

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING- JANUARY 20TH 2011--6:30 PM
ACTION SUMMARY**

Commissioners present: Wiechert, Smith, Veatch, Meyer, Foster, Antle, Williams
Staff present: Braddock Zollner, Parker

ITEM NO. 1: ACTION SUMMARY

Commissioner Foster confirmed 1740 Massachusetts street had been referred to the Architectural Review Committee at the December 2010 Historic Resources Commission meeting.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Smith, to approve the December 16, 2010 Action Summary.

Motion carried unanimously, 7-0

ITEM NO. 2: COMMUNICATIONS

- a) Ms. Braddock Zollner stated the Ferdinand Fuller House was scheduled for review with the State Historic Preservation Office in February.

Dennis Brown stated the nomination for the Ferdinand Fuller House was thorough and well written. He said there was an addition to the structure in 1870.

Steve Scannell stated the siding on the home was not the original siding and the second floor of the structure had been renovated. He said the south windows had been replaced and the porch was reconstructed. Mr. Scannell asked if there was a procedure for removing asbestos material from the structure and if there were siding material options.

Ms. Braddock Zollner said the replacement siding would need to match the existing wood siding.

ACTION TAKEN

Motioned by Commissioner Antle, seconded by Commissioner Smith, directing Staff to draft a letter in support of the nomination of 1005 Sunset Drive, the Ferdinand Fuller House to the Register of Historic Kansas Places.

Motion carried unanimously, 7-0

Ms. Braddock Zollner stated the Lane-Duncan Stable was scheduled for review with the State Historic Preservation Office in February.

Shelly Clark, Kansas University Law School, displayed photos of the structure at 1132 W 11th Street, the Lane-Duncan Stable.

Professor Barron presented the history of the structure.

Commissioner Wiechert asked Ms. Clark if the stable had been reviewed by the campus committee.

Ms. Clark stated the stable would be reviewed by the committee the following week.

PUBLIC COMMENT

Mr. Brown stated he was pleased Kansas University was rehabilitating the structure.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Antle, directing Staff to draft a letter in support of the nomination of 1132 W 11th street, the Lane-Duncan Stable to the Register of Historic Kansas Places.

Motion carried unanimously, 7-0

- b) No declaration of abstentions from specific agenda items by commissioners.

ITEM NO. 3: DR-10-115-10 621 Tennessee Street; Garage Demolition and New Construction; Certified Local Government Review. The property is listed as a contributing structure to the Old West Lawrence Historic District and is located in the environs of the Pickney I Historic District, National Register of Historic Places. Submitted by Sabatini Architects for Lori Norwood and Douglass Stull, the property owners of record.

ITEM NO. 4: DR-12-139-10 2025 New Hampshire Street; Garage New Construction; Certified Local Government Review. The property is located in the environs of the George K. Mackie House (1941 Massachusetts), National Register of Historic Places. Submitted by Gregory Sanders, the property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

The applicant was not present.

Commissioner Meyer asked if the concrete pad for the garage was newly installed.

Ms. Braddock Zollner said the applicant would like to store a boat inside the garage.

PUBLIC COMMENT

No one from the public spoke to the item.

COMMISSION DISCUSSION

Commissioner Antle asked if the applicant was aware of the permit process.

Commissioner Meyer stated the property was on the very edge of the environs.

Commissioner Williams said the applicant was not a stranger to protocol.

Ms. Braddock Zollner stated the applicant appeared before the Board of Zoning Appeals and the project was denied.

Commissioner Foster said the property owner was the occupant of the property.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Veatch, to deny the proposed project at 2025 New Hampshire Street.

Motion carried unanimously, 7-0

ITEM NO. 5: DR-12-144-10 735 Ohio Street; Addition; Certified Local Government Review and Certificate of Appropriateness Review. The property is contributing to the Old West Lawrence Historic District, National Register of Historic Places. It is also located in the environs of the Jacob House (805 Ohio), Lawrence Register of Historic Places. Submitted by Dan Hermreck for Curtis and Rochelle Marsh, the property owners of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Dan Hermreck stated the property owners had adopted two small children and the home was now too small. He said there was an existing garage in the rear of the house and it would be best if it were not disturbed. Mr. Hermreck stated the kitchen was small and unusable. He said a new family room would be incorporated into the first floor level and a modest master bedroom suite would be constructed on the second floor. Mr. Hermreck stated the entire addition would be on the back side of the house.

PUBLIC COMMENT

Dennis Brown said Mr. Hermreck was well versed in working with the Historic Resources Commission wishes. He said the structure was a contributing property but the addition would be in the rear of the structure and would not affect the street scape. Mr. Brown stated most of the rear wall would be removed if the remodel occurred. He said the change would be irreversible.

COMMISSION DISCUSSION

Commissioner Meyer asked Ms. Braddock Zollner if the project could be approved if the applicant would work with the Architectural Review Committee.

Ms. Braddock Zollner stated the project met the requirements of the Certificate of Appropriateness Review. She said Staff had concerns with the Certified Local Government Review and would prefer the applicant work with the Architectural Review Committee.

