
**HISTORIC RESOURCES COMMISSION
AGENDA MEETING--NOVEMBER 15, 2007--7:30 PM
ACTION SUMMARY**

Commissioners present: Wiechert, Veatch, Meyer, Marvin, Sizemore, Antle, Williams
Staff present: Braddock Zollner, Burke, Parker

ITEM NO. 1: ACTION SUMMARY

Commissioner Marvin and Commissioner Veatch noted changes in the September 20th, 2007 Action Summary.

ACTION TAKEN

Motioned by Commissioner Sizemore, seconded by Commissioner Veatch, to approve the September 20th, 2007 Action Summary with the modifications noted.

Motion carried unanimously, 7-0

ITEM NO. 2: COMMUNICATIONS

- a) Ms. Braddock Zollner stated the National Alliance of Preservation Commission had asked Commissions across the United States to review a Code of Ethics for Commissioners and Staff and provide feedback.
- b) No declaration of abstentions from specific agenda items by commissioners.

ITEM NO. 3: DR-09-119-07 824 Louisiana Street; Addition; Certified Local Government Review. The property is within the environs of the Old West Lawrence Historic District, National Register of Historic Places, and the Oread Historic District, Register of Historic Kansas Places. Submitted by Dan Riedemann of Nineteenth Century Restorations L.L.C. for Dan Schriener, the property owner of record.

STAFF PRESENTATION

Ms. Burke presented the item.

APPLICANT PRESENTATION

Dan Riedemann stated he had met with the Architectural Review Committee and made the decision to remove the cupola and wrap around porch from the original plan. He said his goal was to leave the original historic home as untouched as possible. He said the three wooden windows in the dining room would be restored and the pitch on the porch roof would be slightly different.

Commissioner Sizemore asked if the porch was the original porch.

Mr. Riedemann said the porch was not the original porch on the home. He said there was originally a window in the area where the chimney was now and the porch ceiling was lower than the top of the original window. Mr. Riedemann said the brick work on the chimney looked

to be as old as the 1920's or the 1940's. He said the valley at the roof pitch collected water and debris which led to the foundation problems.

Commissioner Marvin asked if there was a stone foundation along the back of the house.

Mr. Riedemann said the addition built on the back of the house was poured concrete. He said the back wall facing the alley had not been exposed for decades. Mr. Riedemann said he would make concrete cuts on both sides of the original foundation for the stairwell.

Commissioner Marvin asked if the original foundation would be destroyed.

Mr. Riedemann said nine feet and seven inches would be removed from the original foundation.

Commissioner Wiechert asked Mr. Riedemann what the square footage of the addition would be.

Mr. Riedemann said the square footage of the addition would be 608 feet.

PUBLIC COMMENT

No member of public spoke on this item.

COMMISSION DISCUSSION

Commissioner Sizemore said the Architectural Review Committee met and discussed the skylights and the wrap around porch. He said the Committee struggled with the peak of the porch and a compromise had to be made because of the way the peak came together in the valley of the roof. Commissioner Sizemore said the original configuration of the structure was important to maintain and from an Architectural Review Committee view point, the applicant met the requests that were asked of him.

ACTION TAKEN

Motioned by Commissioner Antle, seconded by Commissioner Marvin, to approve the proposed project at 824 Louisiana Street, based on a determination that it would not encroach upon, damage or destroy the environs of the listed property. Approval was subject to the following revised conditions:

1. The existing siding and windows on the original portion of the structure shall be repaired if possible and replaced in-kind if necessary;
2. The applicant allow staff access to the property to photo document the project before demolition and new construction, during the project, and at completion of the project;
3. The applicant provide complete construction documents with material notations and specifications to be reviewed and approved by the Historic Resources Administrator prior to release of a building permit;
4. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work.

Motion carried unanimously, 7-0.

ITEM NO. 4: **DR-09-120-07** 1645 Tennessee Street; Addition; Certified Local Government Review and Certificate of Appropriateness Review. The property is within the environs of the Ludington-Thacher House, National Register of Historic Places and Lawrence Register of Historic Places. Submitted by C.L. Maurer of Landplan Engineering, P.A. for Alumni Board of Directors, the property owner of record.

STAFF PRESENTATION

Ms. Burke presented the item.

APPLICANT PRESENTATION

Dale Senterling stated the addition that was proposed was motivated to provide continual competitive housing. He said the occupancy level used to be three to four persons per room but that was not acceptable now. He said the members needed to be spread out to only two persons per room. He said the outcome would provide a more competitive look and curb appeal that would be consistent with other fraternity houses. Mr. Senterling said they were fortunate that most people noticed the neighboring Ludington/Thacher House when driving by the fraternity. He said he had meetings with Dr. Riordan and his wife Elaine Riordan to discuss improving the landscape and replacing the wooden fence with a brick fence. Mr. Senterling stated on the north elevation of the building there would be a false window installed to break up the brick and the lighting in the parking lot would change to a shielded type lighting that would be directed down.

