

**City of Lawrence
Historic Resources Commission
December 20th, 2012 Minutes**

COMMISSIONERS PRESENT: Arp, Williams, Quillin, Rasmussen
COMMISSIONERS EXCUSED: Tuttle, Wiechert, Foster
STAFF PRESENT: Braddock Zollner, Buchanan Young, Parker
PUBLIC PRESENT: Koehn, Brown

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING- DECEMBER 20TH 2012--6:30 PM
ACTION SUMMARY**

Commissioners present: Arp, Williams, Quillin, Rasmussen
Commissioners excused: Wiechert, Foster, Tuttle,
Staff present: Braddock Zollner, Buchanan Young, Parker

ITEM NO. 1: ACTION SUMMARY

ACTION TAKEN

Motioned by Commissioner Williams, seconded by Commissioner Arp, to defer the November 15th, 2012 Action Summary to the January 2013 Historic Resources Commission meeting.

Motion carried unanimously, 4-0

ITEM NO. 2: COMMUNICATIONS

- a) No communications from other commissions, State Historic Preservation Officer, or the general public.
- b) No abstentions from specific agenda items by commissioners.

ITEM NO. 3: DR-12-00269 901 New Hampshire Street; Sign Permit; State Preservation Law Review, Certificate of Appropriateness and Downtown Urban Conservation Overlay District Review. The property is located within the Downtown Urban Conservation Overlay District. The property is in the environs of the Lawrence's Downtown Historic District, the North Rhode Island Street Historic Residential District, National Register of Historic Places; the Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places and the Social Service League (905 Rhode Island), Lawrence Register of Historic Places. Submitted by Lawrence Sign Up LLC, on behalf of Ninth & New Hampshire LLC, the property owner of record.

STAFF PRESENTATION

Ms. Buchanan Young presented the item.

APPLICANT PRESENTATION

Ben Koehn, Lawrence Sign Up, said if the sign was installed at transom height pedestrians may not notice it. Mr. Koehn said the sign would project three feet and was three feet tall. He said if the sign was installed in the transom area it may obstruct the light on the corner because

they [would](#) nearly be touching. He said the sign [would](#) obstruct the architectural elements on the corner.

PUBLIC COMMENT

There was no public comment.

PUBLIC COMMENT CLOSED

COMMISSION DISCUSSION:

Commissioner Arp said the Commission had to be consistent and the placement of the sign should be altered.

Commissioner Rasmussen stated the Summit sign was higher than the proposed sign.

Ms. Braddock Zollner stated the Summit sign met the guidelines for a corner projecting sign.

Commissioner Rasmussen asked Staff to explain the height of Starbucks, the Eldridge and the Raven Book Store signs.

Ms. Braddock Zollner stated the Starbucks sign was within the transom area. She said the Eldridge sign was a corner sign and it met the guidelines.

Commissioner Williams asked if the sign would meet the guidelines if it was moved to a corner on the building.

Mr. Koehn stated a corner sign was not in his client's budget.

Commissioner Williams said the sign appeared too high.

Commissioner Rasmussen said the Journal World building had an internal illuminated sign.

Ms. Braddock Zollner stated the Journal World sign [met](#) the guidelines. She said there were Guidelines for corner signs, and also the remaining signs. She said the intent of the Guidelines should be met.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Quillin, to approve the project for State Law Review, located at 901 New Hampshire Street, based on the supporting documentation and recommendation in the Staff Report.

Motion carried unanimously, 4-0

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Quillin, to approve the project for Certificate of Appropriateness, located at 901 New Hampshire Street, based on the supporting documentation and recommendation in the Staff Report.

Motion carried unanimously, 4-0

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Quillin, to deny the project for the Downtown Design Guidelines Review, located at 901 New Hampshire Street, based on the supporting documentation and recommendation in the staff report.

Motion carried, 3-1

ITEM NO. 4: DR-12-00275 533 Louisiana Street; Addition; State Preservation Law Review and Certificate of Appropriateness Review. The property is listed as a contributing structure to the Pinckney I Historic District, National Register of Historic Places. The property is in the environs of the Old West Lawrence Historic District, National Register of Historic Places and the Dillard House (520 Louisiana), Lawrence Register of Historic Places. Submitted by Tim & Amy Cast, the property owners of record.