Commissioner Meyer stated a similar project at 621 Tennessee street had been denied by the Historic Resources Commission.

Commissioner Veatch said the applicant for 621 Tennessee street had proposed the addition be added to the top of the structure and it was denied by the Historic Resources Commission. He said the rear of the property was not character defining but was historic material. Commissioner Veatch said the project at 621 Tennessee street would have altered the main façade of the structure.

Commissioner Williams said old west Lawrence has alleys that are character defining.

Commissioner Foster said he was not sure he could improve upon the project.

Commissioner Veatch said the key was that historic material would be destroyed on the structure.

Commissioner Meyer said the standards state removal of historic material shall be avoided. She asked Staff if there was a difference between the project at 735 Ohio street and 621 Tennessee street.

Ms. Braddock Zollner stated the addition at 735 Ohio street would not be overwhelming and would not be visible from the street.

Commissioner Antle asked if the Architectural Review Committee would add something to affect the design of the project.

Commissioner Meyer said the issue was not the size of the project but an alternative design.

Commissioner Veatch said the nature of the project would have to be changed significantly.

Commissioner Williams said the big difference between the 735 Ohio street project and the 621 Tennessee street project was the view from the street. He said with an extension there would not be a change in the roof line.

Commissioner Veatch asked the applicant if the roof line could be truly hyphenated.

Mr. Hermreck stated he would have to start over on the project due to the limitation with the garage in the rear of the property.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Antle, to approve the addition project at 735 Ohio Street, with the following conditions listed in staff report:

1. The applicant provide complete construction documents to be reviewed and approved by the Historic Resources Administrator prior to release of the building permit;

2. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work;
3. The property owner will allow staff access to the property to photo document the project before, during construction and upon completion of the project.
4. Any future development for the site will be submitted to the Historic Resources Commission for review.

Motion carried, 6-1

ITEM NO. 6: DR-12-146-10 711 Connecticut Street; Demolition; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of Lawrence's Downtown Historic District and the North Rhode Island Street Historic Residential District, National Register of Historic Places. It is also located in the environs of the Octavius W. McAllaster Residence (724 Rhode Island), Lawrence Register of Historic Places. Submitted by Michael Tubbs of Tubbs Law Firm for James and Nancy Dunn, the property owners of record.

ITEM NO. 7: DR-12-149-10 803-807 New York Street (313 E 8th Street); Rezoning; Certified Local Government Review. The property is located within the environs of the North Rhode Island Street Historic Residential District, National Register of Historic Places. Submitted by John H. Flanders for R&B Holdings, LC, property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

The applicant was not present.

PUBLIC COMMENT

KT Walsh stated she disagreed with the staff report. She said the East Lawrence Neighborhood Association would like the zoning to change to commercial zoning for the neighborhood. She said the neighborhood did not want a fast food restaurant or a drive-through in the area.

Commissioner Foster asked Ms. Walsh if she had approached the owner of the property to add stipulations to the deed of the property.

Ms. Walsh stated she did not approach the property owner with the stipulations.

COMMISSION DISCUSSION

Commissioner Antle asked Staff if the Planning Commission had an issue with making exclusions.

Ms. Braddock Zollner stated the City's legal staff had determined Conditional Zoning was allowable under the State Zoning Regulations and the City Development Code.

Commissioner Antle asked how often Conditional Zoning was used.

Ms. Braddock Zollner said Conditional Zoning was used three or four times in the past three years.

Commissioner Williams stated there would be physical constraints with a fast food restaurant on the property. He said he would like to see the future plan of the property.

Ms. Braddock Zollner said the applicant submitted a Variance request to the Board of Zoning Appeals for the size of the building. She said the existing building was 290 square feet too large for the size of the lot under CN1 zoning.

Commissioner Meyer stated she did not discourage rezoning the property. She said she would like to see the future plan of the property.

Ms. Braddock Zollner said CN1 zoning would not allow for automotive use.

Commissioner Antle asked why the property owner applied to rezone the property.

Commissioner Meyer stated the property owner wanted to rezone the property in case of a future sale. She said the property was an environs review.

Ms. Braddock Zollner said the zoning would allow uses that would not be residentially compatible.

Commissioner Meyer said the project could be deferred and the applicant could attend next month's meeting to answer the Commissions questions.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Smith, to defer the project at 803-807 New York Street and request the applicant appear at the March 17th 2011 Historic Resources Commission meeting.

Motion carried, 6-1

ITEM NO. 8: MISCELLANEOUS MATTERS

- A. Ms. Braddock Zollner stated the Board of Zoning Appeals received an application for 313 East 8th Street and a parking variance for 711 Connecticut street.

PUBLIC COMMENT

KT Walsh said 711 Connecticut street was owned by James Dunn and he proposed to replace the home with a six-plex. She said the neighborhood was against the project and it was demolition by neglect.

No demolition permits received since the December 16, 2010 meeting.

