
**HISTORIC RESOURCES COMMISSION
AGENDA MEETING—MARCH 6, 2008--6:30 PM
RESCHEDULED FROM FEBRUARY 21, 2008 AGENDA MEETING**

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

ACTION TAKEN

Motioned by Commissioner Marvin, seconded by Commissioner Veatch to elect Commissioner Meyer as Chair pro tem.

Motion carried 4-0

ITEM NO. 1: ACTION SUMMARY

Received Action Summary from the January 17, 2008 Historic Resource Commission meeting.

Motioned by Commissioner Veatch, seconded by Commissioner Williams, to approve the January 17th, 2008 Action Summary.

Motion carried, 3-0-1 with Commissioner Marvin abstaining

ITEM NO. 2: COMMUNICATIONS

- a) Ms. Braddock Zollner stated she received a letter from the State Historic Preservation Office regarding the 2008 grants for the Historic Preservation Fund. The City of Lawrence did not receive funding.
- b) No declaration of abstentions.

ITEM NO. 3: DR-12-153-07 603 Tennessee Street; Rehabilitation; Certified Local Government Review. The property is a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Tony Backus of Backus Construction for Rainbow Works, LLC, the property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

Commissioner Marvin asked if the existing cellar door was the old pull type.

Mr. Backus stated the cellar door was the type that pulled up with hinges on just one side.

APPLICANT PRESENTATION

Mr. Backus said the property speaks for itself. He presented the site plan and explained the project to the Commission.

Commissioner Williams said the project made perfect sense to him.

Mr. Backus said most of the work would be performed on the back side of the property. He said he would use the existing masonry openings and the front of the property would not be affected.

Commissioner Williams asked the applicant if the existing garage would stay the same.

Mr. Backus stated the garage would be rehabilitated and transformed into a garden shed. He said the tree next to the garage would be cut down.

PUBLIC COMMENT

No member of the public spoke on the item.

COMMISSION DISCUSSION

Commissioner Williams stated he had seen a number of projects that Mr. Backus had rehabilitated and believed he did good work on projects.

Commissioner Marvin asked Staff why the applicant would be meeting with the Architectural Review Committee.

Ms. Braddock Zollner stated the Architectural Review Committee would work with the applicant to simplify the design of the porch and finalize the design of the project. The owner had agreed to meet with the committee.

ACTION TAKEN

Motioned by Commissioner Williams, seconded by Commissioner Veatch, to approve the proposed rehabilitation of 603 Tennessee Street with the conditions noted in the staff report.

1. The windows will be repaired and replaced only when the severity of the deterioration warrants. A window survey shall be approved by the HRA before the removal of any windows occurs;
2. The applicant will work with the Architectural Review Committee to finalize the design of the new western porch and the garage;
3. The applicant provide complete construction documents with material notations to be reviewed and approved by the HRA prior to release of a building permit;
4. 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, 4-0

Mr. Backus requested the Commission to hear Item No. 8 after Item No. 3.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Marvin, to hear Item No. 8 after Item No. 3.

Motion carried unanimously, 4-0

ITEM NO. 8: DR-01-11-08 222 Perry Street; Addition; Certified Local Government Review. The property is within the environs of the Union Pacific Depot, Register of Historic Kansas Places. Submitted by Tony Backus and Serina Hearn, the property owners of record.

STAFF PRESENTATION

Ms. Burke presented the item.

APPLICANT PRESENTATION

Mr. Backus asked Staff if approval had been recommended.

Ms. Braddock Zollner said the staff recommendation was for approval.

Mr. Backus displayed the site plan and explained the project to the Commission.

PUBLIC COMMENT

No member of the public spoke on the item.

COMMISSION DISCUSSION

Commissioner Marvin asked the applicant if the proposed changes would include more openings to the outside of the home.

Mr. Backus stated there would not be more openings added to the home. Mr. Backus presented photos of the shed.

Commissioner Marvin asked if the addition would be on the north west corner of the structure.

Commissioner Meyer asked Mr. Backus if he had comments or concerns regarding the staff report.

Mr. Backus said he preferred the project be administratively approved.

Commissioner Veatch asked Ms. Braddock Zollner what her concern with the project had been.

Ms. Braddock Zollner said the roof to roof junctions and roof to wall junctions had been a concern and she would like the Architectural Review Committee to review the project.

Commissioner Williams asked how soon the Architectural Review Committee could meet to review the project.

Ms. Braddock Zollner stated the Architectural Review Committee could typically meet every other Friday.

Mr. Backus presented photos of a project he had completed over 25 yrs ago that displayed how cleverly the water proofing had been completed.

Commissioner Marvin said she did not understand how that would relate to the east elevation of the Perry house. Commissioner Marvin stated the Architectural Review Committee should review the project.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Williams, to approve the proposed addition at 222 Perry Street with the conditions noted within the staff report.

