



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **MARCH 17, 2011**
CITY COMMISSION ROOM, 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 CERTIFIED LOCAL GOVERNMENT REVIEWS AT THE LOCAL LEVEL. THEREFORE, THE LAWRENCE HISTORIC RESOURCES COMMISSION WILL MAKE ALL DETERMINATIONS REGARDING PROJECTS THAT ARE CERTIFIED LOCAL GOVERNMENT REVIEWS.

ITEM NO. 1: ACTION SUMMARY

Receive Action Summary from the February 17, 2011 meeting. Approve or revise and approve.

ITEM NO. 2: COMMUNICATIONS

- a) Receive communications from other commissions, State Historic Preservation Officer, and the general public.
- b) Declaration of abstentions from specific agenda items by commissioners.

ITEM NO. 3: DR-08-91-10 1043 Indiana Street; Demolition and New Construction; Certified Local Government Review. The property is located in the environs of the Oread Historic District, National Register of Historic Places. Submitted by Paul Werner Architects for Triple T LLC, the property owner of record.

ITEM NO. 4: DR-02-17-11 621 Tennessee Street; Addition; Certified Local Government Review. The property is listed as a contributing structure to the Old West Lawrence Historic, National Register of Historic Places. Submitted by Sabatini Architects for Lori Norwood and Douglass Stull, the property owners of record.

ITEM NO. 5: MISCELLANEOUS MATTERS

- A. Provide comment on Board of Zoning Appeals applications received since February 17, 2011.
- B. Review of any demolition permits received since the February 17, 2011 meeting.

C. Review of Administrative and Architectural Review Committee approvals since February 17, 2011:

Administrative Reviews

- DR-01-10-11 1942 Learnard Ave; Interior Remodel; Certificate of Appropriateness Review. The property is in the environs of the Zinn-Burroughs House (1927 Learnard Ave), Lawrence Register of Historic Places; Submitted by Christopher and Molly Crook, the property owners of record.
- DR-2-11-11 933 Ohio Street; Driveway Bollards; Certified Local Government Review and Certificate of Appropriateness Review. The main structure is a non-contributing structure and the accessory structure is a contributing structure to the Oread Historic District, National Register of Historic Places. The property is also located in the environs of the Benedict House (923 Tennessee) and the Charles and Adeline Duncan House (933 Tennessee), Lawrence Register of Historic Places. Submitted by Ryan Bailey for Candice Davis, Tom Harper & Terri Erickson-Harper, the property owners of record.
- DR-2-12-11 2900 Chisholm; Window Replacement; Certificate of Appropriateness Review. The property is in the environs of the Grover Barn (2819 Stone Barn Terrace), Lawrence Register of Historic Places. Submitted by Jack Hope Designs for Anna Marie Hill, property owner of record.
- DR-2-14-11 803 ½ Massachusetts Street; Sign; Certified Local Government Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Kelly Clark for David and Susan Millstein, the property owners of record.
- DR-2-15-11 420 W 11th St; Gertrude Sellards Pearson Residence Hall rehabilitation; Certified Local Government Review and Certificate of Appropriateness Review. This property is located in the environs of:
- Oread Historic District, National and Lawrence Registers of Historic Places
 - Bailey House (1101 Ohio St), Lawrence and Kansas Register of Historic Places
 - Bell House (1008 Ohio St), Lawrence and National Register of Historic Places
 - Morse House (1041 Tennessee St), Lawrence and National Register of Historic Places
 - Greenlee House (947 Louisiana St), National Register of Historic Places
 - Blood House (1015 Tennessee St), National Register of Historic Places
 - Duncan House (933 Tennessee St), National Register of Historic Places
 - Benedict House (923 Tennessee St), National Register of Historic Places
- Submitted by University of Kansas Office of Design and Construction Management for KU Department of Student Housing, the property owner of record.

DR-2-16-11

621 Tennessee St; Basement Finish; Certified Local Government 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 Lori Norwood and Douglass Stull, the property owners of record.

D. General public comment.

E. Miscellaneous matters from City staff and Commission members.

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING- FEBRUARY 17TH 2011--6:30 PM
ACTION SUMMARY**

Commissioners present: Wiechert, Smith, Veatch, Antle
Commissioners excused: Foster, Meyer, Williams
Staff present: Braddock Zollner, Parker, Nicoletta

ITEM NO. 1: ACTION SUMMARY

Commission Wiechert made one revision to the January 20, 2011 Action Summary.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Wiechert, to approve the January 20, 2011 Action Summary.

Motion carried unanimously, 4-0

ITEM NO. 2: COMMUNICATIONS

- a) Ms. Braddock Zollner stated she received two letters from the State Historic Preservation Officer. She said the Ferdinand Fuller House was reviewed and listed in the State register. Ms. Braddock Zollner stated the Lane-Duncan Stable would move forward in May, 2011.

Commissioner Wiechert asked Staff to explain how the order of approvals were determined.

Ms. Braddock Zollner stated the Historic Resources Commission was asked to comment on property that was being nominated for listing in the National Register as part of our CLG agreement. She said the Campus Historic Preservation Board agreement with the SHPO was under State Law and not the Federal Law.

- b) No declaration of abstentions from specific agenda items by commissioners.

ITEM NO. 3: DR-08-91-10 1043 Indiana Street; Demolition and New Construction; Certified Local Government Review. The property is located in the environs of the Oread Historic District, National Register of Historic Places. Submitted by Paul Werner Architects for Triple T LLC, the property owner of record.

Deferred

ITEM NO. 4: 711 Connecticut Street : DR-12-146-10, DR-01-04-11, DR-01-05-11 and DR-2-13-11; Demolition and New Construction, Site Plan, Rezoning; and Parking Variance; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of Lawrence's Downtown Historic District and the North Rhode Island Street Historic Residential District, National Register of Historic Places. It is also located in the environs of the Octavius W. McAllaster Residence (724 Rhode Island), Lawrence Register of Historic Places. Submitted by Michael Tubbs of Tubbs Law Firm for James and Nancy Dunn, the property owners of record.

STAFF PRESENTATION

Ms. Nicoletta presented the item.

APPLICANT PRESENTATION

Michael Tubbs, Tubbs Law Firm, stated the structure's foundation had issues. He said he was not supportive of holding up the demolition permit while working out construction issues. Mr. Tubbs stated the structure was not in the line of site of the Octavius W. McAllaster residence and was not on the Historic Register. He said the property was not eligible for tax incentives and had been structurally condemned by the City of Lawrence in August, 2010. Mr. Tubbs stated the project would be reviewed by the Board of Zoning Appeals March 3, 2011, the Planning Commission March 30, 2011 and the City Commission on April 12, 2011. He said the architect for the project was willing to work with the Architectural Review Committee.

Commissioner Veatch asked Mr. Tubbs if he objected to condition number two in the staff report.

Mr. Tubbs asked the Board to release the demolition permit. He stated he was not opposed to the remaining conditions.

Commissioner Veatch said Staff would administratively approve the demolition permit after construction documents were provided.

Mr. Tubbs said he was concerned the project would be delayed.

PUBLIC COMMENT

Deron Belt, East Lawrence Neighborhood Association President, stated he respectively disagreed with Mr. Tubbs. He said he was disappointed Mr. Dunn did not attend the neighborhood board meeting. Mr. Belt stated Mr. Dunn owned numerous properties in the area and the neighbors did not want to see the remaining property demolished due to neglect. He stated he was concerned with the transfer of ownership of the property.

Tony Peterson, 724 Rhode Island street, said he lived in the Octavius W. McAllaster home. He said he had watched the property at 711 Connecticut street decline for years. He stated there had been no maintenance on the home other than lawn mowing. Mr. Peterson asked the Board to deny the demolition request.

K.T. Walsh, 732 Rhode Island street, stated the Dunn's owned twenty three properties in Lawrence. She said she was strongly opposed to rewarding lack of investment and interest in a property. Ms. Walsh stated the property could be rehabilitated and at one time the owner of

the church had agreed to rehabilitate the house but the house was ignored. Ms. Walsh stated there had been an agreement with the owner of the church to tear down a house that was between 711 Connecticut and the church with the understanding 711 Connecticut Street would be restored. She said east Lawrence had the largest intact area of late early 21st century vernacular housing in the United States. Ms. Walsh asked Mr. Werner, Mr. Dunn, and Mr. Tubbs to attend an East Lawrence Neighborhood Association meeting and discuss the project further.

Mike Goans, Lawrence Preservation Alliance, displayed photos of the structure at 711 Connecticut Street and said the home could be restored. He stated the foundation was intact and the windows and floors could be restored. Mr. Goans stated the back porch had been added on to the home and was not worth saving. He said the trim was intact on the first floor and all of the trim on the second floor was missing. Mr. Goans stated the stairway in the home was intact. He said the rafters of the home were intact and the ridgeline and chimney were straight. Mr. Goans stated the lot had been paid for and rehabilitation would be more feasible than building a new structure.

