

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING—DECEMBER 18, 2008--6:30 PM
ACTION SUMMARY**

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

ITEM NO. 1: ACTION SUMMARY

Motioned by Commissioner Veatch, seconded by Commissioner Marvin, to approve the November 20, 2008 Action Summary.

Motion carried unanimously, 7-0

ITEM NO. 2: COMMUNICATIONS

- a) Ms. Braddock Zollner stated Ms. KT Walsh had provided communication regarding sustainability.
- b) Commissioner Williams said he would abstain from 1245 Connecticut Street, under Item 5B, due to personal conflicts.

ITEM NO. 3: DR-10-114-08 930 Ohio Street; Garage Rehabilitation; Certified Local Government and Certificate of Appropriateness Review. The main structure of the property is a non-contributing structure to the Oread Historic District, National Register of Historic Places. The ancillary structure is a contributing property to the Oread Historic District, National Register of Historic Places. The property is also located in the environs of the Oread Historic District, the Benedict House (923 Tennessee), and the Duncan House (933 Tennessee), Lawrence Register of Historic Places. Submitted by Imran Walah for Fadila Boumaza, the property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Mr. Imran Walah stated a new roof would be installed on the garage and the siding and roof rafters would be cleaned up. Mr. Walah stated the foundation would remain on the structure.

Commissioner Sizemore asked Mr. Walah what condition the garage doors were in.

Mr. Walah stated the side door of the structure would be made smaller than the existing door. He said parking and a step would be installed to enter the structure.

Commissioner Wiechert asked Mr. Walah if the main garage doors would remain the current size.

Mr. Walah stated the main garage doors would remain the current size.

Commissioner Meyer asked Mr. Walah if a vehicle would fit inside the garage.

Mr. Walah stated a car would fit inside the garage.

Commissioner Wiechert asked Mr. Walah if the window was paned glass.

Mr. Walah stated the window was paned glass which needed to be replaced.

PUBLIC COMMENT

Dennis Brown, President of the Lawrence Preservation Alliance, stated he was pleased the property owner wanted to save the structure. He said the barn doors were twenty percent of the surface structure. He asked if the old barn door would be worked into the renovation project.

COMMISSION DISCUSSION

Commissioner Wiechert asked the applicant if the barn door was the original door.

Ms. Braddock Zollner stated the Sanborn maps did not indicate if the door was the original. She said the barn doors appeared to be old and there was wood rot and damage to the bottom of the door.

Mr. Walah said there were four sections that made up the barn door and one had been replaced. Mr. Walah stated he did not know if the barn door was the original.

Commissioner Sizemore asked Mr. Walah if the doors folded out accordion style.

Mr. Walah said the barn doors folded out accordion style. He said the section of the door that had been replaced did not fold out.

Commissioner Marvin asked if the tree near the structure was in the way of the doors opening.

Mr. Walah stated the tree had been removed by Westar Electric.

Commissioner Sizemore asked the applicant if he would try and salvage the hardware from the doors.

Ms. Braddock Zollner stated the garage doors appeared to be in poor condition and the intent was for the garage to be operable.

ACTION TAKEN

Motioned by Commissioner Meyer, seconded by Commissioner Antle, to approve the proposed project with the following conditions, and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic properties.

1. The applicant provide complete construction documents, with material notations, including door 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.

Motion carried unanimously, 7-0

ITEM NO. 4: DR-11-116-08 700 Connecticut Street; New Construction; 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 Paul Werner Architects for Lance Burr, the property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Ms. Leticia Cole, Paul Werner Architects, stated the design was not complete. She said the intent was to acquire the Historic Resources Commissions opinion of the project. Ms. Cole showed photos of the proposed project. She said depending on the Commissions decision the project could be taken to the Board of Zoning Appeals.

Ms. Braddock Zollner stated Staffs comments were based on the history of the property.

Ms. Cole stated the proposal of the building was compatible with the structure that was currently there. She said the general use of the building would be for retail, office space, and living space on the second floor.

Commissioner Sizemore asked if the plan was to basically front Connecticut Street.

Ms. Cole said the end of the building would be screened. She said it was an "L" shaped building and parking spaces would be provided. Ms. Cole stated she was looking for feedback from the Commission regarding the materials used and the massing. She stated the building would mostly be made of brick and some stucco.

Commissioner Meyer said the 7th Street design looked longer than the previous design the Commission had reviewed.

Commissioner Marvin said her initial reaction as a non-architect was wondering why the difference in part of the building along the 7th street side. She said it was a different look than the eastern side and it looked odd and she did not know what the point was.

Ms. Cole stated the screening on the east elevation could make the 7th Street design look differently. She said there would be an entrance to apartments upstairs.

Commissioner Antle asked Staff if the Commission was to comment on the setback.

Ms. Braddock Zollner stated the applicant would like a recommendation from the Commission on the setback.

Ms. Cole stated the project would probably be heard by the Board of Zoning Appeals in February, 2009.

PUBLIC COMMENT

Dennis Brown, Lawrence Preservation Alliance, stated he agreed with Commissioner Marvin. He said a number of years ago there was a hotel on the corner of 700 Connecticut Street. He said it was a prominent structure with wrap around porches. Mr. Brown stated he would like to see something prominent on the property again and not a long unaltered roof line along Connecticut Street.

