



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

HISTORIC RESOURCES COMMISSION AGENDA MEETING—JUNE 19, 2008--6:30 PM ACTION SUMMARY

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

Commissioners excused: Sizemore

Staff present: Braddock Zollner, Parker, McKain, Dawson

ITEM NO. 1: ACTION SUMMARY

Motioned by Commissioner Veatch, seconded by Commissioner Williams, to accept and approve the May 15, 2008 Action Summary.

Motion carried unanimously, 5-0

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: South Massachusetts Street Survey Findings presented by Hernly Associates, Inc.

PRESENTATION

Stan Hernly, Hernly Associates presented the Historic Resources Survey of South Massachusetts Street. Mr. Hernly stated there was a diverse mix of buildings and the survey consisted of the area of 23rd Street south to South Park on the north end. He said there were 136 properties in the area and by 1887 all the properties that made up the survey area were platted which extended Massachusetts Street to 23rd Street, two blocks to the east and two blocks to the west. He said the Carbondale railroad went across Massachusetts at 19th Street and by 1909 the electric street car line ran up and down Massachusetts Street to the Breezedale Subdivision. He said by 1927 the street car line was replaced with buses and in 1932 Highway 10 was established leading into Johnson County. He said initially highway 10 tied into 15th Street and by 1948 it shifted to 23rd Street. He said there were five significant historic properties in the area and three were on the National Register of Historic Places. Mr. Hernly presented slides indicating the uses of properties on each side of the street and stated the largest groups of properties were built in the 1900-1920's time frame. He said the styles of the buildings went along with the time period they were built and the prairie style was the largest group of style. Mr. Hernly stated there was a different impression of the area when walking versus driving. He said from South Park to 23rd Street there were only three places to cross the street.

Commissioner Wiechert arrived at 6:40pm. Commissioner Antle asked what the time table for recommendations was.

Mr. Hernly stated the report would be finished within one month. He said there were a nice group of residences in the 1500 and 1600 blocks of Massachusetts Street. Mr. Hernly said there was a potential for a multiple property listing.

PUBLIC COMMENT

No one from the public spoke to this item.

Ms. Braddock Zollner introduced Historic Resources interns Ms. Katie McKain and Ms. Kaely Dawson.

ITEM NO. 4: DR-12-154-07 925 Maine; Rehabilitation and New Addition. Certified Local Government Review. The property is located in the environs of the Achning House (846 Missouri Street). Submitted by Fred Schneider for Kathleen Boyd, the property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Fred Schneider stated he had worked with Staff and placed a four foot divide between the two structures. He said there would be a firewall between the duplex, and the siding and trim would match. He said the brackets at the ends of the soffits would be copied and used on the back of the structure.

Commissioner Marvin asked if the small structure in the back of the lot would remain.

Mr. Schneider said the structure was a storage shed and it would be removed as would the deck. Mr. Schneider said he could not match the width of some of the windows.

Commissioner Antle asked Staff if the applicant had met with the Architectural Review Committee.

Ms. Braddock Zollner stated the applicant had met with the Architectural Review Committee which was reported in the March 2008 Historic Resource Commission meeting.

Mr. Schneider stated his client also owned the property at 923 Maine Street and there had been comments from tenants stating the kitchen and bedrooms were too small.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

Commissioner Veatch said the addition proposed on the structure seemed to be large.

Commissioner Marvin asked if the structure would be two stories high.

Mr. Schneider said the height of the structure would not be two stories high.

Commissioner Marvin asked where the hyphen would be and where the three windows would be located on the structure.

Commissioner Williams said the size of the structure seemed to be doubled.

Ms. Braddock Zollner stated the applicant had worked with the Architectural Review Committee to find the square footage that would be needed.

Commissioner Veatch asked if there was a line of site.

Ms. Braddock Zollner stated there was no line of site.

Commissioner Antle said the project was on the outskirts of a listed property.

