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**HISTORIC RESOURCES COMMISSION**  
**AGENDA MEETING—APRIL 17, 2008--6:30 PM**  
**ACTION SUMMARY**

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Commissioners present: Marvin, Sizemore, Meyer, Wiechert, Williams

Commissioners absent: Antle, Veatch

Staff present: Braddock Zollner, Burke, Parker

**ITEM NO. 1: ACTION SUMMARY**

Motioned by Commissioner Sizemore, seconded by Commissioner Marvin, to approve the March 20th, 2008 Action Summary.

Motion carried unanimously, 5-0

Motioned by Commissioner Sizemore, seconded by Commissioner Marvin, to approve the March 6th, 2008 Action Summary.

Motion carried unanimously, 5-0

**ITEM NO. 2: COMMUNICATIONS**

a) Ms. Braddock Zollner stated she received one letter regarding 1232 Louisiana Street and one letter regarding the nomination of the Fernand-Strong House, 1515 University Drive to the National Register of Historic Places.

b) Commissioner Williams stated he had a conversation with Larry Northrop who had asked what he should expect from the Historic Resource Commission meeting. Commissioner Williams stated he informed Mr. Northrop of the rules of the meeting.

Commissioner Meyer stated her husband was a law partner with the person who bought the home next to 1515 University Drive property.

Commissioner Sizemore stated the applicant for 1933 Learnard was a past co-worker and the two of them had discussed the application process and reviewed the design of the structure.

**ITEM NO. 3:** L-02-01-08 1515 University Drive. Public hearing for consideration of placing the structure located at 1515 University Drive (the Fernand-Strong House) on the Lawrence Register of Historic Places. Submitted by William Tsutsui and Marjorie Swann, the property owners of record. Adopt resolution recommending listing 1515 University Drive (the Fernand-Strong House) to the Lawrence Register of Historic Places and its associated environs definition, if appropriate.

**STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

**APPLICANT PRESENTATION**

Ms. Marjorie Swann stated the property had been purchased in 2000 and had been appraised as a tear down. She said the home was on a triple lot and when she considered purchasing it, there was interest from other parties but they had not wanted to preserve the house. Ms.

Swann said she wanted to preserve the home and did not want it to be vulnerable in later years.

### **PUBLIC COMMENT**

Dennis Brown, president of the Lawrence Preservation Alliance, said the house was a fine piece of architecture and he wished the owners luck with a State nomination. Mr. Brown stated he had lived within the environs of a National Register Historic District for over twenty years. He said it was time for the community to lose its fear of listing homes on the Lawrence Register of Historic Places.

Mr. Vernon Chamberlain, 1506 University Drive, said he lived in the home directly across the street from 1515 University Drive. He said the property owners were dedicated to the home and have been from the time they purchased it.

Don Conrad, 1506 Crescent Road, University Heights Neighborhood Association, stated he had read the entire proposal from the neighbors and he admired them. He asked what type of restriction would be placed on the neighbors. Mr. Conrad stated he found no real reason to object to the proposal but wondered how it would affect the neighbor's property.

Commissioner Sizemore stated 1506 Crescent road was currently within the environs of one other historic property.

Ms. Braddock Zollner stated certain maintenance projects like painting or adding a fence that meets the fence code would not require a review. She said an administrative review would only be required if a building permit was issued. Ms. Braddock Zollner stated she had received three telephone calls regarding 1515 University Drive and only one caller had opposed placing the structure on the Lawrence Register of Historic Places.

### **COMMISSION DISCUSSION**

Commissioner Sizemore asked if there were two or three actions regarding 1515 University Drive.

Ms. Braddock Zollner stated there were three actions.

Commissioner Williams said he was appreciative of the history that was put together by the applicant.

### **ACTION TAKEN**

Motioned by Commissioner Williams, seconded by Commissioner Wiechert, to place the structure at 1515 University Drive on the Lawrence Register of Historic Places.

Motion carried unanimously, 5-0

Motioned by Commissioner Sizemore, seconded by Commissioner Marvin, to accept the environs definition noted by Staff.

Motion carried unanimously, 5-0

Motioned by Commissioner Williams, seconded by Commissioner Wiechert, to endorse placing the structure at 1515 University Drive on the National Register of Historic Places.