STAFF PRESENTATION

Ms. Buchanan Young presented the item.

APPLICANT PRESENTATION

The applicant was not present.

PUBLIC COMMENT

Dennis Brown, Lawrence Preservation Alliance, stated the design was good and Staff identified the weak parts of the design. He asked that the applicant work with the Architectural Review Committee.

PUBLIC COMMENT CLOSED

COMMISSION DISCUSSION

Commissioner Arp asked if the porch was the original.

Ms. Braddock Zollner said the porch was historic but she was unsure if it was the original.

Commissioner Arp stated he liked the design of the porch.

Ms. Braddock Zollner said the applicant was trying to be compatible with the design of the front and back porch. She said the limestone foundation was character defining.

Commissioner Williams asked Ms. Braddock Zollner if preservation funds were available.

Ms. Braddock Zollner stated there were no preservation funds available at this time. She said if funds do become available the City Commission directs the use of the funds.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Rasmussen, to approve the project at 533 Louisiana Street, based on the supporting documentation and with the following conditions as listed in the staff report:

1. The applicant work with the Architectural Review Committee to revise the addition at the southwest corner of the building so that the addition does not encroach upon the character-defining bay window.
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.
4. The property owner will allow staff access to the property to photo document

the project before, during, and upon completion of the project.

Motion carried unanimously, 4-0

ITEM NO. 5: MISCELLANEOUS MATTERS

- A. No Board of Zoning Appeals applications received since November 15, 2012.
- B. No demolition permits received since the November 15, 2012 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since November 15, 2012:

Administrative Reviews

- DR-12-00241** 724 Massachusetts Street; Sign Permit; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is within the Downtown Urban Conservation Overlay District. The property is located in the environs of the Eldridge Hotel (701 Massachusetts) and the U.S. Post Office (615 W. Hampshire), National Register of Historic Places. The property is in the environs of Miller Hall (723-725 Massachusetts), Lawrence Register of Historic Places. The property is also in the environs the House Building (729 Massachusetts), Register of Historic Kansas Places and Lawrence Register of Historic Places. Submitted by Gustavo Jurnez on behalf of 724 LLC, the property owner of record.
- DR-12-00244** 1200 Oread Avenue; Communications Equipment; State Preservation Law Review and Certificate of Appropriateness Review. The property is in the environs of the Oread Historic District, the Hancock Historic District, the Jane A. Snow Residence (706 W 12th) and the Ecumenical Christian Ministries Building (1204 Oread), National Register of Historic Places. The property is also in the environs of the Jane A. Snow Residence (706 W 12th), Lawrence Register of Historic Places. Submitted by New Cingular Wireless on behalf of Oread Inn LLC, the property owner of record.
- DR-12-00254** 900 Ohio Street, ADA Improvements; State Preservation Law Review and Certificate of Appropriateness Review. The property is in the environs of the Oread Historic District and the Old West Lawrence Historic District, National Register of Historic Places. The property is also in the environs of the Charles & Adeline Duncan House (933 Tennessee) and the Benedict House (923 Tennessee), National Register of Historic places and Lawrence Register of Historic Places. Submitted by Stephen Barthol with Bank of America on behalf of Nations Bank, the property owner of record.
- DR-12-00255** 727 Massachusetts Street; Sign Permit; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places

and is within the Downtown Urban Conservation Overlay District. The property is in the environs of the Eldridge Hotel (701 Massachusetts), the U.S. Post Office (645 New Hampshire) and the Lucy Hobbs Taylor Residence (809 Vermont), National Register of Historic Places. The property is also in the environs of Millers Hall (723-725 Massachusetts) and the House Building (729 Massachusetts), Lawrence Register of Historic Places. Submitted by Karl Capps on behalf of Jayhawk Equities LLC, the property owner of record.

