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**HISTORIC RESOURCES COMMISSION  
AGENDA MEETING--JUNE 15, 2007--6:30 PM  
ACTION SUMMARY**

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Commissioners present: Antle, Meyer, Marvin and Veatch  
Staff present: Zollner, Parker

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**ITEM NO. 1: ACTION SUMMARY**

The commission discussed grammatical errors within the May 17, 2007 Action Summary and agreed to make changes.

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Marvin to have Staff review and make appropriate changes.

Motion carried unanimously, 4-0.

**ITEM NO. 2: COMMUNICATIONS**

- a) Receive communications from other Commissions, State Historic Preservation Officer, and the general public.
  - Correspondence for Item No. 3
    - Mary Carson, 623 Indiana Street
    - Michael Shaw, 304 Indiana Street
    - Austin Turney, 1501 Pennsylvania Street
    - Old West Lawrence Neighborhood Association
  - Correspondence for Item No. 4
    - Candice Davis, Oread Neighborhood Association
- b) Declaration of abstentions from specific agenda items by Commissioners.
  - None

**ITEM NO. 3: HRC Resolution #2007-02** A resolution requesting the Lawrence City Commission adopt an ordinance that will amend Chapter 22 of the Code of the City of Lawrence to allow for properties currently listed on the National Register of Historic Places and/or the Register of Historic Kansas Places to be listed on the Lawrence Register of Historic Places.

### **STAFF PRESENTATION**

Ms. Braddock Zollner stated Staff had not received a lot of communication but had received written communication from Mary Carson, 623 Indiana Street, Michael Shaw, 304 Indiana Street, Austin Turney, 1501 Pennsylvania Street and Old West Lawrence Neighborhood Association. Only two of the letters were opposed to the ordinance. She said Staff also received four phone calls, two of which were opposed to the ordinance. Ms. Braddock Zollner was of the opinion there was need for additional property owner education on the resolution.

### **PUBLIC COMMENT**

Dennis Brown, President of the Lawrence Preservation Alliance, stated he supported the resolution and said it was a common sense approach. He said the review process was stricter on the State and National level rather than a City level and he strongly supports the ordinance.

Ms. Carmela Sibly, Douglas County Historical Society, asked if the ordinance would create another layer of bureaucracy and delays for properties already on the National and State registers.

Commissioner Antle said applicants would continue to come to the Historic Resource Commission for review.

Ms. Braddock Zollner said projects for these properties currently required review so there would be no increase in paperwork, time or cost.

### **COMMISSION DISCUSSION**

Commissioner Marvin asked Staff if the public education would involve mailing informational letters.

Ms. Braddock Zollner said Staff could either conduct a public meeting and/or send additional mailings.

The Commission discussed the different forums, including the Planning Department web site, for information dissemination about the resolution.

Commissioner Antle stated there was a fear that a new layer would be added and maybe this should be deferred for several months.

### **ACTION TAKEN**

Motioned by Commissioner Antle, seconded by Commissioner Veatch to defer the item until the September 20, 2007 meeting in order to allow more time to educate the public.

Motion carried unanimously, 4-0.

**ITEM NO. 4:** **DR-04-42-07** 1211 Rhode Island Street; Demolition and New Construction; Certified Local Government Review and Certificate of Appropriateness Review. The property is listed as a contributing structure to the North Rhode Island Historic District, National Register of Historic Places, and is located in the environs of South Park (1140 Massachusetts), Lawrence Register of Historic Places. Submitted by Paul Werner of Paul Werner Architects for Reed Brinton, the property owner of record.

### **STAFF PRESENTATION**

Staff presented slides of the structure at 1211 Rhode Island Street and stated Staff had received written communication from Candice Davis, Oread Neighborhood Association.

