

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING- AUGUST 20TH 2009--6:30 PM
ACTION SUMMARY**

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

ITEM NO. 1: ACTION SUMMARY

Motioned by Commissioner Marvin, seconded by Commissioner Sizemore, to approve the July 16th, 2009 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) No declaration of abstentions from specific agenda items by commissioners.

ITEM NO. 3: DR-7-81-09 729 New Hampshire Street; Hospitality Area and Façade Alterations; Certified Local Government Review and Certificate of Appropriateness Review. The structure is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is also located 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), the United States Post Office (645 New Hampshire), and the North Rhode Island Historic District, National Register of Historic Places. The property is located in the Downtown Conservation Overlay District. Submitted by Paul Werner Architects for Park Hetzel III Trustees, the property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item and notified the Commission that the applicant's representative had a conflict and could not be at the meeting. The applicant's representative requested that the item be deferred if there were questions that staff could not answer.

APPLICANT PRESENTATION

The applicant was not present.

PUBLIC COMMENT

Ms. K.T. Walsh asked Staff if the property owner at 729 New Hampshire Street was fined for not receiving a building permit prior to construction.

Ms. Braddock Zollner stated that typically the contractor for the project must pay an additional fee for the building permit.

Ms. K.T. Walsh stated she was concerned that the applicant was not present.

COMMISSION DISCUSSION

Commissioner Sizemore asked Staff if the windows of the structure had been replaced.

Ms. Braddock Zollner stated the vinyl windows were being replaced, and a new door was being installed to access the hospitality area. She stated this would be phase two of the project and there was not a time frame for completion.

Commissioner Marvin asked if there was a code related reason for a door to be installed to access the hospitality area.

Ms. Braddock Zollner stated there was no code requirement for the new door to be installed.

Commissioner Sizemore asked Ms. Braddock Zollner if the applicant was willing to relocate the door.

Ms. Braddock Zollner stated the applicant did not know if the original door opening was still available.

Commissioner Antle said there were far too many questions that the Commission did not have answers to.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Marvin, to defer the project at 729 New Hampshire street to the September 17th, 2009 Historic Resources Commission meeting.

Motion approved unanimously 4-0

ITEM NO. 4: DR-7-82-09 Lot 2 Block 9 Prairie Acres Subdivision (Vacant lot located on the west side of Vermont Street between Dakota Street and Nebraska Street); New Construction; Certified Local Government Review. The property is located in the environs of the Breezedale Historic District, National Register of Historic Places. Submitted by Austin and Keri Lauxman, the property owners of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Austin Lauxman presented the Commission with a model of the new structure for the property.

Commissioner Marvin asked if the three trees shown in the photo would stay on the property.

Mr. Lauxman stated two or three walnut trees would be saved and the elm tree might be removed.

Commissioner Sizemore asked Ms. Braddock Zollner to show photos of the neighborhood.

Ms. Braddock Zollner stated the homes on the east side of Vermont Street were smaller and mid-century style. She said the homes on the west side of Vermont Street were large ranch homes and some were two stories high.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

Commissioner Marvin stated she was a representative of the neighborhood association in the area and had sent an email to the association informing them the item was on the Historic Resources Commission agenda.

Commissioner Antle stated he would like to see the structure be built a little smaller, but the issue was an environs issue.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to approve the proposed project and make the determination that the proposed project does not encroach upon, damage, or destroy listed historic properties and their environs with the following conditions as listed in the staff recommendations:

1. The applicant will allow staff to photograph the property before construction.
2. The applicant will provide complete construction documents with material notation to be approved by the Historic Resources Administrator before release of the building permit.
3. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.

