

**HISTORIC RESOURCES COMMISSION  
AGENDA MEETING- DECEMBER 17TH 2009--6:30 PM  
ACTION SUMMARY**

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

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**ITEM NO. 1: ACTION SUMMARY**

Action Summary from the November 19, 2009 meeting will be heard at the January 21<sup>st</sup>, 2010 Historic Resources Commission meeting.

**ITEM NO. 2: COMMUNICATIONS**

- a) Received communications from Dennis Brown, Lawrence Preservation Alliance.
- b) No declaration of abstentions from specific agenda items by commissioners.

**ITEM NO. 3:** DR-11-130-09 1223 Ohio Street; Addition and Remodel; Certified Local Government Review. The property is located in the environs of the Oread Historic District, the Hancock Historic District, and the Ecumenical Christian Ministries Building (1204 Oread Ave), National Register of Historic Places. Submitted by Dan Hermreck for Odyssey Rentals LLC, the property owners of record.

**STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

**APPLICANT PRESENTATION**

Dan Hermreck stated the property at 1223 Ohio was currently vacant. He said the applicant purchased the property within the past month. Mr. Hermreck stated there were five parking spots in the back alley. He said the interior of the structure would be remodeled and the exterior would be repaired. Mr. Hermreck said an addition would be added to the rear of the house.

Commissioner Wiechert asked the applicant if there was water in the cistern.

Mr. Hermreck stated he was unsure if there was water in the cistern.

Commissioner Wiechert asked the applicant how the cistern would be filled in.

Mr. Hermreck stated the cistern would be filled with sand and dirt.

Commissioner Wiechert stated the cistern should be filled with clay.

Mr. Hermreck said the foundation of the structure was in good shape and the concrete pad would be a minimum of four inches thick. He said the old addition on the rear of the structure would be replaced.

Commissioner Sizemore asked Mr. Hermreck why the addition would only be one story high.

Mr. Hermreck said a one story addition was the most cost effective.

Commissioner Wiechert asked what type of foundation was under the existing structure.

Mr. Hermreck said the existing foundation was stone and concrete and the addition would be tied in.

Commissioner Sizemore asked Mr. Hermreck how tall the concrete retaining wall in the rear of the house was.

Mr. Hermreck said the retaining wall was between seven and eight feet tall and was in good condition.

#### **PUBLIC COMMENT**

There was no public comment.

#### **COMMISSION DISCUSSION**

Commissioner Veatch said the addition appeared to be small.

Commissioner Antle asked if the project would be affected by the Oread Neighborhood Plan.

Ms. Braddock Zollner stated the Oread Neighborhood Plan would not affect the project.

Commissioner Veatch said the proposal for the area appeared to be designated as medium density.

Commissioner Wiechert asked Ms. Braddock Zollner if staff liked to see a break between the old and new addition.

Ms. Braddock Zollner stated staff suggested a break between the old and new addition. She said the lot at 1223 Ohio was challenging for the addition.

#### **ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to approve the project at 1223 Ohio Street with the following conditions, in accordance with the Standards and Guidelines for Evaluating the Effect of Projects on Environs, the standard of evaluation, and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic properties.

1. The applicant provide complete construction documents, with material notations and additional information on the roof/wall junction for the addition to the historic structure and the new landing and steps in the rear yard, to be reviewed and approved by the Historic Resources Administrator prior to release of a building permit;

2. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work;
3. The property owner will allow staff access to the property to photo document the project before work commences, during construction, and upon completion of the project.
4. The approval of this project by the Historic Resources Commission does not guarantee the approval of the pending Site Plan.

Motion approved unanimously 5-0

**ITEM NO. 4:** DR-11-131-09 345 Mississippi St; Garage Addition; Certified Local Government Review. The property is located in the environs of the Pinckney II Historic District, National Register of Historic Places. Submitted by Dan Hermreck for Harry and Patricia Miller, the property owners of record.

### **STAFF PRESENTATION**

Ms. Kirchhoff presented the item.

### **APPLICANT PRESENTATION**

Dan Hermreck stated the applicant liked to repair pianos and would like the addition for convenience. He said the lot was 100x125 feet. Mr. Hermreck said the materials for the addition would be the same as the existing structure. He said the floor would be concrete and there would be a second garage door added.

Commissioner Marvin asked the applicant if there would be climate control added.

Mr. Hermreck stated a heater would be installed in the addition.

### **PUBLIC COMMENT**

There was no public comment.

### **COMMISSION DISCUSSION**

Commissioner Veatch said he would prefer an addition rather than replacement.

Commissioner Wiechert said the structure appeared to be in good condition.