ACTION TAKEN

Motioned by Commissioner Antle, seconded by Commissioner Wiechert, to approve the rehabilitation and addition for 925 Maine Street and make the determination that the proposed modifications do not encroach upon, damage, or destroy any listed historic property or its environs with the following conditions:

1. The existing siding and windows on the original portion of the structure shall be repaired if possible and replaced in-kind if necessary;
2. The applicant allow staff access to the property to photo document the project before demolition and new construction, during the project, and at completion of the project;
3. The applicant provide complete construction documents with material notations and specifications to be reviewed and approved by the Historic Resources Administrator 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, 6-0

ITEM NO. 5: DR-05-52-08 1724 Kentucky; Demolition and New Construction; Certified Local Government Review. The property is located in the environs of the Goodrich House (1711 Massachusetts). Submitted by Paul Werner Architects for Gary Beasley, the property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Mr. Werner stated there had been renovations to the property prior to the current owner purchasing it. He said the renovations did not leave a lot of the historical structure. He said the plumbing in the bathroom caused structural damage to the joists and to replace the floor and ceiling joists would cost \$60,000.00. He said the new building codes had impacted the cost of rehabilitation. Mr. Werner stated the entire east side of the old porch had been enclosed and deteriorated over time. He said the applicant wanted to build a structure that would blend in with the neighborhood and the environs were two blocks away from the property.

Commissioner Wiechert asked how the height of the new structure would compare to the height of the existing structure.

Mr. Werner stated the new structure would be slightly taller than the existing structure.

Commissioner Meyer said she liked the structural analysis and appreciated the cost analysis.

PUBLIC COMMENT

Dennis Brown, Lawrence Preservation Alliance, stated if the demolition was approved the Historic Resources Commission would be awarding a home owner with demolition by neglect. He said the City of Lawrence needed to consider salvage during demolition projects and any type of salvage would be better than no salvage. Mr. Brown stated the owner had made the decision more money could be made with a new building. He said the structure was on the outer edge of the environs and felt enough planning had been done to mitigate damage to the property.

COMMISSION DISCUSSION

Commissioner Veatch said there was demolition by neglect but the structure was on the outer edge of the environs and was not in the line of site. He said the design was compatible.

Commissioner Antle asked Mr. Werner to explain why the owner would not consider wood windows.

Mr. Werner stated he would discuss the possibility of wood windows with the property owner.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Williams, to approve the demolition and new construction for 1724 Kentucky Street with the following conditions, and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic properties.

1. The applicant provide complete construction documents, with material notations, including window and door details 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;
3. The property owner will allow staff access to the property to photo document the project before demolition, during construction, and upon completion of the project.

Motion carried unanimously, 6-0

ITEM NO. 6: DR-05-49-08 1138 Mississippi Street; Porch Addition and Dormer Expansion; Certified Local Government Review and Certificate of Appropriateness Review. The property is a contributing structure to the Hancock Historic District and is located in the environs of the Jane A. Snow Residence (706 W 12th), National and Lawrence Registers of Historic Places. Submitted by James Slough, the property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Mr. Hermreck stated the dormer was very small and the property owner wanted to extend it out to modernize the bathroom. He said the new wood framing, windows and the roof material would match the existing materials. Mr. Hermreck said the chimney would remain in place and the property owner wanted to make the property nicer for tenants.

Mr. Slough said property owners needed a lot of money for upkeep. He said he had owned the property for six years and a porch would add value to the property. He said the design of the porch would be consistent with the neighborhood.

Commissioner Veatch asked if the original proposal had been approved by the Historic Resources Commission years ago. He asked if the property was a contributing structure in 2002. Commissioner Veatch said the proposed porch violated three or four of the standards.

Mr. Slough said there was not much difference in the current proposal and what had been approved in the past. He said the porch would resemble the two homes on each side of it.

Commissioner Veatch said the property owner was introducing a false sense of history.