Motion approved unanimously 4-0

ITEM NO. 5: DR-7-83-09 529 Ohio Street; Garage Addition; Certified Local Government Review and Certificate of Appropriateness Review. The garage is a contributing structure to the Pinckney I Historic District, National Register of Historic Places and is in the environs of the Griffith House (511 Ohio) and the Dillard House (520 Louisiana), Lawrence Register of Historic Places. Submitted by Hernly Architects for Janice Strecker, the property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Mike Myers, Hernly Architects, stated Staff had a concern with the placement of a door on the south side of the structure. He said the door was not structurally safe where it was placed currently. Mr. Myers stated the new door placement would give the structure strength and would not be visible from anywhere but private property. He said the existing siding and a window would be reused.

Commissioner Sizemore asked the applicant how the new breezeway would tie into the old covered porch.

Mr. Myers stated the breezeway would be placed below the existing eave line.

Commissioner Veatch asked the applicant if the new pedestrian door was an essential element to the project.

Mr. Myers stated the pedestrian door was an essential element to the project.

Commissioner Veatch stated the structure was a listed structure and was on the National Register.

PUBLIC COMMENT

Dennis Brown stated he was speaking as a long time observer of Historic Preservation rather than the Lawrence Preservation Alliance. He said the proposed use was to continue the structure as a detached garage and a modern garage door should be allowed. Mr. Brown stated a new walk in door to the back yard was problematic but it was necessary.

COMMISSION DISCUSSION

Commissioner Antle said he was concerned with the loss of character defining elements. He said the issues should be listed and the applicant should work the issues out with the Architectural Review Committee.

Commissioner Sizemore said the character of the new garage door was well placed and did not seem out of line. He asked what the function of the addition was.

Mr. Myers said the width of the garage was eleven feet. He stated the size was the bare minimum to make the structure function as a garage.

Janice Strecker, property owner, stated she would like to save the garage and the purpose was to keep her safe.

Commissioner Sizemore stated the location of the garage was obviously on the appropriate side of the property. He asked if the size of the door was a standard three foot door.

Mr. Myers stated the door was a three foot door.

Commissioner Sizemore said his main concern was the canopy connecting the breezeway and less about the garage modification.

Commissioner Veatch asked the Commission how the breezeway violated the standards.

Commissioner Marvin said the structure could be set up as a freestanding structure.

Commissioner Antle said he was not a fan of the breezeway and would like to see a plainer garage door.

Ms. Braddock Zollner said Staff could approve the garage door as part of the final building permit documents.

Commissioner Veatch asked if the entry door should be utilitarian with no ornamentation.

Commissioner Antle asked if Staff and the applicant would work on the garage door issue. He said he did not like the connection of the breezeway and the garage.

Commissioner Marvin said she would encourage the breezeway not being connected to the garage.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to approve the proposed project and make the determination that the proposed project does not encroach upon, damage, or destroy listed historic properties and their environs with the following conditions::

1. The applicant will work with staff to select a garage door that is plainer in style and more in keeping with the original style of the building;
2. The applicant will work with staff to select a more utilitarian pedestrian door;
3. The applicant will allow staff to photograph the property before construction.
4. The applicant will provide complete construction documents with material notation to be approved by the Historic Resources Administrator before release of the building permit.
3. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.

Motion approved unanimously 4-0

ITEM NO. 6: DR-7-84-09 1005 Massachusetts Street; Storefront Remodel; Certified Local Government Review. The structure is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Huahun Cao on behalf of Chou Den Wong of Encore Café for Consolidated Properties, Inc., the property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Huajun Cao stated the restaurant owner was expanding the kitchen to include the space at 1007 Massachusetts street. She stated the two areas looked detached from each other. Ms. Cao stated the historic features of the building would be maintained and the building would be ADA compliant. She said the upstairs would have wood windows with white frames and some of the bricks would be repaired.

Commissioner Sizemore asked the applicant if the window borders would be an aluminum system with smaller panes and if the glass would be transparent.

Ms. Cao stated there would be individual glass panes in different frames. She said the space was limited in size.

Commissioner Sizemore asked if the transom panels would be closed up to light.

Ms. Cao stated the transom panel was exposed at the 1007 Massachusetts street but not exposed at 1005 Massachusetts street.