- DR-12-00256** 1141 Massachusetts Street; Event Box; State Preservation Law Review and Certificate of Appropriateness Review. The property is individually listed in the Lawrence Register of Historic Places and is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is in the environs of the Douglas County Court House (1100 Massachusetts) and the North Rhode Island Street Historic Residential District, National Register of Historic Places. Submitted by the City of Lawrence, the property owner of record.
- DR-12-00257** 1225 Tennessee Street; Dormer Installation; State Preservation Law Review. The property is in the environs of the Oread Historic District, National Register of Historic Places. Submitted by Paul Warner on behalf of Gordon Sailors, the property owner of record.
- DR-12-00262** 725 Massachusetts Street; Sign Permit; State Preservation Law Review, Downtown Urban Conservation Overlay District Review and Certificate of Appropriateness Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is within the Downtown Urban Conservation Overlay District. The property is in the environs of the Eldridge Hotel (701 Massachusetts), the US Postal Office (645 New Hampshire), National Register of Historic Places. The property is in the environs of the House Building (729 Massachusetts), Register of Historic Kansas Places and Lawrence Register of Historic Places; and Miller's Block, Lawrence Register of Historic Places. Submitted by Shurle Signs Inc. on behalf of Peter Zacharias, the property owner of record.
- DR-12-00263** 801 Massachusetts Street; Sign Permit; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is within the Downtown Urban Conservation Overlay District. The property is in the environs of the Carnegie Library (200 W 9th) and the Lucy Hobbs Taylor Residence (809 Vermont), National Register of Historic Places. The property is also in the environs of the House Building (729 Massachusetts), Register of Historic Kansas Places. Submitted by Luminous Neon, Inc. on behalf of Round Corner Inv. LLC, the property owner of record.
- DR-12-00264** 1910 Haskell Avenue; Sign Permit; State Preservation Law Review and Certificate of Appropriateness Review. The property is in the environs of The Robert H. Miller House (1111 E 19th), National Register of Historic Places and Lawrence Register of Historic Places. Submitted by Amy Wenn on behalf of PACS Properties LLC, the property owner of record.
- DR-12-00265** 428 Mississippi Street; Driveway Permit; State Preservation Law Review. The property is in the environs of Pinckney I Historic District and Pinckney II

Historic District, National Register of Historic Places. Submitted by the City of Lawrence, the property owner of record.

DR-12-00272 1846 Vermont Street; Commercial Remodel; State Preservation Law Review and Certificate of Appropriateness Review. The property is in the environs of the George K. Mackie House (177 Massachusetts), National Register of Historic Places and the Fire Station #2, Lawrence Register of Historic Places. Submitted by Ki-June Park, the property owner of record.

DR-12-00273 645 New Hampshire Street; Sign Permit; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Preservation and is within the Downtown Urban Conservation Overlay District. The property is in the environs of the Eldridge Hotel (701 Massachusetts) and the North Rhode Island Street Historic District, National Register of Historic Places. The property is also in the environs of the House Building (729 Massachusetts), Register of Historic Kansas Places. Submitted by Full Bright Sign & Lighting on behalf of Postal Investors LLC, the property owner of record.

Commissioner Arp asked Staff to explain 1200 Oread Avenue.

Ms. Braddock Zollner stated the towers at 1200 Oread Avenue would not change visually. She said upgrades would only be made on the inside of the towers.

Commissioner Rasmussen asked Staff to explain 645 New Hampshire Street.

Ms. Braddock Zollner stated the project was reviewed by the State Preservation Office. She said the applicant was directed to move the sign down to assure that it did not attach to the cornice.

ACTION TAKEN

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

Motion carried unanimously, 4-0

D. No general public comment.

E. Ms. Braddock Zollner stated there would be an open public hearing in January regarding grant ideas for the historic preservation fund grant. She said the amount of the grant had not been determined. Ms. Braddock Zollner stated the grant money was Federal money that would be passed to the State.

ACTION TAKEN

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

Motion carried unanimously, 4-0

ADJOURN –7:17 p.m.

Official minutes are on file in the Planning Department office.