Commissioner Meyer asked if there were stairs on the current porch when Mr. Slough purchased the property.

Mr. Slough stated he had added temporary stairs to the porch.

Commissioner Antle asked if the 2002 approval of the old porch design was still valid today.

Ms. Braddock Zollner stated the current proposal made more sense than the past proposal. She stated the previous proposal would not expire.

Commissioner Meyer asked Staff if both proposals would be approved.

Ms. Braddock Zollner stated both projects met the standards of the certificate of appropriateness. She said the dormer was on the rear of the structure. Ms. Braddock Zollner said the porch did not meet the standards.

Commissioner Antle said there was a prior approval for a small porch.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

Commissioner Meyer said if the second porch was approved the home owner could build either porch.

Commissioner Wiechert stated he liked the new porch.

Commissioner Williams stated he liked the new porch but the challenge was that it was a contributing structure.

Commissioner Veatch stated he liked the new porch but was reviewing it per the standards.

Commissioner Meyer asked if the new porch would be added on to what was currently there now.

Mr. Hermreck stated length would be added to the porch.

Commissioner Williams asked if the design of the porch was created with the Historic Standards in mind.

Ms. Braddock Zollner stated the sanborn maps revealed there was no projection from the face of the structure. She said she did not know if the porch was original.

Commissioner Williams said porches were a natural addition to architecture.

Commissioner Marvin asked if the height of the floor of the new porch would be the same height of the current porch.

Mr. Hermreck stated the height of the new porch would be the same as the current porch.

ACTION TAKEN

Motioned by Commissioner Williams, seconded by Commissioner Wiechert, to approve the porch addition and dormer expansion for 1138 Mississippi Street, noting the special circumstances of the previously approved porch, 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. The applicant provide complete construction documents, with material notations 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.
3. The property owner will allow staff access to the property to photo document the project before, during and after construction.

Motion carried, 5-1

ITEM NO. 7: DR-05-50-08 830 Ohio Street; Garage Construction; Certified Local Government Review. The property is within the environs of the Old West Lawrence Historic District and the Oread Historic District, National Register of Historic Places. Submitted by Nineteenth Century Restorations L.L.C. for James and Connie Jeans, the property owners of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Mr. Riedemann stated the property owner was an attorney and he worked out of his home. He said he needed more space in the garage and in the upper level for storage space. He said the first floor would be brick and the second floor would be stucco.

Commissioner Williams asked if the home was constructed in 1998.

Mr. Hermreck stated the home was hooked into an 1800's sewer system. He said there was a lot of drainage on the block.

Mr. Jeans stated his sump pump ran all the time during heavy rain fall.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

Commissioner Marvin asked if there was a one story garage presently.

Mr. Hermreck stated the house on the south has a drive in basement garage. He said next to that lot was a vacant lot owned by a bank. Mr. Hermreck stated there was a parking lot with an ATM machine and the neighbors would like to block that view.

ACTION TAKEN

Motioned by Commissioner Meyer, seconded by Commissioner Antle, to approve the garage construction for 830 Ohio Street with conditions noted, and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic properties.

1. The applicant provide complete construction documents, with material notations, including window and door details 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;
3. The property owner will allow staff access to the property to photo document the project before, during construction, and upon completion of the project.

Motion carried unanimously, 6-0

ITEM NO. 8: DR-05-51-08 930 Ohio Street; Rehabilitation; Certified Local Government and Certificate of Appropriateness Review. The main structure of the property is a non-contributing structure to the Oread Historic District, National Register of Historic Places. The ancillary structure is a contributing property to the Oread Historic District, National Register of Historic Palaces. The property is also located in the environs of the Oread Historic District, the Benedict House (923 Tennessee), and the Duncan House (933 Tennessee), Lawrence Register of Historic Places. Submitted by Imran Wahla, for Clark/Northrop Holdings LLC, the property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

Commissioner Antle asked Staff if the siding had been removed from the structure.