Motion carried unanimously, 5-0

**ITEM NO. 4:** DR-03-31-08 1140-1141 Massachusetts Street; South Park; Hedgehog House: Donated Art. Certified Local Government Review and Certificate of Appropriateness Review. The property is listed as a contributing property to Lawrence's Downtown Historic District, National Register of Historic Places and is listed on the Lawrence Register of Historic Places. Submitted by the Lawrence Arts Commission for the City of Lawrence, the property owner of record.

**STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

**APPLICANT PRESENTATION**

Michael Tubbs, Lawrence Arts Commission, stated the Hedgehog House was in the process of being donated to the City of Lawrence. He said the Arts Commission made the approval in January 2008. He said the Hedgehog House was made of wood and built in place last year. Mr. Tubbs stated the plan was to allow the piece to stay in place until it deteriorated and had to be removed. He said Staff had inspected the piece and believed it would be safe for the next two to three years.

Ms. Braddock Zollner said she had spoken with the Lawrence Parks and Recreation Department regarding monitoring the Hedgehog House for safety issues and visual blight.

**PUBLIC COMMENT**

No member of the public spoke.

**COMMISSION DISCUSSION**

Commissioner Wiechert said the Hedgehog House was a great piece of art and a great entryway into the park. He said he was concerned about safety.

Commissioner Sizemore said he agreed with Commissioner Wiechert.

**ACTION TAKEN**

Motioned by Commissioner Sizemore, seconded by Commissioner Wiechert, to approve the project with the conditions noted by Staff.

Motion carried unanimously, 5-0

**ITEM NO. 5:** DR-12-151-07 1232 Louisiana Street; Demolition; Certified Local Government Review. The property is within the environs of the Hancock Historic District and the Oread Historic District, National Register of Historic Places. Submitted by Price T Banks and 1240 Louisiana St Associates LLC, the property owners of record.

### **STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

### **APPLICANT PRESENTATION**

Mr. Banks stated the structure had been vacant since 2000 when the Kansas University Endowment Association took possession. Mr. Banks stated his client purchased the property in April 2007 and at that time it was in bad shape and cited for code violations three different times. Mr. Banks stated his client did not have immediate plans to fill the lot after demolition. He said the structure could not be saved as was indicated within the engineering report. He said the issue was with security and safety as the property had been repeatedly broken into and used for illicit activity. Mr. Banks said the foundation was not adequate and would have to be replaced. He displayed photographs of the interior of the structure and noted the ceilings and floors were rotted and unsafe.

Commissioner Meyer asked Mr. Banks what his clients plan was for the property.

Mr. Banks stated he believed his client had some type of plan but the property had been purchased for the land value.

Commissioner Meyer said there were similar houses in the area and asked Mr. Banks what would be built in its place.

Commissioner Wiechert asked if the demolition had been requested only for the land value.

Mr. Banks stated the structure was beyond restoration.

Commissioner Williams stated Allen Belots report should be commended. He asked Ms. Braddock Zollner if it would compromise the demolition request if there was no plan for future development.

Ms. Braddock Zollner stated the standards allow for demolition within the environs only if there was a plan for a replacement structure.

Commissioner Williams asked if there was a plan for a replacement structure.

Mr. Banks said there was not a plan for a replacement structure at the time. He said his client would like to move forward with the demolition and figure out a plan at a future time.

Ms. Braddock Zollner said there had been citations issued under environmental blight.

Mr. Banks stated he met with Brian Jimenez within Development Services and he confirmed three violations had been issued. He said one was issued in 2004, one in 2005 and one in 2006 that had carried over to 2007.

Ms. Braddock Zollner said she had inspected the property. She said the property was sold soon after her inspection.

Commissioner Williams asked what the conclusion of Ms. Braddock Zollner's inspection had been.

Ms. Braddock Zollner said Development Services inspectors had inspected the property a year and a half ago. She said there had been a small fire and numerous break ins and no repairs had been made. Ms. Braddock Zollner stated during the previous inspection she had thought the property could have been rehabilitated.

Commissioner Williams asked if a certain percentage of the property could be rehabilitated.

Ms. Braddock Zollner said a structural analysis would be done and then it would be determined what the cost to rebuild the structure would be and if there would remain a historic property after the repairs.

Commissioner Sizemore asked if the photos shown were current.

Mr. Banks stated the photos were taken one year previous.

Commissioner Williams stated if the photos were not current the situation had most likely gotten worse.

Commissioner Meyer said she had walked around the property and the situation had not gotten better.

