

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING - AUGUST 17, 2006, 6:30 PM
ACTION SUMMARY DRAFT**

Commissioners present: Veatch, Antle, Marvin, Myers, Hickam, Sizemore and Alstrom
Staff present: Zollner and Wagner

ITEM NO. 1: ACTION SUMMARY

Motioned by Veatch, second by Antle to approve the July 20, 2006 Action Summary as presented.

Motion carried 4-0-1, with Hickam abstaining due to his absence from the July meeting.

ITEM NO. 2: COMMUNICATIONS

- Printed copy of Staff Report for Item 9
- Letter stating the Commission's support of the nomination of the Plymouth Congregational Church, accompanied by a draft of the nomination. The Commission was asked to review, revise and/or approve the letter and authorize Staff to send the letter to the Kansas Sites Board of Review.
 - Motioned by Hickam, seconded by Antle to approve the letter as presented by Staff and forward it to the Kansas Sites Board of Review.
Motion carried unanimously, 5-0.
- Photograph received at the July meeting referenced in a Staff Report at this meeting.
- No abstentions were indicated.

ITEM NO. 3: DR-06-59-06 920 Louisiana Street; Exterior Modifications; Certified Local Government Review. The property is located in the environs of the Charles and Adeline Duncan House (933 Tennessee), the Benedict House (923 Tennessee), and the Michael D. Greenlee House (947 Louisiana), National Register of Historic Places. Submitted by Imran Wahla for Fadila Boumaza, the property owner of record.

The Commission agreed unanimously to defer Item 3 to the end of the agenda in anticipation of the applicant's arrival.

STAFF PRESENTATION

Staff showed pictures of the south and west elevations. It was noted that the subject property was in the environs of three nationally-listed properties and had been identified as a contributing structure in the proposed Oread Historic District.

APPLICANT PRESENTATION

Imran Wahla, the applicant, explained the project by noting the following:

- The project is only "modifications"
- There will be an additional window on the front elevation
- One of the two front doors will be removed
- The house will be elevated in order to construct a basement
- Foundation changes may cause a change in the structure's location on the site

The Commission expressed their continued concern about the simple description of the project and said they would need significantly more information about what the proposed "complete remodel" would entail.

The applicant replied that anything that needs replacement will be replaced.

Commissioner Hickam asked the applicant to further explain the foundation and basement changes as well as the siding changes.

Mr. Wahla said that the proposed siding replacement could be a wood product, but he would prefer to use Hardiplank.

It was questioned whether work had yet begun on the exterior of the structure.

The Commission asked how the proposed foundation replacement would impact staff's recommendation. Ms. Zollner said staff had not had time to fully review this aspect of the proposal, but noted that the Commission had allowed new basements to be dug with a specified maximum height increase.

It was noted that this was currently "only" an environs review, and discussed whether the Commission could or should take into consideration the potential contributing status identified for this structure in the proposed Oread Historic District. Staff was concerned that the removal of historic siding included in this proposal would hurt the property's chances of maintaining its contributing status.

Commissioner Alstrom said the Commission did not typically support the removal of basic character-defining features such as doors and windows, which was a significant element of this proposal. He also suggested ways to retain the existing historic siding, for example, working from the inside to achieve the desired effects (insulation, reduced moisture penetration).

Commissioner Marvin said there was not enough information provided to discuss design at this time. She pointed out missing elements that were normal requirements for any application, such as elevation drawings and material notations.

PUBLIC COMMENT

Dennis Brown, Lawrence Preservation Alliance, said this applicant had remodeled several homes in the city with good results, but asked if there was adequate knowledge, on the part of the applicant, about the special requirements of working with older/historic structures. The LPA was concerned about the possibility of "demolition by remodeling", removing so much historic material bit by bit that eventually none of the original structure remained.

Mr. Brown compared this case to others on the agenda, saying the applicant appeared to be making determinations on site and notifying the HRA afterwards.

Mr. Brown said the LPA would support:

- Limiting the removal of historic materials until the proposal was adequately reviewed
- A restriction against the removal of any additional exterior materials until the new Oread Historic District was in place
- Stricter regulations on who decides what historic material was removed and when

COMMISSION DISCUSSION

The Commission discussed the issue of incorrect information being given to potential applicants by the Neighborhood Resources Department and the importance of good communication between City departments. They noted that this problem was becoming more frequent and steps should be taken to find and repair the information disconnect.

