
**HISTORIC RESOURCES COMMISSION
AGENDA MEETING—MAY 15, 2008--6:30 PM
ACTION SUMMARY**

Commissioners present: Wiechert, Veatch, Meyer, Antle, Williams
Commissioners excused: Sizemore, Marvin
Staff present: Braddock Zollner, Parker

ITEM NO. 1: ACTION SUMMARY

Commissioner Meyer stated Dennis Brown submitted clarification for 1232 Louisiana Street, April 17th, 2008 Action Summary.

Motioned by Commissioner Meyer, seconded by Commissioner Wiechert, to accept and approve Mr. Browns clarification for 1232 Louisiana Street, April 17th, 2008 Action Summary.

Motion carried unanimously, 5-0

Commissioner Wiechert requested one change to page three of the April 17th, 2008 Action Summary.

Motioned by Commissioner Antle, seconded by Commissioner Wiechert, to approve the April 17th, 2008 Action Summary, with changes noted.

Motion carried, 4-0-1 Commissioner Antle abstained

ITEM NO. 2: COMMUNICATIONS

- a) Ms. Braddock Zollner stated she had received one letter regarding the Downtown Design Guidelines.
- b) No declaration of abstentions.

ITEM NO. 3:

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.

Deferred

ITEM NO. 4: DR-04-38-08 725 Ohio; Additions to main and accessory structures. Certified Local Government Review. The property is a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Sabatini Architects, Inc. for Terrence and Rachel Bredemus, the property owners of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Dan Sabatini, stated the addition to the back of the structure was infill to the original house. He said the home to the south had a similar pattern as the home at 725 Ohio street. He said the deck would be built low to the ground and built without railings. Mr. Sabatini stated the home owner would like to have a covered area for outdoor entertaining. He said there would be a low sloped roof structure, the garage would stay in tact and the pole structure would be replaced. Mr. Sabatini stated the home owners intent was to cover the entire roofing material with metal and add landscape to the back of the structure. He said the owner agreed to Staff's recommendation.

Commissioner Veatch asked if the metal roof was important to the project.

Mr. Sabatini sated the owner of the property was looking for a low maintenance roof.

Commissioner Wiechert asked Mr. Sabatini why the owner was not repeating a composition roof.

Mr. Sabatini said the property owner wanted a metal roof because of the durability of metal.

Commissioner Williams asked Staff if a metal roof would be allowed.

Ms. Braddock Zollner stated metal roofs were allowed in Old West Lawrence.

Mr. Sabatini said the new roof would cover the top of the east slope of the structure. He said the original roof structure would stay fully intact.

Commissioner Antle asked Mr. Sabatini if he was comfortable with Staff's recommendation.

Commissioner Wiechert asked Mr. Sabatini if the coverage of the structure would be larger than the original coverage.

Mr. Sabatini stated the coverage would remain the same size.

Commissioner Veatch asked Mr. Sabatini if the deck would be attached to the house or if it would be freestanding.

Mr. Sabatini said the deck would be attached to the house and would connect to the foundation to ensure it would not move. He said the deck would project out eleven feet.

Commissioner Wiechert stated he would support a deck.

Commissioner Williams asked if there was precedence for back decks.

Ms. Braddock Zollner said historically there were more porches and patios than decks. She said there were not a lot of wood or high rise type decks.

Commissioner Williams asked if a signature of the 1920's was to enclose back porches.

Ms. Braddock Zollner stated that historically porch enclosure was a typical alteration to garner additional space.

Commissioner Wiechert asked Mr. Sabatini to elaborate on the landscape plan.

Mr. Sabatini stated it had not been determined if there would be a fence or shrubs would be added.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

Commissioner Antle said the applicant was willing to accept Staff's recommendation. He said the Architectural Review Committee would work out the details of the project.

ACTION TAKEN

Motioned by Commissioner Antle, seconded by Commissioner Meyer, to approve the addition for 725 Ohio street with conditions noted.

