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**HISTORIC RESOURCES COMMISSION  
AGENDA MEETING- APRIL 16TH 2009--6:30 PM  
ACTION SUMMARY**

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Commissioners present: Wiechert, Veatch, Meyer, Antle, Williams  
Commissioners excused: Sizemore, Marvin  
Staff present: Braddock Zollner, Parker

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**ITEM NO. 1: ACTION SUMMARY**

No action summary from March 26<sup>th</sup>, 2009 Action Summary.

**ITEM NO. 2: COMMUNICATIONS**

- a) No communications from other Commissions, State Historic Preservation Officer, or the general public.
- b) No declaration of abstentions from specific agenda items by Commissioners.

**ITEM NO. 3:** Nomination for Plymouth Congregational Church to the National Register of Historic Places.

**STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

Commissioner Veatch asked Staff why the Plymouth Congregational Church was not added to the National Register of Historic Places at the time it had been added to the State Register of Historic Places in 2006.

**PUBLIC COMMENT**

Betty Alderson stated in 2006 when the church had gone to the State Register of Historic Places review board it had been asked by the Department of Interior to pursue the Plymouth Congregational Church for National eligibility. She said research indicated the stain glass windows in the church came from England.

**COMMISSION DISCUSSION**

Commissioner Veatch asked Staff if the church was being nominated under National Criteria C and why the church was not pursued under National Criteria A.

Ms. Alderson stated she was asked to pursue the church under National Criteria C but not asked to pursue the church under National Criteria A.

Ms. Braddock Zollner stated typically churches had not been listed under anything other than National Criteria C for architecture. She said with the National Register of Historic Places, churches were considered a criteria exception. Ms. Braddock Zollner stated typically every church had social history and was important to the community, so most churches would fall under the National Criteria C for architecture.

Commissioner Wiechert asked Staff if the Plymouth Congregational Church would go back to the State Review Board and then be forwarded to the National Review Board.

Ms. Braddock Zollner stated the Church would go back to the State Review Board prior to being reviewed by the National Review Board.

*Commissioner Williams joined the meeting.*

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Wiechert, for the Historic Resources Commission to send a letter of support for the Plymouth Congregational Church to be added to the National Register of Historic Places.

Motion carried unanimously, 5-0

**ITEM NO. 4:** Nomination for the Union Pacific Depot to the National Register of Historic Places.

**STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

**PUBLIC COMMENT**

No one from the public spoke to this item.

**COMMISSION DISCUSSION**

Commissioner Veatch asked Staff if the Historic Resources Commission would initiate the nomination for the Union Pacific Depot to the National Register of Historic Places.

Ms. Braddock Zollner stated the process would begin with the State. She said if the Commission chose to initiate the nomination it then would go to the City Commission.

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to initiate the nomination of the Union Pacific Depot to the National Register of Historic Places.

Motion carried unanimously, 5-0

**ITEM NO. 5:** Grover's Barn Network to Freedom Application.

**STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

Commissioner Wiechert asked Staff to elaborate on Network to Freedom.

Ms. Braddock Zollner stated the National Park Service was the keeper of the network. She said there were promotional tours similar to a national heritage area.

Commissioner Antle asked Ms. Braddock Zollner if there was a tie between Grover's Barn and Freedom's Frontier.

Ms. Braddock Zollner stated Staff was working to get the sites lined out and update the National Registers.

**ACTION TAKEN**

Motioned by Commissioner Meyer, seconded by Commissioner Wiechert, to make a recommendation to the City Commission for Grover's Barn to be submitted to Network to Freedom.

Motion carried unanimously, 5-0

**ITEM NO. 6:** DR-11-116-08 700 Connecticut Street; New Construction; Certified Local Government Review. The property is located in the environs of the North Rhode Island Street Historic District, National Register of Historic Places. Submitted by Paul Werner Architects for Lance Burr, the property owner of record.

**STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

**APPLICANT PRESENTATION**

Paul Werner stated the Board of Zoning Appeals voted to grant a variance for 700 Connecticut Street and the East Lawrence Neighborhood Association was supportive. He said the project was speculative at the time and the Site Plan was in process. Mr. Werner showed photos of the elevation presented and stated there could be an issue with the windows. He said the parking area would be screened with the building. Mr. Werner stated if the project were approved there would be a tenant and minor changes to the plans would occur.