Several Commissioners agreed they had not previously been aware that the HRA was not notified of every single project proposed for environs properties and that those not requiring a building permit were legally allowed to commence with no historic review.

The Commission agreed they would like to have additional information on this proposal before making a decision. Required elements for a complete application included:

- Elevation drawings
- Site plan
- Cost assessment of rehabilitation vs. replacement
- Material notations
- Construction detail

The Commission also asked the applicant to be prepared to address how structural issues would be handled if removal of the historic siding material were not permitted.

It was discussed that some changes were appropriate to extend the life of a historic resource, but enough historic material must remain for the building to still be considered a resource.

ACTION TAKEN

Motioned by Antle, seconded by Veatch to defer the item to the September 21, 2006 meeting and request the applicant provide additional information as discussed.

Motion carried unanimously, 7-0.

ITEM NO. 4: DR-06-63-06 917 Delaware Street; Rezoning; Certified Local Government Review. The property is located in the environs of the East Lawrence Industrial District, Kansas Register of Historic Places. Submitted by Korb Maxwell for Robert and Molly Krause, the property owners of record.

Item 4 was deferred prior to the meeting.

ITEM NO. 5: DR-07-72-06 1720 Louisiana Street; Addition; Certified Local Government Review. The property is located in the environs of the Ludington-Thacher House (1613 Tennessee), National Register of Historic Places. Submitted by John Crawford for Eagle River Real Estate Investment Trust, the property owner of record.

STAFF PRESENTATION

Ms. Zollner explained that the original application had been for an addition, but had been revised to involve a complete rehabilitation for the property. Staff showed photographs of all elevations, noting the existing porch proposed for removal and replacement.

It was noted that the original siding had already been removed. Ms. Zollner explained that this type of exterior change did not require a building permit and had therefore not triggered the need for Commission review.

APPLICANT PRESENTATION

John Crawford spoke on behalf of the applicant. The project is a complete remodel to turn the structure back into a single family residence.

Commissioner Meyer asked the applicant to verify that the windows on the west elevation have been removed and replaced with clad windows. The applicant confirmed the windows have been replaced.

Commissioner Meyer asked if the new siding already in place was Hardiplank and if the original siding had to be replaced on the front of the house. She also asked if the applicant had looked into the possibility of replacement in kind, describing that as preferable. Ms. Zollner said there had been some discussion about this option and also about various types of wood product siding. She said Staff would always prefer "real" wood siding, but the HRC had approved alternative products for other environs projects.

It was noted that the staff report was prepared when the applicant had only proposed a rear addition; staff's recommendation would likely be impacted by the modified proposal for an overall rehab project. Ms. Zollner said conditions 1 & 2 would be removed since the new siding and windows were already in place. She said that construction documents, elevation drawings and material notations were standard requirements that should still be applied to this application.

Because so much of the project was already complete, said Commissioner Marvin, it was difficult for the Commission to do their job without seeming unreasonable. She asked how clear it was made to the applicant that an HRC review would be needed.

Ms. Zollner explained that part of the work on the structure was completed before the applicant applied for the building permit and before the HRC review process started. A building permit is not required in the City of Lawrence to remove/replace siding or windows unless the size of the window opening is changing.

There was discussion about how to streamline the process so this situation would not happen.

Sizemore and Alstrom arrived at this point.

PUBLIC COMMENT

No member of the public spoke at this point.

COMMISSION DISCUSSION

Commissioner Hickam said the subject property had been on the market for several months and multiple investors had looked at the home, but none was willing to take the property at the asking price. He noted that this applicant had successfully tackled other properties in the Oread Neighborhood with similar issues.

It was discussed that several changes had already taken place, when the HRA was notified of the project. This was done legally because no building permit was required until the addition was proposed, but the Commission would have preferred to review the entire project before siding removal and window replacement. It was suggested that the Commission try to change the "notice trigger" for properties in the environs to reduce the number of similar cases.

It was questioned whether there was anything left for the Commission to review in tonight's application, since the majority of changes they would normally review were already complete.

