

**HISTORIC RESOURCES COMMISSION**  
**ACTION SUMMARY *DRAFT***  
**JANUARY 19, 2006, 7:00 P.M.**

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Commissioners Present: Hickam, Veatch, Sizemore, Alstrom, McKenzie, Marvin, Antle  
Staff present: Zollner, Miller, Sedgwick

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**ITEM NO. 1: ACTION SUMMARY**

One typographical error was noted: Comm. Sizemore commented that Item 4, under Public Comments, the word "and" needed to be removed in the second line.

Motioned by Comm. McKenzie, seconded by Comm. Antle to approve the December 15, 2005 Action Summary with revisions.

Motion carried unanimously, 7-0.

**ITEM NO. 2: COMMUNICATIONS**

Staff requested the Commission send a letter of support to the Kansas State Historic Preservation Office in support of the State and National Register Nomination regarding the 8<sup>th</sup> and Pennsylvania Industrial district.

**PUBLIC COMMENT**

No member of the public spoke on this item.

**COMMISSION DISCUSSION**

Comm. Hickman asked if the action would be to approve or send a letter of support to the Kansas State Historical Society. Staff reported that the Commission voted to send letters of support for National Register nominations in the past. Staff provided a draft letter of support for this nomination.

**ACTION TAKEN**

Motioned by Comm. Hickam, seconded by Comm. McKenzie to authorize the Chair to sign the letter of support.

Motion carried unanimously, 7-0.

**ITEM NO. 3: DR-11-98-05:** Consideration of proposed Design Guidelines for 8<sup>th</sup> and Pennsylvania Neighborhood Redevelopment Area.

**STAFF PRESENTATION**

Staff presented photographs of the site and building elevations. Ms. Zollner explained that staff, the applicant, and members from the Architectural Review Committee met the previous evening and discussed changes to the Design Guidelines.

**APPLICANT PRESENTATION**

Korb Maxwell of Polsinelli, Shalton, Welte and Suelthaus, representing Big Prairie Development, was present to answer questions and provided a drawing explaining the conservation overlay district. He briefly went over a project history, stating this

was the third time they had come before the Commission. He also described the four steps necessary to complete the process, stating the master plan needed to be amended, the Urban Conservation Overlay District needed to be approved, rezoning of the area needed to be approved, and the National Register District nomination needed to be placed on the register. Tonight, the HRC is only looking at the Design Guidelines and they have come with Staff and the ARC's recommendation for approval.

For the benefit of the members of the public who were not as familiar with the project as the Commission was, Mr. Maxwell went through a brief description of the proposal, including the fact that the Poehler building would be mixed-use. Duplexes would be located on the west side of Pennsylvania, with commercial anchors at the corners, and office/commercial lining the east side of Pennsylvania. He stated the overall idea for the development was for a mixed-use development that was pedestrian and environmentally friendly.

Comm. McKenzie wanted clarification from Staff regarding what the Commission's specific action for tonight is. Ms. Zollner responded that it was up to the Commission to decide if they were ready to approve the Design Guidelines with the ARC's changes.

Comm. Hickam asked the ARC members for a brief report on what was discussed at the ARC meeting. Comm. Sizemore stated the ARC met with the applicant the previous evening and reviewed the Design Guidelines page by page, making minor adjustments to the document. One of the major changes is that the applicant will provide an existing conditions statement at the beginning of each section, in addition to the recommended/not recommended statements. Other additions included: light pollution controls, density of Zone 2, landscaping, and the addition of Zone 4 back into the document because of its industrial reference. Mr. Maxwell stated the addition of the existing condition statements should help the HRC with future environs reviews for the area.

### **PUBLIC COMMENT**

Ardys Ramberg, a resident of East Lawrence since 1975, expressed concern with the conservation of the native plants and flowers, and also wanted to make sure to keep places for the children to play, as well as keeping the historical character of the neighborhood, and was glad to see the project. She expressed concerns over keeping the industrial nature of the area, and would like to see structures that were reminiscent of the Quonset huts. Ms. Ramberg also wished the applicants were going to save the stone barn that resided on the Aquila property.