Commissioner Antle asked Mr. Senterling if the number of occupants would remain the same.

Mr. Senterling said the number of occupants would remain the same.

Commissioner Wiechert asked what the purpose of the special treatment on the north window was for.

Mr. Senterling said the room was occupied by residents but they would not need the window. He said the purpose of the window was to eliminate too much brick.

PUBLIC COMMENT

Dr. Terry Riordan stated he and his wife lived in the Ludington/Thacher House and it was important to protect the house. He said the fraternity was only three to five feet from the property line and it was a large structure. Dr. Riordan said there were too many people living in the house and he was concerned with parking. He said the front of the fraternity tends to loom much larger than the rest of the structure and he would like to have an eight foot tall fence built. Dr. Riordan said he would like to have the number of students living at the fraternity to be limited. He said there were 65 students allowed to occupy the fraternity, which would require 50 parking spaces. He said there should be enough parking spaces on site and not down the street. Dr. Riordan said the fraternity was much closer to the street than others were.

Commissioner Sizemore said the number of occupants would be outside the Historic Resource Commissions realm. He said a recommendation for a variance addressing the height of the fence could be sent to the Planning Department.

Ms. Braddock Zollner said a condition could be added stating any type of variance had to come back to this Commission for review.

Commissioner Meyer asked who was responsible for the fence.

Dr. Riordan said he was responsible for the fence.

Commissioner Meyer asked if the fence would be replaced.

Mr. Senterling said the fence would be removed and a new brick fence would be installed.

Commissioner Meyer asked if a condition should be considered upon approval.

Mr. Senterling stated he would agree to the condition upon approval.

Ms. Braddock Zollner stated if the fence did not meet code, code enforcement officials would have the ability to make an adjustment. She said a condition could be added for Staff to work with the applicant and Dr. Riordan regarding the fence.

Commissioner Williams asked if a natural screen had been considered.

Dr. Riordan said there had been discussion regarding a different fence but brick had been chosen because of the sturdiness of it. Dr. Riordan said it was amazing the number of people who were attracted to the Ludington/Thacher House.

Commissioner Sizemore asked Staff if there was concern that a brick fence would be an encroachment on the Ludington/Thacher House.

Ms. Braddock Zollner said most fences did not require a permit to install but in this case a permit would be needed because of the height issue. She said fences were considered removable.

Commissioner Meyer asked if there would be a condition on the lighting.

Dr. Riordan said some type of correction needed to be done on the lighting that was there now. He asked that it be added as a condition.

COMMISSION DISCUSSION

Commissioner Williams said the issues brought up would be for Building Codes and Zoning Enforcement, not the Historic Resource Commission.

Commissioner Meyer said the fence appeared to be close to the building.

Commissioner Antle said he had no objections to the overall project.

Mrs. Riordan said the Ludington/Thacher House was a very important structure in Lawrence and the applicant's proposal had been a hard battle to fight.

Commissioner Williams said it was his impression there had been great communication between the applicant and the Riordans.

Mrs. Riordan stated she was not an architect but Dr. Riordan felt comfortable with the applicant's proposal.

Commissioner Meyer said she had concerns with the massing on the front of the structure. She said she thought it would appear a lot different from the picture if one was standing on the sidewalk looking north.

Commissioner Sizemore said he liked the landscaping and open court yard of the existing building.

Commissioner Meyer asked if Staff had concerns with changing the court yard.

Ms. Braddock Zollner stated size and massing had been a concern, but Staff determined it was the best to meet the goals of the applicant and stay within the environs standards.

Mrs. Riordan said Dr. Riordan had met with Stan Hernly, Architect, and he did not see any problems with the applicant's proposal.

Commissioner Williams asked if the brick wall and the landscaping along the wall would be considered a change in the historic use of the property.

Ms. Braddock Zollner said she had seen brick fences with green on either side to soften the overall massing of fences.

Commissioner Wiechert said landscaping would be helpful with the noise and would help break up the wall.

Commissioner Sizemore stated the building already exists and the proposal was a fairly minor addition to the overall massing of the building. He said the applicant was willing to make concessions with the shielding of the fence and the lights.

Commissioner Williams stated he would like to keep the occupancy number consistent over a period of time. He said there was a benefit to spreading three persons per room into two persons per room and it could decrease the amount of noise.

Commissioner Veatch said the condition regarding variances coming back to the Commission would address the occupancy issue.