### **APPLICANT PRESENTATION**

Mr. Paul Werner, Paul Werner Architects, stated Mr. Brinton's decision to demolish the home was based on his belief that the life of the home was over but he also did not realize the home was in the Historic District. He said the goal was to build two single family homes that would be sold and owner occupied which would be more stabilizing than a rental house. Mr. Werner said letters neighbor's had submitted to Staff had incorrect information within them such as the home being in good condition and the structure being safe. He said the property was zoned RM12 not Duplex. He said the home was in very poor condition and the pictures made it look better than the condition it was actually in. Mr. Werner said he believed anything could be saved and he was not arguing that. He said that when the City Inspector inspected the home he pointed out that one bedroom was non-conforming, he would not go into the basement because of safety reasons, and he agreed the home was unsafe for habitation. Mr. Werner said Neighborhood Resources estimate for repairs was \$120,000.00. He said just a few things that had been left out in the estimate was jacking up the house, foundation repairs, new fixtures, sheet rock repairs and leveling the floors. He said there was an allowance for the driveway and garage demolition, but no replacement cost was figured in to the original estimate. He said the estimate should be within the \$180,000.00 range which would make the home a \$300,000.00 home and it is not worth that. He said it was clearly a rental house with small bedrooms and a tiny bathroom. Mr. Werner said the proposed project does not allow for single family homes without a SUP and that needed to be changed. He said Staffs report acknowledged the elevation was correct and that we had done the correct things with the garage. Mr. Werner said he believes that two single family homes would be much better than rental property but they would listen to alternatives.

Commissioner Antle asked if tax credits had been looked into.

Mr. Werner said that if someone wanted to rehab the home, yes they would use the tax credits. He said so many items were missed on Neighborhood Resources list that the repairs would cost way more than \$120,000.00.

Commissioner Meyer asked how long the owner had owned the property.

Reed Brinton, owner of the property, said he had owned the property for twelve years.

Commissioner Meyer asked if repairs had been done in the twelve years.

Mr. Brinton stated he had made repairs and remodeled more than once. He said renters cause a lot of damage like leaving the water on causing pipes to break. Mr. Brinton said Mr. Werner was being delicate on the total cost for repairs to jack the house up and put a true foundation in, and the kitchen and bathroom would not be repaired to today's standards.

Commissioner Meyer asked if any work had been done to the foundation in twelve years.

Mr. Brinton said no. He said the bathroom ceilings are very low and that a 4'6 person would have to lean over to brush their teeth.

### **PUBLIC COMMENT**

Mr. Dennis Brown President of the Lawrence Preservation Alliance asked if this was a two owner residence or a duplex. He said the Lawrence Preservation Alliance agreed with Staff's recommendation. He said the real issue was the contributing structure was built 140 years ago and that the Lawrence Preservation Alliance was not allowed to look inside or outside the house. Mr. Brown said he did not advocate saving all old homes. He said he would prefer the renovation of the property back to a single family home, and the owner could sell the property.

Mr. Phil Collison, President of East Lawrence Neighborhood Association, said he opposes to the demolition of the house. He said he would like the opportunity to meet with the architect do a walk through. He said the price of the purchase from the owner was \$300,000.00, that this is a five bedroom house that had rented for \$1,500.00 a month. He said another house at 1420 New York that was in the same condition was restored and sold for greater than \$300,000.00. He said that the neighborhood was desirable, and people would love this house.

Melissa Arnett, 1215 Rhode Island, said she had lived near to this home for twenty years and had seen a lot of people come and go. She said that she was not close or friendly with Mr. Brinton, he rented to large groups of people who were college age, he did not provide lawn care or snow removal. She said he neglected the property and had told her to look at the townhouse by Louise's West Bar. She said not everyone in the neighborhood received the packets in the mail. Ms. Arnett said that Mr. Brinton told her to call the police with complaints, and not to call him.

Commissioner Antle asked if there was a question as to whether the structure was a duplex.

Mr. Werner said the new code defined the structure as a duplex, two units on one lot, versus an attached dwelling. He said if it was replatted as two lots instead of a duplex it would be an attached dwelling and both were uses without a SUP. He said if it was two single family homes then it would require an SUP.

Commissioner Meyer asked Mr. Werner if the proposal was for two houses connected together and if there would be two homes that would be sold, or would they be rentals.

Mr. Werner said they would absolutely be sold, if somebody saved the house. He said he recommended another house be built on New Hampshire to help spread out the monetary damage. He said he does not want the neighbors to feel slighted on not being able to go into the house.

### **COMMISSION DISCUSSION**

Commissioner Veatch stated the home was a contributing structure and there were multiple opportunities to participate in the several year process. He said there were State and Federal tax credits available to help with rehabilitation.

Commissioner Meyer said to Mr. Brinton that at no time in the ten or twelve years upkeep was done or when an extremely bad tenant came along there was zero effort to clean up the property. She said she found the line of argument not persuasive.