Nicky Proudfoot stated she owned four properties located just outside Zone 3 and had many questions and concerns regarding the proposed development. Specifically, she expressed concern with the design and density of the project, parking, and the amount of units being built. She wanted to know what the purpose of the Urban Conservation Overlay district was. Staff responded it was a development tool for older areas that may have achieved historic significance, are over five (5) acres, and the intent was to develop a set of guidelines that development must follow.

Ms. Proudfoot also questioned the purpose of the previous night's ARC meeting and staff replied that it was a chance for two HRC members and staff to sit down and go over the design guidelines with the applicant.

Ms. Proudfoot expressed concern over a density level of 32 units per residential acre, and staff replied the density issue was a general planning issue that was not for the Historic Resources Commission to debate. Mr. Maxwell stated the number was based on the Poehler building and was the acreage minus the public right-of-way.

Ms. Proudfoot also stated that some of the property owners along New Jersey Street were in the process of submitting a nomination because of the historic significance of the structures. Some of the properties are located across the alleyway from the proposed development along the west side of Pennsylvania Street, and there is concern over the impact that the higher density development will have on the historic structures. She also stated her concerns over the lack of greenspace and areas for recreation, as well as the amount of vehicular traffic. She questioned whether the plan was pedestrian friendly.

Ms. Proudfoot also questioned the guidelines with respect to the maximum height of the buildings, and Mr. Maxwell clarified that the revised guidelines stated a building could be no taller than three (3) stories or 40'. Ms. Proudfoot questioned whether buildings that retain a high level of historical significance could change uses, i.e. industrial to residential. Staff clarified the underlying base zoning controls the use of the property. Changes in use can occur within the restrictions of the base zoning.

### **COMMISSION DISCUSSION**

Comm. Hickam explained that many of the questions posed would be the decision of the Planning Commission.

Comm. Alstrom stated he wanted to make sure the applicant answers all of the public's questions.

Staff responded to the concerns from the Commissioners as well as members of the public stating that the applicant would need to establish minimum and maximum levels for residential, retail, and commercial space.

Comm. Sizemore stated he, too, had concerns over the density of the development, specifically in Zone 3. He also stated it was good to know that the development will come through for design review once the historic district is in place. He added that he was comfortable with the design guidelines because of the reference to the Secretary of the Interior's Standards and the review process that projects will have to follow.

Comm. Hickam started to make a motion to approve the design guidelines; however, Comm. Marvin expressed concern that the members of the Commission who were not present at the ARC meeting did not get a chance to review the changes to the

document. Staff replied that the applicant did not have a chance to revise the document since the ARC meeting was just the previous evening, and it was up to the Commission whether to approve the document with ARC's changes, or wait until the document could be revised and then re-submitted for review. Staff also stated that usually the Commission approved projects, pending ARC review, but the nature of this project was different because the Commission sent the project to the ARC, but it still had to come back to the full Commission for a final vote. Comm. Marvin stated she was not comfortable approving the design guidelines without getting a chance to review the changes.

Comm. McKenzie stated she understood it was difficult for the ARC, the applicant, and staff to find time to meet, and understood the document could not be revised in one evening, but would be more comfortable viewing the changes to the document before making a final decision.

Comm. Antle expressed that he was comfortable going ahead with a vote given the ARC's changes, and believed the Commission had ample time to review the document. Staff stated that the item has been placed on the March Planning Commission agenda and, therefore if, the Commission waited until the February HRC meeting to give a final decision, the decision would be in time to be taken under advisement by the Planning Commission. Mr. Maxwell, on behalf of the applicant, agreed they could revise the document and bring it back to the HRC for review at the February meeting.

Comm. Hickam withdrew his previous motion and staff recommended deferral.

