

**HISTORIC RESOURCES COMMISSION  
AGENDA MEETING- OCTOBER 15TH 2009--6:30 PM  
ACTION SUMMARY**

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

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**ITEM NO. 1: ACTION SUMMARY**

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Marvin, to approve the August 20, 2009 Action Summary.

Motion carried, 3-0-2 Wiechert and Meyer abstained

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to approve the September 17, 2009 Action Summary.

Motion carried, 4-0-1 Marvin abstained

**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.

Commissioner Meyer stated Item No. 6 would be heard prior to Item No. 3.

**ITEM NO. 6:** DR-9-112-09 927 New Hampshire Street; Memorial Markers and Sign; Certified Local Government and Certificate of Appropriateness Review. The structure is located in the environs of the Lawrence's Downtown Historic District, the North Rhode Island Street Residential Historic District, National Register of Historic Places, the Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places and Lawrence Register of Historic Places, and the Hanna Building (933 Massachusetts), Hendry House (941 Rhode Island) and Social Service League (905 Rhode Island), Lawrence Register of Historic Places. Submitted by Brian Van Schmus on behalf of the Sons of Union Veterans of the Civil War for the City of Lawrence, the property owners of record.

### **STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

### **APPLICANT PRESENTATION**

The applicant stated he was available for questions.

Commissioner Wiechert asked the applicant what the age of the memorial marker was.

Brian Van Schmus stated he did not know the age of the memorial marker.

Commissioner Wiechert stated he had received information that there was an error on the plaque.

Mr. Schmus stated there was an error on the plaque. He said he would like to see the plaque off the ground and more visible.

Commissioner Wiechert stated the plaque should be more prominent.

Commissioner Antle asked the applicant what the error on the plaque was.

Mr. Schmus stated there was a misspelled word on the plaque.

### **PUBLIC COMMENT**

Ms. K.T. Walsh stated she appreciated the plaque. She said the plaque should be more visible and a profile of a union guard would represent soldiers who fought in the area.

### **COMMISSION DISCUSSION**

Commissioner Antle asked the applicant if there would be explanatory text on the plaque.

Mr. Schmus said the photo he had presented was of a relative and the purpose was to show the young age of the soldiers. He said he wanted to move the memorial marker. Mr. Schmus presented photos of a young unarmed soldier and said the photo should be mounted on the wall.

Commissioner Marvin said the photo could be mounted at a slant.

Mr. Schmus stated the marble was eighteen inches tall.

Ms. Walsh stated the marble could be cut and attached to the wall.

### **ACTION TAKEN**

Motioned by Commissioner Antle, seconded by Commissioner Wiechert, to approve the project at 927 New Hampshire Street with the following conditions as listed in the staff recommendations:

1. Installation of markers and artwork shall be done in such a manner as to not harm the existing masonry.
2. Complete installation documents shall be reviewed and approved by the HRA prior to the installation of the markers and artwork.
3. A maintenance agreement for the markers and artwork shall be submitted and approved by the City prior to installation.

4. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.
5. Approval by the HRC does not guarantee approval by the City Commission.

Motion approved unanimously 5-0

**ITEM NO. 3:** DR-9-106-09 11<sup>th</sup> and Mississippi Street; Stadium Expansion and 11<sup>th</sup> Street Realignment; Certified Local Government Review. The property is located in the environs of the Hancock Historic District, National Register of Historic Places. Submitted by Design and Construction Management, The University of Kansas, the property owner of record for the Stadium and on behalf of the City of Lawrence, the property owner of record for 11<sup>th</sup> and Mississippi Streets Right of Way.

### **STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

### **APPLICANT PRESENTATION**

Jim Modig, University of Kansas representative, stated he was available for questions.

### **PUBLIC COMMENT**

Marcie Francisco stated she was a member of the Oread Neighborhood Association and she had discussed the project with Jeff Weinberg. She stated the Association had no objections to the expansion or the realignment of 11<sup>th</sup> street. Ms. Francisco said she would like the format of the existing blocks north of the stadium to stay the same.

Dennis Brown asked Warren Corman if the home at 11<sup>th</sup> and Mississippi Street would be affected by the proposal.

Warren Corman, University of Kansas, stated the house at 11<sup>th</sup> and Mississippi Street would not be affected by the project. He said the land could be donated to the City of Lawrence and the city could realign the street. Mr. Corman stated the stadium was rather ugly and needed landscaping and concrete arches. He said a park could be added to the gateway to the campus.

