

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING—JANUARY 15, 2009--6:30 PM
ACTION SUMMARY**

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

ITEM NO. 1: ACTION SUMMARY

Commissioner Marvin suggested one change to the December 18th, 2008 Action Summary.

Motioned by Commissioner Veatch, seconded by Commissioner Sizemore, to approve the December 18, 2008 Action Summary.

Motion carried unanimously, 5-0

ITEM NO. 2: COMMUNICATIONS

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

Ms. Braddock Zollner stated the packet included three communications from the State Historic Preservation Officer. She said typically the Historic Resources Commission would review the nominations and if they felt they met the criteria the Commission would send a letter of support to the Kansas Historic Sites Board of Review. Ms. Braddock Zollner asked the Commission if there were questions regarding the nominations.

Commissioner Veatch said the 1204 Oread Avenue nomination seemed strong and he appreciated the efforts that Tom Harper and others had contributed. He said the social history portion of 1941 Massachusetts Street house was less than strong.

Commissioner Meyer asked Ms. Braddock Zollner if the State Historical Society Staff had edited the submissions.

Ms. Braddock Zollner said Staff had edited the nominations.

Commissioner Marvin said the nominations should be referenced to connect to Kansas University more strongly.

Commissioner Veatch asked Commissioner Marvin if she was cited within the Women's Club article.

Commissioner Marvin said she had written an article for KU History.com regarding the use of the building as student housing.

Commissioner Veatch said it should be noted why the Women's Club was significant.

Commissioner Marvin said the Women's Club information was hard to find.

Commissioner Veatch said he had discussed the items with Ms. Martin, who is a National Register Coordinator, and she had reviewed the items.

Commissioner Veatch asked Staff how the decision was made to nominate 714 Mississippi Street to the Register of Historic Kansas Places rather than the National Register.

Ms. Braddock Zollner said 714 Mississippi Street had changed significantly over time.

Commissioner Marvin said she was surprised the Historic Resources Commission had approved the previous window changes for 714 Mississippi Street.

Ms. Braddock Zollner said the size of the window opening had not been changed.

Commissioner Williams said he was the listing agent on the house the last time it had been sold. He said the leaded glass windows had been taken by family members over time.

Ms. Braddock Zollner said the east Lawrence project was coming to conclusion and sketches would be included.

Motioned by Commissioner Meyer, seconded by Commissioner Sizemore, to send a letter in support of each of the nominations.

Motion carried unanimously, 5-0

- b) Commissioner Veatch stated he would abstain from administrative review DR-12-127-08.

ITEM NO. 3: DR-12-123-08 120 E Indian Ave; Demolition; Certified Local Government. The structure is in the environs of the Breezedale Historic District, Haskell Indian Nations Pocahontas Hall, and Haskell Indian Nations Pushmahata Hall, National Register of Historic Places. Submitted by George Meier for the Church of Jesus Christ Latter-Day Saints, the property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Mr. Ross Schriever stated he was the facility manager of the structure.

Commissioner Sizemore asked Mr. Schriever if he had pictures of inside of the property.

Mr. Schriever stated the roof of the property had been damaged which allowed water inside. He stated the structure was filled with mold and it had been sealed up.

Commissioner Sizemore asked Mr. Schriever if there would be redevelopment in the area.

Mr. Schriever said the building would be taken down to ground level and the property would be reseeded.

Ms. Braddock Zollner asked if there had been an Eagle Scout landscaping project on the property.

Mr. Schriever stated the Eagle Scouts had completed a project around the flag pole on the property. He said the church had been built by church members and they had requested to keep 150 of the bricks when the building is demolished.

Commissioner Veatch asked Mr. Schriever what the building had been used for in the past.

Mr. Schriever said the building had been used as a religious institute for students.

Commissioner Veatch said the building was not character defining.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

There was no Commission discussion on this item.

ACTION TAKEN

Motioned by Commissioner Meyer, seconded by Commissioner Veatch, to approve the proposed demolition at 120 East Indian Avenue 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 allow staff to photograph the property before demolition.
2. The applicant will supply a building condition analysis to be reviewed and approved by the Historic Resources Administrator.

3. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.

Motion carried unanimously, 5-0

ITEM NO. 4: DR-12-125-08 1725 New Hampshire Street; Rezoning; Certified Local Government Review. The property is in the environs of the Edwards House (1646 Massachusetts) and the Ebenezer F. Goodrich House (1711 Massachusetts), National Register of Historic Places. Submitted by Walley Storey Associates for Woodco Investments LLC, the property owner of record.

ITEM NO. 5: MISCELLANEOUS MATTERS

A. No Demolition permit applications received since the December 18, 2008 regular meeting.

B. No Architectural Review Committee or Administrative Reviews since the December 18, 2008 regular meeting.

Administrative Reviews

DR-12-119-08 643 Massachusetts Street; Reface Signs/Awnings; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the J.B. Shane Thompson Studio (615 Massachusetts), Lawrence Register of Historic Places, 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 also located in the Downtown Conservation Overlay District. Submitted by Tammy Moody for GCB Holdings LC, the property owner of record.