### **ACTION TAKEN**

Motioned by Comm. Hickam, seconded by Comm. McKenzie to defer action until the February Historic Resources Meeting. Motion carried unanimously, 7-0.

**ITEM NO. 4: DR-12-109-05:** 2105 Carolina Street; Addition; Certified Local Government Review. Submitted by Kevin Good for the property owner of record. The property is located in the environs of the Dudley Wiggins Residence (840 W. 21<sup>st</sup>), Kansas Register of Historic Places.

### **STAFF PRESENTATION**

Staff presented photographs of the building elevations.

### **APPLICANT PRESENTATION**

Kevin Good, the property owner, was present to answer questions. He stated that because of unusual circumstances with the property, they would like to proceed as quickly as possible. Mr. Good verified they are constructing a new front porch for the structure as well as adding a second story on to the south portion of the structure.

### **PUBLIC COMMENT**

Betty Alderson stated she had lived in the neighborhood since 1957 and wanted to take a closer look at the plans, but that she was glad to see someone caring for this structure.

### **COMMISSION DISCUSSION**

Comm. Alstrom stated that as a neighbor he welcomes the renovation and thinks the two-story addition will help transition to the historic two-story property located south of the applicant's property.

Comm. Hickman also noted this project would be favorable for the neighborhood.

Comm. McKenzie questioned the applicant to see if they were comfortable with the recommendations by Staff. Mr. Good replied that he was in agreement with the conditions.

### **ACTION TAKEN**

Motioned by Comm. Hickam, seconded by Comm. McKenzie to approve the Certified Local Government Review for the project at 2105 Carolina Street, based on a determination that the project will not encroach upon, damage or destroy any listed property or its environs. Approval is subject to the following conditions:

1. Complete construction documents with material notations, window details and trim details to be approved by the Historic Resources Administrator;
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.

Motion carried unanimously, 7-0.

### **ITEM NO. 5: MISCELLANEOUS MATTERS**

- A. Review of any demolition permit applications received since the December 15, 2005 regular meeting.

Staff reported that a demolition permit had been received for 429 Indiana Street, and the Commission would get a chance to review the proposed demolition at its February meeting.

- B. Architectural Review Committee and Administrative Reviews since the December 15, 2005 regular meeting.

The ARC met on January 18, 2006. A report of that meeting was given for item #3.

## **Administrative Reviews**

DR-12-118-04: 700 Massachusetts Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. Submitted by Star Signs and Graphics, Inc. for the property owners of record. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is in the environs of the House Building (729-731 Massachusetts) and Miller's Hall (723-725 Massachusetts), Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District.

DR-11-97-05: 730 New Hampshire Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. Submitted by Luminous Neon, Inc. for the property owner of record. The property is located in the environs of Lawrence's Downtown Historic District, the North Rhode Island Street Historic District, the Eldridge Hotel (701 Massachusetts), the United States Post Office (645 New Hampshire), National Register of Historic Places, and the House Building (729-31 Massachusetts), Kansas Register of Historic Places. The property is also located in the environs of the Octavius W. McAllaster Residence (724 Rhode Island), Lawrence Register of Historic Places. The property is located in the Downtown Conservation Overlay District.

DR-12-102-05: 1135-37 New York Street; Front Porch Addition; Certified Local Government Review. Submitted by Gordon Sailors, the property owner of record. The property is located in the environs of the North Rhode Island Street Historic District, National Register of Historic Places.

DR-12-103-05: 946 Massachusetts Street; Patio Expansion; Certified Local Government Review and Certificate of Appropriateness Review. Submitted by Nick Carroll for the property owner of record. The property is located in the environs of Lawrence's Downtown Historic District, the North Rhode Island Street Historic District, National Register of Historic Places, the Shalor Eldridge Residence (945 Rhode Island). Kansas Register of Historic Places, and the Hannah Building (933 Massachusetts), Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District.