### **PUBLIC COMMENT**

Dennis Brown, Lawrence Preservation Alliance stated the property at 1232 Louisiana Street was an example of demolition by neglect. He said if a demolition was allowed with no replacement plan, the entire block would suffer. He said that if ever there was a case of a buyer accepting liability of the gross misdeeds of another it was this property. Mr. Brown asked if demolition was approved would the applicants plan encompass most of the block. Mr. Brown stated as early as 2006 the Lawrence Preservation Alliance had contacted the Kansas University Endowment who stated there was several buyers interested in the property who would rehabilitate it. Mr. Brown read from a report written by Mike Goans who stated he had inspected the property a year and a half prior and in the report he stated the foot print of the structure seemed to be the original, the trim had not been painted, pocket doors were in place and the structure could be rehabilitated. Mr. Brown stated the applicant had not explored rehabilitation options. Mr. Brown stated if the structure was demolished the interior doors and hardware should be salvaged.

Commissioner Williams asked Mr. Goans if he was an engineer.

Mr. Goans stated he was not an engineer.

Commissioner Williams asked Mr. Brown if an engineer from the Lawrence Preservation Alliance had inspected the structure.

Mr. Goans said City Staff had reviewed the property with him a year and a half ago.

Ms. von Tersch stated she had served on the Board of the Lawrence Preservation Alliance and the Oread Neighborhood Association. She said she had monitored the structure at 1232 Louisiana Street for the past five to six years. She stated she had inspected the home with Ms. Braddock Zollner, Mr. Goans and City Inspectors a year and a half ago. She said the house had considerable merit on the interior. Ms. von Tersch stated a representative from the Kansas University Endowment Association had assured the Lawrence Preservation Alliance and the Oread Neighborhood Association that there would not be apartments next to the alumni center and that a new buyer would rehabilitate the property. She said if the owner of the property was allowed to demolish the home it would affect the entire block.

Candice Davis, member of the Oread Neighborhood Association stated she agreed with Ms. von Tersch. She said 1232 Louisiana Street had incredible potential. Ms. Davis stated she lived in the Greenlee House and believed 1232 Louisiana Street should be saved.

### **COMMISSION DISCUSSION**

Commissioner Marvin said she did not want 1232 Louisiana Street demolished and typically the Historic Resource Commission did not allow demolition without replacement plans.

Commissioner Wiechert stated the applicant should have presented information on replacement plans and rehabilitation costs.

Mr. Banks stated the rehabilitation cost was provided within the plans.

Ms. Braddock Zollner said she had received an engineer report but had received no estimate for the rehabilitation costs.

Commissioner Williams stated there was an engineering report stating the house was not structurally sound and due to the extent of the disrepair demolition was recommended.

Mr. Banks stated the rehabilitation cost was provided by Total Construction. He said Total Construction provided a five page estimate that totaled \$517,795.00.

Ms. Braddock Zollner said Development Services estimate was not included because of the age of the estimate.

Commissioner Sizemore said the Commission required a cost estimate for the rehabilitation costs prior to making a decision.

Commissioner Meyer said she had walked around 1232 Louisiana Street and believed there were safety issues. She said she walked around all three properties that had applied for demolition and 1232 Louisiana Street was the worst of the three. She said people buy homes like these knowing the poor condition of them.

Ms. Braddock Zollner said the applicant had the ability to appeal the decision to the City Commission who would make a determination as to if there were feasible and prudent alternatives to the demolition and new construction.

### **ACTION TAKEN**

Motioned by Commissioner Marvin, seconded by Commissioner Sizemore, to deny the demolition request.

Motion carried unanimously, 5-0

**ITEM NO. 6:** DR-03-25-08 1933 Learnard Avenue; Addition; Certificate of Appropriateness Review. The property is within the environs of the Zinn-Burroughs House, Lawrence Register of Historic Places. Submitted by Chris Cunningham, the property owner of record.

### **STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

### **APPLICANT PRESENTATION**

Chris Cunningham stated his plan had changed and he was now adding a master bedroom and bath due to an addition to his family.

Commissioner Meyer stated the applicant was very thorough. She asked if there was a plan for the front of the home.

Mr. Cunningham said he had planned on building a master bedroom and bath on the north side of the home. He said the house needed work and the living space was compacted. Mr. Cunningham said he needed a larger living space and wanted to move the wall from the front living area and reconfigure the stairs to the basement. He said he would enlarge the existing window and door.

