

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING AUGUST 15, 2013 6:30 PM
ACTION SUMMARY**

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

ITEM NO. 1: ACTION SUMMARY

Receive Action Summary from the May 16, June 20, and July 18, 2013 meetings. Approve or revise and approve.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Foster, to approve the Action Summary from the May 16, 2013 meeting.

Unanimously approved 4-0 and one abstention.

Motioned by Commissioner Foster, seconded by Commissioner Tuttle, to approve the Action Summary from the June 20, 2013 meeting.

Unanimously approved 5-0.

Motioned by Commissioner Hernly, seconded by Commissioner Tuttle, to approve the Action Summary from the July 18, 2013 meeting.

Unanimously approved 5-0.

ITEM NO. 2: COMMUNICATIONS

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

ITEM NO. 3: DR-13-00273 925-931 Massachusetts Street; Commercial Remodel and Addition; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Conservation Overlay District Review. The property is listed in Lawrence's Downtown Historic District, National Register of Historic Places and is within the Downtown Conservation Overlay District. The property is in the environs of the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places. Submitted by Scott Trettel, on behalf of Fayman Properties Inc., the property owner of record.

STAFF PRESENTATION

Ms. Lynne Braddock Zollner presented the item.

COMMISSION DISCUSSION

Commissioner Foster asked if there was a previous project approved at the same location.

Ms. Zollner said it was in the 700 block but it was never built.

APPLICANT PRESENTATION

Mr. Scott Trettel, Gria Inc., explained that the upstairs has been unoccupied for 20-25 years. He said he previously restored the storefront and first floor basements, and the original floors and tin ceilings were saved. He said the owner would like to occupy the private loft, and 2/3 of the Massachusetts Street frontage will be occupied by a new architecture firm in town. The remaining area will be a multi-purpose room to allow the fabric store to teach classes. Building the element in back makes most sense for those who will need to use it and from a historical standpoint. Mr. Trettel further explained the functionality of the structure and the utilitarian concept and look of the project.

Commissioner Foster said he fears they could be setting a precedent if this is a solution to maintain the front of the building, and while he appreciates the contrast, he thinks it's a bit severe.

Commissioner Hernly asked if they should recommend a change in the material or color.

Commissioner Foster said that issue could be settled here or through the ARC.

Mr. Trettel explained the finish of the structure. He said if it was painted, it would blend with the old addition but it wouldn't look as nice. He suggested possibly using synthetic masonry to mimic the look of stone.

Commissioner Foster suggested the Architectural Review Committee (ARC) review the project.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Tuttle, to approve the remodel and addition in accordance with the Secretary of the Interior's Standards with amendments as per the staff report.

Unanimously approved 5-0.

Motioned by Commissioner Foster, seconded by Commissioner Tuttle, to approve the remodel and addition in accordance with Chapter 22 of the Code of the City of Lawrence and the Downtown Design Guidelines with amendments as per the staff report.

Unanimously approved 5-0.

ITEM NO. 4: **DR-13-00275** 1046 Vermont Street; Commercial Remodel; State Preservation Law Review and Downtown Conservation Overlay District Review. The property is listed as the Capital Federal Savings Building in Lawrence's Downtown Historic District, National Register of Historic places. The property is also in the Downtown Conservation Overlay District. Submitted by Chris Cunningham, Treanor Architects, on behalf of Capital Federal Savings and Bank, the property owner of record.

STAFF PRESENTATION

Ms. Lynne Braddock Zollner presented the item.

Commissioner Tuttle asked if they discovered this structure was non-contributing as a result of the project.

Ms. Zollner said yes.

Commissioner Hernly asked if that would make a difference in the staff report, whether it is contributing or non-contributing.

Ms. Zollner said that is for the HRC to determine. If the building does not resemble the 1953 appearance, then it should not have been listed as a contributing structure for the Historic District.

Commissioner Foster asked about making the structure contributing for 1964.

Ms. Zollner said possibly, that the difficulty in doing that is staff would have to change the period of significance for the entire Downtown Historic District to include structures constructed after 1953, and there aren't enough properties to support that amendment. Consequently, the property would have to be listed individually on the National Register of Historic Places, and since this property has been significantly altered it would be a difficult nomination to proceed with.

Commissioner Hernly asked if the owners cared whether their property was listed.

Ms. Zollner replied that the owners are interested in rehabilitating the structure with a new plan and not utilizing the tax credits for listing on the National Register.

APPLICANT PRESENTATION

Mr. Chris Cunningham, Treanor Architects, said the project began a couple years ago, with the original intent to demolish the building. But, he said, after the original building documents were found there was new interest in remodeling it. He said the building needs to be brought up to ADA compliance and needs general upgrades, in addition to a drive-thru on the north side because the current drive-thru lane gets congested and spills into the right-of-way. The building as a whole will be modernized.

Commissioner Hernly asked if there will be a video system in the drive-thru since there is no window from the building.

Mr. Cunningham said there will be an overhead remote with a video screen on it so it will be a live feed.

COMMISSION DISCUSSION

Commissioner Hernly asked if the proposed changes would be appropriate if they were dealing with the 1964 version of the building.

