

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

Commissioners present: Williams, Wiechert, Meyer, Antle, Marvin

Commissioners excused: Sizemore, Veatch

Staff present: Braddock Zollner, McKain, Parker

ITEM NO. 1: ACTION SUMMARY

Motioned by Commissioner Meyer, seconded by Commissioner Wiechert, to approve the May 21st, 2009 Action Summary.

Motion carried unanimously, 5-0

Motioned by Commissioner Meyer, seconded by Commissioner Williams, to approve the June 18th, 2009 Action Summary.

Motion carried unanimously, 3-0-2 Commissioner Marvin and Commission Antle abstained from voting on the June 18th, 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: DR-6-73-09 Burroughs Creek Rail Trail; New Concrete Trail; Certified Local Government Review. The trail is located in the environs of the Samuel Riggs House (1501 Pennsylvania), National Register of Historic Places. Submitted by David Cronin for the City of Lawrence, the property owner of record.

STAFF PRESENTATION

Ms. Katie McKain presented the item.

APPLICANT PRESENTATION

The applicant was not present.

PUBLIC COMMENT

Austin Turney, 1501 Pennsylvania, owner of the Samuel Riggs House, stated the Burroughs Creek Trail would enhance the property without changing the essential environs of the Samuel Riggs House. He said the second stage of the plan was to convert the City property on the north side to an attractive park. Mr. Turney stated when the City had planned to use the property as police evidence storage it was agreed upon to enhance the property. He said the property had been allowed to deteriorate slowly. He stated the rail line to Baldwin City would not be restored. Mr. Turney stated the hope was the Samuel Riggs House would be preserved intact by future owners. He said the structure itself was a physical memorial to Quantrill's raid

and the property was a rare example of a 19th century suburban dwelling. Mr. Turney stated there would be pressures to develop the property and he had hoped the heritage would remain recognized and that the City would not reinforce those pressures.

COMMISSION DISCUSSION

Commissioner Antle stated the project was great for the City.

Commissioner Wiechert asked Staff why the path would be ten feet wide.

Ms. Braddock Zollner said a path of ten feet width was standard for this type of trail that would host bicycle and pedestrian travel. Mrs. Braddock Zollner said there would be photographic documentation of the property and the photos would be tied into the legal land surveys. She stated Baldwin City would reuse the rail system on the active line.

ACTION TAKEN

Motioned by Commissioner Antle, seconded by Commissioner Wiechert, to approve the Burroughs Creek Rail Trail, with the following conditions as listed in the staff recommendations:

1. The applicant document the existing rail prior to removal;
2. Signs discussing the history of the railroad are placed along the corridor upon completion of the project;
3. Any changes to the approved project will be submitted to the Historic Resources Commission for review prior to the commencement of the related work.

Motion approved unanimously 5-0

ITEM NO. 4: DR-6-74-09 825-827 Massachusetts Street; Remodel; Certified Local Government Review. The structure is a contributing structure to the Lawrence's Downtown Historic District, National Register of Historic Places. The property is also located in the environs of the Lucy Hobbs Taylor House (809 Vermont), and the Carnegie Library (200 W 9th), National Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Mike Myers for Ready Corporation Five, the property owner of record.

STAFF PRESENTATION

Ms. McKain presented the item.

APPLICANT PRESENTATION

Mike Myers, Hernly Architects, said the property would be a retail building with two pairs of entry doors with a grand entryway on the inside. He said the structure would be divided into five different tenants. Mr. Myers stated the first floor of the structure would consist of retail businesses, the basement would be retail or office and the top floor would be office space. He stated there needed to be access to all of the spaces. Mr. Myers stated there would be new stairs added on each side of the façade and two new doors. He said modern materials and glass would be used on the front of the structure. Mr. Myers stated there would be a fire escape on the west side of the building from the top down to the alley. He said there would be a clad concrete curb and a thin stone veneer added in the front. He stated the side entrances would be much narrower than the front entrance. Mr. Myers stated an awning company would help with the design of a new awning and the glass tile would be small one inch squares in a translucent blue tone.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

Commissioner Antle asked what sorts of character defining elements were being suggested for the project.

Commissioner Meyer asked Staff if the Architectural Review Committee would review the project.

Ms. Braddock Zollner stated the Architectural Review Committee could review the project.

Commissioner Wiechert asked the applicant if the first floor of the structure would be residential.