1. The windows will be repaired and replaced only when the severity of the deterioration warrants. A window survey shall be approved by the HRA before the removal of any windows occurs;
2. The applicant will work with the Architectural Review Committee to finalize the design of the new addition;
3. The applicant provide complete construction documents with material notations to be reviewed and approved by the HRA prior to release of a building permit;
4. 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, 4-0

ITEM NO. 4: **DR-12-154-07** 925 Maine Street Rehabilitation; Certified Local Government Review. The property is within the environs of the Achning House, National Register of Historic Places. Submitted by Fred Schneider for Kathleen Boyd, the property owner of record.

This item was deferred by the applicant prior to the meeting.

ITEM NO. 5: **DR-01-03-08** 927-933 Delaware Street; Major Subdivision and Rehabilitation; Certified Local Government Review and Certificate of Appropriateness Review. The property is within the environs of the East Lawrence Industrial District, National Register of Historic Places, and Hobbs Park, Lawrence Register of Historic Places. Submitted by Matt Jones for Robert Krause, the property owner of record.

STAFF PRESENTATION

Ms. Burke presented the item.

Commissioner Meyer asked Staff if either of the properties were worth rehabilitating.

Ms. Braddock Zollner said in her opinion all historic buildings were worth saving. She said she had examined the structures and their foundations. Ms. Braddock Zollner stated the structures were built prior to 1927, were in poor condition, and the project would be a huge challenge for the applicant.

APPLICANT PRESENTATION

Mr. Jones stated he was not requesting to demolish both structures. He said there would need to be more research on whether the structure at 927 Delaware could be saved. Mr. Jones presented photos of the crumbling foundations. He said the structures were over looking a valley and the river and he had wanted to construct a perch over looking that view. He said there would be a trellis and plant growth to hide the garage.

Commissioner Williams said he appreciated the applicants detail in design.

Commissioner Veatch said he liked the design but did not know if it was compatible. He asked why the applicant did not begin with a new structure.

Mr. Jones said he did not believe the building could be recreated and without the old structure the site became less interesting.

Commissioner Veatch stated the Architectural Review Committee should review the project.

Mr. Jones said similar materials would be used on the structure two houses down to the North.

Ms. Braddock Zollner stated the applicant would contact Staff if issues arose with the project.

Commissioner Williams stated he appreciated the applicants work and preparation on the project.

PUBLIC COMMENT

K.T. Walsh, East Lawrence Neighborhood Association said the structures were distinctive and she appreciated the fact the applicant would retain the original facade.

COMMISSION DISCUSSION

Commissioner Meyer said the demolition of 927 Delaware street would be deferred to a later date.

Commissioner Williams asked if the applicant could be given the option of having 927 Delaware street deferred.

Ms. Braddock Zollner said that portion of the application could be deferred.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Meyer, to approve the proposed subdivision of 927-933 Delaware Street with the following conditions:

1. Any new construction will return to the HRC for review; and
2. 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, 4-0

ACTION TAKEN

Motioned by Commissioner Williams, seconded by Commissioner Veatch, to approve the proposed rehabilitation of 933 Delaware Street with the following conditions:

1. The applicant will work with the Architectural Review Committee to finalize the design of the new addition;
2. The applicant provide complete construction documents with material notations to be reviewed and approved by the ARC 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.
4. The applicant will allow staff access to the property to photo document the project before, during and at completion of the project.

Motion carried unanimously, 4-0

ITEM NO. 6: **DR-01-08-08** 737 Connecticut Street; Addition; Certified Local Government Review and Certificate of Appropriateness Review. The property is within the environs of the North Rhode Island Historic District, National Register of Historic Places, and the Octavius W McAllaster Residence, Lawrence Register of Historic Places. Submitted by Timothy and Kristin Morland, the property owners of record.

STAFF PRESENTATION

Ms. Burke presented the item.

APPLICANT PRESENTATION

Mr. Morland said he and his wife Kristin had lived at 737 Connecticut Street for seven years. He said the home was currently 900 square feet and he was proposing adding a bedroom, bathroom and a closet.

PUBLIC COMMENT

No member of the public spoke on the item.

COMMISSION DISCUSSION

Commissioner Marvin said she liked the narrow foot print of the home.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Williams, to approve the proposed addition at 737 Connecticut Street with the conditions noted within the staff report.

1. The applicant provide complete construction documents with material notations to be reviewed and approved by the HRA 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.

Motion carried unanimously, 4-0

ITEM NO. 7: **DR-01-10-08** 918 Louisiana Street; Rehabilitation; Certified Local Government Review. The property is a contributing structure to the Oread Historic District, National Register of Historic Places. Submitted by Dan Hermreck for Eric Oligschaeger, the property owner of record.

STAFF PRESENTATION

Ms. Burke presented the item.

APPLICANT PRESENTATION

Mr. Eric Oligschaeger stated the home had been two apartments when he and his wife purchased it. He said there had been a front porch on the home but the chimney had fallen and knocked the porch off. He said he would like to rehabilitate the home. Mr. Oligschaeger stated the original windows were currently stored in the owners garage.

Commissioner Meyer asked how many bedrooms were currently in the home.

Mr. Oligschaeger stated there were two bedrooms upstairs, two bedrooms downstairs, a family room and both apartments had kitchens.