Commissioner Sizemore said the applicant had emailed him and they discussed the addition to the side of the house.

### **PUBLIC COMMENT**

No member of public spoke on the item.

### **COMMISSION DISCUSSION**

Commissioner Marvin asked if the Architectural Review Committee would be reviewing the new plans.

Commissioner Sizemore said the Architectural Review Committee could look at the new plans but he felt comfortable with Staff reviewing them.

Commissioner Wiechert asked if there was a water problem on the north side of the home.

Mr. Cunningham stated he had changed the roof line on the north side of the home.

Commissioner Wiechert asked if the new windows were in scale with the existing windows.

Mr. Cunningham stated the new windows were within two inches in height and width with the existing windows.

### **ACTION TAKEN**

Motioned by Commissioner Meyer, seconded by Commissioner Wiechert to approve the addition for 1933 Learnard Avenue.

Motion carried unanimously, 5-0

**ITEM NO. 7:** DR-03-29-08 930 Ohio Street; Demolition and New Construction; Certified Local Government and Certificate of Appropriateness Review. The main structure of the property is a non-contributing structure to the Oread Historic District, National Register of Historic Places. The ancillary structure is a contributing property to the Oread Historic District, National Register of Historic Places. The property is also located in the environs of the Oread Historic District, the Benedict House (923 Tennessee), and the Duncan House (933 Tennessee), Lawrence Register of Historic Places. Submitted by Brandon Dahl of Dahl Construction Inc, for Clark/Northrop Holdings LLC, the property owner of record.

### **STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

### **APPLICANT PRESENTATION**

Jeff Clark stated he was co-owner of 930 Ohio Street. He stated he had remodeled numerous homes in Lawrence and the intent was to rehabilitate the home at 930 Ohio Street. Mr. Clark stated Brandon Dahl of Dahl construction would give more detail regarding the renovation. He said Staff's recommendation was not correct and he was upset that an 1800 home was in this type of condition. He said he would love to keep the home as it exists but the previous owner had not maintained it. He said it would not be economically feasible to rehabilitate the home.

Brandon Dahl stated the plan had been to renovate the home. He said the cost to rehabilitate the home would exceed the cost to replace it. He said his plans for a new house duplicated the existing house. He said he duplicated the old hand rail and the new home would have the same foot print.

Commissioner Meyer asked if the home would be a single family home.

Mr. Clark said the plan was to renovate the home into a boarding house.

Commissioner Wiechert said he could not tell what condition the original structure was.

Mr. Dahl displayed photos and explained the original structure.

Ms. Braddock Zollner said the garage was the contributing structure.

Commissioner Sizemore asked if the existing garage would remain.

Mr. Dahl said the existing garage was two feet below grade and the applicant would like to have it demolished.

Ms. Braddock Zollner asked if there was a replacement garage.

Mr. Dahl said there was no plan for a replacement garage.

Commissioner Wiechert asked if Staff had inspected the inside of the home.

Ms. Braddock Zollner stated she had not been on the inside of the home.

**PUBLIC COMMENT**

Mike Goans stated he had been inside the home. He asked Staff and the applicant what it would take to make the existing house a contributing structure.

Ms. Braddock Zollner said she had contacted the State Historic Preservation office and was informed that with the removal of the asbestos siding, the home would be considered a contributing structure. She stated the siding had been removed.

Mr. Goans asked if there was a cost to the applicant for the home to become a contributing structure.

Ms. Braddock Zollner stated there was no cost to the applicant for the home to become a contributing structure.

Mr. Goans said the structure needed a lot of work, but it was restorable. He said according to the numbers in the applicant's report, the least expensive option would be to restore the house if it was a contributing structure. He said the house should be saved and the Commission should look at the block. He said there were four to six houses on the block that were owner occupied and there should be further investigation into saving the house at 930 Ohio street.

Commissioner Williams asked Mr. Goans how much of the home he believed to be structurally sound.

Mr. Goans said he did not have a number but a high percentage of the home was salvageable.

Commissioner Williams asked the applicant if he had looked into the possibility of restoring the home.

Mr. Northrop stated he had looked into restoring the home but there would be no tax credits.

Ms. Braddock Zollner said repair costs or replacement in kind of features that can not be repaired costs were eligible for the for tax credits.