Dennis Brown, Lawrence Preservation Alliance President, stated the home was on the front edge of the environs and the applicant was asking for the right to tear down a structure that could be restored. He said the pipes had burst due to the property owner not having the city water turned off in the home. Mr. Brown stated the home was character defining to the environs. He said a zoning change or parking variance would damage and encroach upon the historic district. Mr. Brown stated a new two story addition could be added to the west side of the structure. He stated the applicants replacement plan was not code compliant.

COMMISSION DISCUSSION

Commissioner Antle asked Ms. Braddock Zollner to explain Staff's recommendations.

Ms. Braddock Zollner stated she recommended approval of the Certificate of Appropriateness. She stated RM32 zoning was not appropriate for the neighborhood and the variance request was premature.

Commissioner Antle asked Staff if the property would qualify for tax credits.

Ms. Braddock Zollner said the property was adjacent to the historic district. She stated the house individually would not qualify for a listing but it could potentially contribute to an expansion of the historic district.

Commissioner Veatch stated ordinarily the Board would want to see cost comparisons for rehabilitation versus replacement cost.

Ms. Braddock Zollner stated Natural Breeze had provided a letter with cost estimates.

Paul Werner stated new construction would cost \$107.50 a square foot and renovation would cost \$119 a square foot.

Commissioner Antle asked Mr. Werner if rehabilitation would be economically feasible with the addition replaced.

Mr. Werner stated a nice new structure would fit in with the neighborhood just as well as the current structure.

Mr. Tubbs stated a licensed engineer reviewed the project. He said the East Lawrence Neighborhood Association and the Lawrence Preservation Alliance took photos but they did not include the most severe damage to the structure. He said there was severe water damage that compromised the upper floors and the entire south side of the structure. Mr. Tubbs stated the City water had been turned off in the home and he did not know when it had been turned back on and caused the damage. He stated he was in the home in December and the water was not turned on.

Commissioner Antle asked Mr. Tubbs if the structure was a case of demolition by neglect.

Mr. Tubbs stated he disagreed the structure was neglected due to the fact there had been attempted maintenance on the house.

Ms. Walsh stated the county records list the home as a religious institution and she was concerned the home would be sold to the church and become a rehab house.

Ms. Braddock Zollner stated the owner of the home does not concern City Staff. She said at the time of the condemnation the structure was a three dwelling units and was not habitable. She said the addition on the house was in bad shape and the remainder of the home needed a lot of work. She said she was surprised the foundation was in the condition it was. Ms. Braddock Zollner stated the City had condemned the home.

Commissioner Veatch stated historic structures were character defining features of the environs and the home was next to the historic district.

Commissioner Antle asked Mr. Goans if the structure could be rehabilitated.

Mr. Goans stated the engineers report was very negative but if the property was his responsibility he would rehabilitate the home and turn it into a single family home.

Commissioner Antle said the project was at the edge of the district. He stated there was an opportunity for the applicant to work with the neighborhood to rehabilitate the structure.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to deny the State Law Review for the demolition and new construction, DR-12-146-10, for 711 Connecticut Street.

Motion carried unanimously, 4-0

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to approve the Certificate of Appropriateness for the demolition and new construction, DR-12-146-10, for 711 Connecticut Street, with the following conditions as listed in the staff report:

1. The applicant will work with the Architectural Review Committee to reduce the size of the addition, refine architectural elements such as the porch, and reduce the amount of impervious surface and parking ;
2. The applicant will provide measured drawings of the structure before the

- demolition permit is released;
3. The applicant will board and secure the structure until demolition;
 4. The applicant provide complete construction documents, with material notations to be reviewed and approved by the Historic Resources Administrator prior to release of the demolition permit and the building permit for new construction;
 5. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work;
 6. The property owner will allow staff access to the property to photo document the project before work commences, during construction, and upon completion of the project.

Motion carried unanimously, 4-0

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to deny the State Law Review for the Site Plan, DR-1-4-11, for 711 Connecticut Street.

Motion carried unanimously, 4-0

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to approve the Certificate of Appropriateness for the Site Plan, DR-1-4-11, for 711 Connecticut Street, with the following conditions as listed in the staff report:

1. The applicant will work with the Architectural Review Committee to reduce the size of the addition, refine architectural elements such as the porch, and reduce the amount of impervious surface and parking;
2. The applicant will provide measured drawings of the structure before the demolition permit is released;
3. The applicant will board and secure the structure until demolition;
4. The applicant provide complete construction documents, with material notations to be reviewed and approved by the Historic Resources Administrator prior to release of the demolition permit and the building permit for new construction;
5. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work;
6. The property owner will allow staff access to the property to photo document the project before work commences, during construction, and upon completion of the project.

Motion carried unanimously, 4-0

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to deny the State Law Review and Certificate of Appropriateness, for the Rezoning, DR-1-5-11, for 711 Connecticut Street.

Motion carried unanimously, 4-0

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to deny the State Law Review and Certificate of Appropriateness, for the Parking Variance, DR-2-13-11, for 711 Connecticut Street.

Motion carried unanimously, 4-0

Commissioner Antle encouraged the applicant to work with the neighborhood for a rehabilitation project for 711 Connecticut street.

ITEM NO. 5: DR-12-149-10 803-807 New York Street (313 E 8th Street); Rezoning; Certified Local Government Review. The property is located within the environs of the North Rhode Island Street Historic Residential District, National Register of Historic Places. Submitted by John H. Flanders for R&B Holdings, LC, property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item and explained that the applicant could not be here this evening. Ms. Braddock Zollner stated that she had spent an hour on the phone with the applicant earlier in the day and would try to answer any questions the Commission might have.

APPLICANT PRESENTATION

The applicant was not present.

PUBLIC COMMENT

KT Walsh stated the East Lawrence Neighborhood Association agreed with Staff's recommendations. She stated the Association would appear at the Planning Commission meeting and ask for Drive-thru restaurants and Pay-Day Loans be accepted.

COMMISSION DISCUSSION

Commissioner Veatch asked if the Commission was satisfied with the applicant's letter of explanation.

Ms. Braddock Zollner stated the property was non-conforming but allowed automotive uses. She said the applicant wanted commercial uses to be allowed that were not as intense as automotive.

ACTION TAKEN

Motioned by Commissioner Smith, seconded by Commissioner Veatch, to approve the project at 803-807 New York Street, with the following conditions, as listed in the staff report:

1. 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, 4-0

ITEM NO. 6: DR-07-65-10 1403 Tennessee Street; Rezoning; Certified Local Government Review. These properties are within the environs of the Usher House (1425 Tennessee St) and the Priestly House (1505 Kentucky St), National Register of Historic Places. Submitted by Paul Werner Architects for DJC Holdings LLC, the property owner of record.

STAFF PRESENTATION

Ms. Nicoletta presented the item.

APPLICANT PRESENTATION

Joy Rhea, Paul Werner Architects, stated the applicant agreed with the staff report.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

Commissioner Antle asked Ms. Rhea what the plan was for the properties.

Ms. Rhea stated the property was non-conforming. She said the whole area was being rezoned as mixed use in accordance with the new Oread Neighborhood Plan.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to approve the rezoning at 1403 Tennessee Street, with the following conditions as listed in the staff report:

1. The applicant will work with the Historic Resources Administrator in the design process to create future development;
2. Future development along 14th Street must include a break of 16' with access to the rear of the property line;
3. 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, 4-0

ITEM NO. 7: DR-07-66-10 1400 Ohio Street; Rezoning; Certified Local Government Review. These properties are within the environs of the Usher House (1425 Tennessee St), National Register of Historic Places. Submitted by Paul Werner Architects for Wakarusa Partners, the property owner of record.

STAFF PRESENTATION

Ms. Nicoletta presented the item.

APPLICANT PRESENTATION

Ms. Joy Rhea presented the rezoning for 1400 Ohio street.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

There was no Commission discussion.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Smith, to approve the rezoning at 1400 Ohio Street, with the following conditions as listed in the staff report:

1. The applicant will work with the Historic Resources Administrator in the design process to create future development;
2. Future development along 14th Street must include a break of 16' with access to the rear of the property line;
3. 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, 4-0

ITEM NO. 8: DR-07-68-10 413 W 14th Street; Rezoning; Certified Local Government Review. These properties are within the environs of the Usher House (1425 Tennessee St) and the Priestly House (1505 Kentucky St), National Register of Historic Places. Submitted by Paul Werner Architects for DJC Holdings LLC, the property owner of record.

STAFF PRESENTATION

Ms. Nicoletta presented the item.

APPLICANT PRESENTATION

Ms. Joy Rhea presented the rezoning for 413 W 14th street.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

There was no Commission discussion.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Wiechert, to approve the rezoning at 413 W 14th Street, with the following conditions as listed in the staff report:

1. The applicant will work with the Historic Resources Administrator in the design process to create future development;
2. Future development along 14th Street must include a break of 16' with access to the rear of the property line;
3. 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, 4-0

ITEM NO. 9: DR-01-06-11 1340 Tennessee Street; Rezoning; Certified Local Government Review. These properties are within the environs of the Usher House (1425 Tennessee St), National Register of Historic Places. Submitted by Paul Werner Architects for Gremlin Holdings, the property owner of record.