K.T. Walsh, East Lawrence Neighborhood Association, stated her first issue was with protocol. She said the applicant had announced the project in August and the neighborhood was not contacted. Ms. Walsh stated there would be more traffic and at one time the highway was to be expanded. Ms. Walsh said she did not want the project to mimic the downtown area. Ms. Walsh stated there was an oval enamel sign on the east side of the building that should be saved.

Ms. Braddock Zollner stated the East Lawrence residents participated in a design charrette for the Eighth and Penn District that was very successful. She said the community indicated at during that process that they would like to see modern infill structures.

COMMISSION DISCUSSION

Commissioner Meyer stated she was not opposed to another level of the building and modern design elements. She said she did not want to see an extension of Fat Daddy's Furniture Store.

Commissioner Williams stated the aerial maps indicate Borders Book store at 7th and New Hampshire was close to the street. He said safety was a primary concern with traffic.

Commissioner Meyer asked if there would be more footage added to the building with the setback.

Ms. Cole stated it was inappropriate to step the structure back from the neighboring buildings.

Commissioner Veatch asked if there would be a distinction between the existing buildings and the new structure.

Commissioner Williams stated there was a stop sign at 7th and Connecticut Streets. He said the tax shop and Borders Book Store buildings both extend to the sidewalk.

Commissioner Veatch asked Ms. Walsh what her view was on the 7th Street issue.

Ms. Walsh stated the building should extend to the sidewalk.

Ms. Braddock Zollner stated the body shop in the old coco cola building extended to the property line on the south side.

Commissioner Veatch said the Commission supported the zero setback.

Commissioner Sizemore said a third story structure that anchored the corner would be good.

Commissioner Wiechert said different materials across the front of the structure would give it character.

Commissioner Antle said a third story structure on the corner would be supported.

Commissioner Veatch said the massing of the structure should vary.

Ms. Cole stated the gable look on the store front could be removed. She said a false front with vertical metal siding and stucco could be used.

Commissioner Sizemore said the design guidelines for Eighth and Penn should be reviewed.

Ms. Braddock Zollner stated the Sanborn Maps showed the area was commercially zoned. She said the previous hotel was converted into a home for the elderly.

Commissioner Antle said the finer design points should be reviewed with the neighborhood association.

Ms. Braddock Zollner stated the applicant was looking for an idea of what the next step of the project would be. She asked the Commission if the applicant would work with the Architectural Review Committee prior to the full Historic Resources Commission or work with the neighborhood association.

Ms. Cole stated the applicant was looking for recommendations on the setback.

Commissioner Sizemore said the applicant needed to discuss the issues with the neighborhood prior to the Architectural Review Committee.

ACTION TAKEN

Motioned by Commissioner Meyer, seconded by Commissioner Veatch, to recommend approval of the setback for 700 Connecticut Street, and direct the applicant to work with the neighborhood on the remaining issues.

Motion carried unanimously, 7-0

ITEM NO. 5: MISCELLANEOUS MATTERS

A. Ms. Braddock Zollner stated a demolition request for 120 East Indian Avenue was on the January 2009 Historic Resources Commission agenda.

B. No Architectural Review Committee or Administrative Reviews since the November 20, 2008 regular meeting.

Administrative Reviews

DR-11-115-08 131 Pawnee Street; Exterior Alterations; Certified Local Government Review. The property is located in the environs of the Breezedale Historic District and Haskell Indian Nations University, National Register of Historic Places. Submitted by John Craft the property owner of record.

DR-11-117-08 402 N 2nd Street; Door Replacement; 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.

DR-11-118-08 1245 Connecticut Street; Rezoning; Certified Local Government Review. The property is located in the environs of Lawrence's Downtown Historic District, the North Rhode Island Street Historic District, and the South Rhode Island and New Hampshire Streets Historic District, National Register of Historic Places. Submitted by James William and Sara Hurd for Second Christian Church of Lawrence, the property owner of record.

Mr. Dennis Brown asked Staff which door needed replaced at 402 N. 2nd Street.

Ms. Braddock Zollner stated the door to be replaced was not an original door.

ACTION TAKEN

Motioned by Commissioner Meyer, seconded by Commissioner Veatch, to confirm the Administrative Reviews DR-11-115-08 and DR-11-117-08.

Motion carried unanimously, 7-0

ACTION TAKEN

Motioned by Commissioner Meyer, seconded by Commissioner Veatch, to confirm the Administrative Review DR-11-118-08.

Motion carried, 6-0-1 Commissioner Williams abstained.

C. No comments on variance (BZA) requests received since November 20, 2008.

D. Ms. K.T. Walsh stated 1245 Connecticut Street needed a parking agreement with the Lutheran Church.

E. Miscellaneous matters from City staff and Commission members.

Ms. Braddock Zollner stated the 2009 Historic Resources Commission meeting calendar needed to be adopted.

ACTION TAKEN

Motioned by Commissioner Meyer, seconded by Commissioner Wiechert, to approve the 2009 Historic Resources Commission calendar.

Motion carried, unanimously 7-0

ACTION TAKEN

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

Motion carried unanimously, 7-0

ADJOURN – 7:40p.m.