Motion carried unanimously, 5-0

ITEM NO. 5: DOWNTOWN DESIGN GUIDELINES

Ms. Braddock Zollner stated the project began in 2006. She said a group from Kentucky had reviewed the existing Downtown Design Guidelines. Ms. Braddock Zollner stated the final draft would be forwarded to the City Commission for approval. She stated the Historic Resource Commission could make a recommendation to approve the Guidelines.

PUBLIC COMMENT

Commissioner Antle read a letter written by Ryan Schurle of Schurle Signs, Inc.

Nancy Holmes, Full Bright Signs and Lighting stated she agreed with the letter that Mr. Schurle had written. She said the Guidelines were extremely ambiguous, and she had a problem with the size restriction on signs. She stated the Guidelines needed to be clearer because all buildings downtown were different. She said the Guidelines were too restrictive and more thought process should be put into them. Ms. Holmes stated the Guidelines reflect more of a personal preference of style rather than Guidelines and it was hard to design a sign based on opinion.

Ms. Braddock Zollner stated if the Commission was comfortable with the Guidelines they could take action and send the guidelines to the City Commission for review. She said there could be a study session to review the Guidelines.

Commissioner Antle stated he was not comfortable taking action on the Downtown Design Guidelines at the present time. He asked the Commission if a study session should be scheduled to discuss the Guidelines.

Commissioner Veatch stated he did not want to go through the Guidelines page by page. He said he would rather focus on the significant changes and schedule the study session outside the Historic Resource Commission meeting.

Ms. Braddock Zollner said she would send out notice of availability.

Ms. Holmes asked if the public could be involved in the decision making.

Ms. Braddock Zollner stated that typically study sessions were be open to the public but had a limited amount of time for public comment.

Ms. Holmes asked how the public would be notified of the scheduled study session.

Ms. Braddock Zollner stated the study session would be published in the Lawrence Journal World.

Commissioner Meyer stated the public could submit their concerns regarding the Guidelines to Staff.

Ms. Braddock Zollner stated the Guidelines were based on what other communities had in place.

Ms. Holmes asked if all residents in the Historic District would be notified of the study session.

Ms. Braddock Zollner said she notified property owners within the downtown area regarding the Guideline changes.

Commissioner Meyer stated Historic Resource Commission meetings were published in the Lawrence Journal World. She said it was difficult to find out who leases all buildings.

Ms. Holmes asked the Commission what date the present meeting was published in the Lawrence Journal World.

Ms. Braddock Zollner stated the present meeting was published three weeks prior to the meeting.

Pat Kehde stated she was a former downtown business owner and said Downtown Lawrence Incorporated should be notified regarding the Guidelines.

Commissioner Veatch said there was a limit to what Staff could do in terms of notification.

ITEM NO. 6: MISCELLANEOUS MATTERS

No demolition permit applications received since the April 17, 2008 regular meeting.

No Architectural Review Committee or Administrative Reviews since the April 17, 2008 regular meeting.

Ms. Braddock Zollner stated in July the Commission would receive no paper packets. She said the Agenda would be online.

Commissioner Veatch asked Staff if the Commission would be responsible for printing the material themselves.

Ms. Braddock Zollner said the Commission could print the material. She said the City Commission room was set up for computers and training would be offered in June.

Administrative Reviews

DR-04-32-08 900 New Hampshire (Southeast corner of 9th and New Hampshire); Temporary Sign; Certified Local Government and Certificate of Appropriateness Review. The property is located in the environs of Lawrence's Downtown Historic District and the North Rhode Island Historic District, National Register of Historic Places; the Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places; and the Social Service League (905 Rhode Island), Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Nancy Holmes of Full Bright Signs for 9-10 LC, the property owner of record.

DR-04-33-08 901 New Hampshire (Southwest Corner of 9th and New Hampshire); Temporary Sign. The property is located in the environs of Lawrence's Downtown Historic District and the North Rhode Island Historic District, National Register of Historic Places; the Shalor Eldridge Residence (945

Rhode Island), Register of Historic Kansas Places; and the Social Service League (905 Rhode Island), Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Nancy Holmes of Full Bright Signs for 9-10 LC, the property owner of record.