STAFF PRESENTATION

Ms. Nicoletta presented the item.

APPLICANT PRESENTATION

Ms. Joy Rhea presented the rezoning for 1340 Tennessee street.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

There was no Commission discussion.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Smith, to approve the rezoning at 1340 Tennessee Street, with the following conditions as listed in the staff report:

1. The applicant will work with the Historic Resources Administrator in the design process to create future development;
2. Future development along 14th Street must include a break of 16' with access to the rear of the property line;
3. 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, 4-0

ITEM NO. 10: DR-01-07-11 1344 Tennessee Street; Rezoning; Certified Local Government Review. These properties are within the environs of the Usher House (1425 Tennessee St) and the Priestly House (1505 Kentucky St), National Register of Historic Places. Submitted by Paul Werner Architects for Lynn Investments LLC, the property owner of record.

STAFF PRESENTATION

Ms. Nicoletta presented the item.

APPLICANT PRESENTATION

Ms. Joy Rhea presented the rezoning for 1344 Tennessee street.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

There was no Commission discussion.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Wiechert, to approve the rezoning at 1344 Tennessee Street, with the following conditions as listed in the staff report:

1. The applicant will work with the Historic Resources Administrator in the design process to create future development;
2. Future development along 14th Street must include a break of 16' with access to the rear of the property line;
3. 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, 4-0

ITEM NO. 11: DR-01-08-11 1343 Tennessee Street; Rezoning; Certified Local Government Review. These properties are within the environs of the Usher House (1425 Tennessee St), National Register of Historic Places. Submitted by Paul Werner Architects for TK Properties LLC, the property owners of record.

STAFF PRESENTATION

Ms. Nicoletta presented the item.

APPLICANT PRESENTATION

Ms. Joy Rhea presented the rezoning for 1343 Tennessee street.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

There was no Commission discussion.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Smith, to approve the rezoning at 1343 Tennessee Street, with the following conditions as listed in the staff report:

1. The applicant will work with the Historic Resources Administrator in the design process to create future development;
2. Future development along 14th Street must include a break of 16' with access to the rear of the property line;
3. 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, 4-0

ITEM NO. 12: MISCELLANEOUS MATTERS

- A. There were no Board of Zoning Appeals applications received since January 20, 2011.
- B. There was no demolition permits received since the January 20, 2011 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since January 20, 2011:

Ms. Braddock Zollner stated the Architectural Review committee was waiting on additional drawings for Connecticut Street.

Administrative Reviews

- DR-11-129-10 715 Tennessee Street; Mechanical HVAC; Certified Local Government Review. This property is a contributing structure to the Old West Lawrence Historic District and in the environs of the Downtown Historic District, National Register of Historic Places. Submitted by Keith and Mary Jeannette Skillman, property owner of record.
- DR-12-150-10 805 Massachusetts Street; Front Door Alteration; Certified Local Government Review and Certificate of Appropriateness Review. This property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. It is within the environs of the House Building (729-731 Massachusetts St), Kansas Register of Historic Places and also within the bounds of the Urban Conservation Overlay District. Submitted by The Buckle for First Management Inc, property owner of record.
- DR-12-151-10 944 Kentucky Street (214 W 10th Street); Special Use Permit Renewal; Certified Local Government Review and Certificate of Appropriateness Review. This property is a non-contributing structure to the Oread Historic District, National and Kansas Register of Historic Places. It is within the environs of Lawrence's Downtown Historic District, National Register, the Plymouth Congregational Church (925 Vermont St), National and Kansas and Lawrence Register of Historic Places, as well as the Duncan House (933 Tennessee St), the Benedict House (923 Tennessee St) and the Blood House (015 Tennessee St), all on the National Register of Historic Places. Submitted by the Lawrence Community Shelter, Loring Henderson for the property owner of record.
- DR-12-152-10 831 New York Street; Addition; Certified Local Government Review. This property is within the environs of the North Rhode Island Historic District, National Register of Historic Places and the St Luke African Methodist Episcopal Church (900 New York St), National and Kansas Register of Historic Places. Submitted by Gordon Sailors and Paula Kellogg, property owners of record.

- DR-01-01-11 818 Massachusetts Street; Tenant Finish; Certified Local Government Review and Certificate of Appropriateness Review. This property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and within the environs of the Taylor House, National Register of Historic Places. It is also within the Urban Conservation Overlay District. Submitted by Pickleman's Deli for G&P LC, property owner of record.
- DR-01-02-11 2025 New Hampshire Street; Interior Remodel, Exterior Alterations; Certified Local Government Review. The property is located in the environs of the George K. Mackie House (1147 Massachusetts), National Register of Historic Places. Submitted by Gregory Sanders, the property owner of record.
- DR-01-03-11 818 Massachusetts Street; Exterior Sign; Certified Local Government Review and Certificate of Appropriateness Review. This property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and within the environs of the Taylor House, National Register of Historic Places. It is also within the Urban Conservation Overlay District. Submitted by Pickleman's Deli for G&P LC, property owner of record.

Commissioner Wiechert asked Ms. Braddock Zollner to explain the addition at 831 New York street.

Ms. Braddock Zollner stated the addition was a small two story addition in the rear of the structure.

Commissioner Veatch asked Ms. Braddock Zollner why the addition was not a full Commission review.

Ms. Braddock Zollner said the addition was reviewed administratively because the addition was less than 20% of the footprint of the structure and was within the environs.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to affirm the Administrative Reviews.

Motion carried unanimously, 4-0

- D. KT Walsh thanked Commissioner Antle and Commissioner Veatch for their time on the Historic Resources Commission.
- E. Ms. Braddock Zollner asked for a Commission volunteer to work with the Campus Preservation Board to review the environs definition for Lane Stable.

Commissioner Smith volunteered to work with the Campus Preservation Board.

Ms. Braddock Zollner presented Commissioner Veatch and Commissioner Antle with a plaque for their service on the Historic Resources Commission.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Wiechert, to adjourn the Historic Resources Commission meeting.

Motion carried unanimously, 4-0

ADJOURN –8:10p.m.

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 5: DR-02-17-11
STAFF REPORT

A. SUMMARY

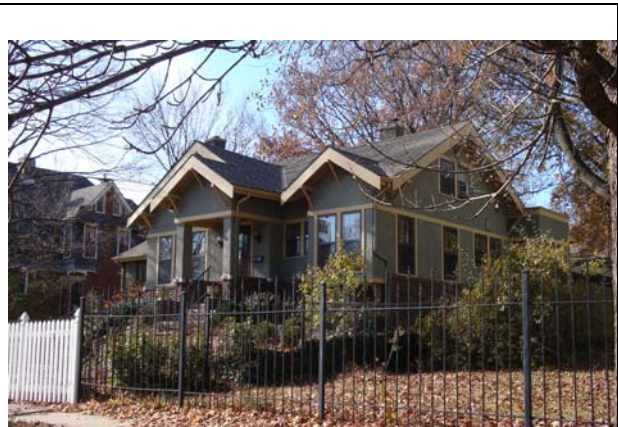
DR-02-17-11 621 Tennessee Street; Main Structure Addition; Certified Local Government Review. The property is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Sabatini Architects for Lori Norwood and Douglass Stull, the property owners of record.

B. PROJECT DESCRIPTION

The applicant is proposing a rear attic addition, raising the height of the livable area from 6'3" to 7'8".



Southeast elevation of
621 Tennessee Street residence.



Northeast elevation of 621 Tennessee Street.

C. STANDARD FOR REVIEW

For Certified Local Government Review of projects involving listed properties, the Historic Resources Commission has typically used the Secretary of the Interior's Standards to evaluate the proposed project. Therefore, the following standards apply to the proposed project:

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.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

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.

Guidelines for Evaluating the Effect of Projects on Historic Buildings

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character.

The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the rehabilitation guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

NEW ADDITIONS

Recommended

Placing functions and services required for the new use in non-character-defining interior spaces rather than constructing a new addition.

Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Designing a new addition in a manner that makes clear what is historic and what is new.

Considering the design for an attached exterior addition in terms of its relationship to the historic building as well as the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Placing a new addition on a non-character-defining elevation and limiting the size and scale in relationship

to the historic building.

Designing a rooftop addition when required for the new use, which is set back from the wall plane and as inconspicuous as possible when viewed from the street.

Not Recommended

Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.

Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be part of the historic building. Imitating a historic style or period of architecture in a new addition.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Designing a new addition that obscures, damages, or destroys character-defining features of the historic building.

Constructing a rooftop addition so that the historic appearance of the building is radically changed.

D. STAFF ANALYSIS

The craftsman-style bungalow, single-family residence at 621 Tennessee Street was built c. 1923. There was no listing for this address in the 1919 City Directory. Lulu M Protsch was the owner of record when a significant increase in property tax valuation occurred in 1923. Richard E. Protsch, a tailor at 833 ½ Massachusetts Street, and his wife Lulu M. were listed at this address in 1923, 1925/26, 1927/28, and 1929/20. The structure shows on the 1927 Sanborn Fire Insurance Maps.

