

**City of Lawrence
Historic Resources Commission
May 20, 2010**

MEMBERS PRESENT: Wiechert, Foster, Veatch, Meyer, Smith, Antle

MEMBERS EXCUSED: Williams

STAFF PRESENT: Braddock Zollner, Parker, Kirchhoff

PUBLIC PRESENT: Applicants: Hecker, Hermreck, Moody, Liebert, Harwood

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING- MAY 20TH 2010--7:00 PM
ACTION SUMMARY**

Commissioners present: Wiechert, Foster, Veatch, Meyer, Smith, Antle

Commissioners excused: Williams

Staff present: Braddock Zollner, Kirchhoff, Parker

ITEM NO. 1: ACTION SUMMARY

Receive Action Summary from the March 25, 2010 & April 15, 2010 meeting.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Wiechert, to approve the March 25, 2010 Action Summary.

Motion carried unanimously, 6-0

ACTION TAKEN

Motioned by Commissioner Antle, seconded by Commissioner Foster, to approve the April 15, 2010 Action Summary as amended.

Motion carried, 4-0-2 Meyer and Veatch abstained

ITEM NO. 2: COMMUNICATIONS

a) Ms. Braddock Zollner stated communication was added to the online Historic Resources Agenda packet regarding Woody Park.

b) No abstentions from specific agenda items by Commissioners.

ITEM NO. 3: DR-04-23-10 900 E 15th Street; Demolition; Certified Local Government Review. The property is located in the environs of the Samuel Riggs House (1501 Pennsylvania), National Register of Historic Places. Submitted by Lawrence Parks & Recreation Department for the City of Lawrence, the property owner of record.

STAFF PRESENTATION

Ms. Kirchhoff presented the item.

Ms. Braddock Zollner stated Mark Hecker, City of Lawrence, was available to answer questions regarding the project.

Mr. Hecker said the Burrows Creek Trail was 80% complete.

Commissioner Antle asked Mr. Hecker what the long term time table was for the overall project.

Mr. Hecker said the project was dependent on funding.

PUBLIC COMMENT

KT Walsh, East Lawrence Neighborhood Association, stated she supported the demolition and looked forward to the completion. She said Austin Turney had been a huge supporter of the Burrows Creek Park Trail.

COMMISSION DISCUSSION

There was no Commission discussion.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Smith, to approve the demolition project at 900 East 15th street with the following conditions:

1. The applicant provide complete construction documents 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 during construction and upon completion of the project.

Motion carried unanimously, 6-0

ITEM NO. 4: DR-04-25-10 1509 Stratford Road; Addition & Remodel; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Fernand-Strong House (1515 University Dr), National and Lawrence Register of Historic Places. Submitted by Dan Hermreck for Jacob and Leah Wilson, the property owners of record.

STAFF PRESENTATION

Ms. Kirchhoff presented the item.

APPLICANT PRESENTATION

Dan Hermreck said he was proposing to add an addition on the south side of the structure. He said a kitchen would be added on the first floor with a breakfast area and there would be an outdoor covered area. Mr. Hermreck said a bedroom and laundry room would be added to the second floor. He said the original plans had two outdoor areas but the property owner decided to have more room on the inside and only have one outdoor area. He said the new addition would add 418 square feet to the original structure.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

Commissioner Antle said the proposal was a line of site issue on the edge of the environs.

Commissioner Wiechert said the house looked like it had a second floor addition at one time.

Mr. Hermreck said it was hard to tell if there had been an addition to the second floor.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to approve the addition and remodel project at 1509 Stratford road with the following conditions in staff report:

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 carried unanimously, 6-0

ITEM NO. 5: DR-04-26-10 1213 Kentucky Street; Addition; Certified Local Government Review. The property is located in the environs of Lawrence's Downtown Historic District and the Broad Historic District, National Register of Historic Places. Submitted by Fred Schneider for Fadila Boumaza, the property owner of record.

ITEM NO. 6: DR-04-29-10 921 Massachusetts Street; Sign/Awning; Certified Local Government Review and Certificate of Appropriateness Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. It is also located in the environs of the Plymouth Congregational Church (925 Vermont) and the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Luminous Neon, Inc. on behalf of Tim Liebert for Richard Raney, the property owner of record.