ACTION TAKEN

Motioned by Hickam, seconded by Antle to approve the Certified Local Government Review for the addition at 1720 Louisiana Street as presented, based on a determination that it will not encroach upon, damage or destroy any listed property or its environs. Approval was subject to the following revised conditions:

1. Complete construction documents with material notations, window details and trim details to be approved by the Historic Resources Administrator;
2. The property owner will allow staff access to the property to photo document the project before demolition and construction begins.
3. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work.

Motion carried 5-0-2, with Sizemore and Alstrom abstaining.

ITEM NO. 6: DR-07-75-06 905-907 Rhode Island Street; Repointing, Porch Removal, and Public Art; Certified Local Government Review and Certificate of Appropriateness Review. The property is listed on the Lawrence Register of Historic Places and is a contributing structure to the North Rhode Island Historic District, National Register of Historic Places. The property is also in the environs of Lawrence's Downtown Historic District, National Register of Historic Places, and the Shalor Eldridge Residence (945 Rhode Island), Kansas Register of Historic Places and Lawrence Register of Historic Places. Submitted by Tony Peterson for the Social Service League of Kansas, the property owner of record.

STAFF PRESENTATION

Staff presented pictures of the subject property, explaining that the property was a contributing structure to the North Rhode Island historic district and was listed individually as a local landmark.

The applicant proposed removing the existing rear porch to allow for repointing. A sign application was also under consideration, which staff suggested be viewed as public art, since it contained very little text.

Since the project had been awarded grant funding, it was important that the project be kept on schedule as much as possible.

APPLICANT PRESENTATION

No one was present to speak on behalf of the applicant, but Ms. Zollner conveyed the applicant's agreement with the staff recommendation.

PUBLIC COMMENT

No member of the public spoke on this item.

COMMISSION DISCUSSION

Ms. Zollner responded to questioning about the proposed sign. As proposed, the sign is not typical for the environs of the listed properties. In staff's opinion, this design is more public art and is compatible with the area. The surface is concrete block and the art can easily be removed in the future.

ACTION TAKEN

Motioned by Veatch, seconded by Sizemore to approve the Certified Local Government Review and the Certificate of Appropriateness for the project at 905-907 Rhode Island, based on a determination that it will not encroach upon, damage or destroy any listed property or its environs. Approval was subject to the following conditions:

1. The public art be reduced in size, with final dimensions to be reviewed by the Historic Resources Administrator;
2. All work should be in compliance with the Secretary of the Interior's Standards and *Repointing Mortar Joints in Historic Masonry Buildings* by Robert C. Mack, FAIA, and John P. Speweik. Documentation of process and materials should be submitted to the HRA for approval before the work begins;

3. The applicant submit a separate Historic Resources application before reconstructing the porch that is to be removed in the current project;
4. The applicant provide complete construction documents, with material notations to be reviewed and approved by the Architectural Review Committee 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.

Motion carried unanimously, 7-0.

ITEM NO.7: DR-07-77-06 311 N. 2nd Street; Sign; Certified Local Government Review. The property is located in the environs of the Union Pacific Depot (402 N. 2nd), Kansas Register of Historic Places. Submitted by Kerry Johnson for Redco Investment, the property owner of record.

Item 7 was withdrawn prior to the meeting.

ITEM NO.8: DR-07-78-06 740 Ohio Street; New Deck Construction; Certified Local Government Review. The property is a contributing structure to Old West Lawrence Historic District, National Register of Historic Places. Submitted by Mike Gerken, the property owner of record.

STAFF PRESENTATION

Ms. Zollner showed pictures of the main elevation and the deck currently under construction, noting that the property was listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. She explained that the applicant had been unaware that he needed to obtain a building permit for the deck. After being told by a neighbor that this was required, he came to the City for the necessary permits and review.

APPLICANT PRESENTATION

Mike Gerken, applicant, explained to the Commission that he was a landscape architect who had been living in Illinois. He began construction on the deck based on information provided by a friend. When he became aware that a permit was needed, he stopped work and contacted Neighborhood Resources. Neighborhood Resources directed him to the Planning Office to talk to Ms. Zollner. The deck is a simple deck design to allow for usable outdoor space.