The main residence has low-pitched roofs, brick and stucco sheathing, wide roof eaves with triangular knee braces along the gable eaves, exposed roof rafters, simple butt-jointed wood trim around doors and windows, and an exterior masonry chimney. The footprint of the house is a T-shape with the flange parallel to Tennessee Street. The current upper floor plan of the residence consists of two storage closets and two non-conforming rooms.

The main structure is a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. The HRC denied requests for additions to this structure in 2007 (DR-11-145-07) and 2010 (DR-10-115-10).

The current plans for the main structure of 621 Tennessee Street include a square addition to the west upper story, adding 1 ½ feet of headroom to the existing attic space. The addition changes the existing roofline of the residence by adding a smaller front facing gable atop the existing roofline on the rear section of the house. Nine new windows are proposed. A bank of four double-

hung windows are to be added to the south elevation and a bank of four double-hung windows as well as one single double-hung window are to be added to the north elevation, all placed on the new addition walls. The roof shingles and walls of the addition are to match the existing shingle roof and stucco system. Also, the central chimney will be made taller so it is still visible around the addition. With the addition, the upper floor plan would consist of two bedrooms, one full bath, one closet, and two storage spaces.

According to the Secretary of the Interior's Standards, new additions shall be differentiated from the old, and shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property would be unimpaired. Staff is of the opinion that the addition to the upper story of 621 Tennessee Street, as proposed, does differentiate itself from the old with the placement of the addition away from the existing convergence of rooflines. However, the proposed materials to match the existing could be problematic. Making the addition too similar to the existing historic structure can be in conflict with Standard 9. This can be resolved by refining the proposed design to include different material use.

The placement of this proposed addition, on the rear gable, is more conducive than previous proposals to being removed in the future without compromising the essential form and integrity of the residence. It keeps away from the convergence of rooflines, which makes reconstruction of the original form much easier. The *Guidelines for Evaluating the Effect of Projects on Historic Buildings*, states "constructing a rooftop addition so that the historic appearance of the building is radically changed" is not recommended. Staff is of the opinion that this addition does not radically change the view from the street. It differentiates the old roofline from the new by not incorporating the new section directly to the existing gables, making it more easily distinguishable. It disrupts less historic material than projects previously proposed for this property. There are fewer complications to restoring the roof to its original lines with this current proposal. Virginia and Lee McAlester in *A Field Guide to American Houses* describe the details that create a craftsman style house. The first identifying feature for the craftsman style is the low-pitched, gabled roof with wide, unenclosed eave overhangs. For 621 Tennessee Street, the roof line is a prominent character defining feature. This addition does not distract from that feature or destroy it, but it does compromise a portion of the original structure. Additions of this type for a listed property should be given rigorous study. What might be acceptable for one structure may destroy the character of another structure.

Staff continues to have concern about this type of addition for a listed property whose character defining features include the roof type. There is no question for staff that the current proposal for an addition to 621 Tennessee Street is the best of the preceding attempts to add additional space to the structure. Outstanding issues for staff include the size and materials of the proposed addition. Is there a way to further minimize the impact of the addition on the structure by reducing the size of the addition? Building code height requirement is 7' and 70sf of 7' for a bedroom. A bathroom must have 7' but there is an exception that only 6'8" may be used in front of fixtures. Are there spaces in the existing attic that could accommodate the bathroom so the room addition can be smaller? Could the use of a shower reduce the size of the bathroom and the addition? Could 1/1 windows create the differentiation needed for the addition?

In conclusion, staff is of the opinion that with minimum refinement the proposed addition could

meet the Secretary of the Interior's Standards #2, 9 and 10. The placement of the proposed addition does differentiate it from the existing structure, and will be further enhanced by the correct choice of materials. If removed in the future, the essential form and integrity of the historical property would be impaired but not irreparable. It would be possible for someone to take the roofline back to its original form with little difficulty. Therefore, staff is of the opinion that with the stated conditions the proposed project does meet the required standards and guidelines and does not encroach upon, damage, or destroy the listed property.



East (front) elevation of 621 Tennessee Street.



South elevation of 621 Tennessee Street.

E. STAFF RECOMMENDATION

In accordance with the Secretary of the Interior's Standards, the standard of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed project does not encroach upon, damage, or destroy one or more listed historic properties with the following conditions:

1. The applicant will work with the Architectural Review Committee to refine the materials and explore the reduction in size of the addition.
2. Final construction documents with material notations will be submitted and approved by the HRA prior to the release of the building permit.
3. Staff will be allowed to photograph before, during and upon completion of the project.
4. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.



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

Pre-Application Meeting Required
Planner _____
Date _____
Application Number
DR- <u>10-115-10</u>
Date Received _____
Type _____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 621 Tennessee, Lawrence, Kansas
 Legal Description (*may be attached*) Tennessee Street LT 35 & S 1/2LT 33 & N 1/2 LT 37
 (U01676 & U01377A Combined 1989)

OWNER INFORMATION

Name(s) Lori Norwood and Douglass Stull
 Contact Lori Norwood
 Address 1908 Spyglass Ct.
 City Lawrence State KS ZIP 66047
 Phone (785) 865-4065 / 424-4280 Fax (____) _____
 E-mail norwoodlori@me.com Mobile/Pager (____) _____

APPLICANT/AGENT INFORMATION

Contact Dan Sabatini
 Company Sabatini Architects
 Address 730 New Hampshire, Suite 233
 City Lawrence State KS ZIP 66044
 Phone (785) 331-3399 Fax (785) 331-0846
 E-mail dsabatini@sabatiniarchitects.com Mobile/Pager (____) _____

Existing Zoning R-5	Existing Land Use Residential	Proposed Land Use Residential	
Total site area 11,840 SF	Current Appraised Value \$209,400	Existing Building Footprint 2,106 SF	Open Space Area 9,467 SF
# of Buildings 2	Estimated Cost of Construction \$80,000	Proposed Building Footprint 2,318 SF	Pavement Coverage 1,108 SF
Are you also submitting any of the following applications?			
<input type="checkbox"/> Building Permit	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Other (specify) <u>HISTORIC RESOURCES COMMISSION REVIEW</u>		

Property Address: 621 Tennessee

**Detailed Description of Proposed Project:
(Attach additional sheets if necessary)**

DESCRIPTION OF EXISTING EXTERIOR FEATURES:

Generally the exterior fenestration of the house employees classic craftsman bungalow style homes with low-pitched roofs, brick wainscot with stucco siding above, wide roof eaves with triangular brackets along the gable eaves, exposed roof rafters [rafter tails], simple butt-jointed wood trim around doors and windows, exterior masonry chimney, and numerous windows. The footprint of the house is a very simple T-shape with the top of the 'T' paralleling Tennessee Street.

The main, East, facade has a three gable roof form: one over the living room, the second a small porch that serves as a covered entry, and the third over a bay window. The main roof ridge runs higher and perpendicular to the front gables. A modern screened porch addition extends South with it's roof paralleling the main roof. The South and North elevations show the gable end of the main roof and the back portion of the house intersecting the main. The modern screened porch covers the detail the exterior fire place and much of the facade. The back, West, facade shows the gable end of the bottom leg of the 'T'.

The Garage has some of the craftsman bungalow style with the low pitched roof with large overhangs and exposed rafter tails but much more simple without the detailing that shows in the house. The roof ridge run North-South parallel to the alley. The West, North and East facades have very small window opening for daylight. The East face has a "man" door and the South with the large modern sectional overhead door.

**Reason for Request:
(Attach additional sheets if necessary)**

See attached.



6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

OWNER AUTHORIZATION

I/WE Douglass Still and Lori Noewood, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 18th day of October, 20 10, 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 Daniel Sabatini (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 621 Tennessee 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.

Douglas E. Still Lori Noewood
Owner Owner

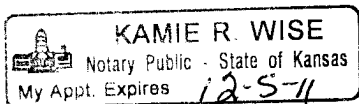
STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 18th day of October, 20 10

by Kamie R Wise.

My Commission Expires: 12-5-11

Kamie R Wise
Notary Public



Proposed Project, Reason for Request:

When we chose to settle in Lawrence three and a half years ago, it was with the dream of finding a craftsman bungalow downtown. We adore our new home at 621 Tennessee. It is everything we have been hoping to find. It is where we want to raise our kids and where we imagine living when they are gone to college. It affords us a fabulous lifestyle of involvement and access to downtown, parks, festivals, library, art center, farmer's market, etc. We chose to be a part of this community and these elements are very important to us. This home is wonderful for our lifestyle, values and tastes.