Commissioner Marvin asked if these costs were necessary to make it habitable.

Ms. Braddock Zollner said the evaluation was from Neighborhood Resources.

Mr. Werner said he would like to defer the item for a month to give the neighbors the opportunity to do a walk-through of the structure.

Commissioner Antle said the parties should be able to do the walk-through and if the applicant was willing to do things like (1) providing a walk through for the interested parties, (2) having a dialogue about compatible new construction, and (3) checking into the tax credits and providing a repair verses a replacement cost analysis, then he would be willing to defer for a month.

### **ACTION TAKEN**

Motioned by Commissioner Antle, seconded by Commissioner Veatch to defer the item until the July 19, 2007 meeting in order to allow the applicant time to prepare additional material.

Motion carried unanimously, 4-0.

**ITEM NO. 5:**     **DR-04-45-07**   746 Indiana Street; Demolition Ancillary Structure; Certified Local Government Review. The property is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Jackson Clark, the property owner of record.

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

**ITEM NO. 6:**     **DR-05-65-07**   520 Maine Street; Demolition; Certified Local Government Review. The property is located in the environs of the McCurdy House, National Register of Historic Places. Submitted by Patterson Construction for Aurora LLC, the property owner of record.

**STAFF PRESENTATION**

Staff presented slides of the structure at 520 Maine Street.

**APPLICANT PRESENTATION**

Mr. Jay Patterson, owner of Patterson Construction said the house had asbestos siding, severe dry rot, termites and the home had been neglected for many years. He said he had done a lot of historical restoration in the past 30 years and was not in favor of tearing down structures if they could be saved. He said the house was a hazard because a lot had been done without permits and the bathroom was on a block foundation.

Commissioner Meyer asked why he had not proposed to replace the structure.

Ms. Lori Heasty, owner of the property, stated she had purchased the property while it was in foreclosure. She said just a portion of the home was on the edge of the environs, across the street was the medical plaza and two homes in the 500 block were in very poor shape. She said just to the North of her property was a four-plex. She said she owned the rental home on the South and there was a commercial building on the Southeast corner which was zoned commercial. Ms. Heasty said the lot was small and the home was less than 900 square feet, the foundation was not repairable and it was not good rental property. She said the property attaches to her existing property and she wanted to tear it down and clean up the neighborhood.

**PUBLIC COMMENT**

Mr. James Dunn, 936 Kentucky, said he had originally attended the meeting for a different agenda item. He said this house was on the main route to the hospital and the house just to the South had been the point of numerous telephone calls, made by him, to the Lawrence Police Department and Neighborhood Resources. He said there were trash and cars in the yard, and that the house was visible within Clinton Park but did not know if the back of the house faced Clinton Park. He asked Ms. Heasty how the property would be used in the future and if it would be treated as a side yard.

Ms. Heasty said she was at the property every day and that the property to the North had been a struggle. She said she had not wanted to close the curb cut because there was no curb cut directly with the 536 Maine house and would like to keep the driveway for the people that reside there.

Ms. Rebecca Phipps, 426 Alabama, stated she lived within the neighborhood, the area was ugly and she totally supported demolition and leaving the lot empty.

**COMMISSION DISCUSSION**

Commissioner Veatch stated this home was an interesting contrast to the 1211 Rhode Island home. The home at 520 Maine Street was barely in the environs and sounded like it was not a

great house. He said he understood why Staff had made the recommendation for denial because there was no replacement structure.

Commissioner Marvin said the property at 746 Indiana that had been deferred was a clay tile structure and that owner had been concerned with it being a hazard. She said discussing this home as being as a hazardous structure bothers her.

Commissioner Veatch said he had a report from the gentleman that the property was in poor shape.

Commissioner Marvin said she thought the property was being discussed as being hazardous. She said she wanted to express the concern that the other person was told the Commission would not take his word for the property being hazardous, that Neighborhood Resources would have to make that conclusion.

Commissioner Veatch said there was an estimate for repairs versus replacement and that was usually required. He said there was not intent to replace the structure and that was a problem. He said he thinks the environs issue should be the deciding factor.

Commissioner Meyer said even though the home was on the edge of the environs she still had a concern of putting nothing there. She asked if it would be used as a driveway for another house.