It was verified that the applicant was constructing an open-air deck and that the fence would be replaced after the deck construction was complete.

The Commission asked if the applicant agreed with the conditions recommended by Staff. The applicant informed the Commission that the deck was already lag-bolted to the structure. He was unsure how to create the free standing deck at this point. Commissioner Sizemore stated that the damage to the structure has been done at this point and the removal of the lag-bolt system seemed unnecessary at this point. However, the railing could be designed so that it does not attach to the main structure.

PUBLIC COMMENT

No member of the public spoke on this item.

COMMISSION DISCUSSION

The Commission expressed frustration at the situation, which could have been avoided if the applicant had been given correct guidance. A free-standing deck was the preferred design, but construction had already commenced on a minimally connected deck.

Commissioner Meyer said she understood these kinds of miscommunications happened, but she feared setting a precedent that might be misused by future applicants. She said she did not intend to support applications based solely on the fact that construction had already begun.

There was discussion about upcoming inter-departmental training sessions on the new Code and historic preservation issues.

It was noted that this was another instance where the project could have legally proceeded without historic review, even on a contributing structure, if the porch was under a certain height (did not require a building permit).

It was agreed that there was little the Commission could do about the damage already done to the structure, and suggested that the project be conditioned to minimize further damage.

The staff report condition requiring a free-standing porch was modified to allow the existing deck to remain but the attached railing to be minimally attached or not attached at all to the main structure. The Commission emphasized that a minimal attachment method was highly preferred.

ACTION TAKEN

Motioned by Alstrom, seconded by Sizemore to approve the Certified Local Government Review for the project at 740 Ohio Street, based on a determination that it will not encroach upon, damage or destroy any listed property or its environs. Approval was based on the following revised conditions:

1. The property owner alter the deck design so the hand railing is not attached or is minimally attached to the structure, to be reviewed and approved by the Historic Resources Administrator;
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.

Motion carried 6-1, with Commissioner Alstrom in opposition.

ITEM NO.9: DR-07-79-06 645 Vermont Street; Sign and Exterior Modifications; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Eldridge Hotel (701 Massachusetts) and Lawrence's Downtown Historic District, National Register of Historic Places and the House Building (729-731 Massachusetts), Kansas Register of Historic Places and Lawrence Register of Historic Places. The property is also in the Downtown Conservation Overlay District. Submitted by Steve Heilman of Gould Evans for GCB Holdings, the property owner of record.

STAFF PRESENTATION

Staff presented pictures of the subject property, the Downtown US Postal Office, and noted that the property is located in the environs of properties listed on the local, state and national registers and the subject property itself is also part of the Downtown Conservation Overlay District.

Staff explained that the majority of the proposed changes related to what was considered the rear or service elevation facing north.

APPLICANT PRESENTATION

Steve Heilman of Gould Evans spoke on behalf of the applicant. The proposed project was to update the existing structure to create a more secure loading area and provide new signage for the Post Office. The loading area is on the north elevation of the structure and is not readily visible from the street. The Post Office would like to enclose the loading dock area with garage type doors so that the area can be "conditioned" and secure. The new signage proposed is part of the Post Office campaign for visibility. Mr. Heilman stated that he had worked with staff and was agreeable to the size and placement of the signs as noted by staff in the staff report. New drawings were submitted to the Commission showing the revised placement of the signs.

PUBLIC COMMENT

No member of the public spoke on this item.

COMMISSION DISCUSSION

Commissioner Hickam noted that the changes proposed for the north elevation were out of sight of the general public. The Commission expressed the importance of keeping the Post Office downtown and hoped that this project would increase the lifespan of this building for use as the main post office for Lawrence.

Commissioner Veatch noted that the new drawings showing the revised placement of the signs would negate the need for the first condition of approval as recommended by staff.

ACTION TAKEN

Motioned by Veatch, seconded by Antle to approve the Certified Local Government Review for the project at 645 Vermont Street, based on a determination that it will not encroach upon, damage or destroy any listed property or its environs. Approval was based on the following revised conditions:

1. Any changes to the approved exterior modifications will be submitted to the Historic Resources Commission prior to the commencement of any related work.