Ms. Braddock Zollner said there was stone curbing directly adjacent to the driveway that would remain.

### **ACTION TAKEN**

Motioned by Commissioner Antle, seconded by Commissioner Wiechert, to approve the project at 345 Mississippi street, with the following conditions and with the additional condition the stone curbing would be retained, in accordance with the Standards and Guidelines for Evaluating the Effect of Projects on Environs, the standard of evaluation, and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic properties.

1. The applicant provide complete construction documents, with material notations, including window and door details to be reviewed and approved by the Historic Resources Administrator prior to release of a building permit;
2. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work;
3. The property owner will allow staff access to the property to photo document the project before demolition, during construction, and upon completion of the project.

Motion approved unanimously 5-0

**ITEM NO. 5: MISCELLANEOUS MATTERS**

- A. No comment on Board of Zoning Appeals applications received since November 19, 2009.
- B. Review of any demolition permits received since the November 19, 2009 meeting.

Ms. Braddock Zollner stated she anticipated a demolition permit for 1120 Rhode Island Street and 1700 Tennessee Street – a severely fire damaged structure. Ms. Braddock Zollner showed photos of the structure and described the interior damage.

**PUBLIC COMMENT**

There was no public comment.

**ACTION TAKEN**

Motioned by Commissioner Antle, seconded by Commissioner Veatch, to approve the demolition permit for 1700 Tennessee Street.

Motion approved unanimously 5-0

- C. No correspondence since the November 19, 2009 meeting.
- D. Receive the Oread Neighborhood Plan and schedule for action in January.

Ms. Braddock Zollner presented an update of the draft Oread Neighborhood Plan.

Commissioner Wiechert said the boundaries of the University were not always consistent in the plans. He questioned if the University still owned all of the property listed in the plan.

Commissioner Antle asked Ms. Braddock Zollner if there were comments from the Planning Commission.

Ms. Braddock Zollner stated the Planning Commission discussed the plan and took public comment.

**PUBLIC COMMENT**

Dennis Brown said he studied the plan and was ready to make comment and suggestions. He said the plan had been revised and something that stood out was to preserve the existing housing stock and increase owner occupancy. He said the Oread neighborhood was fragile and if there were not strong actions to achieve the goals it would be too late. Mr. Brown said the Historic Resources Commission should support all of the revisions and specifically support the additions of the overlays for the Hancock and Oread districts. He said the meat of the plan would be in the design standards that were formed to support each district. Mr. Brown said the Lawrence Preservation Alliance would prefer a preservation Oread consultant lead the push to develop the design standards. He said the main public component should be the Oread owner-occupied residents and the outside investors should be in a lesser capacity. Mr. Brown said the Lawrence Preservation Alliance supported a local ordinance status for the two historic districts and the mention of down zoning was taken out of the plan and he did not know why. He said the neighborhood was almost all zoned RM32 and owner occupancy was trying to survive. Mr. Brown said there was loose language regarding commercial sentences in the draft plan like

'hotel uses' and the Lawrence Preservation Alliance did not want to see more hotels proposed for the Hancock District. He said the Oread district was a very dense neighborhood with varied uses. Mr. Brown said there were tear downs of what used to be single dwelling units and they were rebuilt as four-bedroom per side duplexes. He said the design standard should indicate two bedrooms per side for duplexes. He said the Lawrence Preservation Alliance was not saying there should not be boarding houses but it should be more restrictive in the medium density district. He said there were historic resources in the high density district that would make great boarding houses. He said most of the boarding houses would never be single family homes again and there needed to be some type of protection for owner occupancy structures. He said there needed to be targeted down zoning and it would fall on the Oread neighborhood and Planning Staff to help come up with a solution.

Commissioner Wiechert asked how many owner occupied structures were in the Oread neighborhood district.

Ms. Braddock Zollner stated the County indicated 17% of homes in the Oread neighborhood were owner occupied.

Commissioner Wiechert asked Ms. Braddock Zollner if a census would show the percentage of owner occupied structures in the Oread neighborhood.

Commissioner Veatch asked Ms. Braddock Zollner if the boarding house issue was an issue the overlay district guidelines would address.

Ms. Braddock Zollner said typically the guidelines would not deal with use issues.

Commissioner Wiechert asked Ms. Braddock Zollner how the plan would be updated in the future.

Ms. Braddock Zollner said there was a chart laying out the next step. She said the community would determine when the plan would need updated.

Commissioner Wiechert said a lot of data in the plan would not be accurate in one year.

Commissioner Veatch said plans age quickly.

Ms. Braddock Zollner said neighborhood associations were allowed to form their own boundaries.