Ms. Heasty said the driveway was next to her other house which was a two story rental. She said she wanted to use that space as a parking spot and fill the rest of the space with grass and landscape it. She said there was no grass in the back at this time, it was filled with weeds and was muddy. Ms. Heasty said she understood if she wanted to build something in the future that she would have to appear before the Historic Resource Commission to receive approval.

Commissioner Antle said he was never in favor of tearing down a historic structure on the edge of the environs.

Commissioner Meyer said this was a unique situation being on the edge of the environs, but there was a difference between this house and others.

Commissioner Veatch said he agreed with Commissioner Meyer and that the Commission was to apply standards to structures within the environs, in line with the State level.

Commissioner Marvin said the placement of the house is a distinctive situation, but she did not like not going without the usual practice of wanting a plan for a replacement structure.

Ms. Braddock Zollner asked the Commissioners if a condition of approval could be for the applicant to allow Staff access to the property, interior and exterior, to fully document the structure before demolition of the property. She asked if the project changes if it could return to the Historic Resource Commission.

## **ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Marvin to approve the demolition and make the determination that the proposed project does not encroach upon, damage or destroy the listed historic property or its environs, with the following conditions:

1. Staff have access to fully document the property prior to demolition;
2. Any changes to the approved project, including future new construction, 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-05-66-07** 808 E 28<sup>th</sup> Street; New Construction; Certified Local Government Review. The property is located in the environs of Haskell Cemetery, National Register of Historic Places. Submitted by Allen Belot for Glen Bohmann Trust, the property owner of record.

### **STAFF PRESENTATION**

Staff presented slides of 808 E 28<sup>th</sup> Street.

### **APPLICANT PRESENTATION**

Mr. Allen Belot, Allen Belot Architects, represented the Glen Bohmann trust, property owner. Mr. Belot showed slides on the overhead and showed a freight loading building, shops, a green house building, the maintenance facility for Haskell, a sewage pump station, and a storage facility for KP & L that held items such as power poles. Mr. Belot stated these items came after the cemetery was in place. He said they were not asking for anything out of the ordinary based on what was currently in the area, the cemetery was immaculately maintained, quiet and peaceful, except for traffic noise. He said he moved and lowered the buildings, and he had made them smaller. He said this was the best way to show peacefulness because there were no lights on that side of the building.

Commissioner Antle asked Mr. Belot if he had read the Staff report.

Mr. Belot stated he had read the Staff report and asked if there was a way Staff could compromise to allow him to protect the cemetery from the lights, dust and noise that was a result of the mini storage. He said that evergreen trees would take forever to grow.

Commissioner Meyer asked what the impact was on the Staff report.

Ms. Braddock Zollner stated that the design made sense for protection from noise, but it was still a visual impact.

Commissioner Marvin asked if there was previously a condition to leave the vegetation.

Mr. Belot said he could not control something that had already been done. He said the photos that were shown were taken 200 feet from the cemetery, but the rocks or buildings could not be seen from the actual cemetery.

Commissioner Marvin asked how recently Mr. Belot had taken his photos.

Mr. Belot said he took his photos yesterday, June 20, 2007.

Commissioner Marvin said the previous condition of approval had been ignored.

Mr. Belot said during the previous project the focus had been on the trees. He said his concept was to protect the cemetery from audio and light pollution. He said the overhead doors could not be hidden by the trees.

Commissioner Meyer asked if the owner was the same owner that was on the previous project.

Mr. Belot stated there are 200 trees and approximately six had accidentally gotten removed.

Commissioner Veatch said when the Commission evaluates these situations they consider the visual impact not the noise impact.

Mr. Belot said that he had previously served on the Board of Zoning Appeals for twenty years, and that an example would be the Dairy Queen on Massachusetts Street where the house was torn down and the owners met with the Board of Zoning Appeals after the fact. Mr. Belot said the area was zoned industrial, but he was only interested in the best site plan and wanted to respect what was at the location.

Commissioner Meyer said she needed clarification and asked if Staff was recommending placing the buildings more to the East.

Ms. Braddock Zollner said yes and to also include reducing the overall size of the buildings.

Mr. Belot stated if the project was completed like Staff was proposing, the overhead doors would be seen.