Commissioner Veatch stated Staff had concerns with the proposal.

Commissioner Antle asked the applicant to read the staff report and recommendations.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

Commissioner Veatch asked Ms. Braddock Zollner to explain Staffs concerns.

Ms. Braddock Zollner stated the treatment was a good design feature and she would like to see it on the interior and be removable. She said the set back was good but the new solid door was a modern interpretation of the store front.

Commissioner Veatch asked Ms. Cao to comment on staff's treatment recommendation.

Ms. Cao said it would be more cost effective to move the store front features to the interior of the structure. She said it would be costly to custom make the door but there was an aluminum alternative to the custom door.

Ms. Braddock Zollner asked the Commission for direction on the interior finish of the display windows.

Commissioner Sizemore said the proposal had a nice feel.

Ms. Braddock Zollner said every time a store front was altered a piece of history was lost.

Commissioner Veatch stated as long as the brackets were removable they could be on the inside or the outside of the structure.

Commissioner Sizemore stated the side decoration at the pedestrian level bothered him.

ACTION TAKEN

Motioned by Commissioner Antle, seconded by Commissioner Veatch, to approve the project at 1005 Massachusetts street, in accordance with the Secretary of the Interior's Standards and the *Downtown Design Guidelines*, the standards of evaluation, and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic properties with the final resolution for design issues for the windows and the front door be resolved by the Architectural Review Committee, with the following conditions listed in the staff recommendations:

1. The applicant change the design feature of the display windows to be an interior finish.
2. The applicant simplify the door and surround.
3. The applicant provide complete construction documents, with material notations, including window and door details, to be reviewed and approved by the Historic Resources Administrator prior to release of a building permit;
4. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work;
5. The property owner will allow staff access to the property to photo document the project before demolition, during construction, and upon completion of the project.

Motion approved unanimously 4-0

ITEM NO. 7: DR-7-85-09 1901 Louisiana Street; New Construction; Certified Local Government Review. The property is located in the environs of the Dudley Wiggins Residence (840 W 21st Street), Register of Historic Kansas Places, and the Double Hyperbolic Paraboloid House (934 W 21st Street), National Register of Historic Places. Submitted by USD 497, the property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Frank Harwood, representing USD 497, stated there were two different options for buildings. He said one plan included four buildings and the current plan included only two buildings. Mr. Harwood stated the plan with only two buildings would most likely be used.

Mr. Harwood said the structure would be built out of the same split block material as the bleachers.

Commissioner Marvin asked how supplies would get to the concession building.

Mr. Harwood said there was emergency vehicle access.

Commissioner Marvin asked if there would be an advantage to having the building closer to the street.

Mr. Harwood said the disbursal of the facility was based on City Code.

Ms. Braddock Zollner asked the applicant if Staff would receive material showing the access road and what type of material it would consist of.

Mr. Harwood said the access road had to be made of concrete to support fire trucks.

Commissioner Antle asked if there would be dugouts for the softball field.

Mr. Maurer stated the dugouts would be the same as Free State High School dugouts.

PUBLIC COMMENT

Judith Henderson showed photos of Free State High School dugouts and batting cages.

Commissioner Antle asked Ms. Henderson if she was supportive of the project.

Ms. Henderson stated she wanted the Commission to be aware of the dugouts and batting cages.

Conrad Henderson said the neighbors involved were not supportive of the dugouts being the shed type. He said most of the neighbors would like to have the proposed chain link fence changed to something similar as Kansas University. Mr. Conrad stated the neighbors were not happy with having advertisement on the fence.

Betty Alderson said the project had been a moving target for a year. She said there were no restrooms in the original plan. She stated there was twice as much ground at Free State High

School that there was at Lawrence High School. Ms. Alderson asked Ms. Braddock Zollner if any of the homes on the west end of centennial fell within a five hundred foot radius. She said the Commission should know exactly what was being proposed.