**PUBLIC COMMENT**

Dennis Brown, President of the Lawrence Preservation Alliance stated the entire Preservation Alliance Board had not discussed or voted on the project. Mr. Brown stated the Architectural Review Committee should discuss the project and it should then return to the Historic Resources Commission. He asked Mr. Werner if the corner of the building would be round or if it would be notched. Mr. Brown asked Mr. Werner if there would be three stories of usable space.

Mr. Werner stated the corner of the building would be notched and the structure would consist of two stories.

Mr. Brown stated he had seen pictures of the previous hotel that had been on the site and it was a prominent three story building and a similar structure would work at the site currently. He said partial mass could be taken from the south end of the structure and added to the corner so that it would be three stories of usable space.

K.T. Walsh, East Lawrence Neighborhood Association stated it had been great working with Paul Werner Architects and reviewing the steps for the project. She said the Board of Zoning Appeals had agreed the corner was difficult for traffic. Ms. Walsh stated Board of Zoning Appeals members suggested bumping the structure to the south. She asked Mr. Werner if there was a pillar on the corner or if it was glass enclosed.

Mr. Werner stated the corner of the structure would be left open.

Ms. Walsh asked Mr. Werner what the square footage of the structure would be.

Mr. Werner stated the square footage of the structure would be 9,000 square feet.

Phil Collison stated the neighborhood was excited the site would be developed. He said he was concerned the corner would not be developed as the Architects plans indicated.

**COMMISSION DISCUSSION**

Commissioner Antle stated it appeared there was a lot going on at the corner. He said conceptually adding the structure to the site would be interesting.

Mr. Werner stated a three story building would require an elevator. He said a two story building would make more sense and a supplier would not want to be located on the third floor. Mr. Werner stated there could be 4500 square feet on the first floor of the building and there could be apartments on the second floor. He said the parking requirement would have to be met.

Commissioner Wiechert asked Mr. Werner if the Architectural Review Committee would review the project after there was a tenant in the space.

Mr. Werner stated he would like to meet with the Architectural Review Committee as soon as possible. Mr. Werner stated the structure would not look like one of the store fronts on Massachusetts Street.

Commissioner Wiechert said the concerns of the more critical issues had been met. He said he would like to see a street elevation with more buildings to the south and a vehicle on the drawing for a visual effect.

Commissioner Antle said the corner of the property seemed to be problematic.

Commissioner Veatch asked Ms. Braddock Zollner to give an overview of Staff's review of the project.

Ms. Braddock Zollner stated the site was within the environs. She said the corner was a great place for height and was proportionate to pedestrian scale. She said the bigger sized windows were dramatically out of scale with the smaller windows. Ms. Braddock Zollner stated there should not be too much middle mass.

Commissioner Veatch asked Ms. Braddock Zollner if she was opposed to the windows on the north side of the structure and if she was opposed to a three story building.

Ms. Braddock Zollner stated she was not opposed to the windows on the north side of the structure. She said the massing of the structure needed to be reduced. Ms. Braddock Zollner stated she struggled with a three story building on the site. She said there would be different code issues involved and it would not be cost effective.

Mr. Werner asked Staff if Mike Sizemore was currently a member of the Architectural Review Committee.

Ms. Braddock Zollner stated Mike Sizemore was a member of the Architectural Review Committee and the Historic Resources Commissioners could elect one other member.

### **ACTION TAKEN**

Motioned by Commissioner Meyer, seconded by Commissioner Veatch, to add Commissioner Williams to the Architectural Review Committee, for the project at 700 Connecticut Street, and recommend the project be reviewed by the Architectural Review Committee.