ITEM NO. 10: DR-07-82-06 517 Indiana Street; New Construction; Certified Local Government Review. The property is located in the environs of the Old West Lawrence Historic District and Pinckney I Historic District, National Register of Historic Places. Submitted by Owen Lehmann, the property owner of record.

APPLICANT PRESENTATION

Owen Lehmann, the property owner and applicant, wished to inform the Commission about the value of vinyl windows. As a builder, the windows are inexpensive and perform well. One of the main goals for the proposed house is energy efficiency. The windows and siding are critical to the energy efficiency of the structure.

Commissioner Sizemore asked the applicant to provide additional information about the proposed stucco patterned concrete panel siding. Mr. Lehmann noted that this siding is very energy efficient with an R value of 20 and that it is basically poly-styrofoam laminated OSB with a stucco-like finish. Commissioner Sizemore stated that he was not familiar with the product and had some concerns about its durability.

Commissioner Alstrom stated that he too had concern about the siding material and the windows. He would like to see an example of the siding material and he did not think vinyl windows were a compatible material for the environs.

Commissioner Sizemore indicated that he too would like to see a sample of the siding material and was concerned about the windows.

Staff clarified for the Commission that the SHPO does not approve vinyl windows in the environs. Aluminum clad windows have been approved by the SHPO and HRC if they match the profile of wood windows in the past.

Mr. Lehmann noted that several houses on Indiana Street had vinyl replacement windows.

Commissioner Veatch clarified that the Commission was not looking at just what was on Indiana Street, but the environs of the historic district.

There was extended discussion of the proposed siding material.

PUBLIC COMMENT

John Crawford asked the Commission to be clear about what new materials were compatible and acceptable for construction on historic properties. New wood plank products appear to be as compatible as hardiplank which has been approved in the past.

There was Commission discussion about the use of new materials for historic structures and their compatibility. Typically the Commission has researched each new product as it is proposed in a project. The SHPO is contacted for guidance. Each new material is reviewed on a case by case basis.

COMMISSION DISCUSSION

Commissioner Sizemore reiterated his concern about the proposed siding material and the desire to view a sample. Overall the project appears to be compatible with the environs of the listed property.

ACTION TAKEN

Motioned by Sizemore, seconded by Veatch to approve the Certified Local Government Review for the project at 517 Indiana Street, based on a determination that it will not encroach upon, damage or destroy any listed property or its environs. Approval was based on the following revised conditions:

1. The applicant use wood windows or aluminum clad windows instead of the proposed vinyl windows;
2. The applicant provide complete construction documents, with material notations to be reviewed and approved by the Architectural Review Committee prior to release of a building permit. A sample of the exterior building material will be provided to the ARC or a site location of an installation of the building material will be provided.
3. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work.

ITEM NO. 11: DR-07-84-06 W. 12th and Indiana Streets; Demolition and New Construction; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Hancock Historic District and the Jane A. Snow Residence (706 W. 12th), National Register of Historic Places and Lawrence Register of Historic Places. Submitted by Skyscapes of Lawrence LLC, the property owner of record.

STAFF PRESENTATION

Staff showed photographs of the subject site and multiple properties proposed for demolition, including:

- 1144 Indiana
- 618 W. 12th
- 1142 Indiana

Pictures were shown of the view to and from the nationally listed Jane A. Snow residence, noting that visibility would change with the season. Photographs of other area buildings were also shown.

APPLICANT PRESENTATION

Brian Foxworthy, on behalf of the applicant, gave a presentation showing aerial views of the Hancock Historic District, the project site, the Oread Neighborhood boundaries, multiple photos of the site and its surroundings, and a zoning map.

The applicant continued his presentation by showing the proposed site plan. Then, the applicant showed various elevations of the proposed design, also including material notations.

Mr. Foxworthy explained that he did not feel that the proposed design is damaging to the historic district because of the "rundown" state of The Crossing. He remarked that the proposed design is taller than the adjacent structures, but that it was in scale with other buildings in the area. He also commented that he believed the materials of the proposed project to be better in quality than the adjacent building materials. Finally, the applicant remarked that the proposed project would be a gateway for the university.

Commissioner Marvin asked the applicant to verify the height of the proposed structure. The applicant responded that it was 80'8". Commissioner Marvin noted that the topography of the site was not the same as the block that has a nine story building. Also, Commissioner Marvin questioned the number of gateways that the University needed.

