
HISTORIC RESOURCES COMMISSION
AGENDA MEETING—MARCH 20, 2008--6:30 PM

Commissioners present: Veatch, Marvin, Sizemore, Meyer, Antle

Commissioners absent: Wiechert, Williams

Staff present: Braddock Zollner, Burke, Parker

ITEM NO. 1: COMMUNICATIONS

a) Ms. Braddock Zollner stated she received communication from the applicant of Item No. 3 regarding 825 Louisiana street.

b) No declaration of abstentions from agenda items.

ITEM NO. 2: DR-02-18-08 1120 Rhode Island Street; Rehabilitation; Certified Local Government Review. The property is a contributing structure to the North Rhode Island Historic District, National Register of Historic Places. Submitted by Dan Hermreck for the Board of County Commissioners of Douglas County, Kansas, the property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Mr. Dan Hermreck said the property had been vacant for some time. He said it was built in 1880 and additions were added in the 1920's. He said the original foundation was limestone and was collapsing. Mr. Hermreck said he was proposing to remove the rear of the structure and rehabilitate what would remain. He said he would use the existing windows and relocate the door from the east side to the south side of the structure. Mr. Hermreck stated the Lawrence Preservation Alliance and Tenants to Homeowners were both working on the property.

Commissioner Antle asked if the portion to be demolished could be rehabilitated.

Mr. Hermreck stated that portion of the structure could not be rehabilitated.

Commissioner Antle asked if Staff agreed with Mr. Hermrecks assessment of the structure.

Ms. Braddock Zollner stated she had agreed with Mr. Hermrecks assessment of the structure. She said the property was owned by the county.

PUBLIC COMMENT

Dennis Brown, President of Lawrence Preservation Alliance said the county was agreeing to enter into a long term lease with Tenants to Homeowners. Mr. Brown said if the home was not restored the county would ask for a demolition. He said the cost to repair the foundation was too expensive. He said Mr. Hermreck had worked with Tenants to Homeowners to come up with a plan. Mr. Brown said the house would remain two bedrooms and Mr. Dan Riedemann would perform the construction at a reduced rate. He said Tenants to Homeowners had strict budget constraints so the Lawrence Preservation Alliance added funds to the construction budget. Mr. Brown said the home would be worth \$140,000.00 when complete.

Ms. Rebecca Bufford, Executive Director of Tenants to Homeowners stated the development was an exciting one and she believed the home was important to the neighborhood.

Mr. Philip Collison, President of the East Lawrence Neighborhood Association, stated ten or twelve years ago the property would have been made into a parking lot. He said he was happy the home would be restored.

COMMISSION DISCUSSION

Commissioner Antle asked if there would be a press release in the Lawrence Journal World.

Ms. Bufford stated there would be a press release in the Lawrence Journal World.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Antle to approve the rehabilitation of 1120 Rhode Island street, with conditions noted in the staff report.

1. The windows will be repaired and replaced only when the severity of the deterioration warrants.
2. The applicant provide complete construction documents with material notations to be reviewed and approved by the HRA prior to release of a building permit;
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, 5-0

ITEM NO. 3: DR-02-19-08 825 Louisiana Street; Garage Construction and Rehabilitation; 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 Michelle Mueller of Sabatini Architects Inc for David and Missy Martin, the property owners of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Ms. Michelle Mueller stated the owners of 825 Louisiana street were willing to meet the conditions outlined in the staff report. She said they would maintain the aesthetic character of the home.

Commissioner Sizemore asked if the owners would salvage material from the garage.

Ms. Mueller said the windows and the wood siding would be reused but new garage doors would be installed.

Commissioner Antle asked if all the conditions in the staff report would be met.

Ms. Mueller stated the owner would be willing to advertise selling the existing garage.

PUBLIC COMMENT

None

COMMISSION DISCUSSION

Commissioner Sizemore said the project was an environs issue. He said there had been projects similar to this project and the Commission had taken a strong stance on them. He said he did not remember a demolition that this Commission had allowed.

Ms. Braddock Zollner stated there had been a similar project on the 900 block of Ohio where the garage had been moved a block down the street.

Commissioner Meyer stated there needed to be a more thorough break down other than what Sabatini and Associates had provided.

