same distance as where the sinkhole is located. While jetting from the upstream manhole, the crew received a call from the resident at 321 Indiana Street saying that while they were cleaning the main line, water started coming up from a toilet and shower. The crew then attempted to CCTV the city main but the camera went under standing water. The crew was able to video the area and the video shows blockage at the collapsed pipe.

The location of the collapsed pipe is downstream of ten homes that connect to this sanitary sewer. The wastewater from these homes is likely backing up and flowing around the blockage through the soil which is contributing to the sinkhole along with surface water from rain events. The sinkhole is continuing to expand as wastewater

flows into the collection system from the ten homes upstream of the blockage and during rain events.

The sanitary sewer pipe is approximately 16 feet deep and in order to repair the collapsed sanitary sewer pipe, a contractor must remove the garage at 331 Indiana Street and excavate to the sanitary sewer to complete a point repair. The Utilities Department requested to expedite the project to prevent public health issues of sewer back-up in homes and sanitary sewer overflows which are a violation of the City's NPDES permit conditions.

City Actions

City staff including engineers from the Utilities Department, the Building Official, and the Historic Resources Administrator conducted an inspection of the property on August 23, 2016. It was the consensus of city staff that the sinkhole had compromised the integrity of an already structurally deficient accessory structure located on the 331 Indiana Street property and that the sinkhole would likely continue to increase in size and expansion under the structure causing the ultimate collapse of the structure. (See attached memo from the Building Official.)

Due to the structure's location in the historic district, the demolition of the structure required review under the State Law Review (K.S.A. 75-2724, as amended). The City of Lawrence has an agreement with the State Historic Preservation Officer for the HRC to conduct reviews required under this state law at the local level. However, our agreement for the Performance of Project Reviews under K.S.A. 75-2724, as amended, allows the SHPO to complete the required review (#10 of the agreement). The implementing regulations for the Act allow the SHPO an expedited review for emergency repairs.

On August 25, 2016 the HRA requested an expedited review for this project by the SHPO. The SHPO conducted the required review and found that the demolition of the non-contributing accessory structure would not damage or destroy the National Register-listed Pinckney II Historic District.

Chapter 22 does not grant the HRA to approve demolition in the environs of a listed property. The HRA submitted the demolition request to the City Attorney's office. The City Manager ordered the removal of the structure as an emergency due to the health, safety and welfare of numerous residents at peril in the area. In addition, the City Manager's letter to the HRC (see attached) emphasizes that the City Attorney's Office stresses that except for the extraordinary and emergent circumstances, the required Chapter 22 review would have been completed.

Action

No action is required by the Historic Resources Commission. This memo is for information purposes only.



6425 SW 6th Avenue
Topeka KS 66615

phone: 785-272-8681
fax: 785-272-8682
cultural_resources@kshs.org

Sam Brownback, Governor
Jennie Chinn, Executive Director

KSR&C # 16-08-134
August 25, 2016

Lynne Zollner
City of Lawrence
Via Email

Re: Accessory Structure Demolition at 331 Indiana Street, Lawrence – Douglas County

We have reviewed the materials received on August 25, 2016 regarding the above-referenced project in accordance with the state preservation statute K.S.A. 75-2724. The law requires the State Historic Preservation Officer (SHPO) be given the opportunity to comment on proposed projects affecting historic properties or districts. As allowed under subsection (e) of K.S.A. 75-2724, the SHPO has entered into an agreement with the City of Lawrence (City), authorizing the City to perform the statutory responsibilities of the SHPO as it pertains to K.S.A. 75-2724 (a), (b), and (c).

In compliance with the above mentioned agreement, the City has requested for the SHPO to complete the required review (#10 of the agreement) for the demolition of an accessory structure at 331 Indiana Street. After reviewing all relevant information, the SHPO has determined that the proposed project to demolish the non-contributing accessory structure will not damage or destroy the National Register-listed Pinckney II Historic District.

Please refer to the Kansas State Review & Compliance number (KSR&C#) listed above on any future correspondence. If you have any questions concerning this review, please contact Lauren Jones at 785-272-8681, ext. 225 or ljones@kshs.org.