Commissioner Meyer asked Mr. Corman how far the addition would extend.

Mr. Corman stated the extension would be approximately 50-60 feet in height and would take up some parking area.

Commissioner Wiechert asked Staff to present the site plan.

Ms. Braddock Zollner presented the site plan to the Commission.

Commissioner Wiechert asked the applicant if additional seats would be installed.

Mr. Corman stated 3000 additional seats would be installed. He said the project was unique and the financing of the stadium would pay for the addition and give the University up to forty million dollars to spend on academics and help with sports for women.

Betty Alderson said the field should be documented. She said the field had the first football stadium in the late 1800's.

Commissioner Antle said photos of the original field should be displayed at the entrance.

Ms. Walsh presented photos of the stadium to the Commission.

Mr. Corman stated he had photos from 1912 of the football stadium and the photos could be used at the public entrance on a nice bronze plaque.

### **COMMISSION DISCUSSION**

Commissioner Meyer stated the project would look fantastic from 11<sup>th</sup> Street and the realignment would be an improvement.

Commissioner Antle said the project had potential.

Commissioner Marvin asked the applicant if there had been a lot of accidents at the corner of 11<sup>th</sup> Street.

Mr. Corman said the corner of 11<sup>th</sup> Street was a traffic mess.

Commissioner Veatch asked the applicant if the final plan for the realignment had been completed.

Mr. Corman stated the realignment was in the beginning stages.

### **ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to approve the stadium expansion project at 11th and Mississippi Street with the following conditions as listed in the staff recommendations, excluding the 11<sup>th</sup> street realignment:

1. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.
2. Complete construction documents with material notations and public improvement plans for the street realignment will be submitted to the HRA for review and approval before the commencement of 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. 4:** DR-9-107-09 637 Illinois Street; Certified Local Government Review. The property is located in the environs of the Witter S. McCurdy House (909 W 6<sup>th</sup> Street), National Register of Historic Places. Submitted by Dan Hermreck for Louis Ohle, the property owner of record.

### **STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

### **APPLICANT PRESENTATION**

Dan Hermreck said the home owner wanted a screened porch on the front of the house and wanted it attached to the accessory structure. Mr. Hermreck stated the north side of the structure sat on the property line. He presented the Site Plan for the property.

Ms. Braddock Zollner stated the property would need a variance.

Commissioner Wiechert asked Mr. Hermreck what type of material would be used for the roof. He asked if there would be a gutter over the door.

Mr. Hermreck stated the roof and siding would match the existing roof and siding. He stated there would be gutter over the door, and new footings would be set.

### **PUBLIC COMMENT**

No one from the public spoke to this item.

### **COMMISSION DISCUSSION**

Commissioner Veatch stated he agreed with the staff assessment.

Commissioner Antle asked Ms. Braddock Zollner what type of variance would be requested.

Ms. Braddock Zollner stated a variance would be needed for the rear yard setback and the side yard setback.

### **ACTION TAKEN**

Motioned by Commissioner Antle, seconded by Commissioner Wiechert, to approve the project at 637 Illinois street with the following conditions as listed in the staff recommendations. Commissioner Antle stated the Historic Resources Commission supported the approval of variances requested for 637 Illinois street.

1. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.
2. Complete construction documents with material notations will be submitted to the HRA for review and approval before the release of a building permit.
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.
4. If a variance is required because of the addition, the request will be submitted to the HRC for review and approval prior to the issuance of a building permit.

Motion approved unanimously 5-0

**ITEM NO. 5:** DR-9-108-09 801 Massachusetts Street; Rehabilitation; Certified Local Government Review. The structure is a contributing property to Lawrence's Downtown Historic District, National Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Paul Werner Architects for the property owner of record.

### **STAFF PRESENTATION**

Ms. Braddock Zollner presented the item. She stated the property owner had changed from the time the application was filed.

### **APPLICANT PRESENTATION**

Eric Jay stated the siding would be removed on the north side of the structure and the original decorative glass remained and would be restored. Mr. Jay stated a six foot wide outdoor dining area with a 36 inch tall fence and a steel awning would be installed. Mr. Jay stated the front of the building would be restored to its original state. He said the ATM machine would be relocated to the fifth bay on the north side of the building.

Commissioner Antle asked the applicant to explain the lighting near the outside dining area.