#### **PUBLIC COMMENT**

Mr. Mike Caron, 315 Park Hill Terrace, said he had been by this property many times and the land had been elevated, the fill had been allowed to spill over onto Haskell Indian Nation University property and there was a big spot light on the building. He said lighting may not be an issue this Commission dealt with but there was a sweat lodge there and the lighting had been a substantial negative impact on the cemetery. He said it was most outrageous when the City had put the pumping station in front of the cemetery and thought it was in total disrespect. Mr. Caron said there was a building looming and the issue was not only a matter of noise. He said it would be adding insult to injury and again portray the City's disrespect of the cemetery by approving this project.

Mr. Stan Ross, 1720 Barker Avenue, said he was asked to appear and represent Haskell Indian Nation University Administration. Mr. Ross stated he had been a carpenter at Haskell Indian Nation University for thirty years and that Mr. Caron had made a remark regarding the pump station. He said the pump station had been a problem for Haskell, which the City had worked with Administration to alleviate the smell and other problems that occur. Mr. Ross said that Haskell Administration had never been contacted regarding the project, and would like the opportunity to review the plans. Mr. Ross said he believed there were issues with the Commission also but would still like to review the plans. He said the students had sweat lodges that were removable and were set up in various places. He said the Administration was particularly interested in the hours of operation and asked if sound barriers could be installed.

#### **COMMISSION DISCUSSION:**

Commissioner Meyer asked Mr. Belot if he would be willing to meet with Staff and Haskell Administration.

Mr. Belot stated yes.

Commissioner Antle stated this would allow Mr. Belot and Staff a chance to discuss the project also. He said the concern would be with landscaping and the Commission would be looking at the visual impact on the cemetery.

**ACTION TAKEN**

Motioned by Commissioner Antle, seconded by Commissioner Veatch to defer the item until the July 19, 2007 meeting.

Motion carried unanimously, 4-0.

**ITEM NO. 8:**     **DR-05-67-07**   319 E 7<sup>th</sup> Street; Exterior Stairs; 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 Jonah Seibel for Lance Burr, the property owner of record.

**STAFF PRESENTATION**

Staff presented slides of 319 E 7<sup>th</sup> Street.

**APPLICANT PRESENTATION**

Mr. Dennis Brown, 806 Ohio, represented the applicant Mr. Lance Burr.

Mr. Brown stated Jonah Seibel had presented a proposal on behalf of Mr. Burr in April that was not approved. He said he had wanted to present the item again hoping for an approval so that the item would not have to go before the City Commission. He said this was an attempt to replace the failed or existing stair case on a home that Mr. Burr had renovated. Mr. Brown said he had walked around the Oread and Old West Lawrence neighborhoods and the distinction was more between multi family and single family homes, but there were metal staircases on older homes. Mr. Brown presented pictures of Historic homes in the Oread area that had metal decks and staircases. He said that Staff had requested this be approved with the proper screening, but the condition was not necessary because there was nothing wrong with the metal staircase. He said with vegetation it might be unsafe. Mr. Brown stated Mr. Burr has renovated ten different homes in the Historic District.

**PUBLIC COMMENT**

Ms. K.T. Walsh, East Lawrence Resident stated the property was currently screened with overgrown trees. She said she supported the metal staircase because the metal ones look better.

Commissioner Antle said he had thought the metal staircase was fine and stated the metal stairs had already been purchased and made back in April.

Commissioner Meyer said she also recalls the staircase.

**ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Marvin to approve exterior metal stairs at 319 E 7<sup>th</sup> Street with the following conditions:

1. The applicant provide complete construction documents with material notations and attachment method 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.

Motioned carried 3-1, with Commissioner Meyer in opposition.

**ITEM NO. 9: DR-05-68-07** 800 New Hampshire Street; Exterior alterations; Certified Local Government Review. The property is located in the environs of the North Rhode Island Street Historic District and Lawrence's Downtown Historic District. The property is also located in the Downtown Conservation Overlay District. Submitted by Philip Percich for Kenneth Baker II, LLC, the property owner of record.

### **STAFF PRESENTATION**

Staff presented slides of 800 New Hampshire Street.

### **APPLICANT PRESENTATION**

Commissioner Antle asked the applicant Mr. Philip Percich, architect representing the building owner, Mr. Kenneth Baker II, if he had concerns with Staffs recommendation.

