

**HISTORIC RESOURCES COMMISSION
ACTION SUMMARY
JULY 17, 2005, 7:00 P.M.**

Commissioners Present: Veatch, Sizemore, McKenzie, Hickam and Antle
Staff present: Zollner, Miller and Saker

ITEM NO. 1: ACTION SUMMARY

One typographical error was noted.

Motioned by Hickam, seconded by McKenzie to approve the June 16, 2005 action summary as revised.

Motion carried unanimously, 5-0.

ITEM NO. 2: COMMUNICATIONS

- Additional site plan for agenda Item 3
- No abstentions were indicated.

ITEM NO. 3: DR-06-47-05: 400 Indiana Street; Ancillary Structure; Certified Local Government Review. Submitted by HMA Architects for the property owners of record. The property is listed as a contributing structure to the Pinckney II Historic District, National Register of Historic Places.

STAFF PRESENTATION

Staff presented photographs of all building elevations.

APPLICANT PRESENTATION

Mr. Baumchen and Mr. Messick were present to answer questions and stated agreement with staff's recommendations.

Several points were verified:

- The existing flower bed would have to be modified to allow the driveway to reach the new garage.
- The site plan presented at the meeting showed the proposed garage 4' to the west and 1' to the south from the original site plan. This allowed the new structure to meet the criteria for an exception available through the Zoning Ordinance for the side yard setback.
- 4th Street has a 100' right-of-way, so the structure has a significant visual separation from the street.
- The revised site plan addresses concerns noted in the Staff Report about proximity to the adjacent building.

PUBLIC COMMENT

No member of the public spoke on this item.

COMMISSION DISCUSSION

The Board had no additional questions or comments.

ACTION TAKEN

Motioned by Hickam, seconded by McKenzie to approve the Certified Local Government Review for the project at 400 Indiana Street, based on a determination that the project will not encroach upon, damage or destroy any listed property or its environs.

Motion carried unanimously, 5-0.

ITEM NO. 4: MISCELLANEOUS MATTERS

A. Review of any demolition permit applications received since the June 16, 2005 regular meeting.

There were no demolition permits for review, but staff noted the structure at 820 Ohio Street (reviewed after a recent fire and advised for demolition approval) applied for its demolition permit.

B. Architectural Review Committee and Administrative Reviews since the June 16, 2005 regular meeting.

The ARC has not met since the June 2005 HRC meeting.

C. Administrative Reviews

DR-06-39-05: 830 Massachusetts Street; Sign; Certified Local Government Review. Submitted by Full Bright Sign and Lighting for the property owner of record. The property is listed as a non-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-06-40-05: 840 Connecticut Street; Sign; Certified Local Government Review. Submitted by Luminous Neon, Inc. for the property owner of record. The property is located in the environs of St. Luke African Methodist Episcopal Church (900 New York), and the North Rhode Island Street Historic District, National Register of Historic Places.

DR-06-41-05: 1006 Massachusetts; Sign; Certified Local Government 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, Watkins Bank (1047 Massachusetts), English Lutheran Church (1040 New Hampshire), National Register of Historic Places, and the Shalor Eldridge Residence (945 Rhode Island), Kansas Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District.

DR-06-42-05: 839 Massachusetts; Sign; Certified Local Government Review. Submitted by Luminous Neon Inc. 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-06-43-05: 1008 Massachusetts; Sign; Certified Local Government Review. Submitted by Sign-a-Rama 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, Watkins Bank (1047 Massachusetts), English Lutheran Church (1040 New Hampshire), National Register of Historic Places, and the Shalor Eldridge Residence (945 Rhode Island), Kansas Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District.

This item was deferred prior to the meeting.

DR-06-44-05: 745 New Hampshire Street; Sign; Certified Local Government Review. Submitted by Carl Masters 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-06-45-05: 936 Massachusetts Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. Submitted by Janet Smalter 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 environs of the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places and is located in the Downtown Conservation Overlay District.

DR-06-46-05: 729 Massachusetts Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. Submitted by Studio T2 Design 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 and is also listed on Lawrence's Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District.

ACTION TAKEN

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

Motion carried unanimously, 5-0.

D. Provide comment on variance (BZA) requests received since June 16, 2005.

There were no BZA issues for review.

E. General public comment.

Dennis Brown, Vice-President of the Lawrence Preservation Alliance (LPA), said the group had comments on two issues:

1. LPA is pleased to see re-use of pieces of the demolished structure at 820 Ohio Street for repair on other historic structures.
2. LPA is concerned about the City Commission's determinations regarding the Sidewalk Dining Guidelines. They (LPA) think the City Commission misunderstood the HRC's reasoning behind certain elements in the proposed guidelines, specifically the restriction against umbrellas, and suggested the HRC forward clarification of their own decisions.

Ms. Zollner said the City Commission understood the HRC's desire to have guidelines for reviewing sidewalk dining applications, and thanked the HRC for their hard work in developing the proposed document. However, the City Commission directed staff to revise the following elements and return the document to them for additional review and public hearing:

- Umbrellas are allowed in sidewalk dining areas – the City Commission did not see the use of umbrellas as a significant visual barrier or impact on the historic storefront appearance.
- Railings do not have to be removable – the City Commission felt this was responsive to business owners who had existing wrought iron railings that would be heavy to move and impractical to store on a regular basis. Also, some members of the public said the railings provided pedestrian walkways during crowded times (i.e. annual Sidewalk Sale) because there were no sales tables in these areas.
- Railings may be as tall as 44" – the City Commission also did not see the taller railings as a significant visual barrier or impact on the historic storefront appearance. Additionally, one member of the public said the taller railings would provide a safety measure for drinking patrons (more difficult to trip over at taller height).

The City Commission also directed staff to place on their agenda as soon as possible the expansion of Sidewalk Dining License to remove the percentage of food sales requirement.

The HRC directed staff to draft a letter of concern to the City Commission, outlining the following concerns and rationale for various proposed changes:

- The HRC is of the opinion that umbrellas form a significant visual barrier to the historic storefront, and are an inappropriate method for providing shade to sidewalk dining areas. Awnings are a more historically accurate element for providing shade.
- The nationwide standard for sidewalk dining railings is no more than 36". The HRC is of the opinion this standard is appropriate because it minimizes the visual barrier and visual impact on the historic storefront, and will provide a consistent look along Massachusetts Street.
- The HRC is of the opinion that removable railings are an important element for preserving the maximum amount of pedestrian right-of-way particularly on crowded days and in inclement weather. They believe the allowance of alternate railing materials adequately addresses the issue of unwieldiness.

- F. Miscellaneous matters from City staff and Commission members.
- Subcommittee Discussion – three new committees must be formed:
 - Five-year review of the Historic Preservation Ordinance; Hickam and McKenzie volunteered.
 - Garage Study in Old West Lawrence to identify contributing and non-contributing garage structures; Alstrom previously indicated interest to staff; Hickam also volunteered.
 - Significant Properties Study to identify structures for potential nomination to the Local, State, and/or National Registers; Hickam and Antle volunteered.

 - Preservation Conference 2006
 - Staff asked for volunteers to work primarily in August and again in Spring 2006 to serve on the Conference Committee. Hickam and Sizemore volunteered.
 - All Commissioners were asked to contact staff with ideas for workshops and educational events that might be included in the conference.

ADJOURN – 7:30 p.m.

Official minutes are on file in the Planning Department office.