DR-12-104-05: 716½ B Massachusetts Street; Sign; Certified Local Government Review. Certified Local Government Review and Certificate of Appropriateness Review. Submitted by Farm Fresh Graphics for the property owner of record. The property is a contributing structure to Lawrence's Downtown Historic District,

**Deferred**

National Register of Historic Places. The property is in the environs of the House Building (729-731 Massachusetts) and Miller's Hall (723-725 Massachusetts), Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District.

DR-12-105-05: 621 E. 15<sup>th</sup> Street; Site Modifications; Certified Local Government Review. Submitted by Esther Williams Pools for the property owner of record. The property is located in the environs of the Samuel Riggs House (1501 Pennsylvania), National Register of Historic Places.

DR-12-106-05: 645 Massachusetts Street; Sidewalk Memorial; Certified Local Government Review. Submitted by Aimee Polson for the property owner of record. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is also located in the Downtown Conservation Overlay District.

DR-12-107-05: 818 Massachusetts; Sign; Certified Local Government Review. Submitted by Jason Harris for the property owner of record. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District.

DR-12-108-05: 942 Massachusetts Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. Submitted by Joyce Donham for the property owner of record. The property is located in the environs of Lawrence's Downtown Historic District, the North Rhode Island Street Historic District, National Register of Historic Places, the Shalor Eldridge Residence (945 Rhode Island). Kansas Register of Historic Places, and the Hannah Building (933 Massachusetts), Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District.

DR-12-111-05:1017 Rhode Island Street; Rear Deck Addition; Certified Local Government Review. Submitted by Paul Horvath, the property owner of record. The property is listed as a contributing structure to the North Rhode Island Street Historic District, National Register of Historic Places.

DR-12-112-05: 700 & 800 Blk of Massachusetts and 200 Blk of W. 9<sup>th</sup> Streets; Waterline Improvements; Certified Local Government Review and Certificate of Appropriateness Review. Submitted by the City of Lawrence, the property owner of record. The property is located in Lawrence's Downtown Historic District, National Register of

Historic Places. The property is located in the environs of Miller's Hall (723-25 Massachusetts) and the House Building (729-31 Massachusetts), Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District.

**ACTION TAKEN**

Motioned by Comm. Hickman, seconded by Comm. Antle to approve the Administrative Reviews as presented.

Motion carried unanimously, 7-0.

A. Provide comment on variance (BZA) requests received since December 15, 2005.

- 1106 Ohio Street

Staff stated this project would be before the HRC in February.

- 1439 Tennessee Street

Staff stated this project had previously been before the HRC at their December meeting, and the variance requests were approved pending no additional HRC comments.

B. General public comment.

Dennis Brown, representing the Lawrence Preservation Alliance, advised that there would be workshop on the preservation of wood windows on Wednesday, January 25<sup>th</sup> in the Auditorium of the Library. He also stated the house was successfully moved from 15<sup>th</sup> and Haskell to its new lot at 1313 Haskell Ave, but had not been placed on its new foundation yet. He wanted to thank Alan Belot for his help in saving that structure.

C. Miscellaneous matters from City staff and Commission members

Ms. Zollner stated that staff was in the final selection process for a conference coordinator and a consultant to write the Oread Historic District Nomination. Also, sub-committees will start meeting soon.

Ms. Zollner also informed the Commission that Amy Miller had taken a job with the City as a Long Range Planner.

She also informed the Commission that the February meeting had been moved to the Union Pacific Train Depot.

Comm. Alstrom requested the Commission discuss modifications to the City's fence ordinance at the February meeting.

Ms. Zollner also reminded the Commission that the three local register nominations were on the agenda to be approved by the City Commission on January 24<sup>th</sup>.

Motioned by Comm. Hickam, seconded by Comm. Veatch to adjourn.

Motion carried unanimously, 7-0.

**ADJOURN – 8:35 PM**

Official minutes are on file in the Planning Department office.