

**LAWRENCE HISTORIC RESOURCES COMMISSION  
ACTION SUMMARY OCTOBER 24, 2002  
CITY COMMISSION ROOM, CITY HALL, 6 E. 6<sup>TH</sup> STREET  
7:00 P.M.**

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**PRESENT:** Commissioners McKenzie, Dean, Eck, Stuewe, and Lerner  
Staff members Dennis Enslinger and Katie Ambler

**ITEM NO. 1: ACTION SUMMARY**

The Commission reviewed the September 19, 2002 Action Summary, making revisions to pages 1, 2, 6, and 7. Corrections were mainly typographical/technical.

Motioned by Comm. McKenzie to approve the Action Summary of the September 19, 2002 meeting, with the changes as noted. Comm. Eck seconded.

Motion carried unanimously, 4-0. *Comm. Lerner arrived after this vote.*

**ITEM NO. 2: CORRESPONDENCE**

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

- Letter dated October 8, 2002 from the State Historic Preservation Office regarding State Preservation Statute Study Session.

**ITEM NO. 3: DR-09-66-02** 825 Missouri Street; garage and rear deck addition; Certified Local Government Review. Submitted by Jerry Beneventi and Susan King, property owners of record. The property is located within the environs of the Ralph and Cloyd Achning Residence (846 Missouri) National Register of Historic Places.

**APPLICANT PRESENTATION**

Jerry Beneventi, property owner of record, explained he and his wife, Susan King, had purchased the subject property with the garage in a dilapidated condition. They had received notice from the City to bring the garage up to Code. A demolition permit had been obtained and the garage was removed. The applicant was currently applying for the construction of a 2-car, unattached garage along with rear deck. The size of the garage had been reduced to 22' X 22'.

The Commission asked if the rear porch would be changed. Mr. Beneventi said the previous owner had done a poor job of enclosing the original porch. A majority of the rear porch enclosure had been removed, and Mr. Beneventi planned to keep the porch open in its current configuration.

The Commission asked if the deck was going to be constructed to the south property line. Mr. Beneventi indicated that the rear deck would be constructed to the south property line.

The Commission asked about the discrepancy between the perspective drawing and the attached framing plans. Mr. Beneventi stated that Home Depot could not draw the framing plans as depicted in the perspective drawing. The Commission said that given the discrepancy between the submitted documents it would be difficult to approve the project tonight. The Commission would consider approving the project in concept and then refer the project to the Architectural Review Committee for final approval.

### **COMMISSION DISCUSSION**

It was established Staff recommended review by the Architectural Review Committee (ARC) to establish detailing and materials. Details of the proposed changes were discussed. The Commission indicated that the proposed garage met the intent of the applicable Environs Review Guidelines.

### **ACTION TAKEN**

Comm. Stuewe motioned that the overall concept of the project meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs (1998), and moved to refer the case to the Architectural Review Committee for consideration and approval with the following conditions:

1. Scale elevations and floor plans are submitted for review by the Architectural Review Committee (ARC).
2. A detailed description of the structure, materials and detail of the deck railing are submitted for review by ARC. The ARC meeting will be scheduled upon request at a convenient time following plan submission.

Comm. Lerner seconded.

Motion carried unanimously, 5-0.

**ITEM NO. 4:**      **DR-09-67-02**      921 Missouri; Addition; Certified Local Government Review. Submitted by Ginny Fuerst-Kinnebrew, property owner of record. The property is within the environs of Ralph and Cloyd Achning Residence (846 Missouri) National Register of Historic Places.

**APPLICANT PRESENTATION**

It was noted additional drawings had been submitted this evening for the Commission's consideration. Ginny Fuerst-Kinnebrew and Neil Kinnebrew, property owners of record, reviewed the proposed changes, including removal of the existing lean-to and addition of a nicer, more functional structure. Removal of the asbestos siding and the rear structure was also planned. The history of the original structure and the dimensions of the proposed structure were discussed. Mr. Kinnebrew indicated the location of the addition was intended to preserve the existing elm tree.

The Commission asked Mr. Kinnebrew what the existing height of the structure was and the proposed height of the new addition. Mr. Kinnebrew stated that the existing structures was 18' 6" and the new addition would be 22' 5".

**COMMISSION DISCUSSION**

Staff stated the new drawings were significantly different from the original submission, and that additional drawings would be needed to determine detailing. The effort taken to preserve the original structure was noted. The Commission agreed they would be comfortable with approval of the project concept, provided the Architectural Review Committee worked with the applicant to resolve the remaining issues.

**ACTION TAKEN**

Comm. McKenzie motioned that the overall concept of the project met the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs (1998), and moved to refer the case to the Architectural Review Committee for consideration and approval with the following conditions:

1. Scale elevations and floor plans must be submitted for review by the Architectural Review Committee (ARC). The ARC meeting will be scheduled upon request at a convenient time following plan submission.

Comm. Stuewe seconded.

Motion carried unanimously, 5-0.

**ITEM NO. 5: MISCELLANEOUS MATTERS**

**Administrative Review**

**DR-09-61-02:** Watson Park; statue; Certified Local Government Review. Submitted by Fred DeVictor, Director of Parks and Recreation for the City of Lawrence. The property is within the environs of Old West Lawrence, National Register of Historic Places.

**DR-09-63-02:** 1320 Ohio Street; rear deck; Certified Local Government Review. Submitted by James Musser for the property owner of record. The property is located within the environs of the John Palmer Usher House (1425 Tennessee) National Register of Historic Places.