Ms. Braddock Zollner stated the siding had been removed. She said the property was in the process of becoming a contributing structure to the Oread Historic District.

APPLICANT PRESENTATION

Mr. Hermreck stated the project called for rehabilitation and was zoned RM-32. He said there were two additions the owner would like to remove and rehabilitate the property to a boarding house. He said the floor of the addition would be dropped sixteen inches, the small garage would remain in the same place and it would be rehabilitated. Mr. Hermreck stated boarding houses were common in the area.

Commissioner Marvin asked if there would be a new foundation.

Mr. Hermreck stated there would be a new foundation.

Commissioner Antle said the roof line differentiated the old structure from the new structure.

PUBLIC COMMENT

Dennis Brown stated the property had been a demolition project. He said Mr. Wahla had met with the Lawrence Preservation Alliance and received advice regarding issues with the property. He said he hoped that many of the windows and the old siding could be saved. He asked that any changes made to the approved project go through the Historic Resource Commission prior to any work being done.

COMMISSION DISCUSSION

Commissioner Wiechert asked what the new roof material would be.

Mr. Hermreck stated a composition roof would be added.

Commissioner Veatch said the solution was a good one and showed the value of programs to encourage preservation.

Commissioner Williams said he was delighted that Mr. Wahla was doing the renovation.

ACTION TAKEN

Motioned by Commissioner Williams, seconded by Commissioner Wiechert, to approve the rehabilitation for 930 Ohio Street with the following conditions, and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic properties.

1. The applicant provide complete construction documents, with material notations, including window and door details and grade elevations, 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;
3. The property owner will allow staff access to the property to photo document the project before work commences, during construction, and upon completion of the project.

Motion carried unanimously, 6-0

ITEM NO.9: Downtown Design Guidelines

Ms. Braddock Zollner stated Staff was working on putting comments together from the study session that was held. She said Staff was working on completing the guidelines and making editorial changes to the document. She said the main issues were height limitations and signage. She said Staff was putting together a clearer definition of how large a sign could be so that it would be workable for sign companies and property owners.

Commissioner Antle said sign companies found it frustrating to not have firm set guidelines.

Commissioner Williams said there was an issue of whether or not the guidelines would be handled on a case by case basis.

Commissioner Antle said the sign companies expressed concerns regarding the process being timely.

Ms. Braddock Zollner stated she discussed the issues with Code Enforcement Staff and determined training for the public and Staff would be beneficial.

Commissioner Williams said the public was receptive to the idea.

Ms. Braddock Zollner stated public art had been missing within the guidelines.

PUBLIC COMMENT

Ryan Schurle stated he did not hear discussion regarding illuminated signs. He said it had stated in the new guidelines that illuminated signs would not be appropriate. He said the guidelines were vague. He said there was also concern of the placement of signs in the transom area.

Kt Walsh asked if any one from the Arts Commission was at the study session. She stated John Reeves, Architect with Gould Evans would be willing to offer input.

Ms. Braddock Zollner asked the Board if they would like to have the changes in memo form or if they would like the changes added to the Design Guidelines.

Commissioner Antle stated the changes should be added to the Design Guidelines and asked Staff to research training for the signs issue.

ITEM NO.10: MISCELLANEOUS MATTERS

- A. No demolition permit applications received since the May 15, 2008 regular meeting.
- B. No Architectural Review Committee or Administrative Reviews since the May 15, 2008 regular meeting.