STAFF PRESENTATION

Ms. Kirchhoff presented the item.

APPLICANT PRESENTATION

Tammy Moody, Luminous Neon, Inc., said two sign permits were previously approved for the previous tenant and she presented updated photos to the Commission. She said when Blue Herron occupied the building they had a sign above the front entrance door. She said the trees in front of the building hid the existing canopy. Ms. Moody said the Raney Drug sign was cracked but was not visible. She presented photos of surrounding signs and canopy's in the area.

PUBLIC COMMENT

No one from the public spoke to the item.

COMMISSION DISCUSSION

Commissioner Foster asked Ms. Braddock Zollner if the Commission was being consistent.

Ms. Braddock Zollner stated each project was unique and the Commission was not setting precedent.

Commissioner Meyer stated the Commission was consistent with the Downtown Design Guidelines.

Ms. Braddock Zollner stated the Pyramid Pizza sign was administratively approved and it met the intent of the Downtown Design Guidelines.

Commissioner Veatch said the difference with the Kansas Sampler was that it was on the awning and not in the transom area.

Ms. Braddock Zollner stated the Pyramid Pizza sign was in the transom area and the Kansas Sampler sign would be on the canopy.

Commissioner Antle said section 17.8 in the Downtown Design Guidelines made the project very difficult to approve.

Commissioner Foster said he supported Staff's interpretation.

Commissioner Wiechert asked the applicant if a smaller font for the sign was studied.

Ms. Moody said there had been discussion regarding reducing the size of the font.

Tim Liebert, co-owner of Kansas Sampler, said Kansas Sampler was a corporation and it was very important for the size of the font to remain consistent with other stores. He said the original design had bigger letters but the smaller size scale was about right. He said another option was to have the letters appear right across the mansard canopy.

Ms. Moody presented additional choices for the placement of the sign.

Mr. Liebert said the ACME sign had been approved and the Kansas Sampler proposal was smaller and more attractive.

Commissioner Meyer stated the Commission was familiar with the issue of trying to maintain cooperate image.

Commissioner Foster said the Chipotle sign had a canopy and the sign was at the back of the building face.

Ms. Braddock Zollner stated the Chipotle sign was pre Downtown Design Guidelines. She said the ACME sign was within the transom area. She said the difficulty with this project was that the bottom of the canopy was at the transom level and to put a sign above the canopy would place the sign above the transom line.

Commissioner Veatch asked Ms. Braddock Zollner if the main concern was the big letters and the internal illumination.

Ms. Braddock Zollner stated there was an inconsistency with compatibility of the canopy and the letters.

Ms. Moody asked Ms. Braddock Zollner if the sign would be acceptable if the letters were not illuminated.

Commissioner Foster asked if the canopy was unique or historic.

Ms. Braddock Zollner stated the date of the canopy was not known but she believed it was not historic.

Mr. Liebert said he was trying to preserve the canopy but would much rather remove it.

Ms. Moody said there would be no difference in illuminated letters on the canopy or on the building.

Commissioner Veatch said removing the canopy would be a totally different process.

Commissioner Foster asked if internally illuminated letters were allowed on canopies. He asked if an oval type shape could be placed in the upper green area with the lettering placed on the oval.

Ms. Moody said there would be no need for the lettering to protrude above the awning.

Ms. Braddock Zollner said Staff struggled with the sign over-powering the building façade.

Commissioner Meyer said a vertical sign would attract attention from a variety of angles and the sign would not have to be large to attract downtown business.

Ms. Moody stated the ACME sign had twenty four inch lettering.

Ms. Braddock Zollner presented photos of the Raney Drug Company building from the year 1993.

Ms. Moody said she would present additional drawings to Staff.

Mr. Liebert said he would prefer the project be deferred. He said the words Kansas Sampler had to be on the sign on the front of the building.

Ms. Braddock Zollner stated it was difficult for Staff to imagine an application to the face of the awning. She asked the Commission if Staff and the applicant could work on the project.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to defer the sign project at 921 Massachusetts street to the June 17th, 2010 Historic Resources Commission meeting.