There was extensive discussion about the height of the proposed building, comparing it with existing area structures and noting the increased visual impact created by area topography. The Commission generally agreed that the current design was not compatible as it was too tall for the area.

Commissioner Antle asked the applicant if systematic community input was gained. The applicant responded that little community input had been obtained but much more was

anticipated. The Commission encouraged the applicant to interact as much as possible with the neighborhood about the proposal.

The Commission expressed concern about the building material and style, saying it appeared overly "institutional." It was noted that existing buildings of a similar style were present in the area. Commissioner Hickam commented that these buildings might have looked significantly different if they had not been constructed before the historic review process was in place. Commission Alstrom commented that the pictures presented by the applicant of other multi-story buildings in Lawrence were taken from the ground level, while the applicant's rendering of the project has a view from above. The Commission expressed a desire to see a model of the proposed project.

It was noted that the subject property had a direct line of sight to a listed property and would significantly change this view.

PUBLIC COMMENT

Dennis Brown, Lawrence Preservation Alliance (LPA), said that LPA hopes this project is the beginning of a process similar to the process involving the development at 8th and Pennsylvania. LPA is very interested in the opinion of the Oread Neighborhood Association.

Mr. Brown commented that he wonders how the proposed development will celebrate the Hancock Historic District. Furthermore, he said LPA is always concerned with demolition; therefore, they are glad the developer is considering saving one of the existing structures, but moving it to another location. He concluded by commenting that from a preservation standpoint, there are many issues with the proposed project.

Marci Francisco, Oread Neighborhood Association, commented on that the Oread Neighborhood Association board voted unanimously that the proposal was too tall and massive. The board also concluded that the materials and form are not reflective of the neighborhood or the Hancock Historic District. While recognizing that there are some existing tall buildings, the Oread Neighborhood Association viewed these are more residential. The board also felt adversely toward the proposed grassy area as it has an "urban" look. Overall, the board wants the new development to be compatible with its surroundings.

Carol Von Tersch, owner of the Jane A. Snow residence, wanted to make a few comments about living in the neighborhood. She said that people often assume that the neighborhood is transient, therefore making the assumption that the residents are not concerned about maintaining the character of the neighborhood. She emphasized that this wasn't true.

Mrs. Von Tersch commented on her study of the ownership, use, and re-use of the neighborhood. From her research, she found that Yello Sub was formerly the home of William Griffith, the architect of several houses in Old West Lawrence and of Snow Hall.

Mrs. Von Tersch expressed concern about a structure of this mass and size. She was also concerned about the intersection due to the existing hazards of parking. Since the

project shows an increase in retail, she assumed there would be an increase in volume of traffic.

Jeff Morrow, the former owner of Yello Sub, commented that redevelopment may become appropriate for this property because it is currently difficult to maintain. He expressed an interest in working with various interest groups of the project.

COMMISSION DISCUSSION

It was suggested that the Commission elaborate which aspects of the proposed design they found unacceptable. Commissioner Alstrom commented that height, massing, and scale were a problem. He further commented that he could not completely evaluate the proposal without a model. He also had concerns with traffic flow, especially bus traffic.

Commissioner Antle suggested that the structure does not fit in with the district, particularly when viewed from Oread. He described the design as being similar to the Hobbs Taylor project. A smaller building was suggested to better "blend in."

Commissioner Sizemore noted that the applicant tried to break up the massing with materials, but the effort was not considered sufficient because of floor-to-ceiling glass and curtain walls.

It was noted by Commissioner Hickam that the developer should listen to the comments presented by the Oread Neighborhood Association. He also said that the condition of the existing structures is deteriorated. However, the Commission still requires an evaluation of the existing condition of the structures in the form of a structural analysis.

Staff outlined the possible actions open to the Commission tonight:

- Approve the proposal as presented or with conditions;
- Defer the item, requesting additional information on the height, design and materials proposed;
- Defer and ask the applicant to meet with the ARC to identify other design options; or
- Deny the proposal.

Staff pointed out that a flat denial would allow the applicant to appeal the Commission's decision to the City Commission, where a final decision would be made without the item returning to the HRC. The Commission agreed that deferral was the logical choice, but too much information was needed to send the project to the ARC.

