
HISTORIC RESOURCES COMMISSION
AGENDA MEETING—JULY 17, 2008--6:30 PM
ACTION SUMMARY

Commissioners present: Veatch, Sizemore, Meyer, Marvin
Commissioners excused: Antle, Wiechert, Williams

Staff present: Braddock Zollner, Parker, McKain, Dawson

ITEM NO. 1: ACTION SUMMARY

Ms. Braddock Zollner stated the June 19th, 2008 Action Summary would be included within the August 2008 Historic Resources Commission packet.

ITEM NO. 2: COMMUNICATIONS

- a) No communications from other commissions, State Historic Preservation Officer, or the general public.
- b) No declaration of abstentions.

ITEM NO. 3: DR-06-64-08 719-721 Massachusetts; Rehabilitation; Certified Local Government Review & Certificate of Appropriateness Review. 719 is a noncontributing structure and 721 is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The properties are located in the Downtown Conservation Overlay District and in the environs of the House Building (729 Massachusetts) and Miller's Hall (723-725 Massachusetts) Lawrence Register of Historic Places. Submitted by Bob Schumm, the property owner of record.

STAFF PRESENTATION

Ms. McKain presented the item.

APPLICANT PRESENTATION

Mr. Bob Schumm thanked the Historic Resources Commissioners for serving on the Board. He stated he full heartedly supported the guidelines. He said in December 2000 he was a member of the task force that prepared the Downtown Design Guidelines. He said he purchased 719 Massachusetts Street in 1975 which had been a carpenter's union hall but the block was not fully occupied. He said there was minimal activity on the block and the 600 block of Massachusetts Street had even less activity. Mr. Schumm said he had added white stucco which was what he could afford at the time. He said there had been cement block and royal blue tiles on the outside and the façade did not fit in today. Mr. Schumm stated in 1975 downtown was a commodity of space with no preservation theme and a lot of metal on the buildings. He said the second floor of 719 Massachusetts Street and 717 Massachusetts Street had multiple uses. Mr. Schumm stated the entry way served as a single stair case and it was narrow and steep. He said he wanted to flatten it down and make it more accessible by widening the corridor to five feet and install a chair stair glide system. He said he wanted to allow for full ADA compliance on the first floor by adding a front door system. Mr. Schumm stated he would renovate 721 Massachusetts Street into a bar. He said he wanted to improve the façade of a contributing use and completely change the facade of a non contributing use and bring them into compliance with the downtown guidelines.

Commissioner Sizemore asked Mr. Schumm if there could be a steel storefront buried in the front of the building.

Mr. Schumm stated he did not believe there was a steel storefront buried in the front of the building. He stated if he found a steel storefront or beams they would be saved.

Commissioner Sizemore asked Mr. Schumm if the second floor would be brought up to ADA standards.

Mr. Schumm stated it was not possible to bring the second floor up to ADA standards and it was not required. He said he had priced a cargo elevator and it was very expensive.

Commissioner Meyer said she had used the stair case and it was steep.

Mr. Schumm stated modifications would be done to the restaurant and it would be a vast improvement to the site.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

Commissioner Sizemore said the project would be in compliance with the Downtown Design Guidelines.

Commissioner Meyer asked if there was a practical use to the balcony or if it was strictly decorative.

Mr. Schumm said the balcony was used frequently.

Commissioner Veatch asked Staff if there was a concern with using the stone veneer and glass tiles in the bulkhead.

Ms. Braddock Zollner said the concern was using that many different types of materials within the bulkhead.

Mr. Schumm stated he had examined other buildings on Massachusetts Street and there were not many that had retained the original bulkhead. He said he did not want a gaudy look or too many colors.

Commissioner Veatch asked Mr. Schumm if he would object to the Architectural Review Committee reviewing the project.

Mr. Schumm stated he would not object to the Architectural Review Committee reviewing the project.

Commissioner Sizemore stated the allure of the building was the plainness of 721 Massachusetts Street. He asked Staff if it was typical the way the vestibule would work.