Ms. Braddock Zollner stated if the applicant would want to increase the occupancy in the future they would have to apply for a parking variance.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to approve the proposed project at 1645 Tennessee Street, based on a determination the project will not encroach upon, damage or destroy any listed property or its environs. Approval was subject to the following revised conditions:

1. The applicant provide complete construction documents, with material notations, including window and door details, to be reviewed and approved by the Historic Resources Administrator prior to release of a building permit;
2. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work;

3. The property owner will allow staff access to the property to photo document the project;
4. The applicant work with staff, the adjacent property owner, and the Building Safety Manager, if required, to determine a compatible fence design;
5. All lighting on the north elevation shall be shielded and a photometric plan shall be submitted to the HRA for approval before lighting installation;
6. Any future variance required for the property must be reviewed by the Historic Resources Commission.

Motion carried unanimously, 7-0.

ITEM NO. 5: MISCELLANEOUS MATTERS

- A. Review of any demolition permit applications received since the October 18, 2007 regular meeting.

Ms. Braddock Zollner stated it was her understanding 1040 Vermont Street was planning for an interior remodel only at this time. The applicant had been contacted to verify the correct type of permit application.

- B. Architectural Review Committee and Administrative Reviews since the October 18, 2007 regular meeting.

Commissioner Sizemore stated the Architectural Review Committee reviewed and approved the latest proposal for the KU Boat House.

Commissioner Williams asked if the height of the KU Boat House was discussed.

Commissioner Sizemore stated the height of the structure for storage was discussed.

Dennis Brown asked Commissioner Sizemore if the Architectural Review Committee met with the applicant of 1211 Rhode Island Street.

Ms. Braddock Zollner stated the applicant of 1211 Rhode Island Street had contacted Staff regarding changing the parking proposal and adding a three car garage instead of the original two car garage proposal. The plans had not yet been submitted.

Administrative Reviews

DR-10-125-07737 Massachusetts Street; Awning; Certified Local Government Review and Certificate of Appropriateness Review. The property is a non-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 Ryan Schurle of Schurle Signs for Gerling Two LLC, the property owner of record.

DR-10-126-07 920 Massachusetts Street; Sign; 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 the Hanna Building, Lawrence Register of Historic Places. The property is also within the Downtown Conservation Overlay District. Submitted by Mike Myers of Hernly Associates Inc for Terra Firma Ltd, the property owner of record.

DR-10-127-07 1613 Tennessee Street; Rehabilitation; Certified Local Government Review and Certificate of Appropriateness Review. The Ludington-Thacher House is listed on the National Register of Historic Places and the Lawrence Register of Historic Places. Submitted by Terrance Riordan, the property owner of record.

DR-10-128-07 916 Massachusetts Street; Awning; 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 the Hanna Building, Lawrence Register of Historic Places. The property is also within the Downtown Conservation Overlay District. Submitted by Full Bright for Richard Stein and Mary Howe, the property owners of record.

DR-10-129-07 1429 Kentucky Street; Porch Rehabilitation; Certified Local Government Review. The property is within the environs of the William Priestly House and the John Palmer and Margaret Usher House, Lawrence Register of Historic Places. Submitted by Owen Lehmann of Old Home Store Inc for Phil Richle, the property owner of record.

DR-10-130-07 1115 Massachusetts Street; Sign; 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 South Park, Lawrence Register of Historic Places. The property is also within the Downtown Conservation Overlay District. Submitted by Ryan Schurle of Schurle Signs for Qandil Properties LC, the property owner of record.

DR-10-131-07 900 E 15th Street; Rezoning; Certified Local Government Review. The property is within the environs of the Samuel Riggs House, National Register of Historic Places. Submitted by the City of Lawrence, the property owner of record.

DR-10-132-07 716 Massachusetts Street; Entry Awning; 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 Farm Fresh Graphics for Sarah Oliver, the property owner of record.

DR-10-133-07 633 Illinois Street; Rehabilitation; Certified Local Government Review and Certificate of Appropriateness Review. The property is within the environs of the Witter S McCurdy House, National Register of Historic Places and Lawrence Register of Historic Places. Submitted by Barbara Hawkins, the property owner of record.

Commissioner Marvin asked Staff to explain the rezoning of the Evidence Storage Building (900 E 15th Street).

Ms. Braddock Zollner stated when the new code was adopted all zoning classifications within the City of Lawrence changed. Originally zoned industrial, this property transferred to IG-

General Industrial. Planning staff recommended a change to OS-Open Space and GPI-General Public and Institutional Use to reflect the actual use of the property.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Sizemore, to confirm the Administrative Review Projects.

Motion carried unanimously, 7-0

C. No comment on variance (BZA) requests received since October 18, 2007.

D. No General public comment.

E. No miscellaneous matters from City Staff and Commission members.

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

Motion carried unanimously, 7-0

ADJOURN – 8:45 p.m.