DR-12-120-08 1029 Massachusetts Street; Sign; Certified Local Government Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is also in the environs of the Douglas County Courthouse (1100 Massachusetts), the English Lutheran Church (1040 New Hampshire), and Watkins Bank (1047 Massachusetts), National Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Ertan Aydinov for Consolidated Properties of Lawrence, the property owner of record.

DR-12-121-08 Burcham Park; Site Plan/Sidewalk Extension; Certified Local Government Review. The property is located in the environs of Pinckney Historic District, National Register of Historic Places. Submitted by the City of Lawrence, the property owner of record.

DR-12-122-08 905 Tennessee Street; Ramp; Certified Local Government Review. The property is in the environs of the Benedict House (923 Tennessee), the Charles and Adeline Duncan House (933 Tennessee), the Oread Historic District, and the Old West Lawrence Historic District, National Register of Historic Places. Submitted by the Jonathan Groene for Nations Bank, the property owner of record.

- DR-12-124-08 943 Massachusetts Street; Hospitality Area; Certified Local Government 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. The property is also in the environs of the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places, Plymouth Congregational Church (925 Vermont), and Oread Historic District, National Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Mike Meyers for Graham Jack L Trustee, the property owner of record.
- DR-12-126-08 900 Massachusetts Street; Site Plan/Antenna; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places, Carnegie Library (200 W 9th), Lawrence's Downtown Historic District, the North Rhode Island Historic District, and Plymouth Congregational Church (925 Vermont), National Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Cheri Edwards for First National Bank of Lawrence, the property owner of record.
- DR-12-127-08 1700 Massachusetts Street; Site Plan/Antenna; Certified Local Government Review and Certificate of Appropriateness Review. The property is in the environs of the Edwards House House (1646 Massachusetts), and the Eugene F. Goodrich House (1711 Massachusetts), National Register of Historic Places. Submitted by Cheri Edwards for the Lawrence-Douglas County Housing Authority, the property owner of record.
- DR-12-128-08 East Lawrence; Sidewalk Repairs; Certified Local Government Review and Certificate of Appropriateness Review. The property is in the environs of 820 New Jersey, Lawrence Register of Historic Places, and the East Lawrence Industrial District, National Register of Historic Places. Submitted by the City of Lawrence, the property owner of record.
- DR-12-129-08 801 New Hampshire Street; Hospitality Area; Certified Local Government Review. The structure is a noncontributing structure to the Lawrence Downtown Historic District, National Register of Historic Places. The property is also located in the environs of the House Building (729-731 Massachusetts), Register of Historic Kansas Places, and the North Rhode Island Historic District, National Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Leticia Cole of Paul Werner Architects for Louise's Inc, the property owner of record.
- DR-12-130-08 512-514 East 9th Street; Site Plan; Certificate of Appropriateness and Certified Local Government Review. The property is located in the environs of St. Luke AME Church (900 New York Street) and the East Lawrence Industrial District, National Register of Historic Places and 820 New Jersey Street, Lawrence Register of Historic Places. Submitted by Marcia Hill for Hill Family Investments LLC, the property owner of record.

Commissioner Veatch asked Staff what the definition of hospitality area was.

Ms. Braddock Zollner stated the name sidewalk dining changed to hospitality area to include non-food serving establishments.

Commissioner Meyer asked if the sign at 1029 Massachusetts Street had been painted on.

Ms. Braddock Zollner said the sign had been painted.

ACTION TAKEN

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

Motion carried unanimously, 5-0

ACTION TAKEN

Motioned by Commissioner Sizemore, seconded by Commissioner Meyer, to confirm Administrative Review DR-12-127-08.

Motion carried, 4-0-1 Commissioner Veatch abstained

- C. Ms. Braddock Zollner stated the Historic Resources Commission would write a letter of support for zero setback variances for 700 Connecticut Street.
- D. Ms. K.T. Walsh said Paul Werner and Grant Liechtenberg met with the East Lawrence Neighborhood Association regarding 700 Connecticut Street and the neighborhood was in support of the parking area. She said when the new development code had been adopted it restricted the size for adaptive reuse. She asked if the square footage could be expanded.

Ms. Braddock Zollner stated adaptive use under the new code was taken exactly from the old code. She said the code was to allow for larger structures to change from residential to a commercial purpose. She said the square footage was added to restrict changes from happening in places that it would not be appropriate.

Commissioner Sizemore asked Ms. Braddock Zollner what the actual square footage of 700 Connecticut Street was.

Ms. Braddock Zollner said the square footage was between 4,000 and 5,000.

- E. Commissioner Marvin asked Staff if there was a home near Barker and 23rd Street that had applied for a demolition permit.

Ms. Braddock Zollner stated there was a demolition permit issued but the home was not within the environs.

ACTION TAKEN

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

Motion carried unanimously, 5-0

ADJOURN – 7:15p.m.