

**City of Lawrence
Historic Resources Commission
October 18th, 2012 Minutes**

COMMISSIONERS PRESENT: Arp, Foster, Wiechert, Williams

COMMISSIONERS EXCUSED: Tuttle, Rasmussen, Quillin

STAFF PRESENT: Braddock Zollner, Buchanan Young, Parker

PUBLIC PRESENT: Modig, Rosin, Kelly, Walsh, Boyle, Jay, Brown, Morrison, Winn, Soden, Alderson

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING- OCTOBER 18TH 2012--6:30 PM
ACTION SUMMARY**

Commissioners present: Arp, Foster, Wiechert, Williams

Commissioners excused: Tuttle, Rasmussen, Quillin

Staff present: Braddock Zollner, Buchanan Young, Parker

ITEM NO. 1: ACTION SUMMARY

Commissioner Foster made one correction to the September 20th, 2012 Action Summary.

ACTION TAKEN

Motioned by Commissioner Williams, seconded by Commissioner Arp, to approve the September 20th, 2012 Action Summary.

Motion carried unanimously, 4-0

ITEM NO. 2: COMMUNICATIONS

- a) No communications from other commissions, State Historic Preservation Officer, or the general public.
- b) Commissioner Wiechert abstained from Item 3.

ITEM NO. 3: University of Kansas Historic District

STAFF PRESENTATION

Ms. Braddock Zollner stated representatives from University of Kansas would present the item.

APPLICANT PRESENTATION

James Modig, University of Kansas Director of Design and Construction Management, presented the item and introduced Elizabeth Rosin and Vance Kelly.

Elizabeth Rosin presented the nomination for the University of Kansas project. She stated the main campus was surveyed and buildings on site had been recorded. Ms. Rosin said there were 21 contributing structures and 5 structures on the National Register. She said the period of significance was 1863 through 1939 and the Board of regents hired George Kessler in 1904 and the Hare and Hare plan in 1928.

Commissioner Foster asked Ms. Rosin why Danforth Chapel was not included in the area and why the boundary was not larger.

Ms. Rosin stated the most important and oldest structures would be included and the area could always be expanded in the future.

Commissioner Foster asked if the existing environs would change with the nomination.

Ms. Braddock Zollner stated the nomination and defined environs would not alter the required notification boundary of the environs.

Commissioner Williams stated he respected the time and energy involved in the nomination.

PUBLIC COMMENT

K.T. Walsh said the preservation community in Lawrence had wanted the nomination for a long time.

PUBLIC COMMENT CLOSED

ACTION TAKEN

Motioned by Commissioner Williams, seconded by Commissioner Arp, to support the project and directed Staff to draft a letter of approval for the nomination to the Kansas Historic Sites Board of Review.

Motion carried, 3-0-1 Wiechert abstained

ITEM NO. 4: DR-12-00162 306 Elm Street; Demolition and New Construction; State Preservation Law Review. The property is located in the environs of the Union Pacific Depot (402 N 2nd), Register of Historic Kansas Places. Submitted by Mark Bowden for Patience LLC. and Keljon of Lawrence LLC., the property owners of record.

STAFF PRESENTATION

Ms. Buchanan Young presented the item.

APPLICANT PRESENTATION

There was no applicant presentation.

PUBLIC COMMENT

Ted Boyle, President of the North Lawrence Improvement Association, stated he was the neighbor to the east of the project. He said the home was pristine in the past but had gone downhill due to the previous property owner. He said the North Lawrence Improvement Association had suggested the previous property owner use CDBG money to rehabilitate the home but the property owner was not interested. Mr. Boyle said the property had recently been purchased by Jon Davis and Jeff Hatfield and the proposed project would improve the neighborhood.

PUBLIC COMMENT CLOSED

COMMISSION DISCUSSION

Commissioner Foster said the revisions appeared to be more residential.

Ms. Braddock Zollner said Staff approved the revised plans and the project would not need to be reviewed by the Architectural Review Committee unless the Commission wanted additional changes. She said the demolition by neglect was caused by the previous property owner.

ACTION TAKEN

Motioned by Commissioner Williams, seconded by Commissioner Foster, to approve the project at 306 Elm Street, based on the supporting documentation and with the following conditions as listed in the staff report:

1. The applicant shall document the existing structure with scaled drawings and/or photographs.
2. The applicant shall provide a site plan showing the placement of the proposed structure on the lot to be approved by the HRA.
3. Final construction documents with material notations shall be reviewed and approved by the HRA prior to the release of a building permit.