Motion carried unanimously, 6-0

ITEM NO. 7: MISCELLANEOUS MATTERS

- A. No Board of Zoning Appeals applications received since April 15, 2010.
- B. No demolition permits received since the April 15, 2010 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since April 15:

Administrative Reviews

- DR-03-22-10 211 E 8th Street; Sign; Certified Local Government Review. The property is located in the environs of Lawrence's Downtown Historic District as well as the North Rhode Island Historic District, National Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Sign D'Sign for Charlton-Manley Building Partnership, the property owner of record.
- DR-04-24-10 805 Mississippi Street; Remodel; Certified Local Government Review. The property is located in the environs of the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Mike Myers of Hernly Associates, Inc. for Jennifer and Quintin Harris, the property owners of record.
- DR-04-27-10 Lot 2 Downtown 2000; Utility Easement Vacation; Certified Local Government Review. The property is located in the environs of Lawrence's Downtown Historic District and the North Rhode Island Historic District, National Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Aaron Gaspers for 9-10 L.C, the property owner of record.
- DR-04-28-10 Massachusetts Street between Pawnee and Indian; Sidewalk Replacement; Certified Local Government Review. The property is located in the environs of the Breezedale District, National and Kansas Register of Historic Places. Submitted by the City of Lawrence, the property owner of record.
- DR-04-30-10 921 Massachusetts Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. It is also located in the environs of the Plymouth Congregational Church (925 Vermont) and the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Luminous Neon, Inc. on behalf of Tim Liebert for Richard Raney, the property owner of record.
- DR-04-31-10 719 Massachusetts Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. The property is listed as a noncontributing structure in Lawrence's Downtown Historic District, National Register of Historic Places. It is also located in the environs of the House Building (729 Massachusetts) and Miller's Hall (723-725 Massachusetts), Lawrence Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Luminous Neon, Inc. for Robert Schumm, the property owner of record.

- DR-04-32-10 409 E 12th Street; Sign; Certified Local Government Review. The property is located in the environs of the North and South Rhode Island Historic District, National Register of Historic Places. Submitted by Odessa Shorter, the property owner of record.
- DR-04-33-10 1204 Oread Avenue; Interior Remodel; Certified Local Government. The property is listed in the National Register of Historic Places. Submitted by Sarah Cauthon for the Episcopal Christian Ministries at KU Inc., the property owner of record.

Deferred

KT Walsh asked Ms. Braddock Zollner to explain the sign at 409 East 12th street.

ACTION TAKEN

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

Motion carried unanimously, 6-0

D. General public comment.

Betty Alderson said Ms. Braddock Zollner received the Proclamation for Historic Preservation month and asked that the Historic Resources Commission and the public attend next year.

E. Miscellaneous matters from City staff and Commission members.

Ms. Braddock Zollner stated she received revisions for DR-07-85-09, 1901 Louisiana Street design changes to the approved concession and restroom structures for Lawrence High School.

PUBLIC COMMENT

Ms. Alderson stated the neighborhood had not been advised of the current changes to 1901 Louisiana Street.

Frank Harwood, Lawrence Public Schools, said the building had not changed. He said the only changes were to the architectural features that face the north. He said drawings had been sent to representatives of the neighborhood.

Ms. Braddock Zollner said Staff had been directed not to review the changes administratively. She stated Mr. Corliss and Mr. McCullough reviewed the changes to the project and mailed notice to the neighborhood was sent but had not been required. She said the School Board would like to move forward to have the project completed before football season.

COMMISSION DISCUSSION

Commissioner Meyer stated the changes to the project were better and they were not that different than the previous plans.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Smith, to approve the revised plans for 1901 Louisiana Street, and to authorize Staff to administratively approve any other minor changes to the property if they meet the administrative review policy.

Motion carried unanimously, 6-0

Update on *Horizon 2020 Comprehensive Preservation Plan for the City of Lawrence and Unincorporated Douglas County*.

Ms. Braddock Zollner said when Staff had researched and tried to bring sustainability forward in the plan it became apparent that sustainability needed to be brought into the original five goals.

Commissioner Antle said sustainability needed to be brought forth to the original five goals.

Commissioner Meyer stated Dennis Brown did a great job organizing the event at the Castle Tea Room.

Commissioner Meyer stated the Board was not aware of the City Commission meeting when Ms. Braddock Zollner received the Proclamation for Historic Preservation.

ACTION TAKEN

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

Motion carried unanimously, 6-0

ADJOURN –8:25p.m.