COMMISSION DISCUSSION

Commissioner Antle asked Ms. Braddock Zollner if the Commission would be approving an entirely new site plan or approving the alterations of the restroom buildings.

Ms. Braddock Zollner stated there were plans for four buildings and plans for two buildings. She said the size of the buildings would be different and there would be dugouts.

Commissioner Sizemore asked Ms. Braddock Zollner if the buildings would be visible to the neighbors.

Mr. Maurer showed the Commission photos of where the buildings would be.

Commissioner Sizemore stated there would be multiple layers of vegetation on the property.

Mr. Maurer stated there were existing trees that would be left on the property.

Mr. Hardwood said there would be one larger concession and one smaller one.

Commissioner Marvin stated she did not know what type of plans would come in the future for the site. She said she lived near South Jr. High School and understood what people were talking about with their concerns.

ACTION TAKEN

Motioned by Commissioner Antle, seconded by Commissioner Veatch, to approve the project at 1901 Louisiana Street, in accordance with the Standards and Guidelines for Evaluating the Effect of Projects on Environs, the standard of evaluation, and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic properties with the Historic Resources Commission preference option two, one large and one small concession, with the following conditions as amended from the staff recommendations:

1. The property owner will allow staff access to the property to photo document the project before demolition begins;
2. The applicant provide complete construction documents, with material notations to be reviewed and approved by the Historic Resources Administrator prior to 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. This approval is only for the concession buildings and does not include approval for roads or dugouts. Additional changes to the site will be reviewed by the Historic Resources Commission.
5. The approval of the HRC does not guarantee site plan approval by the Planning Department or alteration to the SUP granted by the City Commission.

Motion approved unanimously 4-0

ITEM NO. 8: MISCELLANEOUS MATTERS

- A. No demolition permit applications received since the July 16, 2009 regular meeting.
- B. Commissioner Sizemore stated the Architectural Review Committee had reviewed the Tap Room sign and the Barrel House.

Ms. Braddock Zollner stated the Architectural Review Committee had asked the applicant to review other sign alternatives. She said the applicant sent three options but the Architectural Review Committee could not make a decision. Ms. Braddock Zollner showed photos of the three Tap Room signs. She said she did not know the amount of bulbs that would be in the sign designs.

Commissioner Sizemore said there was no other way to bring the sign closer to the building. He said the sign was six foot tall now and the Architectural Review Committee could not come to a consensus.

Ms. Braddock Zollner stated the entire sign was twenty eight square feet.

Commissioner Marvin asked what the distance was from the bottom of the sign to the sidewalk.

Ms. Braddock Zollner stated Staff had requested the sign be placed directly above the awning on the New Hampshire side of the street.

Commissioner Veatch asked if the applicant was present at the past Historic Resources Commission meeting or the Architectural Review Committee meeting.

Ms. Braddock Zollner stated the applicant was not present at the Historic Resources Commission meeting but was present at the Architectural Review Committee meeting. She said the Architectural Review Committee could not come to an approval.

Commissioner Antle stated the sign was not appropriate.

Ms. Braddock Zollner stated the Historic Resources Commission could ask the applicant for a different design.

Commissioner Sizemore said the entire sign needed to be shrunk down in size.

Commissioner Marvin stated the applicant could use a different size font for the sign.

Ms. KT Walsh stated the sign needed to be shrunk down.

Commissioner Sizemore said the Montgomery Ward building was discussed and the doors were as small as the City Code would allow.

Ms. Braddock Zollner stated the elevation of 700 Connecticut Street was the same as the rest of the commercial strip. She said the project would go back to the Architectural Review Committee before coming to the Historic Resources Commission.