Motion carried unanimously, 4-0

ITEM NO. 5: DR-12-00197 929 Delaware Street; New Construction; State Preservation Law Review and Certificate of Appropriateness Review. The property is in the environs of East Lawrence Industrial District, National Register of Historic Places and Hobbs Park, Lawrence Register of Historic Places. Submitted by Struct/Restruct LLC., the property owner on record.

STAFF PRESENTATION

Ms. Buchanan Young presented the item.

APPLICANT PRESENTATION

Eric Jay, Struct/Restruct, LLC., said the property had recently been sold. He said the proposed structure was linear due to the narrowness of the property and a utility pole in the alley.

PUBLIC COMMENT

Dennis Brown, Lawrence Preservation Alliance, said he liked the gable, front porch and front elevation of the project. He said he appreciated Staff's concern with the proposed materials.

Ms. Walsh, East Lawrence Neighborhood Association, stated she liked the roof line and screened in porch of the proposed project. She asked Mr. Jay to explain the stucco proposed.

Mr. Jay stated the stucco would have control joints every ten to twelve feet with pattern lines.

PUBLIC COMMENT CLOSED

COMMISSION DISCUSSION

There was no Commission discussion.

ACTION TAKEN

Motioned by Commissioner Williams, seconded by Commissioner Foster, to approve the project at 929 Delaware Street, for the State Preservation Law Review and Certificate of Appropriateness Review, based on the supporting documentation and with the following conditions as listed in the staff report:

2. Final construction documents will be reviewed and approved by the HRA before the release of a building permit.
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. 6 DR-12-00203 1008 Massachusetts; Sign Permit; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. This property is in the environs of Lawrence's Downtown Historic District, North Rhode Island Street Residential Historic District, Watkins Bank (1047 Massachusetts Street), and the English Lutheran Church (1040 New Hampshire Street), National Register of Historic Places. The property is also located in the environs of the Shalor Eldridge Residence (945 Rhode Island Street), Register of Historic Kansas Places, and is located in the Downtown Urban Conservation Overlay District. Submitted by Schurle Signs Inc. on behalf of Berkeley Co. LC., property owner of record.

STAFF PRESENTATION

Ms. Buchanan Young presented the item.

APPLICANT PRESENTATION

Jared Morrison, Schurle Signs Inc., said the goal was to increase visibility of Shots Restaurant. He said it was difficult to consider a projecting sign due to the awning and the entrance to the restaurant.

Jason Winn said he had been in Lawrence for seven years and his goal was not to disrupt Lawrence. He said the market was very tough and he was doing the best he could to stay in business. Mr. Winn said if an illuminated sign was allowed it would look much better placed in the center of the building and the sign was a way to communicate with customers.

Commissioner Foster encouraged the applicant to remove the film from the windows in the front of the restaurant.

Mr. Winn said the film had been removed to allow customers to see into the business.

Commissioner Williams asked if the business included a bar.

Mr. Winn stated the business was a bar and restaurant.

Commissioner Williams said pedestrian traffic would not see the sign if it was not placed at pedestrian level.

Mr. Morrison said the sign was too large to place in the transom area.

Commissioner Williams asked if the restaurant was a national chain.

Mr. Winn said the restaurant was not a national chain.

Mr. Morrison stated the restaurant was branded with a logo. He said the proposed sign was a cost effective sign.

PUBLIC COMMENT

There was no public comment.

PUBLIC COMMENT CLOSED

COMMISSION DISCUSSION

Commissioner Williams and Foster encouraged the applicant to work with Staff on a design for a new proposal.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Williams, to deny the project at 1008 Massachusetts Street, based on the determination that the proposed project does not meet the overall intent of the Downtown Design Guidelines.

Motion carried unanimously, 4-0

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Williams, to approve the proposed project at 1008 Massachusetts Street, under state law review, based on the supporting documentation and staff recommendation.

Motion carried unanimously, 4-0

ITEM NO. 7: MISCELLANEOUS MATTERS

- A. No Board of Zoning Appeals applications received since September 20, 2011.
- B. No demolition permits received since the September 20, 2011 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since September 20, 2011:

Administrative Reviews

DR-12-00107 734 Vermont Street; New Rooftop Unit and Roof Repair; State Preservation Law Review, Certificate of Appropriateness Review, and Downtown Urban Conservation Overlay District Review. The property is in the environs of the Eldridge Hotel (701 Massachusetts), Lawrence's Downtown Historic District, the Lucy Hobbs Taylor House (809 Vermont), and the United States Post Office (645 New Hampshire), National Register of Historic Places. It is in the environs of the House Building (729 Massachusetts), Register of Historic Kansas Places and Lawrence Register of Historic Places. It is also in the environs of Miller's Hall (723-725 Massachusetts), Lawrence Register of Historic Places. It is within the Downtown Urban Conservation Overlay District. Submitted by Mike Hampton of AT&T Lawrence Central Office for Southwestern Bell Telephone Co., property owner of record.