Mr. Dahl said he would try to bring some of the material from the home and use it in the new home.

**PUBLIC COMMENT**

Candice Davis stated she lived in the Oread Neighborhood and it was obvious to the owner of 930 Ohio Street that the property was in the historic district. She said with the siding off the house it was a contributing structure and replacing the home instead of restoring it would reduce the value of the existing homes in the area. She said the home had been over priced when the applicant purchased it.

Susan Earl stated she had lived in her home at 937 Ohio Street for eleven years. She said when she purchased her home there was seven owner occupied homes in the area and now there were four. Ms. Earl said she had not been inside 930 Ohio Street but the home could easily be preserved. She said people come into the neighborhood and bring their concerns

about money but they do not live in the area. She said the project was about greed and profit and not the community.

Commissioner Williams said he commended Mr. Northrop and Mr. Clark for providing a complete packet. He said he could understand both sides of the project. He said there was some labeled language in the public comment that was not appropriate. Commissioner Williams said the owners had the idea of restoring the home. He said many of the current homes on the block were deteriorating and these types of projects were essential for the longevity of the neighborhood.

Ms. Braddock Zollner said the purpose of the tax credit program was to offset the cost of rehabilitation and to encourage rehabilitation rather than demolition and new construction.

Commissioner Williams asked Staff if the tax credits would be easy to obtain.

Ms. Braddock Zollner said the State and the Federal credits could piggy back together if the applicant was willing to rehabilitate the property and use the standards required by the NPS. She said the tax credits were meant to adjust the cost of repairing a home rather than replacing it. Ms. Braddock Zollner stated Kansas had good success with the Federal and State rehabilitation tax programs.

Commissioner Sizemore said he had been involved in projects in Leavenworth and the process was fairly easy.

Mr. Clark stated when the property was purchased the plan had been to replace the foundation. He said only when the siding was removed did it become a contributing structure. He said the impression he had received from the state was the only thing that would be covered would be repairs that were made and not what would be replaced.

Commissioner Williams asked Staff if the applicant received tax credits would the cost of rehabilitation be under the cost of demolition and rebuilding the structure.

Ms. Braddock Zollner explained the State and Federal rehabilitation tax credit procedures.

Commissioner Williams said he did not know if the numbers were accurate with this project. He said Dan Schriener had completed projects on Ohio Street and Louisiana Street and they had strengthened the neighborhood. He said if there was a \$100,000 difference and the tax credit does not compensate, the owners would be harmed.

### **COMMISSION DISCUSSION**

Commissioner Meyer asked if the applicant would be applying for a Special Use Permit.

Ms. Braddock Zollner said in order for the project to become a boarding house it would have to go through a site plan process.

Commissioner Sizemore asked the applicant who they had spoken to at the State Historical Preservation office.

Mr. Northrop stated he had spoken with Katrina at the State Historical Preservation Office in Topeka.

Commissioner Sizemore said there had been numerous projects similar to 930 Ohio Street where the tax credits applied.

Mr. Northrop said the project was not economically feasible.

Commissioner Williams said the owners could profit if the tax credits would work.

Mr. Dahl said there were huge costs associated with rehabilitating the structure and his numbers were accurate. He said he did not know the specifics regarding tax credits.

Ms. Braddock Zollner said tax credits do not cover the purchase price of the property.

Commissioner Williams said if the tax credits worked and the applicants worked hard to complete the renovation they could be better off in the long run.

Commissioner Meyer said the cost of rehabilitation would be more than building a new structure. She said the property was bought within the historic property and the owner had knowledge of that. She said 930 Ohio Street was not on the edge of the environs.

Ms. Braddock Zollner said if the applicant chose to convert the house to a boarding house the site plan review process would be required.

Commissioner Sizemore asked if the project should be treated as a non contributing structure.

Ms. Braddock Zollner stated technically the project had not changed status.

Commissioner Sizemore asked if it was clear the siding was the only reason the property was not considered contributing to the district.

Ms. Braddock Zollner stated the siding was the reason the main structure was not contributing to the district.

Commissioner Sizemore said the siding was cited as being a noncontributing factor. With the removal of the siding it was now a contributing factor. He said the cost analysis was close enough that the tax credits could make a difference.

Commissioner Williams said he would like the applicants to go to the State Historical Preservation Office to Topeka and talk with them.

Commissioner Meyer asked Staff to assist the applicant with the tax credits.