Ms. Braddock Zollner stated it was not typical in historical buildings. She said the configuration had been in this particular building since the 1980's.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Marvin, to approve the rehabilitation project at 719-721 Massachusetts Street and make the determination that the proposed project does not encroach upon, damage or destroy listed historic properties and their environs. This approval should be subject to the following conditions:

1. The applicant investigate the existence of historic columns in the storefront area of 721 Massachusetts Street and report findings to the Historic Resources Administrator before the removal of the columns;
2. The storefront design will be altered to incorporate historic columns if they exist for 721 Massachusetts Street with the design to be reviewed and approved by the Architectural Review Committee;
3. The applicant provide complete construction documents with material notations, including color specifications, to be reviewed and approved by the Architectural Review Committee 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-06-65-08 801 New Hampshire; Rehabilitation; Certified Local Government Review. The property is a noncontributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Leticia Cole of Paul Werner Architects for Louise's Inc, the property owner of record.

STAFF PRESENTATION

Ms. McKain presented the item.

APPLICANT PRESENTATION

Ms. Leticia Cole stated she was pleased with the staff report. She said the owner wanted to bring the building back into compliance and wanted to add the store front back to the north elevation. She said there was an original window on the east elevation and the owner wanted to add a second exit.

Commissioner Sizemore asked if the store front was being added back to the east side. He asked if there was anything under the awning besides the stairs.

Ms. Cole stated there are only stairs under the awning.

Ms. Braddock Zollner stated the site plan the Commissioners were viewing did not have the sidewalk dining on it.

Commissioner Meyer asked Ms. Cole if she agreed with Staffs recommendation.

Ms. Cole asked if the property owner was required to apply for tax credits.

Ms. Braddock Zollner stated in part one of the tax credit forms there was no charge and it did not require the applicant to follow through with part two. She said it would benefit the property owner to change the property to a contributing structure and it would raise the value of the property.

Ms. Cole asked Staff to remove the condition of approval that the property owner apply for tax credits.

Commissioner Sizemore said the condition would not affect the property owners plan for the project.

Ms. Braddock Zollner stated the Commission could send a letter to the property owner recommending the tax credits be applied for.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

Commissioner Veatch said there was a greater burden to the property owner if the property became a contributing structure.

Commissioner Sizemore said it was not a burden to the property owner but a responsibility. He said the property owner would not be forced to apply for the tax credits.

Commissioner Veatch said the standards were higher when the property was a contributing structure.

Commissioner Sizemore said the applicant had received letters from the Historic Resources Commission in the past. He said he did not want the condition to affect the property owner improving the property.

Commissioner Meyer said Staff should continue the discussion with the property owner.

Commissioner Sizemore stated the stairs and landing may not comply with regulations.

ACTION TAKEN

Motioned by Commissioner Sizemore, seconded by Commissioner Veatch, to approve the rehabilitation for 801 New Hampshire Street and make the determination that the proposed project does not encroach upon, damage or destroy listed historic properties and their environs. This approval should be subject to the following conditions:

1. The applicant provide complete construction documents with material notations, including bulkhead height, railing and platform details and site dimensions for this area of the site to be reviewed and approved by the HRA prior to release of a building permit;
2. The applicant complete the Part 1 of the Federal Rehabilitation Tax credit application to request the alteration of the non-contributing status to contributing status;
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.5: Downtown Design Guidelines

Ms. Braddock Zollner requested the Historic Resources Commission defer the Downtown Design Guidelines to the August 21, 2008 Historic Resources Commission meeting.

ITEM NO.6: MISCELLANEOUS MATTERS

A. Ms. Dawson stated Staff had received demolition requests for 825 Louisiana Street and 804 Kentucky Street. She said both requests had been approved.

B. No Architectural Review Committee or Administrative Reviews since the June 19, 2008 regular meeting.

Administrative Reviews

DR-05-55-08 839 Massachusetts 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 located in the Downtown Conservation Overlay District. Submitted by Luminous Neon Inc for Noll Frederick, the property owner of record.

DR-05-56-08 714 Massachusetts Street; Window Replacement/Landing; 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 located within the environs of Miller's Hall (723-725 Massachusetts) and is located in the Downtown Conservation Overlay District. Submitted by Fred Schneider for Stephen J. Craig, the property owner of record.

DR-05-57-08 12 W. 8th Street; Sign; 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 also located within the environs of the House Building (792 Massachusetts Street) and Miller's Hall (723-725 Massachusetts) and is located in the Downtown Conservation Overlay District. Submitted by Luminous Neon, Inc for Jennifer Brown, the property owner of record.