Sincerely,

Lauren Jones
Review and Compliance Coordinator
State Historic Preservation Office

Memorandum

City of Lawrence

Utilities Department

TO: Lynne Zollner, Historic Resources Administrator

FROM: Andy Enszt, Utilities Project Engineer

CC: Mike Lawless, Deputy Director of Utilities
Scott McCullough, Director, Planning & Development Services
Kurt Schroeder, Asst. Director of Planning and Development, Development Services
Toni Wheeler, City Attorney

Date: August 25, 2016

RE: Demolition of accessory structure at 331 Indiana Street

On June 2, 2016, the Utilities Department received a call from the resident at 328 Mississippi St. about a sinkhole in the backyard above the city sanitary sewer main. When the crew arrived, they found a sinkhole that appeared to be about 5 ft. deep and went directly under a cinder block garage located at 331 Indiana St. The crew attempted to jet the city main from both the upstream and downstream manholes but hit blockage at the same distance as where the sinkhole is located. While jetting from the upstream manhole, the crew received a call from the resident at 321 Indiana St. saying that while we were cleaning the main, water started coming up from a toilet and shower. The crew then attempted to CCTV the city main but the camera went under standing water. Finally, the crew was able to pull enough water using the jet nozzle so the camera could attempt to get pictures of the blockage. The video shows the blockage is collapsed pipe and mud that cannot be jetted out.

The location of the collapsed pipe is downstream of ten homes that connect to this sanitary sewer. The wastewater from these homes is likely backing up and flowing around the blockage through the soil which is contributing to the sinkhole along with surface water from rain events. The sinkhole is continuing to expand as wastewater flows into the collection system from the ten homes upstream of the blockage and during rain events.

The sanitary sewer pipe is approximately 16 feet deep and in order to repair the collapsed sanitary sewer pipe, a contractor must remove the garage at 331 Indiana St. and excavate to the sanitary sewer to complete a point repair. The Utilities Department wants to expedite this project to prevent public health issues of sewer back-up to these homes, sanitary sewer overflows which are a violation of the City's NPDES permit

conditions, as well as further expansion of the sinkhole under the garage at 331 Indiana St. and into the adjacent properties.





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
Mike Lawless, Deputy Director of Utilities

Date: August 24, 2016

RE: Demolition of accessory structure at 331 Indiana Street

The applicant (City of Lawrence Department of Utilities) for demolition of the accessory structure at this address requested a waiver of the thirty day waiting period prior to issuance of demolition permits required by City of Lawrence Code Section 5-1206. This Code section allows the Building Official to issue a permit immediately upon receipt of a sufficient application if, in the opinion of the Building Official, conditions exist that are imminently dangerous to human life or are detrimental to public health or welfare.

An inspection of this structure was performed on August 23, 2016, to determine if conditions warranted immediate approval of a permit. Severe structural deficiencies were observed, particularly to the west exterior wall and roof/wall connection at the northwest corner of the building. Deficiencies include severe undermining of the west wall foundation by a sinkhole, severe cracking and deflection of the west exterior wall, severe cracking and initial stages of collapse of the wall and roof at the northwest corner of the building. A large void has developed under the west wall foundation that appears to be the primary cause of structural deficiencies. The severity of the void and its effect on the structure are difficult to predict, but severe weather or subsurface conditions such as sewer failure could contribute to rapid failure of the structure's foundation and collapse of the building.

A City sewer main line runs adjacent and at least partially under the west wall of the building. It is likely that subsurface conditions that are directly associated with the main sewer line are causing the sinkhole or void under the structure. Utilities Department staff will provide additional information concerning the condition of the sewer main line.

It is the opinion of the building official that conditions exist that makes the structure imminently dangerous to human life and detrimental to public health and welfare. A

demolition permit will be issued prior to expiration of the required thirty day waiting period once release has been obtained through the historic review process in accordance with City of Lawrence Code Section 5-1206.

Photographs from the July 12 inspection are attached.