Ms. Braddock Zollner said she would assist the applicant with the tax credits and the State Historical Preservation Office would show the applicant what was eligible for credits.

Commissioner Sizemore asked Staff if the project was deferred for 30 days if the State Historical Preservation Office would assist the applicant.

Commissioner Williams said the neighborhood did not have that many expensive structures.

Ms. von Tersch stated the tax credits continue after the rehabilitation and for future repairs.

Commissioner Meyer asked if the applicant was interested in the State Historical Preservation Office assisting with the process.

Mr. Northrop said Mr. Dahl put together a good plan.

Commissioner Wiechert asked Staff to show a photo of the rear of the building.

Ms. Braddock Zollner explained the standards set by the State Historical Preservation Office.

Commissioner Williams asked if the applicant was assisted by the State Historical Preservation Office would they determine if the structure was able to be renovated or if it should be replaced.

Ms. Braddock Zollner said the State Historical Preservation Office would not perform a structural evaluation.

Commissioner Sizemore said to deny the project would be the best course of action.

**ACTION TAKEN**

Motioned by Commissioner Sizemore, seconded by Commissioner Meyers, to deny the project at 930 Ohio Street.

Motion carried, 4-1 with Commissioner Williams in opposition.

**ITEM NO. 8:** DR-03-30-08 1724 Kentucky Street; Demolition and New Construction; Certified Local Government Review. The property is located in the environs of the Goodrich House (1711 Massachusetts). Submitted by Paul Werner Architects for Gary Beasley, the property owner of record.

**STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

**APPLICANT PRESENTATION**

Mr. Werner stated Mr. Beasley had owned 1724 Kentucky Street for twenty years. He said the ceiling had been taken out and there had been damage from contractors. Mr. Werner stated a complete engineering analysis had not been completed. He said to rehabilitate the home would cost \$144,000.00 and new construction would cost \$206,000.00. Mr. Werner stated two new apartments would be more beneficial than four old apartments. He said his client would receive \$500.00 per month per bedroom. He said 1724 Kentucky was too small and there was no separation between units. Mr. Werner stated to purchase four new water meters in Lawrence would cost \$8,000.00. He said his duplex design looked more like a single family home and the home was on the edge of the environs.

Commissioner Marvin asked if the garage would be attached.

Mr. Werner stated he did not want to have mirrored units.

Commissioner Marvin asked why the garage was attached.

Mr. Werner said he could separate the garages.

Commissioner Sizemore asked if there was room on the property for a detached garage.

Mr. Werner stated there was room on the property for a detached garage.

Commissioner Meyer asked if the house was occupied.

Mr. Werner said one unit on the property was occupied.

Commissioner Meyer asked if Mr. Beasley had owned the property for twenty years.

Mr. Werner stated Mr. Beasley had owned the property for twenty years.

Commissioner Meyer asked if Mr. Beasley had made repairs in the twenty years.

Mr. Werner said Mr. Beasley had made some repairs.

Commissioner Wiechert asked if the owner was going to renovate the home himself.

Mr. Werner said Mr. Beasley had begun to renovate the property but had lost interest.

**PUBLIC COMMENT**

Mike Goans stated he had walked through the house. He said if the Commission allowed demolition of 1724 Kentucky Street they would be rewarding demolition by neglect. He said the home was restorable.

### **COMMISSION DISCUSSION**

Commissioner Marvin said she sympathized with the applicant. She said the Commission should not encourage demolition. Commissioner Marvin said the 1700 block of Kentucky Street had a lot of infill.

Commissioner Meyer said the house was in the environs of the Goodrich house but in terms of the review it was less stringent. She said it was not in the line of site of the environs. She said the Staff report was thorough.

Commissioner Sizemore asked Staff what additional information was needed.

Ms. Braddock Zollner explained the standards. She said she did not have enough information to conclude the home had deteriorated beyond repair. She said she had not been inside the structure.

Commissioner Sizemore asked if the item was deferred for a month would all the information be provided.

Mr. Werner said he could provide an engineer report stating the home could be saved. Mr. Werner said he would have allowed Staff to review the property at any time. He said there could be thousands of dollars paid for studies and engineers and he would rather not defer the item for an engineer report.

Commissioner Sizemore said all the points were valid and the Commission had approved projects like this one in the past. He asked Staff if the applicant should meet with the Architectural Review Committee regarding massing.