DR-12-00117 211 East 8th Street; Sign; State Preservation Law Review and Downtown Urban Conservation Overlay District 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. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by Schurle Signs, Inc., for Charlton-Manley Bldg Partnership, the property owner of record.

- DR-12-00137** 734 Vermont Street; Communication Equipment; State Preservation Law Review, Certificate of Appropriateness Review, and Downtown Urban Conservation Overlay District Review. The property is in the environs of the Eldridge Hotel (701 Massachusetts), Lawrence's Downtown Historic District, the Lucy Hobbs Taylor House (809 Vermont), and the United States Post Office (645 New Hampshire), National Register of Historic Places. It is in the environs of the House Building (729 Massachusetts), Register of Historic Kansas Places and Lawrence Register of Historic Places. It is also in the environs of Miller's Hall (723-725 Massachusetts), Lawrence Register of Historic Places. It is within the Downtown Urban Conservation Overlay District. Submitted by Jacquelyn Lukens, agent for New Cingular Wireless for Southwestern Bell Telephone Co., property owner of record.
- DR-12-00140** 1041 New Hampshire Street; Window/Door Modification; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is located in the environs of the Douglas County Courthouse (1100 Massachusetts), the English Lutheran Church (1040 New Hampshire), Lawrence's Downtown Historic District, the North Rhode Island Street Historic Residential District, and the Watkins Bank Building (1047 Massachusetts), National Register of Historic Places and the Shalor Eldridge House (945 Rhode Island), Register of Historic Kansas Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by Crown Construction for Berkley Plaza, Inc., the property owner of record.
- DR-12-00141** 821 New Jersey Street; Rehabilitation; State Preservation Law Review and Certificate of Appropriateness Review. The property is located in the environs of the East Lawrence Industrial District and St. Luke AME Church, National Register of Historic Places. The property is also located in the environs of 820 New Jersey Street, Lawrence Register of Historic Places. Submitted by Nicolette Proudfoot and Heimy Chavez, the property owners of record.
- DR-12-00142** 947 Massachusetts Street; Sign; State Preservation Law Review, Certificate of Appropriateness Review, and Downtown Urban Conservation Overlay District 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 environs of the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places and is located in the Downtown Urban Conservation Overlay District. Submitted by Art of Illumination for 1908 Realty LLC, the property owner of record.
- DR-12-00145** 1245 New Hampshire Street; Driveway Permit; State Preservation Law Review and Certificate of Appropriateness Review. The property is located in the environs of Lawrence's Downtown Historic District, the North Rhode Island Street Historic Residential District, and the South Rhode Island and New Hampshire Streets Historic Residential District, National Register of Historic Places and South Park, Lawrence Register of Historic Places. Submitted by Concrete Inc., for Trinity Lutheran Church, the property owner of record.
- DR-12-00149** 833 Connecticut Street; Rezoning; State Preservation Law Review. The property is located in the environs of St. Luke AME Church and the North

Rhode Island Street Historic Residential District, National Register of Historic Places. Submitted by Leslie Soden, the property owner of record.