Administrative Reviews

- DR-04-39-08 4 E 7th Street; Sign; Certified Local Government Review. 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. Submitted by Luminous Neon Inc. for Wink Jr. on behalf of Liberty Hall Associates, the property owner of record.
- DR-04-40-08 714 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 located in the environs of Miller's Hall (723-725 Massachusetts) and the House Building (729 Massachusetts), Lawrence Register of Historic Places and is located in the Downtown Conservation Overlay District. Submitted by Luminous Neon Inc. for House Parts on behalf of Craig-Bush LLC, the property owner of record.
- DR-05-42-08 1637 Louisiana Street; Deck Replacement; Certified Local Government Review. The property is located in the environs of the Luddington-Thatcher House (1613 Tennessee), National Register of Historic Places. Submitted by Jay Patterson for Norman and Anne Yetman, the property owners of record.
- DR-05-44-08 8 E 7th Street; Sign; Certified Local Government Review. 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. Submitted by Star Signs, LLC. for the Raven Bookstore on behalf of Liberty Hall Associates, the property owner of record.
- DR-05-47-08 725 Massachusetts Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. The property is a contributing structure to Lawrence's Downtown Historic District, is listed as a landmark on the Lawrence Register, and is located in the Downtown Conservation Overlay District. Submitted by Deanna Ricketts for Peter Zacharias, the property owner of record.
- DR-05-48-08 1047 Massachusetts Street; Sign; Certified Local Government Review. The property is listed on the National Register of Historic Places and is located in the Downtown Conservation Overlay District. Submitted by Luminous Neon for the Douglas County Historical Society, the property owner of record.
- DR-05-53-08 1029 Massachusetts Street; Storefront Rehabilitation; 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 Paul Werner Architects for Consolidated Properties of Lawrence, Inc., the property owner of record.

DR-05-54-08 901 Pennsylvania Street; Landing; Certified Local Government Review. The property is located in the environs of St. Luke AME Church (900 New York) and the East Lawrence Industrial District, National Register of Historic Places. Submitted by Marci Francisco for Penn Street Line LLC., the property owner of record.

Commissioner Antle asked if the property owner of 1029 Massachusetts Street was rehabilitating the store front.

Ms. Braddock Zollner stated the property owner of 1029 Massachusetts Street was repairing and replacing the store front.

Motioned by Commissioner Veatch, seconded by Commissioner Meyer, to confirm the May 15, 2008 Administrative Reviews.

Motion carried unanimously, 6-0

C. No variance (BZA) requests received since May 15, 2008.

D. General public comment.

Dennis Brown, Lawrence Preservation Alliance stated there would be an educational event on July 27th, 2008 at 2:00pm, held at 1646 Massachusetts Street at the home of Matt and Judy Veatch. He said topics would include register listings and issues regarding environs. He said Ms. Braddock Zollner would be presenting the educational event.

Ms. K.T. Walsh asked if only Lawrence Preservation Alliance members could attend the event.

Mr. Brown stated only members could attend the event.

Commissioner Antle asked if there was a policy or procedure for architectural salvage.

Commissioner Williams stated there had been discussion recently regarding architectural salvage. He said he believed there were enough private companies that offer architectural salvage.

Ms. Braddock Zollner stated Habitat for Humanity provides salvage.

Commissioner Antle asked if other communities made architectural salvage part of their code.

Ms. Braddock Zollner stated she was not aware of communities making architectural salvage part of their code.

Commissioner Marvin stated a company in Topeka provided salvage.

Ms. K.T. Walsh stated there was a company in Kansas City that provided salvage. She said it was a non-profit company.

Commissioner Wiechert stated the Habitat for Humanity in Lawrence did not pick items up from locations.

Commissioner Antle stated he did not believe the City of Lawrence could force the public to engage in salvage.

E. Miscellaneous matters from City staff and Commission members.

Ms. Braddock Zollner stated the new Kansas Preservation was published and asked if the Commission received a copy.

Commissioner Meyer asked Ms. Braddock Zollner how other communities were dealing with appeals.

Ms. Braddock Zollner stated City Commissioner Chestnut had stated he would like to see something more definitive on the requirements for applicants.

Commissioner Antle asked if there would be an analysis for rehabilitation versus replacement.

Ms. Braddock Zollner stated format was an issue.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Williams, to adjourn the Historic Resource Commission meeting.

Motion carried unanimously, 6-0

ADJOURN 8:40