The original Harris Home catalogue from the 1920's is our inspiration for the design you see before you. Our home's square footage is just perfect. We would, however, like to gain some three feet of head room and light in the second floor, in what will be our daughters' bedrooms and bath. The issue is just being able to comfortably stand in the upstairs rooms that already exist. It is our intention to maintain our home's stylistic and historic integrity and also improve it's relevance to the realities of today's family. Our two daughters will quickly outgrow the hobbit sized ceiling the house has now. Our goal is to better use what already exists rather than to increase the footprint of the house. Viewed from the exterior, our mission is to gain the upstairs headroom in a beautiful way that increases the charm of the bungalow and maintains it's proportions, the roof perimeter and all architectural details. The original home would remain intact with the caveat that the screen porch was added in 2003 and the "outlook dormer" in 2010.

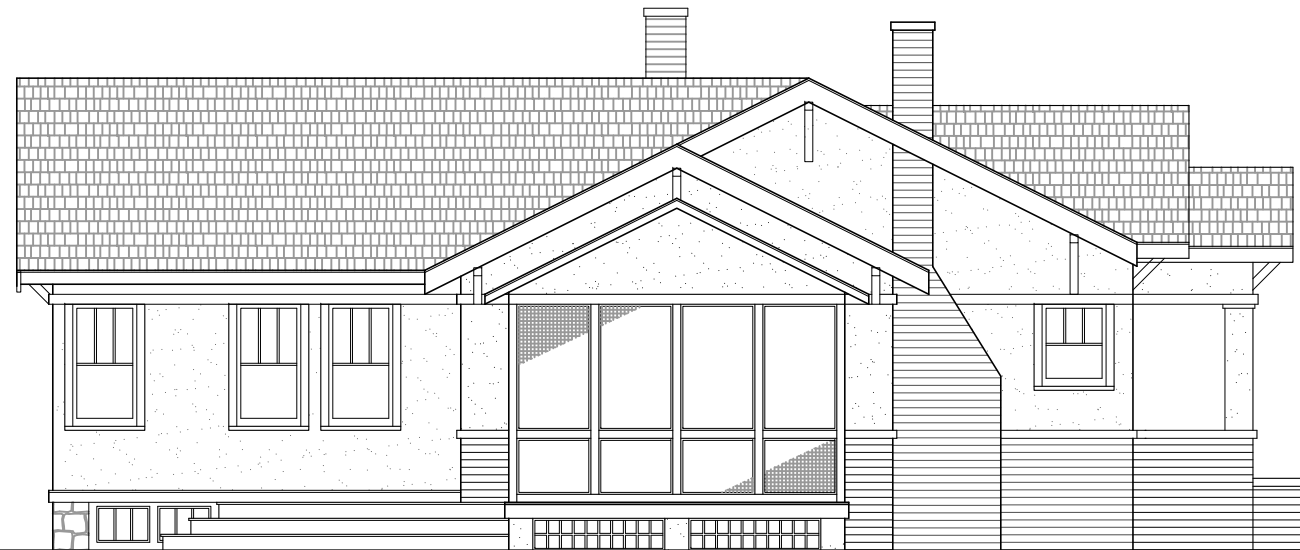
Considering the deteriorated and termite infested condition of the existing garage, we would like to replace it with a similar structure that accommodates two cars. Luckily the garage is not and would not be a very visible structure from any direction save the alley. Our design keeps the garage relating beautifully to the house and to its origins while admitting the modern necessity of owning two vehicles.

We are going to take great care of this house! It will continue to be a jewel and a credit to our town and the historic district.



Existing East Elevation

Scale: 1/8" = 1'-0"



Existing South Elevation

Scale: 1/8" = 1'-0"



Existing West Elevation

Scale: 1/8" = 1'-0"



Existing North Elevation

Scale: 1/8" = 1'-0"

Project:

Revisions:

HRC Submittal

Issue Date: 03.07.10
Scale: AS NOTED
Project No.: 10240.010
Drawn By: LN
Checked By: DS

Title: EXISTING
ELEVATIONS

Sheet No.:

A102



Proposed East Elevation

Scale: 1/8" = 1'-0"



Proposed South Elevation

Scale: 1/8" = 1'-0"

Project:

Revisions:

HRC Submittal

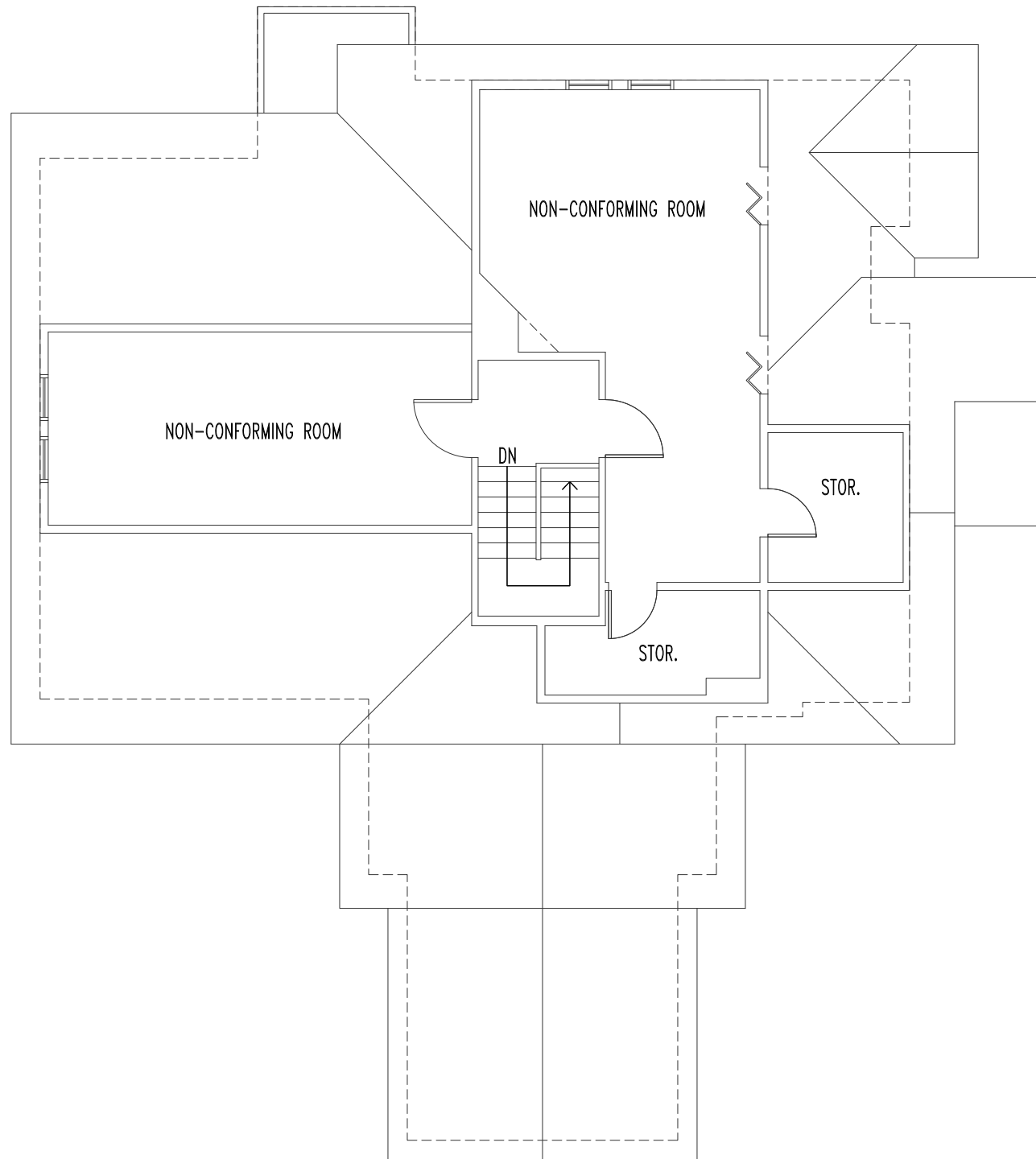
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Scale: AS NOTED
Project No.: 10240.010
Drawn By: LN
Checked By: DS

Title:

PROPOSED
ELEVATIONS

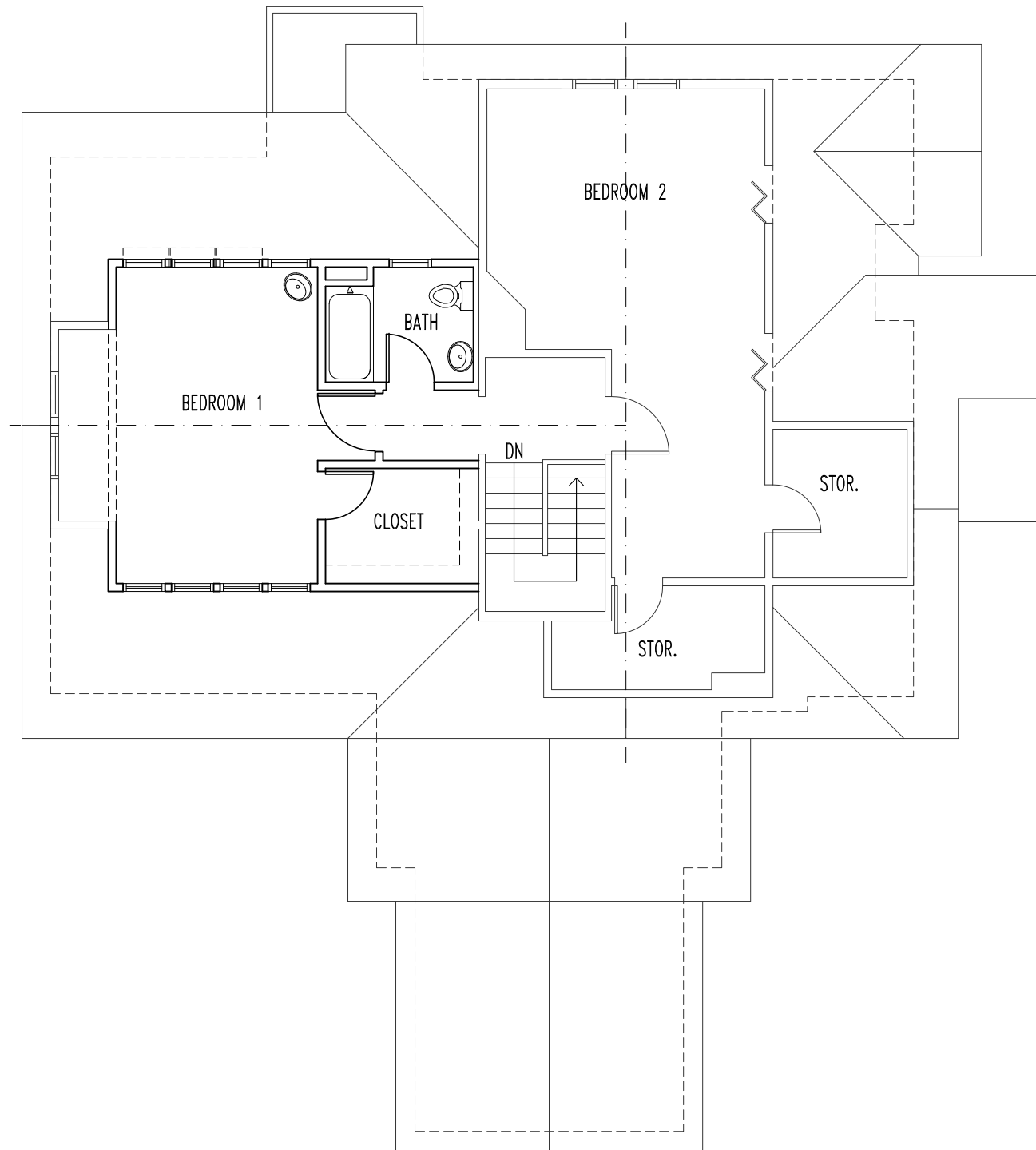
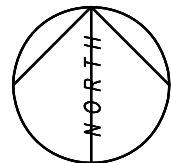
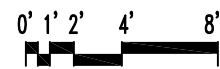
Sheet No.:

A201



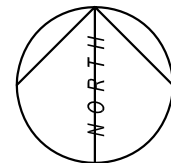
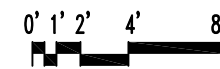
Existing Second Floor Plan

Scale: 1/8" = 1'-0"



Proposed Second Floor Plan

Scale: 1/8" = 1'-0"



Project:

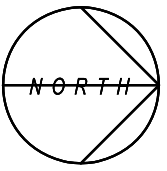
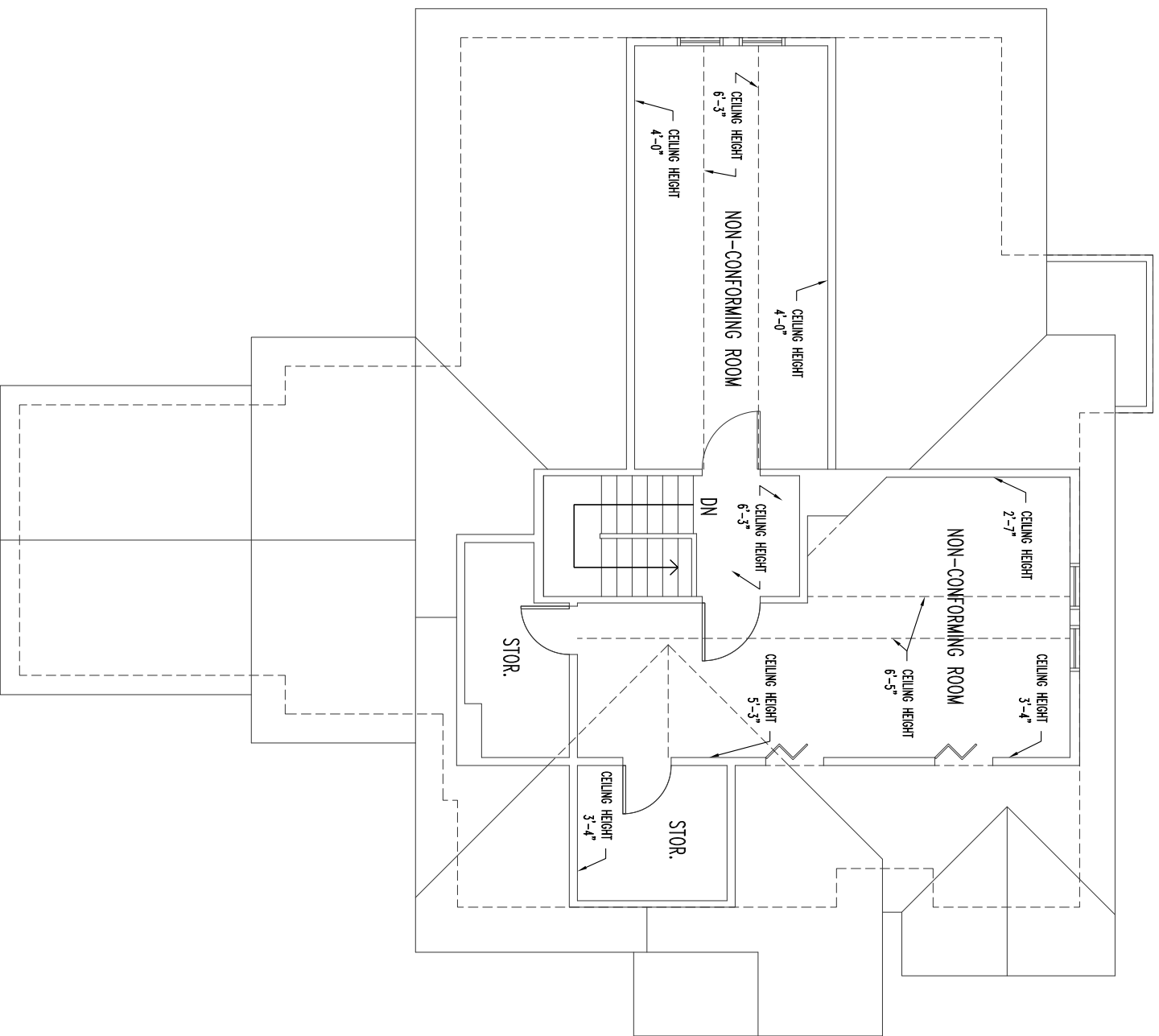
Revisions:

HRC Submittal

Issue Date: 03.07.10
Scale: AS NOTED
Project No.: 10240.010
Drawn By: LN
Checked By: DS