Staff recommended the Commission give the applicant specific direction about what elements they found to be incompatible and what they would like to see in a revised proposal:

- Smaller buildings with a style and material to blend into the area
- More use of materials and design to break up the massing
- Design to be less commercial/urban/industrial and more residential in appearance
- Provide an analysis of the costs associated with the proposed demolition

Commissioner Hickam commented that the design itself was not unattractive and might be very appealing in another location, but at this site it was not compatible. He said that deferral seemed preferable because it would give the applicant more opportunity to work with the neighborhood and re-evaluate their design.

ACTION TAKEN

Motioned by Hickam, seconded by Veatch to defer the item to the September 2006 meeting and direct the applicant to provide further information on height and design.

Motion carried unanimously, 7-0.

At this point the Commission returned to Item 3.

ITEM NO. 12: MISCELLANEOUS MATTERS

- A. Review of any demolition permit applications received since the July 20, 2006 regular meeting.

There were no demolition permit applications to consider.

- B. Architectural Review Committee and Administrative Reviews since the July 20, 2006 regular meeting.

There were no ARC meetings held since the last Commission meeting.

Administrative Reviews

DR-06-62-06 602 W. 9th Street; Presto Convenience Store Remediation; Certified Local Government Review. The property is located in the environs of the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Larsen & Associates for Patrick Presta, the property owner of record.

DR-06-64-06 100 Block of Indiana Street; Water Tank Removal; Certified Local Government Review. The property is located in the environs of the Pinckney II Historic District and the Albert and S.T. Zimmerman House (304 Indiana), National Register of Historic Places. Submitted by the City of Lawrence, the property owner of record.

DR-06-65-06 1266 Oread Avenue; Sign; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Hancock Historic District and the Jane A. Snow Residence (706 W. 12th), National Register of Historic Places and Lawrence Register of Historic Places. Submitted by Tim Brandt for the Alumni Association of the University of Kansas, the property owner of record.

DR-06-66-06 726 Massachusetts Street; Awning; Certified Local Government Review and Certificate of Appropriateness Review. The property is a non-contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is located in the environs of the Eldridge Hotel (701 Massachusetts) and the United States Post Office (645 New Hampshire), National Register of Historic Places, the House Building (729-731 Massachusetts), Kansas Register of Historic Places and Lawrence Register of Historic Places, and Miller's Hall (723-725 Massachusetts), Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Ryan Schurle of Schurle Signs Inc. for Jean Hetzel, the property owner of record.

DR-06-68-06 900 Indiana Street; Sign; Certified Local Government Review. The property is located in the environs of the Michael D. Greenlee House (947 Louisiana), National Register of Historic Places. Submitted by Tammy Moody of Luminous Neon, Inc. for Seth and Kathryn Movsovit, the property owners of record.

DR-06-69-06 620 E. 8th Street; Demolition of an Ancillary Structure; Certified Local Government Review. The property is located in the environs of the East Lawrence

Industrial District, Kansas Register of Historic Places. Submitted by R.D. Johnson Excavating Company for Aquilla, the property owner of record.

DR-06-70-06 737 Massachusetts Street; Awning; Certified Local Government Review and Certificate of Appropriateness Review. The property is a non-contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is located in the environs of the Eldridge Hotel (701 Massachusetts) and the Lucy Hobbs Taylor House (809 Vermont), National Register of Historic Places, the House Building (729-731 Massachusetts), Kansas Register of Historic Places and Lawrence Register of Historic Places, and Miller's Hall (723-725 Massachusetts), Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Richard Schurle of Schurle Signs for Judy Paley, the property owner of record.

DR-07-71-06 1101 Vermont Street; Site Plan Review; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of Lawrence's Downtown Historic District, Watkins Bank (1047 Massachusetts), the Dr. Frederick D. Morse House (1041 Tennessee), National Register of Historic Places and Lawrence Register of Historic Places, and South Park, Lawrence Register of Historic Places. Submitted by Lawrence Senior Residences LP, the property owner of record.

