

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING DECEMBER 19, 2013 6:30 PM
ACTION SUMMARY**

Commissioners present: Arp, Bailey, Foster, Hernly, Quillin, Tuttle
Commissioners excused: Williams
Staff present: Braddock Zollner, Cargill, Halm

ITEM NO. 1: ACTION SUMMARY

Receive Action Summary from the September 26, 2013, October 17, 2013 and November 21, 2013 meetings. Approve or revise and approve.

ACTION TAKEN

Motioned by Commissioner Tuttle, seconded by Commissioner Foster, to approve the Action Summary from the September 26, 2013 meeting and defer approval of the Action Summaries for the October and November meetings.

Unanimously approved 6-0.

ITEM NO. 2: COMMUNICATIONS

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

Ms. Lynne Zollner said she received several letters from the State Historic Preservation Office notifying the commission of listings with the National Register of Historic Places.

b) Commissioner Hernly declared his abstention for Item 7A.

ITEM NO. 3: DR-13-00474 943 Ohio Street; Deck; State Preservation Law Review and Certificate of Appropriateness Review. The property is a non-contributing structure to the Oread Historic District, National Register of Historic Places and is located in the environs of the Oread Historic District, the George and Annie Bell House (1108 Ohio) and the Charles and Adeline Duncan House (933 Tennessee), Lawrence Register of Historic Places. Submitted by Lawrence Landscape for Martin D Quandt, the property owner of record.

ITEM NO. 4: DR-13-00475 1837 Vermont, Building Addition to Cordley Elementary; Certificate of Appropriateness Review. The property is located in the environs of Fire Station #2 (1839 Massachusetts), Lawrence Register of Historic Places. Submitted by Gould Evans for USD 497, the property owner of record.

Ms. Zollner introduced the item.

APPLICANT PRESENTATION

Mr. Denton Nichols and Ms. Marianne Meling with Gould Evans presented the item.

PUBLIC COMMENT

Ms. KT Walsh commented on how beautiful the design is. She said she is curious as to why the school district did not like the blue palette, and is interested in the life span of the fiber cement panels. Ms. Walsh mentioned how happy she is that they will be preserving David Lowenstein's mural. She added that the Cultural Arts Commission is considering a preservation fund that would support the preservation of similar works of art.

Mr. Nichols said the school district didn't have many color options but is trying to avoid any primary colors for fear they might date the addition. He said there will be more gray added, but the blue is clearly present in the brick on the original building so they want to incorporate the old with the new construction.

Commissioner Hernly pointed out that the reflection on the upper level windows on a clear day is the exact color of blue that they are putting on the addition.

Mr. Nichols said he does not have the product information with him for the fiber cement panels, but he said compared to masonry, it will require less maintenance because it doesn't have any mortar or caulking that is exposed.

Commissioner Hernly asked if it is a prefinished product.

Mr. Nichols said yes.

Mr. Dennis Brown commented that the proposed color of blue is a little too primary and suggested a lighter blue. He added that he appreciates the effort on the project.

Commissioner Hernly mentioned that there is a lot of blue in the mural, too.

COMMISSION DISCUSSION

Commissioners Foster and Tuttle commented that they like the blue.

Commissioner Hernly said he was pleased to see the original entrance being converted back to the main entrance and commended their efforts of going above and beyond by adding a separate elevator at that entrance so as not to compromise security. He said as far as he can remember, the south façade was always behind asphalt and a fence, so getting some grass in there will really enhance the original building. He said he is curious if anyone knows when the cornices were removed from the building.

Mr. Nichols said they were removed in 1951.

Commissioner Hernly mentioned they put a flat roof on at that time.

Commissioner Arp asked if they had any intentions of restoring the cornices.

Commissioner Hernly commented that there is some masonry work that needs to be done and asked if they would be completing any of it.

Mr. Nichols said they did have a professional look at it and the School District will be reviewing that work as a side item.

Commissioner Hernly asked how many buses would be coming to the school every day.

Mr. Nichols said five.

Commissioner Hernly asked if the top portion of windows to the east of the 1951 building is glass block.

Mr. Nichols said yes.

Commissioner Bailey asked if the environs radius is 250 feet or 500 feet.

Ms. Zollner said it is 250 feet.

Commissioner Bailey asked for clarification as to how things are included in the environs.

Ms. Zollner said if it reaches the parcel then anything on the parcel is reviewed.

ACTION TAKEN

Motioned by Commissioner Tuttle, seconded by Commissioner Arp, to approve the project with amendments as per the staff report.

Unanimously approved 6-0.