B. Review of Administrative and Architectural Review Committee approvals since December 16, 2010:

Administrative Reviews

- DR-11-123-10 700 New Hampshire Street; Repointing and Reconstruction of Border Walls; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Eldridge Hotel (701-703 Massachusetts Street), Lawrence's Downtown Historic District, the North Rhode Island Historic District and the United States Post Office (645 New Hampshire Street), National Register of Historic Places. It is located in the environs of the House Building (729-731 Massachusetts Street), Kansas Register of Historic Places and the Octavius McAllaster Residence (724 Rhode Island Street), Lawrence Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Peter Gojeeric, MGM Masonry, for Border's Lawrence Store No. 23, property owner of record.
- DR-11-128-10 815 Ohio Street; Window Replacement/Porch Addition/Carport New; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Old West Lawrence Historic District, National Register of Historic Places. It is also in the environs of the Jacob House (805 Ohio Street), Lawrence Register of Historic Places. Submitted by Smalter & Associates Architects for the property owner.
- DR-11-129-10 715 Tennessee Street; Mechanical HVAC; Certified Local Government Review. This property is a contributing structure to the Old West Lawrence Historic District and in the environs of the Downtown Historic District, National Register of Historic Places. Submitted by Keith and Mary Jeannette Skillman, property owner of record.
- DR-11-135-10 239 Elm Street; Sign Replacement; Certified Local Government Review. This property is in the environs of the Union Pacific Depot (402 N 2nd Street), Kansas Register of Historic Places. Submitted by Tammy Moody for Aveena Natural Cleaning.
- DR-11-137-10 1701 Massachusetts Street; Rezoning; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Edward House House (1646 Massachusetts), National and Lawrence Register of Historic Places and the Eugene F. Goodrich House (1711 Massachusetts), National Register of Historic Places. Submitted by Jennifer O'Driscoll for the Christian Science Society, the property owners of record.
- DR-12-138-10 1740 Massachusetts Street; Variances; Certified Local Government Review. The property is located in the environs of the Edward House House (1646 Massachusetts Street) and the Eugene F. Goodrich House (1711 Massachusetts Street), National Register of Historic Places. Submitted by Dillons Companies, Inc., the property owner of record.
- DR-12-140-10 831 Massachusetts Street; Tenant Finish; Certified Local Government Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. It is also located in the Downtown Conservation Overlay District. Submitted by Bryan Dyche for Gary Bodony, the property owner of record.

- DR-12-141-10 507 Louisiana Street; Egress Window; Certified Local Government Review and Certificate of Appropriateness Review. The property is a contributing structure to the Pinckney I Historic District, National Register of Historic Places. It is also located in the environs of the Griffith House (511 Ohio) and the Dillard House (520 Louisiana), Lawrence Register of Historic Places. Submitted by Russell Besson, the property owner of record.
- DR-12-142-10 1328 New Hampshire Street; Back Porch; Certified Local Government Review. The property is contributing to the South Rhode Island Historic District, National Register of Historic Places. Submitted by Susan B. Scott, the property owner of record.
- DR-12-145-10 1 Riverfront Plaza; Sign; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of Lawrence's Downtown Historic District and the North Rhode Island Street Residential Historic District, National Register of Historic Places. The property is also located in the environs of the Consolidated Barb Wire Building (1 Riverfront), Register of Historic Kansas Places and the Otto Fisher House (621 Connecticut), Lawrence Register of Historic Places. Submitted by Nancy Holmes of Full Bright Sign & Lighting for Riverfront LLC and the City of Lawrence, the property owners of record.
- DR-12-147-10 644 New Hampshire Street; Sign Reface; Certified Local Government Review and Certificate of Appropriateness Review. The property is located within the boundaries of the Urban Conservation Overlay District and is also in the environs of the Lawrence Downtown Historic District, North Rhode Island Historic District, the United States Post Office (645 New Hampshire) and the Eldridge Hotel (701 Massachusetts), all on the National Register of Historic Places. Submitted by Nancy Holmes for Knology.
- DR-12-148-10 803-807 New York Street (313 E 8th Street); Variance; Certified Local Government Review. The property is located within the environs of the North Rhode Island Historic District, National Register of Historic Places. Submitted by John H. Flanders for R&B Holdings, LC, property owner of record.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to confirm the administrative reviews.

Motion carried unanimously, 7-0

C. General public comment.

Ms. Walsh stated asbestos shingles were historic and represented a time of modernization. She said there were many homes in Lawrence with the asbestos shingles and they were not allowed to go to the state level. She asked the Commission to review the asbestos shingle issue.

Commissioner Williams stated there had been a connection with asbestos shingles and cancer. He said the shingles should not be treated as a quaint artifact.

- D. Ms. Braddock Zollner stated an Update on County Natural & Cultural Heritage Task Force report was posted to the Douglas County website and she encouraged the Commission to review the report.

Commissioner Williams said the task force was working to provide a vision for County Commissioners that is sensitive to the natural, cultural, and historical elements.

Commissioner Smith stated the Watkins Community Museum hired a new director. He said a welcoming would be held March 13th at the museum.

Ms. Braddock Zollner stated the Convention Bureau moved into the Carnegie Library building.

Commissioner Wiechert stated there was a lack of hand rails at the site.

ACTION TAKEN

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

Motion carried unanimously, 7-0

ADJOURN –8:20p.m.