DR-05-58-08 825 Vermont Street; Sign; Certified Local Government Review. The property is located with the environs of the Downtown Historic District, the Oread Historic District, Carnegie Library (200 W. 9th Street), and the Lucy Hobbs Taylor Building (809 Vermont Street), National Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Luminous Neon, Inc for BB&S LLC, the property owner of record.

DR-06-59-08 1004-1006 Massachusetts Street; Signs; Certified Local Government Review, The property is located within the environs of the Shalor Eldridge Residence (945 Rhode Island Street), English Lutheran Church (1040 New Hampshire Street), Watkins Bank-Old City Hall (1047 Massachusetts Street), and the Downtown Historic District, National Register of Historic Places. The property

is also located within the Downtown Conservation Overlay District. Submitted by Nghia Nguyen for Robert Schmalberg, the property owner of record.

- DR-06-60-08 1339 West Campus Road; Fire Escape & Window Alterations; Certified Local Government Review. The property is located within the environs of 1345 West Campus Road (Chi Omega Sorority House) and the Fernand-Strong House (1515 University Drive), Register of Historic Kansas Places. Submitted by Joel Fritzel Construction for Sigma Gamma Phi Beta, the property owner of record.
- DR-06-61-08 1325 West Campus Road; Subdivision & Site Plan; Certified Local Government Review. The property is located in the environs of the Fernand-Strong House (1515 University) and the Chi Omega Sorority House (1345 West Campus Road) Register of Historic Kansas Places. Submitted by Cheryl S. Beaver for XI Chapter of Sigma Kappa, the property owner of record.
- DR-06-62-08 1910 Haskell Avenue (Cross Town Tavern); Special Event Permit; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Robert H. Miller House (1111 E. 19th Street), National Register of Historic Places and Lawrence Register of Historic Places. Pacs Properties, LLC, the property owner of record.
- DR-06-63-08 1420 Crescent Road; Rezoning; Certified Local Government Review, The property is located within the environs of the Fernand-Strong House (1515 University) and the Chi Omega Sorority House (1345 West Campus Road), Register of Historic Kansas Places. Submitted by the Jayhawk Bookstore for William Muggy, the property owner of record.

ACTION TAKEN

Motioned by Commissioner Sizemore, seconded by Commissioner Veatch to confirm the Historic Resources Commission Administrative Reviews.

Motion carried unanimously, 4-0

- C. No variance (BZA) requests received since June 19, 2008.
- D. General public comment.

Dennis Brown, Lawrence Preservation Alliance, stated the 1232 Louisiana Street project had been presented to the City Commission. He said Lawrence Preservation Alliance leaders and Ms. Carol von Tersch had spoken at the meeting. He said there needed to be a replacement plan before demolition permits were issued. He said Mr. Price Banks had said if the demolition permit was not issued the owner would let the property sit and no repairs would be made. He said he would like to see the Historic Resources Commission write a letter to the City Commission stating how important it was to have a replacement plan before allowing demolition of a historic property.

- E. Miscellaneous matters from City staff and Commission members.

Ms. Braddock Zollner stated Staff had been working with legal staff regarding 1232 Louisiana Street. She said the State of Kansas had adopted a set of regulations and guidelines that the Historic Resources Commission used.

Ms. Braddock Zollner said elections were to take place in March but because of absences the elections would take place at the August Historic Resources Commission meeting. She said Commissioner Meyer was the liaison to the Historic Preservation Board. Ms. Braddock Zollner stated the Commission should review the garage study and discuss it during the August Historic Resources Commission meeting. She said Katie McKain would present a study on what other communities require with submittals.

Commissioner Meyer asked if the City of Lawrence had discussed property blight and if there would be changes to the ordinance.

Ms. Braddock Zollner said the environmental code had the ability to look at blight and issue citations.

Commissioner Meyer said the current code did not seem very effective.

Ms. Braddock Zollner stated Staff was reviewing the demolition by neglect ordinances and put together a report for the Historic Resources Commission.

ACTION TAKEN

Motioned by Commissioner Sizemore, seconded by Commissioner Veatch to adjourn the Historic Resources Commission meeting.

Motion carried unanimously, 4-0

ADJOURN – 7:35p.m.