- DR-12-00164** 846 Illinois Street; Special Event Permit; State Preservation Law Review. The property is located in the environs of the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Rick Younger for Jolene Neher and Steve Neher, the property owners of record.
- DR-12-00181** 714 Illinois Street; Porch Replacement; State Preservation Law Review and Certificate of Appropriateness Review. The property is located in the environs of the Old West Lawrence Historic District, National Register of Historic Places, John Robert Greenlees House (714 Mississippi), Register of Historic Kansas Places and Lawrence Register of Historic Places. Submitted by Steven Maceli, the property owner of record.
- DR-12-00185** 700 New Hampshire Street; Site Plan Review-Temporary Trailer Location; State Preservation Law Review, Certificate of Appropriateness Review, and Downtown Urban Conservation Overlay District Review. The property is located in the environs of the Eldridge Hotel (701 Massachusetts Street), Lawrence's Downtown Historic District, North Rhode Island Residential Street Historic District, US Postal Office, National Register of Historic Places. House Building (729 Massachusetts), Register of Historic Kansas Places, and Octavious W. McAllaster Residence (724 Rhode Island), Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Gould Evans for the City of Lawrence, on behalf of Agree LP, the property owner of record.
- DR-12-00198** 746 Massachusetts Street; Plaque Relocation; State Preservation Law Review, Certificate of Appropriateness Review, and Downtown Urban Conservation Overlay District. The property is located in the Lawrence's Downtown Historic District and the environs of the Eldridge Hotel (701 Massachusetts St), National Register of Historic Places, House Building (729 Massachusetts St.), Register of Historic Kansas Places and Lawrence Register of Historic Places. Submitted by Frank Janzen on behalf of Caspian Group LC, property owner of record.
- DR-12-00199** 1 Riverfront Plaza, Suite 100, Heartland Community Health Center; Sign Permit; State Preservation Law Review, and Certificate of Appropriateness Review. This property is located in the environs of the Consolidated Barb Wire Building, Register of Historic Kansas Places and the Otto Fischer House, Lawrence Register of Historic Places. Submitted by Lawrence Sign Up on behalf of Heartland Community Health Center for the City of Lawrence, property owner of record.
- DR-12-00202** 1141 Vermont Street; Porch Rehabilitation, State Preservation Law Review, and Certificate of Appropriateness Review. The property is located in the environs of Lawrence's Downtown Historic District, National Register of Historic Places, and South Park, Lawrence Register of Historic Places. Submitted by Jessica Miescher-Lerner & Nicholas Lerner, property owner of record.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Arp, to affirm the Administrative reviews.

Motion carried unanimously, 4-0

- D. Dennis Brown said the Lawrence Preservation Alliance purchased the Turnhalle Building at 900 Rhode Island Street. He said the Lawrence Preservation Alliance annual meeting would be held on Sunday October 21st at 2:30pm. Mr. Brown presented photos of the progress of the Varsity House, 1043 Indiana Street. He said he had reviewed the progress of the project which was no longer a preservation project. Mr. Brown stated he had found a replica that had used salvaged framing materials from the original Varsity House. He said there was a combination of new and old material used. Mr. Brown stated the siding used was a new cedar shake and there was new window trim and all new exterior trim. He said the masonry components would be restricted for the front porch and the chimney.

Leslie Soden, East Lawrence Neighborhood Association, said she agreed with everything Mr. Brown had said. She asked if the project violated a setback rule. She said the second floor of the structure would block windows of the existing structure.

Commissioner Foster stated the structure was considered one building.

Commissioner Williams said there was a specific preservation method to dismantling and reassembling a historic structure.

Mr. Brown said dismantling was an accepted technique but extremely expensive. He said there was a condition in the staff report stating the porch and chimney had to be replaced using original materials and the siding and windows would be new.

Ms. Braddock Zollner said Staff has requested a meeting with the property owner. She said Staff and Code Enforcement would schedule a site visit with the property owner and review the property. She said Staff would determine if the conditions of approval were met. Ms. Braddock Zollner said the director of Planning and Development Services was handling the compliance issue.

Commissioner Williams asked Ms. Braddock Zollner if the process used to dismantle the Varsity House was proper.

Ms. Braddock Zollner stated dismantling is a method used for the preservation of a historic structure. She said typically sections would be dismantled and brought back to the site. She said Staff did not anticipate the type of dismantling that was used and it was a compliance issue.

Mr. Brown said the wall construction was balloon framed and fire codes do not allow balloon frames.

Commissioner Williams said what he had imagined would happen with the structure was different than the outcome.

Mr. Brown said City Staff should schedule a site visit of the property.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Williams, directing Staff to schedule a site visit of 1043 Indiana Street.

Motion carried unanimously, 4-0

- E. Commissioner Foster said City Staff had agreed to changes to the project at 900 New Hampshire Street that were significant and overrode the Historic Resources Commission.

Ms. Braddock Zollner stated a new design had not been approved. She said the Architectural Review Committee would review the project on October 25th, 2012. She said a Site Plan would be reviewed by the City Commission.

Ms. Walsh stated in Hannibal Missouri there was a Historic Preservation trade class in the High School and she encouraged Lawrence High Schools to do the same.

Betty Alderson said she was worried about the Varsity House and asked what could be done to people who mislead the community. She said there should be fines established.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Williams, to adjourn the Historic Resources Commission meeting.

Motion carried unanimously, 4-0

ADJOURN –8:22 p.m.

Official minutes are on file in the Planning Department office.