Mr. Percich stated the owner currently had two operations in Lawrence, Pachamamas which relocated to downtown last year and he had a catering business which was in the old Pachamamas Restaurant. He said the owner wanted to consolidate into the building at 800 New Hampshire to allow his staff to remain at one location. He said one third of the building was to be retail but the owner had difficulty retaining tenants. Mr. Percich said that a dock on the Southern parking side was eliminated and glass had been replaced there. He said the current plan was to make all of the South side into a banquet facility. He said a banquet facility needed vast space on the inside and currently it had a restroom, coat room, and kitchen on the South half. He said the New Hampshire Street entryway was primarily the front of the facility, and it would be difficult to make the South half the front of the facility. He said there had been discussion of window box displays in the three windows, but the current store front was eighteen feet long and that was the maximum amount of display allowed. Mr. Percich stated with that proposal the restrooms would have to be moved further into the banquet area and that would eat up space. He said Mr. Baker wanted the banquet area to accommodate at least 200 patrons.

Commissioner Veatch asked Mr. Percich to explain the floor plan on the overhead.

Mr. Percich showed the restaurant half and the banquet half, and the recessed entry on New Hampshire Street and a window.

Commissioner Marvin asked Mr. Percich what was behind the window.

Mr. Percich stated behind the window was the entry foyer, restrooms and storage.

Commissioner Marvin asked why the entry was recessed.

Mr. Percich said the building had a landing along the top and had a seven feet tall stucco band that circled the entire building.

Ms. Zollner Braddock asked the applicant to explain why the restrooms could not be moved to the back.

Mr. Percich said that to the East was the alleyway and that he had preserved the windows.

Commissioner Antle said there were guidelines for windows that were downtown.

Mr. Percich said it was very difficult because there was twenty five feet of store front where nothing was displayed.

Ms. Braddock Zollner informed the Commission that the University of Kansas was applying to do a mural on the north wall of the Aquila building facing the parking lot south of Pachamamas.

Mr. Percich said his proposal was for approximately thirty five feet of non advertisement mural that would face the Farmers Market. He said Mr. Baker purchases all of his produce for the restaurant at the Farmers Market.

### **COMMISSION DISCUSSION**

Commissioner Antle said the project needed to go before the Architectural Review Committee.

### **ACTION TAKEN**

Motioned by Commissioner Antle, seconded by Commissioner Meyer to approve the exterior alterations at 800 New Hampshire Street and make the determination that the proposed project does not encroach upon, damage or destroy any listed historic property or its environs with the following conditions:

1. The recessed entry shall be redesigned to incorporate additional glazing and to reduce the depth of the recessed entry. Final design will be reviewed and approved by the Architectural Review Committee before the release of the project.
2. Complete construction documents with material notations to be approved by the Historic Resources Administrator.
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 property owner will allow staff access to the property to photo document the project before construction begins.

Motion carried unanimously, 4-0.

**ITEM NO. 10: DR-05-69-07** Burcham Park; New construction; Certified Local Government Review. The property is located in the environs of the Pinckney II Historic District and the Albert and S.T. Zimmerman House, National Register of Historic Places. Submitted by Treanor Architects for the University of Kansas with the permission of the City of Lawrence, the property owner of record.

### **STAFF PRESENTATION**

Staff presented the item.

### **APPLICANT PRESENTATION**

Ms. Jan Burgess, Treanor Architects, representing Kansas University said the property would be leased from the City. He said a small portion of Burcham Park was within the environs and that he was currently working through reviews with a wide variety of groups within the City of Lawrence. He said it was difficult to tell how the building was sited. He said there were seven trees that would be impacted and that the Kansas University rowing teams use the property in the spring and late fall and there tends to be ice. There is boat storage on the bottom floor but the rest of the building would be flood proofed. He said there was a small balcony, half of the floor was for the varsity women, and the other half was for club teams. Mr. Burgess said the building was funded by a student fee and is far away from the Zimmerman house.

Commissioner Marvin asked what the width of the structure would be.

Mr. Burgess said the structure would be 80 feet deep and 100 feet wide.

Commissioner Veatch said the structure was within the flood plain and asked if there were other options.

Ms. Braddock Zollner stated the structure was in the floodway and, at this time, per City Code no structure was allowed to be built in the floodway. The project will go to the Board of Zoning Appeals and, therefore, Staff recommended that the final design be reviewed and approved by the Architectural Review Committee.

### **COMMISSION DISCUSSION**

Ms. Braddock Zollner said she could make a recommendation but she would need to know the dimensions of the structure.