DR-07-73-06 923 Rhode Island Street; Roof and Gutter Replacement; Certified Local Government Review and Certificate of Appropriateness Review. The property is a contributing structure to the North Rhode Island Historic District, National Register of Historic Places. The property is located in the environs of Lawrence's Downtown Historic District, National Register of Historic Places, the Shalor Eldridge Residence, Kansas Register of Historic Places and Lawrence Register of Historic Places, the Social Service League (905 Rhode Island) and the Hendry House (941 Rhode Island), Lawrence Register of Historic Places. Submitted by Andrew Peterson, the property owner of record.

DR-07-76-06 1433 Tennessee Street; Exterior Lighting; Certified Local Government Review. The property is located in the environs of the William Priestly House (1505 Kentucky) and the John Palmer and Margaret Usher House (1425 Tennessee), National Register of Historic Places. Submitted by Mike Bures of Huxtable & Associates, Inc. for Kappa Alpha Theta Building Association, the property owner of record.

DR-07-80-06 819 Massachusetts Street; Sign; Certified Local Government Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is located in the environs of the Carnegie Library (200 W. 9th) and the Lucy Hobbs Taylor House (809 Vermont), National Register of Historic Places. The property is also in the Downtown Conservation Overlay District. Submitted by Sign-A-Rama for Thomas Payne, the property owner of record.

DR-07-81-06 746 E. 27th Street; Site Modifications; Certified Local Government Review. The property is located in the environs of Haskell Cemetery (2300 Barker), National Register of Historic Places. Submitted by Michael Wilson for Kansas Power and Light Company, the property owner of record.

Ms. Zollner said the applicant was present to address modifications made after the Staff Report was complete. Staff was amenable to all proposed changes and maintained their support for the project.

DR-07-83-06 10 E. 9th Street; Awning and Exterior Repair; Certified Local Government Review. The property is located in the environs of Lawrence's Downtown Historic District 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 Dan Hermreck for John Frick, the property owner of record.

ACTION TAKEN

Motioned by Hickam seconded by Antle to approve all Administrative Reviews as presented.

Motion carried unanimously, 7-0.

C. Provide comment on variance (BZA) requests received since July 20, 2006.

There were no BZA issues to discuss.

D. General public comment.

Dennis Brown, Lawrence Preservation Alliance, informed the Commission that the LPA's annual meeting will occur on Sunday, September 24, 2006 from 2-4 p.m. at the Castle Tea Room.

E. Miscellaneous matters from City staff and Commission members

- The Commission discussed their continued concern about the 8th Street Taproom. It was suggested that the applicant's claim that he could not afford repairs was countered by his ability to maintain other properties under the same ownership.

Ms. Zollner said the situation was first addressed through the Environmental Blight regulations. It was suggested the Commission follow this direction by forwarding a letter of concern to the property owner.

ACTION TAKEN

Motioned by Veatch, seconded by Marvin to direct staff to draft a letter to the property owner of the 8th Street Taproom outlining the Commission's concerns about the condition of the property and stressing safety issues as well as historic preservation matters.

Motion carried unanimously, 7-0.

- Ms. Zollner said the Commission had discussed creating a process for notifying Neighborhood Resources of properties in danger of demolition by neglect, hopefully catching more properties before significant damage took place. She said the Historic Properties Committee was designated to look at this process and would meet before the September agenda meeting.
- Summer Historic Resources intern Lizzie Olson completed the latest draft of the Garage Study, which would be used by the Garage Study committee and eventually used as an educational tool.
- Ms. Olson also completed a draft set of design guidelines for the Old West Lawrence historic district that would be presented to the Commission and eventually the City Commission.
- Several events of interest would take place on August 26, 2006:
 - Design charette for the 8th & Pennsylvania project; 8am – 5pm
 - Oread Neighborhood Association meeting to discuss the 12th & Indiana project
 - Historic Sites Board review (in Topeka) of the Plymouth Congregational Church nomination. Commissioner Veatch volunteered to attend this meeting and express the Commission's support for the nomination.
- Ms. Zollner has been asked to sit on the University Board that has obtained a Getty Grant to survey the historic structures on campus. Marvin said she understood from another member of the Board that individual structures would not be the focus of the study as much as the overall environment.
- Commissioner Antle noted that he would be on sabbatical and would not return until the November meeting.

ADJOURN – 10:30 p.m.