- DR-04-34-08 1500 New Hampshire; Kitchen Rehabilitation. The property is located in the environs of the South Rhode Island and New Hampshire Streets Historic District, National Register of Historic Places. Submitted by Scott and Jana Montgomery, the property owners of record.
- DR-04-35-08 709 Mississippi; Window Replacement. Certified Local Government Review. The property is located in the environs of the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Dan Hermreck for Richard Andrade and Aimee Poirier, the property owners of record.
- DR-04-36-08 545 Ohio; Porch Rehabilitation; Certified Local Government Review. The property is a non-contributing property to the Pinckney I Historic District, National Register of Historic Places. Submitted by Larry Gish of Gish Remodeling for Mary Lee McLendon and Elizabeth Campbell, the property owners of record.
- DR-04-37-08 945 Massachusetts; Sign Re-facing. Certified Local Government 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 the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places and the Downtown Conservation Overlay District. Submitted by Art of Illumination for 1908 Realty LLC, the property owner of record.

Commissioner Wiechert asked if the window proposed to be replaced at 709 Mississippi street was the original window and why the property owner requested to change it.

Ms. Braddock Zollner stated the property owner wanted additional light in the kitchen area of the home. She said the window did not appear to be the original window.

Commissioner Veatch asked if a building permit would be required.

Ms. Braddock Zollner stated if the size of the window opening was changed a building permit would be required.

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

Motion carried unanimously, 5-0

- A. No comment on variance (BZA) requests received since April 17, 2008.
- B. General public comment.

Dennis Brown, Lawrence Preservation Alliance, stated the owner of 1211 Rhode Island Street had lost his federal and state tax credits due to not following the plans that had been approved by the Historic Resource Commission. He said the front facade, the north and south side of the

structure were to remain the same. He said the south side of the structure was basically gone. Mr. Brown stated there were also floor joists removed. He said the Historic Resource approval had been compromised.

Ms. Braddock Zollner stated she was a staff of one and with more properties being listed and going through the review process she had lost the ability to manage sites during construction. She said in regards to 1211 Rhode Island Street, the contractor had made decisions without contacting staff. She said the rear addition had been removed and damage had been done to the existing foundation. Ms. Braddock Zollner stated the tax credit reviewers had reviewed the property and determined no tax credits would be given due to very little historic fabric remaining.

Commissioner Meyer asked Staff what the procedure was under this type of circumstance.

Ms. Braddock Zollner said a stop work order could have been requested. She said she reviewed the conditions of the approval with the applicant but the damage had already been done and a stop work order would not have altered the situation.

Mr. Brown stated he and Mr. Goans had met with the contractor regarding future projects in Lawrence and explained the condition of approval.

Commissioner Meyer asked Staff if the plans for the project had changed.

Ms. Braddock Zollner said she was not aware the plans for the project changed.

Commissioner Wiechert asked Staff if the contractor had worked in Lawrence prior to the 1211 Rhode Island Street project.

Ms. Braddock Zollner stated the contractor had worked in Lawrence prior to the 1211 Rhode Island Street project. She said part of her responsibility was to review documents and she trusts contractors would complete projects as approved.

K.T. Walsh, 732 Rhode Island Street asked Staff if the contractor had violated the building permit.

Ms. Braddock Zollner stated the contractor had not violated the building permit.

Ms. Walsh stated the project was a case of demolition by neglect. She said the property owner had lost his tax credits and he might now say he would have to demolish the structure.

Mr. Brown said the property owner had requested to demolish the structure in the beginning but he would like to continue to work with the property owner.

Ms. Braddock Zollner said Staff had received a letter from Fritzel Construction Company regarding the Oread Inn. She said they have requested an additional three feet on the west side and have requested the city vacate the three feet. She said Staff could not administratively approve the request. Ms. Braddock Zollner said she had requested guidance from the State Historic Preservation Officer.

Ms. Braddock Zollner said elections would take place at the June Historic Resource Commission meeting.

Commissioner Veatch said he had attended the Preservation Conference.

Commissioner Antle asked what date the Conference would be held next year.

Ms. Braddock Zollner said she anticipated the Conference would be in the fall.

ACTION TAKEN

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

Motion carried unanimously, 5-0

ADJOURN – 7:30p.m.