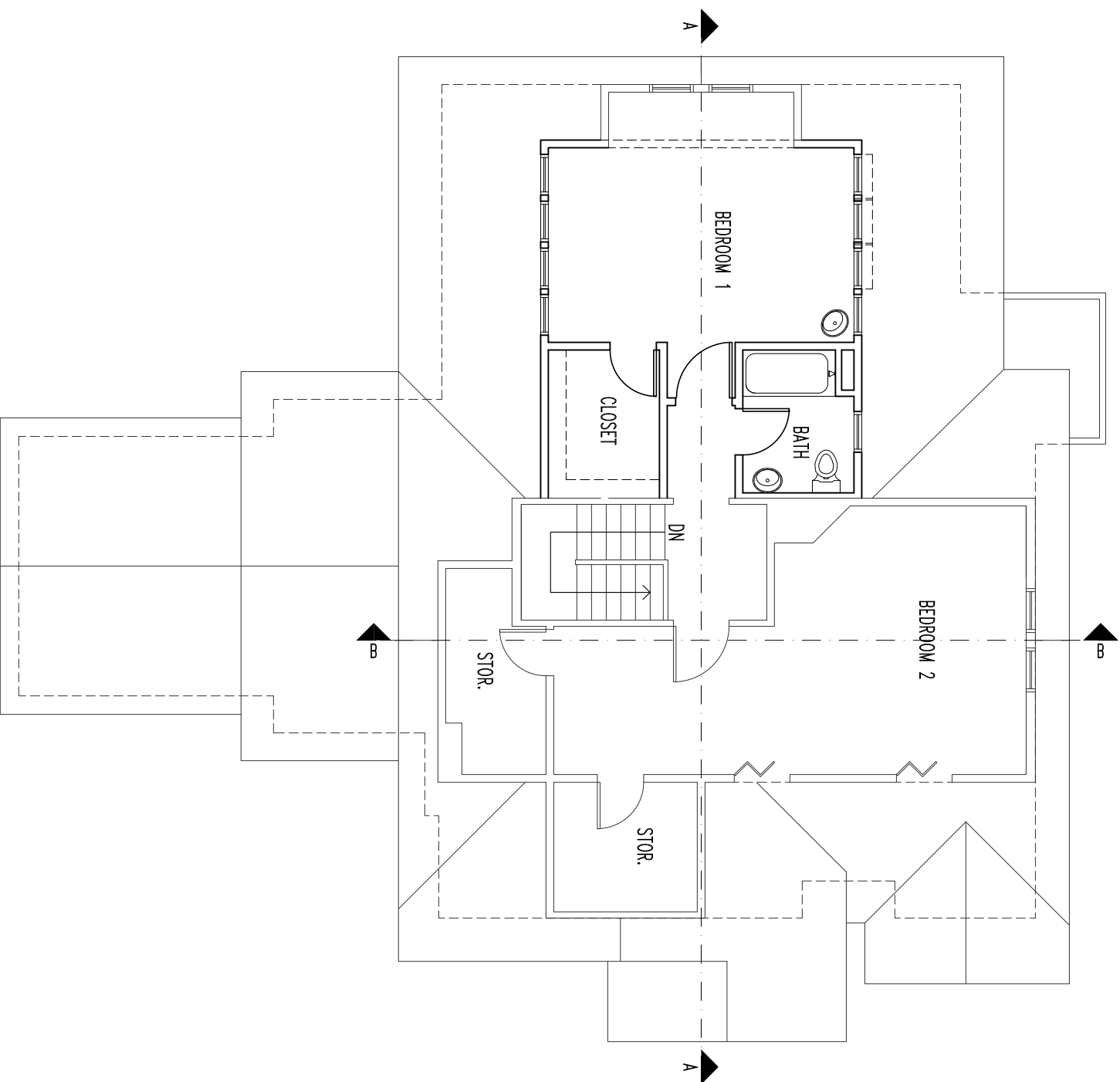
Title:
SECOND
FLOOR PLAN

Sheet No.:



Existing Second Floor Plan

Scale: 1/8" = 1'-0"



Proposed Second Floor Plan

Scale: 1/8" = 1'-0"



sabatini
architects
INC.

730 NEW HAMPSHIRE STREET SUITE 233, LAWRENCE, KS 66044
T.785.331.3399 F.785.331.0846
www.sabatiniarchitects.com

Project: **Stull-Norwood Residence**
621 Tennessee Street Remodel
Lawrence, Kansas

Revisions:

HRIC Submittal

Issue Date: 03.07.10

Scale: AS NOTED

Project No.: 1024.07.10

Drawn By: LN

Checked By: DS

Title:

FLOOR PLAN

Sheet No.: A301

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-01-10-11 1942 Learnard Ave; Interior Remodel; Certificate of Appropriateness Review. The property is in the environs of the Zinn-Burroughs House (1927 Learnard Ave), Lawrence Register of Historic Places; Submitted by Christopher and Molly Crook, the property owners of record.

B. PROJECT DESCRIPTION

The applicant is requesting to complete an interior remodel which affects exterior windows. One bathroom window will be replaced, a storm window will be replaced with like materials and a third broken window will be replaced with like materials.



Southwest façade



Northwest facade

C. STANDARD FOR REVIEW

Chapter 22 of the Code of the City of Lawrence

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, wherever possible. In the event replacement is necessary, the new material 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 conjectural 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;

D. STAFF RECOMMENDATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed project does not encroach upon, damage or destroy listed historic properties and their environs with the following conditions:

1. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-02-11-11 933 Ohio Street; Driveway Bollards; Certified Local Government Review and Certificate of Appropriateness Review. The main structure is a non-contributing structure and the accessory structure is a contributing structure to the Oread Historic District, National Register of Historic Places. It is also located in the environs of the Benedict House (923 Tennessee) and the Charles and Adeline Duncan House (933 Tennessee), Lawrence Register of Historic Places. Submitted by Ryan Bailey for Candice Davis, Tom Harper & Terri Erickson-Harper, the property owners of record.

B. PROJECT DESCRIPTION

The applicant is requesting to install bollards near the foundation of the garage to prevent automobiles from damaging the alley side of the contributing accessory structure.



C. STANDARD FOR REVIEW

Secretary of the Interior's Standards (Certified Local Government)

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 materials or alterations 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.
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 historic 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:

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 the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness should 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, wherever possible. In the event replacement is necessary, the new material 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 conjectural 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 archeological resources affected by, or adjacent to, any project;
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations 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.

D. STAFF RECOMMENDATION

In accordance with the Secretary of the Interior's Standards and Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed project does not encroach upon, damage, or destroy listed historic properties and their environs with the following conditions:

1. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-2-12-11 2900 Chisholm; Window Replacement; Certificate of Appropriateness Review. The property is in the environs of the Grover Barn (2819 Stone Barn Terrace), Lawrence Register of Historic Places. Submitted by Jack Hope Designs for Anna Marie Hill, property owner of record.

B. PROJECT DESCRIPTION

The applicant is requesting to replace the windows as part of an interior update to the structure built in 1971.



South façade



North facade

C. STANDARD FOR REVIEW

Chapter 22 of the Code of the City of Lawrence

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, wherever possible. In the event replacement is necessary, the new material 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 conjectural 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 archeological resources affected by, or adjacent to, any project;

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations 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.

The rear of this house and property faces the historic property. The backyard of the residence has a wooden fence, which obscures the view and significantly lessens any impact on the historic structure.

D. STAFF RECOMMENDATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed project does not encroach upon, damage or destroy listed historic properties and their environs with the following conditions:

1. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

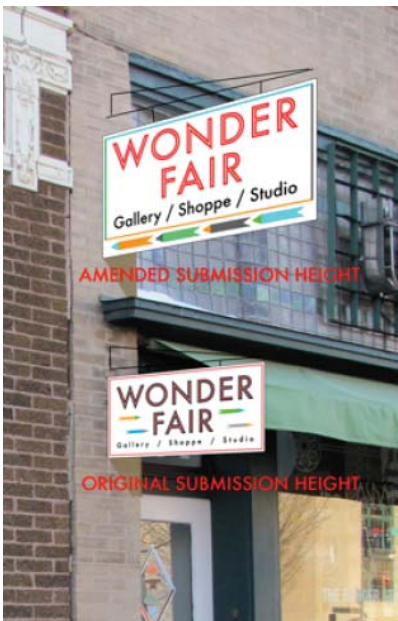
DR-2-14-11 803 ½ Massachusetts Street; Sign; Certified Local Government Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Kelly Clark for David and Susan Millstein, the property owners of record.

B. PROJECT DESCRIPTION

The applicant is requesting to install a projecting sign of a larger size than approved with DR-8-88-10 at 803 ½ Massachusetts Street. The proposed sign is within the size guidelines recommended in the Downtown Design Guidelines.



Existing



Proposed



Existing

C. STANDARD FOR REVIEW

Secretary of the Interior's Standards

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

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.

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 historic 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:

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

(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:

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;

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;

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations 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.

Downtown Design Guidelines

The City Commission and the Historic Resources Commission have adopted a set of *Downtown Design Guidelines* (2009) to review projects within the Downtown Urban Conservation Overlay District. The guidelines that relate to this project are:

17. Awnings, Canopies, and Marquees

Movable fabric awning: A retractable, roof-like shelter constructed to permit being rolled, collapsed, or folded back to the facade of the building.

Stationary fabric awning: Awnings of stationary design, typically with metal frames, and covered with fabric.

Fixed awning: A rigid, roof-like shelter sloping and draining away from the building.

Canopy: A rigid, flat roof-like structure, sloping and draining towards the building.

Marquee: A large rigid, flat roof-like structure erected only over the entrance to a building.

- 17.1 All effort should be made to retain and restore existing canopies, awnings, and marquees.
- 17.2 Awnings should be of the traditional sloped configuration rather than curved, vaulted, or semi-spherical.
- 17.3 Canopies and awnings shall reflect the door and window openings or structural bays of the building. An awning, canopy, or marquee that spans continuously across more than one structural bay or storefront is not appropriate.
- 17.4 Movable and stationary awnings should be made of cloth or other woven fabric such as canvas.
- 17.5 Metal awnings are generally not appropriate, but can be used in some instances if they are compatible with the historic character of the building.
- 17.6 Vinyl or plastic awnings are not appropriate.
- 17.7 While Downtown Lawrence once contained a number of pole- or post-supported awnings and canopies, this type of awning shall not be allowed because of pedestrian considerations.
- 17.8 Back-lit or illuminated awnings or canopies are not permitted. These awnings, because of their high visibility, function more as signs than a means of providing comfort and protection for pedestrians.
- 17.9 Awnings mounted at the storefront level should not extend into the second story of building facade.
- 17.10 Upper-floor awnings should be mounted within window openings.
- 17.11 Awnings shall be narrow in profile and shall not comprise residential design elements such as mansard roof forms or shake shingle cladding.
- 17.12 Awnings and canopies should not project more than 6 feet from the lot line and must be suspended from, or affixed to, the building.
- 17.13 If a building facade contains a transom area, awnings should be installed in such a way as not to obscure or damage it.
- 17.14 Awning fabric or material design should be striped or solid color, using colors appropriate to the period of the storefront.
- 17.15 Awnings should not obscure character-defining features such as arched transom windows, window hoods, cast-iron ornaments, etc.
- 17.16 Awning units should be mounted or affixed in such a way as to avoid damage to the building's distinctive architectural features.