Commissioner Veatch said the issue was regarding the environs.

Commissioner Marvin asked if it would be possible to keep the existing garage and also build a new one.

Commissioner Meyer asked how long the current owners had owned the property.

David Martin stated he and his wife had owned the property since 2003.

Commissioner Antle said the project boiled down to an environs issue. He asked Staff if the cost estimate provided was an issue.

Ms. Braddock Zollner stated the cost estimate provided was not what she typically required but she would work with the architect. She said typically she requested a cost estimate to repair a structure versus the cost estimate to replace a structure.

Ms. Mueller stated she could provide more information to Staff.

ACTION TAKEN

Motioned by Commissioner Antle, seconded by Commissioner Marvin to approve the garage construction and rehabilitation of 825 Louisiana street, with conditions noted in the staff report.

1. The applicant supply repair versus replacement costs;
2. The applicant investigate continuing the use of the existing structure either on this site or a compatible site;
3. The property owner will allow staff access to the property to photo document the project before demolition begins;
4. The applicant provide complete construction documents, with material notations to be reviewed and approved by the Historic Resources Commission prior to release of a building permit;
5. 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, 5-0

ITEM NO. 4: MISCELLANEOUS MATTERS

A. No demolition permit applications received since the March 6, 2008 regular meeting.

B. Commissioner Sizemore stated the Architectural Review Committee had met regarding 603 Tennessee street and 222 Perry street. He said the applicant agreed to remove features from the proposed porch and create a flat roof structure at 603 Tennessee street. Commissioner Sizemore stated the applicant explained the extent of the roof drainage at 222 Perry street. He said the details for both projects had been approved.

Administrative Reviews

DR-02-12-08 1741 Massachusetts Street; Sign; Certified Local Government Review. The property is within the environs of the Eugene F. Goodrich House, National Register of Historic Places. Submitted by Michael Schmidt of Star Signs LLC for Bruce and Charles Banning, the property owners of record.

DR-02-13-08 714 Vermont Street; Special Use Permit; Certified Local Government Review and Certificate of Appropriateness Review. The property is within the environs of Lawrence's Downtown Historic District, the US Post Office, and the Eldridge Hotel, National Register of Historic Places, and the House Building, Register of Historic Kansas Places. The property is also within the environs of Miller's Hall and the House Building, Lawrence Register of Historic Places, and the Downtown Conservation Overlay District. Submitted by Paul Werner of Paul Werner Architects for Downtown Equities LC, the property owner of record.

DR-02-14-08 720 W 3rd Street; New Construction; Certified Local Government Review. The property is within the environs of Pinckney II Historic District and the Albert and ST Zimmerman House, National Register of Historic Places. Submitted by Phillip Ciesielski for the City of Lawrence, the property owner of record.

DR-02-15-08 512 E 9th Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. The property is within the environs of the East Lawrence Industrial District and the St Luke African Methodist Episcopal Church, Register of Historic Kansas Places, and 820 New Jersey Street, Lawrence Register of Historic Places. Submitted by Chris Blunk of Sign Design for Hill Family Investments LLC, the property owner of record.

DR-02-20-08 731 Massachusetts Street; Awning; 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, and is listed as the House Building on the Register of Historic Kansas Places and the

Lawrence Register of Historic Places. The property is also within the Downtown Conservation Overlay District. Submitted by Ryan Schurle of Schurle Signs Inc for Kanwaka LLC, the property owner of record.

ACTION TAKEN

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

Motion carried unanimously, 5-0

C. No Comment on variance (BZA) requests received since March 6, 2008.

D. Public Comment

Mr. Patrick Zollner stated he was attending tonight's meeting as a citizen and invited the Commission to the State Historic Preservation Conference that would take place April 24-26, 2008. He said the state was funding two scholarships for hotel and registration fees.

E. Miscellaneous matters from City staff and Commission members

Ms. Braddock Zollner stated there were funds in the training budget that could be allocated to the State Preservation Conference.

Mr. Zollner stated the conference would begin at noon on Thursday April 24th, 2008. He said the schedule and the registration form was online.

Commissioner Antle suggested one Staff member and one Commissioner receive a scholarship.

ACTION TAKEN

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

Motion carried unanimously, 5-0

ADJOURN – 7:20p.m.