Administrative Reviews

- DR-7-76-09 721 Massachusetts Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. The structure is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is located 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), 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 Nancy Holmes for Bob Schumm, the property owner of record.
- DR-7-77-09 1212 Ohio Street; Boarding House; Certified Local Government Review. The structure is in the environs of the Oread Historic District, National Register of Historic Places. Submitted by Robert Munsch, the property owner of record.
- DR-7-78-09 1205 Kentucky Street; Rear Porch Removal, Roof Repairs, and Installation of Parking Pad; Certified Local Government Review. The structure is in the environs of the Oread Historic District and Lawrence's Downtown Historic District, National Register of Historic Places. Submitted by Theodore McFarlane, the property owner of record.
- DR-7-79-09 944 Kentucky Street; Window Well; Certified Local Government Review and Certificate of Appropriateness Review. The property is listed as a non-contributing structure to the Oread Historic District, National Register of Historic Places. The property is located in the environs of Plymouth Congregational Church (925 Vermont), the Charles and Adeline Duncan House (933 Tennessee), and Lawrence's Downtown Historic District, National Register of Historic Places. Submitted by Michelle Mueller for River Holdings Inc, the property owner of record.
- DR-7-80-09 714 Mississippi Street; Rehabilitation; Certified Local Government Review. The structure is listed on the Register of Historic Kansas Places. The property is also located in the environs of Old West Lawrence, National Register of Historic Places. Submitted by Dennis Domer for Eric Kirkendall, the property owner of record.
- DR-7-86-09 100-110 E 9th Street; Signs; Certificate of Appropriateness Review and Certified Local Government Review. The property is located in the environs of Lawrence's Downtown Historic District and the North Rhode Island Street Historic District, National Register of Historic Places and the Social Service League, Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by David White of Olathe Sign Inc., for Black Hills/Kansas Gas Utility Co., LLC, the property owner of record.
- DR-7-87-09 620 E 8th Street; Sign; Certified Local Government Review. The property is located in the environs of the East Lawrence Industrial District, National Register of Historic Places. The property is also located in the 8th and Penn Urban Conservation Overlay District. Submitted by David White of Olathe Sign Inc., for Black Hills/Kansas Gas Utility Co., LLC, the property owner of record.

DR-7-88-09 603 Tennessee Street; Special Use Permit for a Bed and Breakfast; Certified Local Government Review. The property is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. The property is also located in the environs of the Pinkney I Historic District, National Register of Historic Places. Submitted by Rainbow Works LLC, the property owner of record.

Ms. Braddock Zollner stated 603 Tennessee Street was approved as an adaptive reuse for a bed and breakfast. She said a nearby property owner was concerned with the Historic Resources Commission decision and did not want the Planning Commission to hear the project as an adaptive reuse. She said the applicant agreed to be the owner occupant and meet the parking requirements. She said there were concerns that the Historic Resources Commission did not understand adaptive reuse. Ms. Braddock Zollner stated the Planning director was in the process of writing a text amendment for the adaptive reuse section of the code.

ACTION TAKEN

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

Motion approved unanimously 4-0

- C. Ms. Braddock Zollner showed photos of the development at 19th and Learnard Avenue. She said the variance was to build a portion of the drive in the floodway. She said Staff had concerns regarding the design of the structure.

Commissioner Sizemore stated the project should be heard by the Historic Resources Commission prior to the Board of Zoning Appeals.

ACTION TAKEN

Motioned by Commissioner Antle, seconded by Commissioner Marvin, for Staff to draft a letter to the Board of Zoning Appeals requesting the Historic Resources Commission review of the development at 19th and Learnard Avenue prior to the Board of Zoning Appeals.

Motion approved unanimously 4-0

- D. No general public comment.
- E. Miscellaneous matters from City staff and Commission members.

Ms. Braddock Zollner stated the study session for the Oread Neighborhood Plan was scheduled for August 26th.

Dennis Brown asked Staff if the Oread Neighborhood Plan draft had been revised.

Ms. Braddock Zollner stated the plan had not yet been revised. She said there would be a public meeting.

ACTION TAKEN

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

Motion carried unanimously, 4-0

ADJOURN –8:45p.m.