

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING—FEBRUARY 19, 2009--6:30 PM
ACTION SUMMARY**

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

ITEM NO. 1: ACTION SUMMARY

Commissioner Veatch suggested one change to the January 15th, 2009 Action Summary.

Motioned by Commissioner Veatch, seconded by Commissioner Marvin, to approve the January 15th, 2009 Action Summary.

Motion carried unanimously, 5-0

ITEM NO. 2: COMMUNICATIONS

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

Ms. Braddock Zollner stated the packet included two letters about the Ecumenical Christian Ministries nomination.

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

ITEM NO. 3: L-12-03-08 1204 Oread Avenue, Ecumenical Christian Ministries Building. Submitted by Tom Harper for Ecumenical Christian Ministries at KU Inc., the property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Tom Harper stated he had been working on the nomination for the Ecumenical Christian Ministries Building for over a year. He said the building had a long rich history which included social history. Mr. Harper stated the building was an important place for people from Kansas University and the community to meet over the years.

Ms. Leslie Tuttle presented a slide show and explained the fifty year history of the Ecumenical Christian Ministries building.

Mr. Harper presented a slide show and photos of the fifty year history of the Ecumenical Christian Ministries building.

Commissioner Antle arrived.

Thad Holcomb stated he moved to the area in 1991. He said many community groups meet at the Ecumenical Christian Ministries building. He said currently there was a campaign to preserve the building.

PUBLIC COMMENT

Dennis Brown stated the Lawrence Preservation Alliance was in support of the local nomination for the Ecumenical Christian Ministries building and was supportive of the building being nominated to the State and National Registers. Mr. Brown stated the structure was an excellent local example of the modernist movement in post war architecture and an example of great construction by BA Green Construction Company. He said the building had retained a great deal of its architectural integrity, including the chairs in the building that were still used daily. Mr. Brown said modernist architecture, as it related to preservation; helped break the misperception that preservationist only focus on the past and long for the good old days. He said modern architecture was the virtual antithesis of Victorian architecture. He said as post war architecture passes the fifty year milestone for consideration to historic registers it was a great reminder that preservation is not static and that it challenged the buildings being built today to be lasting. He said preservation is community recognition of the built environment among us.

COMMISSION DISCUSSION

Commissioner Wiechert asked Mr. Holcomb to explain the preservation campaign.

Mr. Holcomb stated the goal was to keep the reconstruction as green as possible. He said the heating and air conditioning needed replaced. Mr. Holcomb stated a new kitchen, painting, and a parking lot was needed. He said the estimated cost for the repairs was \$850,000.00 to \$900,000.00.

Commissioner Antle stated some parts of campus history had been lost in the area of the Ecumenical Christian Ministries building.

Commissioner Sizemore stated the building could stand alone on its architecture. He said the letters received addressed the restrictions or additional burden the environs might cause on the surrounding property. Commissioner Sizemore stated the environs of the property was enclosed within already established environs.

Commissioner Meyer said some of the property owners in the area were not within the environs.

Ms. Braddock Zollner stated various homes in the area on Ohio Street and Louisiana Street were not within the environs. She said 1210 Ohio, 1212 Ohio, 1229 Ohio, 1231 Ohio, 1241 Ohio, 1247 Ohio, and 1244 Louisiana were not in the proposed local environs. She said the other letter that was received asked the Commission to take no action at tonight's Commission meeting.

Commissioner Meyer said the letters regarding the project mailed to the surrounding property owners were dated February 9th. She asked Ms. Braddock Zollner if it would have been possible to send notice sooner.

Ms. Braddock Zollner said the Code was written to notify the property owners within a certain period of the publishing in the newspaper. She said the notification was sent within a two week period of the publishing.

Commissioner Meyer asked if the letter indicated how many feet the radius surrounding the property consisted of.

Ms. Braddock Zollner stated the letter indicated the meeting date and time, and that the property owners within 250 feet of the property were receiving notification.

Commissioner Meyer stated the letter was mailed on February 9th, 2009. She said ten days from the date of the letter may not be enough time for a property owner to inquire regarding the notice.

Commissioner Veatch asked Ms. Braddock Zollner if Staff followed the Code.

Ms. Braddock Zollner stated Staff followed Chapter 22 of the City Code.

Commissioner Veatch stated there was no relationship between the Oread Neighborhood Plan and the Ecumenical Christian Ministries building.

Commissioner Meyer said it was unclear from the letter if the writer needed more time to find information. She asked Staff if there was further communication other than the two letters received.

Ms. Braddock Zollner stated she had telephone conversations with Mr. Munch.

Commissioner Veatch asked Ms. Braddock Zollner if she had explained to Mr. Munch the procedures of notifying property owners within 250 feet of the property.

Commissioner Antle said half the properties listed on the property ownership list were owned by only two people.

Commissioner Marvin asked Ms. Braddock Zollner if Mr. Munch was aware that the building had to be fifty years old to be considered for the register.

Ms. Braddock Zollner stated she had not had a telephone conversation with Mr. Holroyd.

Commissioner Veatch said the letter claimed the building had not been maintained for years.

Ms. Braddock Zollner said the administrator set the public hearing date and within ten days after publication of the public notice the notice was sent to property owners within 250 feet of the property.

Commissioner Veatch asked Commissioner Meyer if the surrounding property owners needed two weeks notice to inquire about the property.

Commissioner Meyer said she had a concern with the short time frame of the notice.

Commissioner Veatch said the letter writer wanted to postpone the decision until there was a new Oread Neighborhood Plan. He said the Commission had already endorsed the property for State and National recognition.

Commissioner Antle asked if there should be a consideration for a policy change.

Commissioner Veatch said the letter writer did not say there was no time to study the proposal.

Commissioner Sizemore said the listing would have no impact on any of the property owners.

ACTION TAKEN

Motioned by Commissioner Marvin, seconded by Commissioner Antle, to adopt a resolution for recommendation to be submitted to the City Commission for designation as a landmark.

Motion carried unanimously, 6-0