Mr. Jay stated the awning would be small and six surface mount down lights would be installed. He presented photos of the awning and proposed lighting.

Commissioner Meyer asked the applicant if there would be a window on the north east corner.

Mr. Jay stated if there was a hidden window on the corner of the structure it would be saved.

Commissioner Wiechert asked Mr. Jay if a transom would be installed.

Mr. Jay stated a solid surface would be installed for a sign to be installed.

Commissioner Wiechert asked Mr. Jay if the sign had been designed.

Mr. Jay stated the sign had not been designed. He said the patio railing was a flat bar steel that was three inches wide. He said there would be planter boxes attached to the fence.

Commissioner Marvin asked if there would be a door on the north side of the structure.

Mr. Jay stated there was an original opening on the north side of the structure that would remain an entry.

Commissioner Wiechert asked the applicant if the owner would use the name of the previous business.

Mr. Jay stated there would be some type of reference to the previous business.

Commissioner Meyer asked the applicant what the upstairs of the structure would consist of.

Mr. Jay stated the upstairs of the building would be used as office space.

### **PUBLIC COMMENT**

Ms. Alderson stated there was a restaurant near the back of the structure at one time. She said the sidewalk on the north side of the building collected ice in winter months.

Ms. Walsh said the concrete in front of the Douglas County bank on Massachusetts street was heated.

Mr. Brown asked how wide the flower boxes would extend.

Mr. Jay stated the planter boxes were 8" deep and 12" tall. He said the area required a six feet clear zone and the planter boxes would be four to six inches within that area.

### **COMMISSION DISCUSSION**

Commissioner Antle asked Ms. Braddock Zollner if the project would return to the Historic Resources Commission for the details that were not firm.

Ms. Braddock Zollner stated Staff would approve minor changes to the project. She said if there was a concern with the doorway tile or the lighting, the Commission could add conditions.

Commissioner Wiechert said he would like to see the tile on the east side of the structure remain.

### **ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Wiechert, to approve the project at 801 Massachusetts street with the following conditions as listed in the staff recommendations and adding a condition the applicant make every effort possible to save the tile at the entrance of the building:

1. The applicant provide complete construction documents, with material notations, including window details, to be reviewed and approved by the Historic Resources Administrator 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 work commences, during construction, and upon completion of the project.
4. The applicant will submit a site plan review for the sidewalk dining area. The approval of this design review application does not guarantee the approval of the sidewalk dining application by the City Commission.

Motion approved unanimously 5-0

### **ITEM NO. 7: MISCELLANEOUS MATTERS**

A. No demolition permit applications received since the September 17, 2009 regular meeting.

B. Commissioner Wiechert said the Architectural Review Committee had met regarding the duplex construction at 19<sup>th</sup> and Learnard Street. He said the applicant did not attend and had not provided revised plans so no determination was made. He said the plans had not changed from the original plans and the Architectural Review Committee was disappointed.

Ms. Braddock Zollner stated the City Utility Department would require a water main extension into the property.

Ms. Braddock Zollner said the tile for the old Montgomery Ward building at 825-827 Massachusetts Street was approved.

### **Administrative Reviews**

- DR-9-102-09 309-311 E 11<sup>th</sup> Street; Change in Use – Duplex to Single Family; 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 Free State Properties, Inc., the property owner of record.
- DR-9-103-09 1132 Rhode Island Street; Housing Rehab Project; Certified Local Government Review. The property is a contributing structure to the North Rhode Island Street Historic District, National Register of Historic Places. Submitted by City of Lawrence Planning & Development Services for Jill Enyart, the property owner of record.
- DR-9-104-09 715 Massachusetts Street; Sign; Certified Local Government and Certificate of Appropriateness Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is in the environs of Miller's Hall (923-925 Massachusetts) and the House Building (729 Massachusetts), Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Star Signs for River City Holdings, LLC, the property owner of record.
- DR-9-105-09 801 New Hampshire Street; Sign; Certified Local Government Review. The structure is a noncontributing structure to the 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 Full Bright Sign and Lighting for Louise's INC, the property owner of record.
- DR-9-109-09 1200 Oread Avenue; Signs; Certified Local Government and Certificate of Appropriateness Review. The property is located in the environs of the Oread Historic District, the Hancock Historic District, the ECM (1204 Oread Ave), National Register of Historic Places, and the Jane A. Snow Residence, National Register of Historic Places and Lawrence Register of Historic Places. Submitted by Luminous Neon for Oread Inn LC, the property owner of record.
- DR-9-110-09 728-730 Massachusetts Street; Fence; Certified Local Government and Certificate of Appropriateness Review. The property is 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 (923-925 Massachusetts) and the House Building (729 Massachusetts), Lawrence Register of Historic Places and located in the Downtown Conservation Overlay District. Submitted by Paul Werner Architects for Park Hetzel III Trustees, the property owners of record.
- DR-9-111-09 1000 Block #1 Indiana Street; Curb Cut and Driveway Apron; Certified Local Government Review. The property is located in the environs of the Michael D.