Motion carried unanimously, 5-0

**ITEM NO. 7: MISCELLANEOUS MATTERS**

A. No demolition permit applications received since the March 26, 2009 regular meeting.

B. No Architectural Review Committee or Administrative Reviews since the March 26, 2009 regular meeting.

**Administrative Reviews**

- DR-3-21-09 1400 Massachusetts Street; Restroom Renovation; Certified Local Government Review. The property is in the environs of the South Rhode Island Historic District, National Register of Historic Places. Submitted by Treanor Architects for U.S.D. #497, the property owner of record.
- DR-3-22-09 647 Massachusetts Street; Window Replacement; Certified Local Government Review. The property is in the environs of the House Building (729 Massachusetts) Register of Historic Kansas Places, the Eldridge Hotel (701 Massachusetts), the Lawrence Downtown Historic District, and the United States Post Office (645 New Hampshire) National Register of Historic Places. The property is located in the Downtown Conservation Overlay District. Submitted by Paul Werner Architects for GCB Holdings, LC, the property owner of record.
- DR-3-23-09 729 New Hampshire Street; Awnings and Signs; Certified Local Government Review and Certificate of Appropriateness Review. The property is listed as a contributing structure to the Lawrence Downtown Historic District, National Register of Historic Places. The structure is in the environs of Miller's Hall (723-725 Massachusetts), Lawrence Register of Historic Places; the House Building (729 Massachusetts), Register of Historic Kansas Places, the Eldridge Hotel (701 Massachusetts), North Rhode Island Historic District, and the United States Post Office (645 New Hampshire), National Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Nancy Holmes Architects for Hetzel Park III Trustees, the property owner of record.
- DR-3-24-09 904 Vermont Street (Wheatfields); Site Plan; Certified Local Government Review and Certificate of Appropriateness Review. The property is in the environs of Plymouth Congregational Church (925 Vermont), Carnegie Library (200 W. 9<sup>th</sup>), the Oread Historic District, and the Lawrence Downtown Historic District, National Register of Historic Places. The property is located in the Downtown Conservation Overlay District. Submitted by Jane Patrick for Mary Watson, the property owner of record.
- DR-3-25-09 730 New Hampshire Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. The property is in the environs of The Octavius W. McAllaster Residence (724 Rhode Island), Lawrence Register of Historic Places; House Building (729 Massachusetts) Register of Historic Kansas Places; the North Rhode Island Historic District, the Eldridge Hotel (701 Massachusetts), the United States Post Office (645 New Hampshire), and the Lawrence Downtown Historic District, National Register of Historic Places. The property is located in the Downtown Conservation Overlay

District. Submitted by Tammy Moody for 8<sup>th</sup> and New Hampshire LLC, the property owner of record.

DR-3-26-09 900 New York Street (Saint Luke African Methodist Episcopal Church); Roof Restoration; Certified Local Government Review. The property is listed on the Register of Historic Kansas Places. Submitted by the Saint Luke African Methodist Episcopal Church, the property owner of record.

DR-04-29-09 Consider a request to rezone approximately 2.83 acres located at the southeast corner of E 19<sup>th</sup> Street & Learnard Avenue from RS7 (Single-Dwelling Residential) to RM12D (Multi-Dwelling Residential)( **Z-2-3-09**). The property is identified as 423, 431 & 533 E 19<sup>th</sup> Street; 1926, 1930-32, 1934-36 & 1938-40 Learnard Avenue; and the parcel east of 1934-40 Learnard Avenue. Submitted by Jill Gretchen Windholz for Jill G. & Timothy L. Windlholz; Carolyn L. & James R. Hemphill Trustees; Clara & Philip Hemphill; Wendy A. Stauffer, Jennifer Hemphill, Jill G. Windholz & Carolyn Hemphill, property owners of record.

Commissioner Wiechert asked Ms. Braddock Zollner to explain the window replacement at 647 Massachusetts Street.

Ms. Braddock Zollner stated the windows at 647 Massachusetts Street had been altered.

Commissioner Wiechert asked Ms. Braddock Zollner to explain the site plan at 904 Vermont Street.

Ms. Braddock Zollner stated the site plan was changed to add pavers to the grass area.

Commissioner Wiechert asked Ms. Braddock Zollner to explain the roof restoration at 900 New York Street.

Ms. Braddock Zollner stated 900 New York Street was an SAT grant and was also being reviewed by the SHPO.

Commissioner Antle asked Ms. Braddock Zollner to explain the rezoning at East 19<sup>th</sup> Street.