Ms. Zollner said if it was a contributing structure, relocating the drive-thru would be problematic, and the existing canopy and addition would probably need to be left as is.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Arp, to approve the commercial remodel with amendments as per the staff report.

Motion carried 4-1.

ITEM NO. 5: MISCELLANEOUS MATTERS

- A. There were no Board of Zoning Appeals applications received since July 18, 2013.
- B. There were no demolition permits received since the July 18, 2013 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since July 18, 2013:

Administrative Reviews

DR-13-00244 219 E 9th Street; Sign Permit; State Preservation Law Review and Certificate of Appropriateness Review. The property is listed as a non-contributing structure to the North Rhode Island Street Historic Residential District, National Register of Historic Places. The property is also in the environs of the Social Service League Building (905 Rhode Island), Lawrence Register of Historic Places. Submitted by Bruce Livingston, Sign-D-Sign, on behalf of Pruitt & Sons LLC, the property owner of record.

DR-12-00245 1305 Vermont Street; Commercial Remodel; Certificate of Appropriateness Review. The property is in the environs of the John N. Roberts House (1307 Vermont), Lawrence Register of Historic Places. Submitted by Jonathan Groene, on behalf of Jeffrey Heeb, the property owner of record.

DR-12-00259 729 New Hampshire Street; Commercial Remodel; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Conservation Overlay District Review. The property is listed as a contributing structure in Lawrence's Downtown Historic District, National Register of Historic Places and is in the Downtown Conservation Overlay District. The property is in the environs of Miller's Hall (723-725 Massachusetts) and the House Building (729 Massachusetts), Lawrence Register of Historic Places. Submitted by Jon Davis, John Davis Construction, on behalf of Park & Jean Hetzel Trust, the property owner of record.

DR-12-00260 1028 Rhode Island Street; Porch Remodel; State Preservation Law Review. The property is listed as the J.B. Parnham House, a contributing property in the North Rhode Island Street Residential Historic District, National Register

of Historic Places. Submitted by Brad Eldridge on behalf of Mark Eldridge, the property owner of record.

DR-12-00271 732 Massachusetts Street; Sign Permit; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Conservation Overlay District Review. The property is listed as a contributing structure in Lawrence's Downtown Historic District, National Register of Historic Places and is located within the Downtown Conservation Overlay District. The property is in the environs of Miller's Hall (723-725 Massachusetts) and the House Building (729 Massachusetts), Lawrence Register of Historic Places. Submitted by Schurle Signs, on behalf of DJC Holdings Inc., the property owner of record.

DR-12-00274 508 Louisiana Street; Porch Remodel; State Preservation Law Review and Certificate of Appropriateness Review. The property is listed as the Emory & Mabel Gore Residence, a contributing property in the Pinckney I Historic District, National Register of Historic Places. The property is in the environs of the Griffith House (511 Ohio) and the Dillard House (520 Louisiana), Lawrence Register of Historic Places. Submitted by Robert Irving, on behalf of Andrea Welborn & Robert Irving, the property owner of record.

COMMISSION DISCUSSION

Commissioner Foster mentioned an article in the Kansas City Star about a 100 year old building torn down at the University of Kansas.

Ms. Zollner said that was correct.

Commissioner Hernly said the building was originally Oread High School, east of the parking lot across from the Kansas Union.

Commissioner Tuttle asked about the project at Bullwinkle's.

Ms. Zollner said the project was reviewed administratively.

Commissioner Arp commented that they are completely redoing the building without tearing down the entire structure.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Tuttle, to approve the Administrative Reviews.

Unanimously approved 5-0.

D. There was no comment from the general public.

E. Miscellaneous matters from City staff and Commission members.

Ms. Zollner asked if it would be possible to change the September meeting to September 26th at 7:00 pm. She said there are scheduling conflicts and quorum issues for that day, including the State Preservation Conference which she would be attending. Additionally, she mentioned

that the State has scholarships available if anyone would be interested in attending that conference.

Commissioner Tuttle expressed her interest in the scholarship.

ACTION TAKEN

Motioned by Commissioner Tuttle, seconded by Commissioner Arp, to reschedule the September Historic Resources Commission (HRC) meeting to September 26th at 7:00 pm.

Unanimously approved 5-0.

Ms. Zollner announced that Brenna Buchanan Young will no longer be working with the HRC as she is pursuing her PhD full time.

Commissioner Arp inquired about the agenda items for the Architectural Review Committee.

Commissioner Foster asked about the status of the previous HRC meeting with the Planning Commission and whether the City Commission had seen those recommendations.

Commissioner Hernly said he was curious as to whether there has been an increase in demolition permits due to the absence of state environs reviews.

Ms. Zollner stated there have been many calls lately about that issue, but there have been two garages and two primary structures demolished thus far.

Commissioner Foster commented that it could be interesting to see the statistics due to the change.

Commissioner Hernly asked if the Oread High building would have come through the HRC.

Ms. Zollner said it would not because it is on the KU campus, so the Campus Historic Preservation Board would have reviewed that project.

They discussed the local register and the effect of the departure of the State environs reviews and the importance of maintaining the tax credit incentive program.

Meeting adjourned at 7:16 PM.