Greenlee House (947 Louisiana) and the Oread Historic District, National Register of Historic Places. Submitted by Design and Construction Management for the University of Kansas, the property owners of record.

Commissioner Antle asked Ms. Braddock Zollner if there was still an issue with the sign for the Taproom.

Ms. Braddock Zollner stated there was no longer an issue with the taproom sign.

Commissioner Marvin asked Staff to explain DR-9-111-09.

Ms. Braddock Zollner explained the curb cut for 1000 Block #1 Indiana Street.

Commissioner Meyer asked Staff to explain the sign for the top of the Oread Inn.

Ms. Braddock Zollner stated the sign review was for a Jimmy Johns sign.

**ACTION TAKEN**

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

Motion approved unanimously 5-0

A. Ms. Braddock Zollner said the Board of Zoning Appeals received an application for the Sunflower House for a parking requirement variance. She said Staff was working with the property owners and a parking variance may not be needed. She said the property owner of 1130 Rhode Island Street was selling the property and the lender had requested the existing conditions be verified.

B. No public comment.

C. Oread Neighborhood Plan Update

Ms. Braddock Zollner said Staff had requested information on the student population prior to revising the draft version of the Oread Neighborhood Plan.

Dennis Brown, Lawrence Preservation Alliance said he was concerned with the process of revising the plan. He said the revised draft should be reviewed by the Historic Resources Commission prior to the Planning Commission because their scope was narrower than the Planning Commission. He said there was not enough time allowed for the Planning Commission to review revisions. He said he had board members that could study the proposal so that the Lawrence Preservation Alliance could provide reasonable thoughtful comments. Mr. Brown said there would be a meshing of the proposals. He said there was a concern that if the merged plan came out a week before the two public meetings were scheduled, it was a complex plan to try and get a handle on. He asked the Commission to express their concerns to the Planning Director.

Marcie Francisco said she appreciated the Historic Resources Commission reviewing the plan. She said the neighborhood was developed and the best future would be to build on its past. She said if there was a zoning designation that called for a much denser development than what was there

now, it would send a statement from the City that we intend to see change in the neighborhood. She said there might be areas where that might be appropriate but a significant part of this neighborhood was historic. Ms. Francisco stated a significant part of the neighborhood was historic and it should be preserved.

Ms. Braddock Zollner said Staff was taking comments from both Commissions and public comment and revising the existing draft. She said the revised draft would be available to both Commissions in November.

Commissioner Veatch said if the draft was significantly revised the Historic Resources Commission may not take action because of the time frame.

Commissioner Marvin asked what the process was after both Commissions reviewed the draft.

Ms. Braddock Zollner said the draft could be approved or sent back to Staff for revisions. She said if both Commissions approved the draft it would then be scheduled for City Commission for approval.

Commissioner Antle said Mr. Browns comments were legitimate. He said the Historic Resources Commission may not act because of the time frame.

Ms. Braddock Zollner asked the Commission if they had comments regarding the existing draft.

Commissioner Meyer said Staff should make comments regarding the draft.

D. Bylaws and Attendance Policy deferred.

E. Ms. Braddock Zollner stated Staff would like direction regarding Horizon 2020 Chapter 11 Historic Resources. She said she would like for the Commission to review Chapter 11 in November.

Ms. Braddock Zollner presented photos of 1232 Louisiana demolition.

Commissioner Antle said he would like to see mandated salvage of historic property.

Ms. Francisco asked Staff to look at the plan for the Oread Neighborhood Plan and look for an appropriate zoning to preserve the history of homes rather than encourage demolition.

Ms. Braddock Zollner stated an extra fee could be charged for not salvaging historic property.

#### **ACTION TAKEN**

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

Motion carried unanimously, 5-0

**ADJOURN –8:30p.m.**