**DR-09-64-02:** 940 New Hampshire; mural; Certificate of Appropriateness Review and Certified Local Government Review. Submitted by Lewis Tilford, Chair of the Lawrence Arts Commission. The property is within the environs of the Shalor Eldridge House (945 Rhode Island) State Register of Historic Places, the Hendry House (941 Rhode Island) Lawrence Register of Historic Places, and the McFarland House (940 Rhode Island) Lawrence Register of Historic Places. The property is also in the Downtown Urban Conservation Overlay District.

**DR-09-65-02:** 911 Massachusetts; sign; Certified Local Government Review. Submitted by Maraly Vanderweide for the property owner of record. The property is within the environs of the Carnegie Library (200 W. 9<sup>th</sup> Street) National Register of Historic Places. The property is also in the Downtown Urban Conservation Overlay District.

**DR-09-68-02:** 628 Vermont; sign; Certificate of Appropriateness Review and Certified Local Government Review. Submitted by Luminous Neon for the property owner of record. The property is within the environs of the Eldridge Hotel (701 Massachusetts) National Register of Historic Places, and the J.B. Shane / Shane-Thompson Photo Studio (619 Massachusetts) Lawrence Register of Historic Places. The property is also in the Downtown Urban Conservation Overlay District.

**DR-09-69-02:** 905-907 Rhode Island; tuck pointing and window repair; Certificate of Appropriateness Review and Certified Local Government Review. Submitted by Niki Christopher of the Social Services League. The property is listed on the Lawrence Register of Historic Places and is within the environs of the Shalor Eldridge House (945 Rhode Island) State Register of Historic Places.

**DR-09-70-02:** 125 E. 10<sup>th</sup> Street; sign; Certified Local Government Review. Submitted by Erlinda Tjhai for the property owner of record. The property is within the environs of the Shalor Eldridge Residence (945 Rhode Island) State Register of Historic Places, and the English Lutheran Church (1040 New Hampshire) National Register of Historic Places. The property is also in the Downtown Urban Conservation Overlay District.

**DR-10-71-02:** Waterline Improvements; Phase One of the Water Distribution Project for the City of Lawrence. Certified Local Government Review, improvements are within the environs of the Eldridge Hotel (701-707 Massachusetts) National Register of Historic Places; Miller's Hall (723-725 Massachusetts) Lawrence Register of Historic Places; The House Building (729-731 Massachusetts) State Register of Historic Places; Carnegie Library (200 E. 9<sup>th</sup> St.) National Register of Historic Places; Lucy Hobbs Taylor

Building (809 Vermont) National Register of Historic Places; Robert E. Miller House (111 E. 19<sup>th</sup>) National and Lawrence Register of Historic Places; Goodrich House (1711 Massachusetts St.) National Register of Historic Places; and Old West Lawrence Historic District, National Register of Historic Places.

**COMMISSION DISCUSSION**

The Commission approved of the new format for Administrative Reviews and Ms. Ambler's work on the items was complimented.

**ACTION TAKEN**

Comm. Lerner motioned to approve the following administrative review projects per the associated staff report and recommendations:

DR-07-45-02, DR-08-51-02, DR-08-52-02, DR-08-51-02, DR-08-53-02, DR-08-54-02, DR-08-55-02; DR-08-56-02; DR-08-57-02

Comm. McKenzie seconded.

Motion carried unanimously, 5-0.

### **Board of Zoning Appeals**

**B-10-34-02:** A request for variances as provided in Section 20-1709.1 of the Zoning Ordinance of the Code of the City of Lawrence, Kansas, 2001. Said requests are specifically to vary from the provisions of Sections 20-608 and 20-1312 of said City Code, which establish the side building setback and maximum rear yard coverage for accessory structures in the RS-2 (Single-Family Residence) District. Based upon these City Code provisions, the applicant is required to have a 5' side yard setback; and a maximum accessory building area of 450 s.f. The applicant is asking for a variance to reduce the side yard setback to 0' for an elevated deck; and, to allow a maximum accessory building area of 484 s.f. The request is for the following legally described property: Lot 7, Block 16, Lane Place Addition in the City of Lawrence. Said described property is known as 825 Missouri Street. Submitted by Jerry Beneventi, property owner of record.

**B-10-38-02:** A request for a variance as provided in Section 20-1709.1 of the Zoning Ordinance of the Code of the City of Lawrence, Kansas, 2001. Said request is specifically to vary from the provisions of Section 20-608, which establishes a 25' front building setback for structures in the RM-D (Residence Duplex) District. The applicant is asking for a variance to reduce this setback to 7'. The variance is for the following legally described property: Lot 6, Block 21, Sinclair's Addition to the City of Lawrence. Said described property is commonly known as 921 Missouri Street. Submitted by Neil Kinnebrew and Ginny Fuerst-Kinnebrew, property owners of record.

### **COMMISSION DISCUSSION**

The Commission discussed issues related to the BZA Items, both of which were on the regular agenda this evening. Staff said no HRC comment was needed on either Item for the BZA review.

### **OTHER MISCELLANEOUS ITEMS**

- Update on DR-06-30-02: 1344 Massachusetts Street.

Staff provided an update on the project.

- Update on Joint Environs Review Process with CHPB. The Campus Historic Preservation Board would like to hold a study session on November 20<sup>th</sup> in the afternoon.

The Commission indicated that it agreed with the joint study session concept and would get back with staff about the November 20<sup>th</sup> meeting date.

- Update on the October 22, 2002 State Historic Statute Study Session

Staff provided an update. The Commission directed staff to draft a letter for the Chairs signature stating the HRC firmly believed that the environs review process should remain in place and hoped the State Historic Preservation Office would work toward refining the environs review process.

**ADJOURN – 8:40 p.m.**