Commissioner Marvin asked if there was one pair of single windows on the north elevation. She asked if there would be egress windows installed.

Mr. Hermreck said he would save the original windows of the home.

Commissioner Meyer asked if the applicant would keep both doors on the front of the house.

Mr. Hermreck said one door would be boarded up.

Commissioner Williams asked if there was a garage on the property.

Mr. Hermreck said there was no garage on the property, but there were six parking spaces in the rear of the property.

PUBLIC COMMENT

No member of the public spoke on the item.

COMMISSION DISCUSSION

Commissioner Marvin asked Staff if there was concern with adding an open porch at the rear of the structure.

Ms. Braddock Zollner stated adding a porch to the rear of the structure would not be a concern.

Commissioner Meyer asked if there was concern with leaving the door on the front of the structure.

Ms. Braddock Zollner stated there was no concern with leaving the door at the front of the structure.

ACTION TAKEN

Motioned by Commissioner Williams, seconded by Commissioner Veatch, to approve the proposed rehabilitation at 918 Louisiana Street with the conditions noted within the staff report.

1. The windows will be repaired and replaced only when the severity of the deterioration warrants. A window survey shall be approved by the HRA before the removal of any windows occurs;
2. The applicant provide complete construction documents with material notations to be reviewed and approved by the HRA 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 unanimously, 4-0

ITEM NO. 9: MISCELLANEOUS MATTERS

A. No Demolition permit applications received.

B. No Architectural Reviews.

Administrative Reviews

- DR-01-01-08 623 Vermont Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. The property is within the environs of Lawrence's Downtown Historic District and the Eldridge Hotel, National Register of Historic Places. The property is also within the environs of the JB Shane Thompson Studio, Lawrence Register of Historic Places, and is within the Downtown Conservation Overlay District. Submitted by Steve Gaudreay for Consolidated Properties of Lawrence Inc and First Management, the property owners of record.
- DR-01-02-08 724 Massachusetts Street; Sign; Certified Local Government Review 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 within the environs of Miller's Hall and the House Building, Lawrence Register of Historic Places, and is within the Downtown Conservation Overlay District. Submitted by Josh Mochel for Steve Wilson, the property owner of record.
- DR-01-04-08 1910 Haskell Avenue; Sign; Certified Local Government Review and Certificate of Appropriateness Review. The property is within the environs of the Robert H Miller House, National Register of Historic Places and Lawrence Register of Historic Places. Submitted by Nancy Holmes of Full Bright for PACS Properties LLC, the property owner of record.
- DR-01-05-08 811 New Hampshire Street; Awning; Certified Local Government Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places, and is within the Downtown Conservation Overlay District. Submitted by Nancy Holmes of Full Bright for Kansas Seed House LLC, the property owner of record.
- DR-01-06-08 811 New Hampshire Street; Sign; Certified Local Government Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places, and is within the Downtown Conservation Overlay District. Submitted by Nancy Holmes of Full Bright for Kansas Seed House LLC, the property owner of record.
- DR-01-07-08 918 Mississippi Street; Sign; Certified Local Government Review. The property is within the environs of the Oread Historic District and the Michael D Greenlee House, National Register of Historic Places. Submitted by Tammy Moody of Luminous Neon Inc for Alcott LC, the property owner of record.

DR-01-09-08 1312 New Hampshire Street; Addition; Certified Local Government Review. The property is a contributing structure to the South Rhode Island and New Hampshire Street Historic District, National Register of Historic Places. Submitted by Mike and Nancy Meyers, the property owners of record.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Williams to affirm the Administrative Reviews.

Motion carried unanimously, 4-0

C. No comments on variance (BZA) requests.

D. No general public comment.

D. Miscellaneous matters from City staff and Commission members
Commissioner Meyer asked Staff if the submittal requirements had been reviewed.

Ms. Braddock Zollner stated the research had not been completed. She said all packets would be digital in the near future.

Commissioner Marvin asked if the public would be able to view the Historic Resources Commission packets.

Ms. Braddock Zollner stated the public would be able to view the Historic Resources Commission packets.

Commissioner Meyer asked if there was a specific deadline for applicants to turn in material.

Ms. Braddock Zollner stated there were deadlines, but applicants were also allowed to submit additional material or information the week of the Historic Resources Commission meeting.

Commissioner Meyer stated she did not want to receive major project plans the day before the Historic Resources Commission meeting. She said it would be helpful to have the plans online.

Commissioner Williams said the project at 830 Kentucky street had been sent to the State for review.

Ms. Braddock Zollner stated the project did not need to come back to this Commission.

Commissioner Veatch asked Ms. Braddock Zollner why the Lawrence Staff did not receive grant money.

Ms. Braddock Zollner stated the committee had sent a letter to the City last year identifying their belief that the City of Lawrence should fund staffing.

Ms. Braddock Zollner stated the State Historic Preservation office would fund a portion of the cost for two attendees to the State Preservation Conference April 24th, 2008.

ACTION TAKEN

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

Motion carried unanimously, 4-0

ADJOURN – 8:20p.m.