Mr. Myers stated the first floor of the structure would be for retail use.

Commissioner Meyer asked the applicant if he was aware of the staff report.

Mr. Myers stated he expected to work with the Architectural Review Committee and tax credits had been discussed.

Ms. Braddock Zollner asked the applicant if he had historic photos of the front of the structure.

Mr. Myers stated he had no photos of the front of the structure.

Ms. Braddock Zollner asked the Commission to give direction to Staff prior to sending the project to the Architectural Review Committee.

Commissioner Marvin said both doors were an issue.

Mr. Myers stated he did not discuss the issue of the double doors with the property owner. He asked why Staff wanted the doors next to each other.

Ms. Braddock Zollner stated the 1931 Montgomery Ward store front was a listed property. She said it was one building and a one entity appearance but could be worked out with the Architectural Review Committee.

Commissioner Marvin said the Architectural Review Committee should address the issues.

Commissioner Antle said he would like to find a way to maintain the entrance.

ACTION TAKEN

Motioned by Commissioner Meyer, seconded by Commissioner Antle, to approve 825-827 Massachusetts street, with the following conditions as listed in the staff recommendations and amend condition number one to specifically state the discussion center around deemphasizing the side doors and unify the central entrance:

1. The applicant provide complete construction documents, with material notations, including window and door details, to be reviewed and approved by the Architectural Review Committee prior to release of a 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 demolition, during construction, and upon completion of the project.

Motion approved unanimously 5-0

ITEM NO. 5: DR-6-75-09 801 New Hampshire Street; Sign; Certified Local Government Review. The structure is a noncontributing structure to Lawrence's 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 Nancy Holmes of Fullbright Signs for Louise's INC, the property owner of record.

STAFF PRESENTATION

Ms. McKain presented the item.

Ms. Braddock Zollner stated the photos in the presentation were not to scale. She said the sign would be five feet by four and a half feet wide. She stated the overall building height was in the staff report.

Ms. Braddock Zollner stated the applicant would not attend tonight's Historic Resources meeting.

APPLICANT PRESENTATION

The applicant was not present.

PUBLIC COMMENT

Ms. Cas stated the scale of the sign was very important.

Ms. K.T. Walsh said she had a concern the sign would not stay in position on the building.

Commissioner Antle stated there should be discussion with the property owner regarding the building structure.

Commissioner Wiechert asked Staff if there was a concern with the neon portion of the sign.

Ms. Braddock Zollner stated moving type signs were not allowed in the area.

Commissioner Meyer asked Staff to discuss the Commissioners concerns with the applicant.

Commissioner Antle said the final design should go to the Architectural Review Committee.

Ms. Braddock Zollner stated the applicant was the sign company and not the property owner.

COMMISSION DISCUSSION

Commissioner Meyer asked if the motion should encompass all of the above concerns.

ACTION TAKEN

Motioned by Commissioner Meyer, seconded by Commissioner Marvin, to approve the project at 801 New Hampshire Street, with the following conditions as listed in the staff recommendation and the applicant work with the Architectural Review Committee and the applicant document the condition of the building:

1. The sign will be slightly redesigned to be more visually vertical;
2. The sign will be installed just above the new exiting awnings;
3. The sign will be installed appropriately into the mortar joints and not the masonry material;
4. The applicant will provide complete construction documents, with material notations, including placement height and installation method, to be reviewed and approved by the Historic Resources Administrator prior to release of a building permit;
5. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work;
6. 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 5-0

ITEM NO. 6: MISCELLANEOUS MATTERS

- A. No demolition permit applications received since the June 18, 2009 regular meeting.
- B. No Architectural Review Committee or Administrative Reviews since the June 18, 2009 regular meeting.