City of Lawrence

CITY MANAGER'S OFFICE

THOMAS M. MARKUS
CITY MANAGER

City Offices
PO Box 708 66044-0708
www.lawrenceks.org

6 East 6th St
785-832-3000
FAX 785-832-3405

CITY COMMISSION

MAYOR
MIKE AMYX

COMMISSIONERS
LESLIE SODEN
STUART BOLEY
MATTHEW J. HERBERT
LISA LARSEN

August 25, 2016

HAND-DELIVERY

Historic Resources Commission
c/o Ms. Lynne Braddock Zollner
Historic Resources Administrator
6 East 6th Street
Lawrence, Kansas 66044

Dear Ms. Braddock Zollner:

The City Manager's Office takes very seriously, supports, enforces, and understands the necessity for Chapter 22 of the City Code, the City's Conservation of Historic Resources Code. At the same time, the City Manager's Office is cognizant of the City's overriding obligation to protect the health, safety, and welfare of the residents of this community. In fact, the Historic Resources Code finds its genesis in those same powers.

As you are aware, an accessory structure at 331 Indiana Street, which property is within an historical district, is dilapidated and collapsing and its collapse has likely caused a sanitary sewer line running underneath it to likewise collapse. As a result, the health, safety, and welfare of multiple residents upstream from 331 Indiana Street are at risk.

In order to protect the residents upstream from 331 Indiana Street, the City needs to demolish immediately the accessory structure at 331 Indiana Street to access the sanitary sewer line so that it can remedy the situation. As you are aware, the State Historical Preservation Officer (SHPO) has reviewed the case and has issued an emergency order finding that the accessory structure at 331 Indiana Street is not a contributing structure to the historical district and that its demolition will not harm the district. However, in order to obtain a demolition permit for the accessory structure at 331 Indiana, the Historic Resources Commission must first conduct a review under Chapter 22 of the City Code. Unfortunately, that meeting will not occur until next month, which will be too late under these circumstances.




Ms. Braddock Zollner
August 25, 2016
Page 2 of 2

Because the health, safety, and welfare of numerous residents are at peril and because the SHPO has performed an emergency State review, finding that demolition of the accessory structure at 331 Indiana Street will not otherwise harm the historical district, the City Attorney's Office opines that, pursuant to the inherent police powers invested in the City to protect the health, safety, and welfare of its residents, there is authority for the City to rely on the SHPO's determination, to forego the Chapter 22 review, and to issue a demolition permit for the accessory structure at 331 Indiana Street.

Again, the City Attorney's Office stresses that this is an emergency of utmost importance and that, except for those extraordinary and emergent circumstances, the City's police powers would require and, in fact would demand, that the Chapter 22 review be completed.

As such, because of the state of emergency, it is the opinion of the City Attorney's Office that a demolition permit for the accessory structure at 331 Indiana Street is appropriate. The City Manager concludes that the issuance of the demolition permit is hereby ordered.

Sincerely,

A handwritten signature in dark ink, appearing to read "Thomas M. Markus", with a large, stylized initial "T" and "M".

Thomas M. Markus
City Manager

C: City Commission

Enc.



6425 SW 6th Avenue
Topeka KS 66615

phone: 785-272-8681
fax: 785-272-8682
cultural_resources@kshs.org

Sam Brownback, Governor
Jennie Chinn, Executive Director

KSR&C # 16-08-134
August 25, 2016

Lynne Zollner
City of Lawrence
Via Email

Re: Accessory Structure Demolition at 331 Indiana Street, Lawrence – Douglas County

We have reviewed the materials received on August 25, 2016 regarding the above-referenced project in accordance with the state preservation statute K.S.A. 75-2724. The law requires the State Historic Preservation Officer (SHPO) be given the opportunity to comment on proposed projects affecting historic properties or districts. As allowed under subsection (e) of K.S.A. 75-2724, the SHPO has entered into an agreement with the City of Lawrence (City), authorizing the City to perform the statutory responsibilities of the SHPO as it pertains to K.S.A. 75-2724 (a), (b), and (c).

In compliance with the above mentioned agreement, the City has requested for the SHPO to complete the required review (#10 of the agreement) for the demolition of an accessory structure at 331 Indiana Street. After reviewing all relevant information, the SHPO has determined that the proposed project to demolish the non-contributing accessory structure will not damage or destroy the National Register-listed Pinckney II Historic District.

Please refer to the Kansas State Review & Compliance number (KSR&C#) listed above on any future correspondence. If you have any questions concerning this review, please contact Lauren Jones at 785-272-8681, ext. 225 or ljones@kshs.org.

Sincerely,

Lauren Jones
Review and Compliance Coordinator
State Historic Preservation Office