Commissioner Wiechert asked how many properties in the Oread district were listed on the state register.

Ms. Braddock Zollner said currently properties listed on the National Register were listed on the State Register.

Ms. Braddock Zollner asked the Commission if they were comfortable with the information to have a discussion at the January meeting or if additional information was needed.

Commissioner Antle asked why the phrase down zoning was taken out of the plan.

Ms. Braddock Zollner said this was a neighborhood plan and all the stake holders have been at the meetings. She said the majority of property owners are absentee property owners and they were not in favor of down zoning.

Mr. Brown asked if certain areas could be down zoned.

Ms. Braddock Zollner said the underlying zoning always stays and the overlay is placed on top. She said if the Commission had questions they could send her an email prior to the January Historic Resources Commission meeting.

Commissioner Wiechert asked if there would be a definition page in the plan.

Ms. Braddock Zollner said most definitions were explained within the text of the plan.

E. Review of Administrative and Architectural Review Committee approvals since November 19<sup>th</sup>, 2009:

**Administrative Reviews**

- DR-10-125-09 2020 New Hampshire Street; Addition; Certified Local Government Review; The property is located in the environs of the George Mackie House (1941 Massachusetts St), National Register of Historic Places. Submitted by Eric Struckhoff, the property owner of record.
- DR-11-126-09 1740 Massachusetts Street; Sign; Certified Local Government Review. The property is located in the environs of the Eugene F. Goodrich House (1711 Massachusetts Street) and the Edward House House (1646 Massachusetts St), National Register of Historic Places. Submitted by Tammy Moody of Luminous Neon Inc. for Dillon Companies, Inc, the property owner of record.
- DR-11-127-09 809 Massachusetts Street; Sign; Certified Local Government. The structure is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by April DeKampo for Prairie Pond, LC, the property owner of record.
- DR-11-128-09 933 Massachusetts Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. The structure is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is individually listed in the Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Jennifer H. Coen, the property owner of record.
- DR-11-129-09 847 Massachusetts Street; Sign; Certified Local Government Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Tammy Moody of Luminous Neon Inc. for Thomas and Gladys Vance, the property owners of record.
- DR-11-132-09 907 Massachusetts Street; Walk-in Cooler Addition; Certified Local Government Review and Certificate of Appropriateness Review. The property

is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is also in the environs of Plymouth Congregational Church (925 Vermont St), Lawrence Register of Historic Places and located in the Downtown Conservation Overlay District. Submitted by George Kritos for G&P LC, the property owner of record.

DR-11-133-09 1002 New Hampshire Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the English Lutheran Church (1040 New Hampshire), Lawrence's Downtown Historic District, and the North Rhode Island Street Historic District, National Register of Historic Places and the Shalor Eldridge Residence (945 Rhode Island Street) Register of Historic Kansas Places. The property is also located in the environs of the Hendry House (941 Rhode Island) and the Shalor Eldridge Residence (945 Rhode Island), Lawrence Register of Historic Places and is located in the Downtown Conservation Historic District. Submitted by Luminous Neon for Berkeley Plaza, Inc., the property owner of record.

#### **ACTION TAKEN**

Motioned by Commissioner Veach, seconded by Commissioner Wiechert to confirm the Administrative Reviews.

Motion approved unanimously 5-0

Commissioner Sizemore said the Architectural Review Committee met regarding the Learnard Street project and the applicant was not willing to make alterations. He said the applicant would come back to the Historic Resources Commission meeting in January.

Commissioner Sizemore stated the Architectural Review Committee met regarding the door to the Round Corner Drugstore. He said the proposal was for a Cyprus door and the Architectural Review Committee denied the request.

Commissioner Sizemore said the Rhode Island homes were reviewed and approved.

- F. No comment on variance (BZA) requests received since November 19, 2009.
- G. No general public comment.
- H. Miscellaneous matters from City staff and Commission members.

Ms. Braddock Zollner stated the Ingredient Restaurant would like to add a wind enclosure at the entry way of the restaurant.

Commissioner Marvin said the visual impact would be covered in the guidelines.

Commissioner Antle asked if the wind enclosure would be in place for only a few months out of the year.

Ms. Braddock Zollner stated the wind enclosure would only be in place a few months of the year.

Commissioner Veatch stated attendance issues needed to be discussed at a future meeting.

Ms. Braddock Zollner stated she attended the pre-bid at the Carnegie Library. She said the bid opening would be January 12<sup>th</sup>, 2010.

**ACTION TAKEN**

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

Motion carried unanimously, 5-0

**ADJOURN –8:20p.m.**