Ms. Braddock Zollner said the majority of historical structures had an urban look not a suburban look.

Commissioner Williams asked if the porch would be removed.

Mr. Werner said the porch would not be removed it would be moved to the north side of the home and would be on a slab with no basement.

Commissioner Meyer said she did not want to reward someone for not maintaining their property. She said people buy rentals and do not want to put money into them, so they deteriorate.

### **ACTION TAKEN**

Motioned by Commissioner Meyer, seconded by Commissioner Marvin, to deny demolition and new construction of 1724 Kentucky Street.

Motion carried, 3-1-1 with Commissioner Sizemore in opposition and Commissioner Wiechert abstaining

**ITEM NO. 9: Downtown Design Guidelines**

No Action

**PUBLIC COMMENT**

None

**ITEM NO. 10: MISCELLANEOUS MATTERS**

- A. Reviewed a demolition permit application for 1724 Kentucky Street.
- B. Architectural Review Committee reviewed 603 Tennessee Street, 222 Perry Street and approved both. Architectural Review Committee reviewed 925 Maine Street and made suggestions to the applicant.

**Administrative Reviews**

- DR-03-21-08 444 Louisiana Street; Porch Rehabilitation; Certified Local Government Review and Certificate of Appropriateness Review. The property is within the environs of the Pinckney I Historic District, National Register of Historic Places, and is within the environs of the Griffith House, Lawrence Register of Historic Places. Submitted by Kevin White for Louis Roberts, the property owner of record.
- DR-03-22-08 701 West 9<sup>th</sup> Street; Sign; Certificate of Appropriateness Review. The property is within the environs of the Oread Historic District and the Michael D Greenlee House, Lawrence Register of Historic Places. Submitted by Ryan Schurle of Schurle Signs for Consolidated Properties Inc of Lawrence and First Management Inc, the property owners of record.
- DR-03-23-08 648 Massachusetts Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. The property is within the environs of the Downtown Historic District, the US Post Office, and the Eldridge Hotel, National Register of Historic Places, and is within the environs of the JB Shane Thompson Studio, Lawrence Register of Historic Places. The property is also within the Downtown Conservation Overlay District. Submitted by Tammy Moody of Luminous Neon Inc for GCB Holdings LC, the property owner of record.
- DR-03-24-08 9<sup>th</sup>-10<sup>th</sup> New Hampshire Street; Special Event Permit; Certified Local Government Review and Certificate of Appropriateness Review. The property is within the environs of Lawrence's Downtown Historic District and the North Rhode Island Historic District, National Register of Historic Places; the Shalor Eldridge Residence, Register of Historic Kansas Places; and the Social Service League, Lawrence Register of Historic Places. The property is also within the Downtown Conservation Overlay District. Submitted by Mike Logan for the City of Lawrence, the property owner of record.
- DR-03-26-08 4 East 7<sup>th</sup> Street; Sign; Certified Local Government Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places, and is within the Downtown Conservation Overlay District. Submitted by Paul Werner Architects for Liberty Hall Associates, the property owner of record.
- DR-03-27-08 935 Connecticut Street; Porch Rehabilitation; Certified Local Government Review and Certificate of Appropriateness Review. The property is within the environs of the North Rhode Island Historic District and the Shalor Eldridge Residence,

National Register of Historic Places, and is within the environs of the McFarland House, the Hendry House, and the Shalor Eldridge Residence, Lawrence Register of Historic Places. Submitted by Bryan Dyche, the property owner of record.

DR-03-28-08 712-714 Massachusetts Street; Storefront Rehabilitation; Certified Local Government Review and Certificate of Appropriateness Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places, and is within the environs of Miller's Hall and the House Building, Lawrence Register of Historic Places. The property is also within the Downtown Conservation Overlay District. Submitted by Fred Schneider for Steve Craig and SJC VII LLC, the property owners of record.

Motioned by Commissioner Meyer, seconded by Commissioner Marvin, to confirm the Administrative Reviews.

Motion carried unanimously, 5-0

- C. No comments on variance (BZA) requests received since March 20, 2008.
- D. No general public comment.
- E. Ms. Braddock Zollner stated it was not too late for the Commission to sign up for the State Preservation Conference.

**ACTION TAKEN**

Motioned by Commissioner Marvin, seconded by Commissioner Sizemore to adjourn the meeting.

Motion carried unanimously, 5-0

**ADJOURN – 10:05p.m.**