Administrative Reviews

- DR-6-64-09 4 East 7th Street; Sign and Awning; Certified Local Government Review. The property (636-646 Massachusetts Street) is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is located in the environs of the House Building (729 Massachusetts), Register of Historic Kansas Places, the North Rhode Island Historic District, the United States Post Office (645 New Hampshire), and the Eldridge Hotel (701 Massachusetts), National Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Angela Nascimento for Consolidated Properties INC, the property owner of record.
- DR-6-65-09 1101-1103 Massachusetts Street; Central Air Addition; 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 located in the environs of South Park, Lawrence Register of Historic Kansas, the Douglas County Courthouse (1100 Massachusetts), and Watkins Bank (1047 Massachusetts), National Register of Historic Places. The property is also located in the

- Downtown Conservation Overlay District. Submitted by Bill Harvey for William Moore, the property owner of record.
- DR-6-66-09 1835 Massachusetts Street; Remodel; Certificate of Appropriateness Review. The property is located in the environs of Fire Station #2 (1839 Massachusetts), Lawrence Register of Historic Places. Submitted GSR Construction INC for I.C. Walter Enterprises Inc, the property owner of record.
- DR-6-67-09 1031 Vermont Street; Sign; Certified Local Government Review. The property is also located in the environs of Lawrence's Downtown Historic District, National Register of Historic Places. Submitted by Tammy Moody for Timothy Coldsnow, the property owner of record.
- DR-6-68-09 801 New Hampshire; Awning; Certified Local Government Review. The structure is a non-contributing 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 Nancy Holmes for Louise's INC, the property owner of record.
- DR-6-69-09 801 E 9th; Sign; Certified Local Government Review. The property is located in the environs of the East Lawrence Industrial District, National Register of Historic Places. Submitted by Moni Spinger for Ninth and Delaware LC, the property owner of record.
- DR-6-70-09 724 Massachusetts Street; Sidewalk Dining; Certified Local Government Review and Certificate of Appropriateness Review. The structure is a contributing structure to the Lawrence Downtown Historic District, National Register of Historic Places. The property is located in the environs of Millers 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 also located in the Downtown Conservation Overlay District. Submitted by Katie Nichols for Josh Mochell, the property owner of record.
- DR-6-71-09 1 Gower Place; Garden and Deck Addition; Certified Local Government Review. The property is also located in the environs of the Ludington-Thatcher House (1613 Tennessee), and the John Palmer and Margaret Usher House (1425 Tennessee), National Register of Historic Places. Submitted by Timothy Homburg for Kappa Kappa Gamma, the property owner of record.
- DR-6-72-09 402 North 2nd St; Roof Repairs; Certified Local Government Review. The property is listed on the Register of Historic Kansas Places. Submitted by the City of Lawrence, the property owner of record.

Commissioner Marvin asked Staff to clarify DR-6-70-09.

Ms. Braddock Zollner said the new owner had previously removed the sidewalk dining area but has now decided to reinstall it.

Commissioner Antle stated the sign at 1031 Vermont Street was installed prior to the Historic Resources Commission reviewed the project.

Ms. Braddock Zollner stated applicants were charged double the permit fee if the sign was installed prior to the release of a permit.

ACTION TAKEN

Motioned by Commissioner Meyer, seconded by Commissioner Wiechert to approve the Administrative Reviews.

Motion approved unanimously 5-0

- C. No comment on variance (BZA) requests received since July 16, 2009.
- D. No general public comment.
- E. Miscellaneous matters from City staff and Commission members.

Commissioner Marvin stated there were approved projects that had not been completed. She asked Staff if there was a follow up procedure to ensure the completion of projects.

Ms. Braddock Zollner said often applicants notify Staff they are not going to follow through with projects.

Ms. Braddock Zollner stated there was a work session August 26th, 2009 for the Oread Neighborhood Plan. She asked the Commission to attend the work session.

Ms. K.T Walsh said the East Lawrence Neighborhood Association was concerned the sidewalk improvement plan would not include brick sidewalks and they would like to have the Historic Resources Commissions support brick sidewalks and streets within Lawrence.

Commissioner Williams stated sidewalks were the liability of the homeowner.

Ms. Braddock Zollner stated homeowners were responsible for the maintenance of sidewalks. She said there was a proposal to add a fee to city utilities to pay for sidewalk maintenance.

Mr. Dennis Brown asked Staff if the Oread Neighborhood Plan would come back in front of the Historic Resources Commission.

Ms. Braddock Zollner stated the Oread Neighborhood Oread Plan would come back to the Historic Resources Commission in August. She stated there would be public comment both in August and September.

ACTION TAKEN

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

Motion carried unanimously, 5-0

Commissioner Williams asked Staff if it was appropriate for him to promote the use of 603 Tennessee Street as a Bed and Breakfast site.

Ms. Braddock Zollner stated she did not see a conflict of interest with Commissioner Williams promoting 603 Tennessee Street.

ADJOURN – 7:30p.m.