18. Signs and Signage

- 18.1 All signs shall conform to the Sign Code provisions in Article 7 of the Code of the City of

- Lawrence.
- 18.2 The primary focus of signs in Downtown Lawrence shall be pedestrian-oriented in size, scale, and placement, and shall not be designed primarily to attract the notice of vehicular traffic.
 - 18.3 'Permanent' sign types that are allowed are: awning, hanging, projecting, wall, and window signs. Freestanding signs will not be considered except in cases where a detached building is set back from the street.
 - 18.4 Temporary (i.e., sidewalk, easel-mounted or freestanding) signage is permitted as long as it is in compliance with other City codes, and does not obscure significant streetscape vistas or architectural features.
 - 18.5 In no case shall a temporary sign substitute as a permanent sign.
 - 18.6 Wall signs must be flush-mounted on flat surfaces and done in such a way that does not destroy or conceal architectural features or details.
 - 18.7 Signs identifying the name of a building, the date of construction, or other historical information should be composed of materials similar to the building, or of bronze or brass. These building identification signs should be affixed flat against the building and should not obscure architectural details; they may be incorporated into the overall facade design or mounted below a storefront cornice.
 - 18.8 Signs should be subordinate to the building's facade. The size and scale of the sign shall be in proportion to the size and scale of the street level facade
 - 18.9 Storefront signs should not extend past the storefront upper cornice line. Storefront signs are typically located in the transom area and shall not extend into the storefront opening.
 - 18.10 Signs for multiple storefronts within the same building should align with each other.
 - 18.11 Existing signs of particular historic or architectural merit, such as the Varsity or Granada theater marquees, should be preserved. Signs of such merit shall be determined at the discretion of the Historic Resources Commission.
 - 18.12 Wall-mounted signs on friezes, lintels, spandrels, and fascias over storefront windows must be of an appropriate size and fit within these surfaces. A rule of thumb is to allow twenty (20) square inches of sign area for every one foot of linear façade width.
 - 18.13 A hanging sign installed under an awning or canopy should be a maximum of 50% of the awning or canopy's width and should be perpendicular to the building's façade.
 - 18.14 A projecting sign shall provide a minimum clearance of eight feet between the sidewalk surface and the bottom of the sign.
 - 18.15 A projecting sign shall be no more than fifteen square feet in size with a maximum sign height of five feet.
 - 18.16 A larger projecting sign should be mounted higher, and centered on the facade or positioned at the corner of a building.
 - 18.17 A projecting sign shall in no case project beyond 1/2 of the sidewalk width.
 - 18.18 A window sign should cover no more than approximately thirty percent (30%) of the total window area.
 - 18.19 Sign brackets and hardware should be compatible with the building and installed in a workman-like manner.
 - 18.20 The light for a sign should be an indirect source, such as shielded, external lamps.
 - 18.21 Whether they are wall-mounted, suspended, affixed to awnings, or projecting, signs must be placed in locations that do not obscure any historic architectural features of the building or obstruct any views or vistas of historic downtown.
 - 18.22 Signs illuminated from within are generally not appropriate. Lighting for externally illuminated signs must be simple and unobtrusive and must not obscure the content of the sign or the building facade.

D. STAFF RECOMMENDATION

In accordance with the Secretary of the Interior's Standards, Chapter 22 of the Code of the City of Lawrence and the *Downtown Design Guidelines*, the standards of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed project does not encroach upon, damage, or destroy listed historic properties and their environs with the following conditions:

1. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-2-15-11 420 W 11th St; Gertrude Sellards Pearson Residence Hall rehabilitation; Certified Local Government Review and Certificate of Appropriateness Review. This property is located in the environs of:

- *Oread Historic District, National and Lawrence Registers of Historic Places
- *Bailey House (1101 Ohio St), Lawrence and Kansas Register of Historic Places
- *Bell House (1008 Ohio St), Lawrence and National Register of Historic Places
- *Morse House (1041 Tennessee St), Lawrence and National Register of Historic Places
- *Greenlee House (947 Louisiana St), National Register of Historic Places
- *Blood House (1015 Tennessee St), National Register of Historic Places
- *Duncan House (933 Tennessee St), National Register of Historic Places
- *Benedict House (923 Tennessee St), National Register of Historic Places

Submitted by University of Kansas Office of Design and Construction Management for KU Department of Student Housing, the property owner of record.

B. PROJECT DESCRIPTION

The applicant is requesting to renovate GSP Residence Hall, changing it from a women-only to co-ed facility. Interior work consists of demolition and reconstruction of living, dining and kitchen spaces. Exterior work includes new rooftop mounted mechanical equipment and a screening wall, removing the existing HVAC condensing unit and new generator installed. Some improvements to the front entry and rear patio include new paving and landscaping, stairs and accessible entrance.



The GSP is located on property owned by the University of Kansas but located in the environs of several properties listed in the National Register of Historic Places. The Campus Historic

Preservation Board (CHPB) has an agreement with the SHPO similar to the agreement the City of Lawrence has with the SHPO to review projects for their effect on listed properties and their environs. The City of Lawrence and the University of Kansas have a cooperative agreement that identifies how to review projects with joint jurisdiction. This project has been reviewed and approved by the CHPB.

The property is also located in the environs of properties listed in the Lawrence Register of Historic Places. The proposed project meets the standards and guidelines identified in Chapter 22 of the Code of the City of Lawrence.

GSP is a character defining structure of the environs of the listed properties, but the proposed alterations to the structure and site will not have an adverse affect on the listed properties or their environs.

C. STANDARD FOR REVIEW

Standards for Evaluating the Effect of Projects on Environs (Certified Local Government)

1. The character of a historic property's environs should be retained and preserved. The removal or alteration of distinctive buildings, structures, landscape features, spatial relationships, etc. that characterize the environs should be avoided.
2. The environs of a property should be used as it has historically been used or allow the inclusion of new uses that require minimal change to the environs' distinctive materials, features, and spatial relationships.
3. The environs of each property will be recognized as a physical record of its time, place, and use. Changes to the environs that have acquired historic significance in their own right should be retained and preserved.
4. Demolition of character-defining buildings, structures, landscape features, etc. in a historic property's environs should be avoided. When the severity of deterioration requires removal within the environs, compatible reconstruction shall occur.
5. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
6. New additions, exterior alterations, infill construction, or related new construction should not destroy character-defining features or spatial relationships that characterize the environs of a property. The new work shall be compatible wit the historic materials, character-defining features, size, scale and proportion, and massing of the environs.
7. Moved historic properties that have not retained or acquired historic significance in their new environs shall be considered as artifacts without environs.

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 the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness should 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, wherever possible. In the event replacement is necessary, the new material 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 conjectural 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 archeological resources affected by, or adjacent to, any project;

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations 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.

D. STAFF RECOMMENDATION

In accordance with the Standards for Evaluating the Effect of Projects on Environs and Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed project does not encroach upon, damage, or destroy listed historic properties and their environs with the following conditions:

1. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-2-16-11 621 Tennessee St; Basement Finish; Certified Local Government 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 Lori Norwood and Douglass Stull, the property owners of record.

B. PROJECT DESCRIPTION

The applicant is proposing a remodel of the basement at 621 Tennessee Street. Plans include adding a theatre room, home gym, laundry/utility room, full bathroom and an office with an egress window. The egress window will be in the office located on the north side of the structure. Currently the applicant has a request for an addition to the structure- DR-2-17-11. These two items were split to allow the applicant the ability to start work on the basement area while working with the HRC and staff on the placement, scale and size of the addition. The proposed basement remodel meets the Secretary of the Interior's Standards and the only exterior alteration for this part of the project is the egress window. The new window should have sufficient landscaping around the site to visually screen the new window from the public view.



C. STANDARD FOR REVIEW

Secretary of the Interior's Standards (Certified Local Government)

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 materials or alterations 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 archeological 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 historic property and its environment would be unimpaired.

D. STAFF RECOMMENDATION

In accordance with the Secretary of the Interior's Standards and the standards of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed project does not encroach upon, damage, or destroy listed historic properties and their environs with the following conditions:

1. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.
2. This approval is only for the basement finish and does not include the attic addition.
3. The new window will be aluminum clad.
4. The area around the new window well will be landscaped to screen the window addition.