Commissioner Veatch asked the applicant if he could provide Ms. Braddock Zollner with the dimensions tonight.

Mr. Burgess said the structure was 1700 feet from the Zimmerman house.

### **ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Meyer to approve the proposed project, subject to the following conditions, and make the determination that the proposed project does not encroach upon, damage or destroy the listed historic property and its environs.

1. Applicant work with the Architectural Review Committee to finalize size, scale, massing and materials for the project.
2. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work.
3. Complete construction documents will be submitted and approved by the Architectural Review Committee prior to the issuance of a building permit.
4. The applicant sufficiently complete any processes required by the Director of Planning, as well as obtain any necessary variances from the Board of Zoning Appeals. Approval of this application by the HRC does not guarantee the approval of the associated plan or any required variances.

Motion carried unanimously, 4-0.

**ITEM NO. 11 MISCELLANEOUS MATTERS**

- A. Review of any demolition permit applications received since the May 17, 2007 regular meeting.
- B. Architectural Review Committee and Administrative Reviews since the May 17, 2007 regular meeting.

**Administrative Reviews**

DR-05-48-07 2<sup>nd</sup> and Locust Streets; Installation of Communications antenna; Certified Local Government Review. The property is located in the environs of the Union Pacific Depot, Register of Historic Kansas Places. Submitted by Lawrence Freenet for the City of Lawrence, property owner of record.

DR-05-49-07 6<sup>th</sup> and Kentucky; Installation of Communication Antenna; Certified Local Government Review. The property is located in the environs of the Old West Lawrence Historic District and the Pinckney I Historic District, National Register of Historic Places. Submitted by Lawrence Freenet for the City of Lawrence, the property owner of record.

DR-05-50-07 6<sup>th</sup> and Maine; Installation of Communications Antenna; Certified Local Government Review. The property is located in the environs of the McCurdy House, National Register of Historic Places. Submitted by Lawrence Freenet for the City of Lawrence, the property owner of record.

DR-05-51-07 9<sup>th</sup> and Kentucky; Installation of Communications Antenna; Certified Local Government Review. The property is located in the environs of the Carnegie Library, the Lucy Hobbs Taylor House, the Old West Lawrence Historic District, Lawrence's Downtown Historic District, National Register of Historic Places; and the Oread Historic District, Register of Historic Kansas Places. Submitted by Lawrence Freenet for the City of Lawrence, the property owner of record.

DR-05-52-07 9<sup>th</sup> and Tennessee Installation of Communications Antenna; Certificate of Appropriateness and Certified Local Government Review. The property is located in the environs of the Old West Lawrence Historic District, the Duncan House, National Register of Historic Places, the Benedict House, National Register of Historic Places and Lawrence Register of Historic Places, and the Oread Historic District, Register of Historic Kansas Places. Submitted by Lawrence Freenet for the City of Lawrence, the property owner of record.

DR-05-53-07 9<sup>th</sup> and Mississippi Installation of Communications Antenna; Certified Local Government Review. The property is located in the environs of the Oread Historic District, Register of Historic Kansas Places. Submitted by Lawrence Freenet for the City of Lawrence, the property owner of record.

DR-05-54-07 7<sup>th</sup> and Kentucky Installation of Communications Antenna; Certified Local Government Review. The property is located in the environs of the Eldridge Hotel, the Old West Lawrence Historic District, and Lawrence's Downtown Historic District, National Register of Historic Places. Submitted by Lawrence Freenet for the City of Lawrence, the property owner of record.

DR-05-55-07 7½ and Kentucky Installation of Communications Antenna; Certified Local Government Review. The property is located in the environs of the Old West Lawrence Historic District and Lawrence's Downtown Historic District, National Register of Historic Places. Submitted by Lawrence Freenet for the City of Lawrence, the property owner of record.

DR-05-56-07 11<sup>th</sup> and Kentucky Installation of Communications Antenna; Certified Local Government Review. The property is located in the environs of the Fredrick Morse House, the Watkins Bank Building, and Lawrence's Downtown Historic District, National Register of Historic Places, and the Oread Historic District, Register of Historic Kansas Places. Submitted by Lawrence Freenet for the City of Lawrence, the property owner of record.