ITEM NO. 5: **DR-13-00485** 800 New Hampshire Street Changes to the Right-of-Way Site Plan; Downtown Urban Conservation Overlay District review. The property is located in the Downtown Urban Conservation Overlay District. Submitted by Stephen Keys for Kenneth C. Baker II LLC, the property owner of record.

Deferred

ITEM NO. 6: **Chapter 22 of the Code of the City of Lawrence**

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Hernly asked if Chapter 22 allows staff and the commission to initiate local listings.

Ms. Zollner said yes.

Commissioner Arp asked if the proposed subcommittee for Chapter 22 would make recommendations to the Historic Resources Committee (HRC) and then forward those to the City Commission for approval.

Ms. Zollner said yes.

Commissioner Bailey mentioned that he found things while reviewing Chapter 22 that don't make sense.

Commissioner Arp asked how many people should be on the subcommittee.

Commissioner Foster said he feels it needs three people.

Commissioner Tuttle said she would join the subcommittee.

Commissioner Arp asked how much time would be needed to review Chapter 22 changes.

Ms. Zollner said one good meeting should be sufficient as she has already identified items that need attention.

Commissioner Arp asked if two hours would be appropriate.

Ms. Zollner said it would.

Commissioner Arp asked when review comments needed to go to the City Commission.

Ms. Zollner replied as soon as possible.

Commissioner Bailey asked what kind of notice will be provided to the City Commission that the changes to Chapter 22 will be on their agenda.

Ms. Zollner said as soon as the HRC makes recommendations, staff will add it to the City Commission's Future Agenda Memo. She added that she would like there to be public comment on the changes before it goes to City Commission.

Commissioners Arp, Tuttle, and Bailey agreed to meet after the HRC meeting to discuss a time to hold their subcommittee meeting.

Commissioner Hernly asked how other commissioners should relay their proposed changes to staff.

Ms. Zollner said commissioners can email staff or provide a hard copy of proposed changes.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Bailey, to appoint a subcommittee including Commissioner Arp, Commissioner Bailey, and Commissioner Tuttle, to draft changes to Chapter 22 of the Code of the City of Lawrence.

Unanimously approved 6-0.

ITEM NO. 7: MISCELLANEOUS MATTERS

- A. Provide comment on Board of Zoning Appeals applications received since November 21, 2013.

Ms. Zollner said there were several variance requests for 920 and 924 Delaware Street. She said the HRC heard a Design Review for the property a couple years ago and the applicants never went forward with a Building Permit at that time. She explained that the project is now moving forward and they are seeking setback and parking variances, and if the HRC has any comments, staff will forward those to the Board of Zoning Appeals.

- B. There were no demolition permits received since the November 21, 2013 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since November 21, 2013:

Administrative Reviews

- DR-13-00468** 729 New Hampshire Street; Sign; State Preservation Law 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 and is located in the Downtown Urban Conservation Overlay District. Application submitted by Luminous Neon, Inc. for, Park Hetzel III Trustee and Jean S Hetzel Trustee, the property owners of record.
- DR-13-00469** 831 Vermont Street; Sign; Downtown Conservation Overlay District Review. The property is located in the Downtown Conservation Overlay District. Submitted by Star Signs LLC for B B & S LLC, the property owner of record.
- DR-13-00470** 905 Rhode Island Street; Rehabilitation; Certificate of Appropriateness Review and State Law Review. The property is listed in the Lawrence Register of Historic Places and is a contributing structure to the North Rhode Island Street Historic Residential District, National Register of Historic Places. Submitted by Treanor Architects for Social Service League of Lawrence, the property owner of record.
- DR-13-00487** 922 Massachusetts Street; Sidewalk Dining; State Preservation Law 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 and is located in the Downtown Urban Conservation Overlay District. Application submitted by Chris Cooper for Terra Firma LTD, the property owner of record.

Commissioner Arp asked for an update regarding the Library garage issue.

Ms. Zollner said they are trying to stay with the original design, so it is the design that was approved by the HRC.

Commissioner Arp asked if they had resolved their window cleaning concerns.

Ms. Zollner said they will continue to address that concern.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Tuttle, to confirm the Administrative Reviews.

Unanimously approved 6-0.

- D. General public comment.

Ms. KT Walsh mentioned that Mark Thiel has completed the Brick Streets Plan and is planning on taking it to City Commission this month, but she

was under the impression that he would be presenting it first to the HRC. She also stated that she has a passion for Quonset huts and suggested a nomination for all Quonset huts in the city. Ms. Walsh said that the mural on the north side of the Black Hills building, which involves the black cultural history of Kansas, is being threatened with demolition as part of a new development project. She said the developer has not been responsive to community concerns that destroying it would be disrespectful, and to suggestions of incorporating it into the new structure.

- E. No miscellaneous matters from City staff and Commission members.

ADJOURN 7:26 PM