Ms. Braddock Zollner stated the rezoning for East 19<sup>th</sup> Street was for Certificate of Appropriateness review only. She said the rezoning would be approved unless it could be shown that it would cause harm to the listed property. She said Staff approved DR-04-29-09 administratively.

Commissioner Antle asked Ms. Braddock Zollner if something would be built on the property.

Ms. Braddock Zollner stated the plan was for additional duplexes to be built on the property.

### **ACTION TAKEN**

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

Motion carried unanimously, 5-0

- C. Ms. Braddock Zollner stated there was a variance request in the ten hundred block of Alabama Street, which was the area the Historic Resources Commission received a grant to conduct a survey. She said the request was for a demolition and a request to build a duplex.
- D. Dennis Brown stated he was disappointed with the demolition at 1725 New Hampshire street. He said the preservation community had failed with the project. Mr. Brown stated the demolition request for 1725 New Hampshire Street went to the City Commission April 14<sup>th</sup>, 2009 and the Commissioners said they regrettably vote to demolish the structure. He said the City Development Code contributed to demolishing a perfectly good building. Mr. Brown stated if there was a completed Site Plan he would feel better about the project but right now it was only a concept and it was bothersome.

Mr. Brown stated there would be an awards ceremony on May 7<sup>th</sup>, 2009 at the Castle Tea Room. He said sixty people had responded that they would be attending and the Lawrence Preservation Alliance was hoping the attendance figure would double. Mr. Brown stated he had hoped the awards ceremony would be an annual event. He said the awards ceremony would be the first community event at the Castle Tea Room after the two year renovation. He stated there would be three awards given at the ceremony.

Ms. Walsh said she agreed with Mr. Brown regarding the 1725 New Hampshire Street demolition. She said the Barker neighborhood did not oppose the demolition. Ms. Walsh stated the demolition was a loss of affordable housing. She said she had lived in Lawrence for thirty years and had never seen the parking lot full at the Dillon's on Massachusetts Street.

Ms. Braddock Zollner stated a brick streets committee had been formed and two blocks of New York Street would be repaired. Ms. Braddock Zollner stated as funds become available more streets would be repaired.

Ms. Walsh stated a jobs component for repairing the streets should be formed so that people from the community would be hired to perform the street repair.

Commissioner Antle stated he would like to find a way to insure that most of the material would be reused after demolitions. He said Lawrence needed a habitat restore store.

#### E. Elections.

#### **ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Wiechert, to nominate Commissioner Meyer to continue as chair of the Historic Resources Commission.

Motion carried unanimously, 5-0

#### **ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Williams, to nominate Commissioner Antle to continue as vice-chair of the Historic Resources Commission.

Motion carried unanimously, 5-0

**ACTION TAKEN**

Motioned by Commissioner Meyer, seconded by Commissioner Veatch, to nominate Commissioner Sizemore and Commissioner Wiechert, as members of the Architectural Review Committee.

Motion carried unanimously, 5-0

**ACTION TAKEN**

Motioned by Commissioner Meyer, seconded by Commissioner Veatch, to nominate Commissioner Wiechert as the Kansas University Liaison.

Motion carried unanimously, 5-0

F. Miscellaneous matters from City staff and Commission members.

Ms. Braddock Zollner stated she was working on an application for the City of Lawrence to become a Preserve America Community. She asked the Board if they would like to make a recommendation to the City Commission that the City become a Preserve America Community.

**ACTION TAKEN**

Motioned by Commissioner Meyer, seconded by Commissioner Antle, to recommend to the City Commission the City of Lawrence applies for a Preserve America Community status.

Motion carried unanimously, 5-0

Ms. Braddock Zollner asked the Historic Resources Commission if they would like to recommend to the City Commission that the City of Lawrence continue with the agreement with the State Historic Preservation Officer to conduct state law reviews on the local level. She said the agreement had expired and she would like a recommendation from the Historic Resources Commission to forward to the City Commission.

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Wiechert, to recommend to the City Commission that the City of Lawrence continue with an agreement with the State Historic Preservation Officer to conduct State law reviews on a local level.

Motion carried unanimously, 5-0

**ACTION TAKEN**

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

Motion carried unanimously, 5-0

**ADJOURN 7:45pm**