DR-05-57-07 11<sup>th</sup> and Tennessee Installation of Communications Antenna; Certificate of Appropriateness and Certified Local Government Review. The property is located in the environs of the Oread Historic District, Register of Historic Kansas Places, the Blood House, National Register of Historic Places, and the Morse House, National Register of Historic Places and Lawrence Register of Historic Places. Submitted by Lawrence Freenet for the City of Lawrence, the property owner of record.

DR-05-58-07 14<sup>th</sup> and Tennessee; Installation of Communications Antenna; Certified Local Government Review. The property is located in the environs of the William Priestly House and the John Palmer and Margaret Usher House, National Register of Historic Places. Submitted by Lawrence Freenet for the City of Lawrence, the property owner of record.

DR-05-59-07 14<sup>th</sup> and Kentucky; Installation of Communications Antenna; Certified Local Government Review. The property is located in the environs of the William Priestly House and the John Palmer and Margaret Usher House, National Register of Historic Places. Submitted by Lawrence Freenet for the City of Lawrence, the property owner of record.

DR-05-60-07 14<sup>th</sup> and Massachusetts Installation of Communications Antenna; Certified Local Government Review. The property is located in the environs of the Roberts House and the South Rhode Island and New Hampshire Streets Historic District, National Register of Historic Places. Submitted by Lawrence Freenet for the City of Lawrence, the property owner of record.

DR-05-61-07 South Park Crosswalk Installation of Communications Antenna; Certificate of Appropriateness and Certified Local Government Review. The property is listed as a contributing property to Lawrence's Downtown Historic District, National Register of Historic Places, and in the environs of South Park, Lawrence Register of Historic Places. Submitted by Lawrence Freenet for the City of Lawrence, the property owner of record.

DR-05-62-07 17<sup>th</sup> and Massachusetts Installation of Communications Antenna; Certificate of Appropriateness and Certified Local Government Review. The property is located in the environs of the Goodrich House, National Register of Historic Places and the Edward House House, National Register of Historic Places and Lawrence Register of Historic Places. Submitted by Lawrence Freenet for the City of Lawrence, the property owner of record.

DR-05-63-07 19<sup>th</sup> and Massachusetts Installation of Communications Antenna; Certificate of Appropriateness Review. The property is located in the environs of Fire Station #2, Lawrence Register of Historic Places. Submitted by Lawrence Freenet for the City of Lawrence, the property owner of record.

DR-05-64-07 23<sup>rd</sup> and Massachusetts; Installation of Communications Antenna; Certified Local Government Review. The property is listed as a contributing property to the Breezedale Historic District, Register of Historic Kansas Places. Submitted by Lawrence Freenet for the City of Lawrence, the property owner of record.

DR-05-70-07 720 W 3<sup>rd</sup> St, Kaw Water Treatment Plant; Exterior Repair; Certified Local Government Review. The property is located in the environs of the Pinckney II Historic District and the Albert and S.T. Zimmerman House, National Register of Historic Places. Submitted by Department of Utilities for the City of Lawrence, the property owner of record.

DR-05-71-07 800 E 10<sup>th</sup> Street; Sign; Certificate of Appropriateness. The property is located in the environs of Hobbs Park, Lawrence Register of Historic Places. Submitted by Luminous Neon for Allen Press/ Allen East Inc., the property owner of record.

DR-05-72-07 1336 Tennessee Street; Deck; Certified Local Government Review. The property is located in the environs of the John Palmer and Margaret Usher house, National Register of Historic Places. Submitted by Tony Backus and Serina Hern, property owners of record.

#### **ACTION TAKEN**

Motioned by Commissioner Antle, seconded by Commissioner Veatch to confirm all Administrative Reviews.

Motion carried unanimously, 4-0.

C. Provide comment on variance (BZA) requests received since May 17, 2007.

None

D. General public comment.

None

E. Miscellaneous matters from City Staff and Commission members

Commissioner Meyer asked if there was an update on the 742 Massachusetts Street property.

Ms. Braddock Zollner said there were two property owners for the property, that she had not released the project, and that she had asked the applicant to verify the ownership of the property as directed by the Commission last month. She said she requested the Neighborhood Resources Department put a hold on the permits.

Ms. Braddock Zollner said Laura Burke had accepted the position of intern and that she will be a third year law student at KU this fall.

**ACTION TAKEN**

Motioned by Commissioner Marvin, seconded by Commissioner Veatch to adjourn.

**ADJOURN – 9:30 p.m.**