

**HISTORIC RESOURCES COMMISSION  
AGENDA MEETING—NOVEMBER 20, 2008--6:30 PM  
ACTION SUMMARY**

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

Commissioners excused: Sizemore, Antle

Staff present: Braddock Zollner, Parker

**ITEM NO. 1: ACTION SUMMARY**

Motioned by Commissioner Wiechert, seconded by Commissioner Veatch, to approve the October 16, 2008 Action Summary.

Motion carried, 3-0-2 Commissioners Williams and Marvin abstained

**ITEM NO. 2: COMMUNICATIONS**

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

**ITEM NO. 3:** DR-10-112-08 8 West 8<sup>th</sup> Street; Rehabilitation; Certified Local Government Review & Certificate of Appropriateness Review. The property is a noncontributing structure to the Lawrence Downtown Historic District, National Register of Historic Places. The property is located in the environs Eldridge Hotel (701 Massachusetts) and the Lucy Hobbs Taylor House (809 Vermont), National Register of Historic Places. It is also located in the environs of the House Building (729 Massachusetts), Register of Historic Kansas Places, and Miller's Hall (725 Massachusetts), Lawrence Register of Historic Places. The property is located in the Downtown Conservation Overlay District. Submitted by Wendy Hunter (HDGroup) for Greg Guenther, the property owner of record.

**STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

**APPLICANT PRESENTATION**

Melanie Criss stated she had reviewed the staff report and agreed with the recommendations. She said the building was on a corner lot and was the only building that was not two stories high. She said the signature wedge was a part of the standard Noodles identification piece and the material on the wedge was a faux wood material. Ms. Criss stated Staff did not want exterior lighting added to the building but that a feature needed to be added to the building to make it pop and draw attention. She said the wedge could be brought closer to the ground or at a pedestrian level and the proposed gooseneck lighting over the awnings would add life to the building at night. Ms. Criss stated there were other tenants on Massachusetts street that had gooseneck lighting.

Commissioner Meyer asked Ms. Braddock Zollner if she had seen the new design photos.

Ms. Braddock Zollner stated she had seen the new design photos.

Commissioner Wiechert asked if the logo was a national chain logo.

Ms. Criss stated the logo and the wedge was a national chain item of recognition.

Ms. Braddock Zollner stated the concern for Staff was that the lights were lighting the awnings and the building and not a pedestrian area.

Commissioner Veatch asked what the guidelines stated regarding lighting.

Ms. Braddock Zollner stated the awning should not be back lit and the guidelines state signage should be similar on the over all building.

### **PUBLIC COMMENT**

Ms. KT Walsh said there was a gas line explosion where the previous building had been. She said the gooseneck lighting indicated another national chain restaurant.

### **COMMISSION DISCUSSION**

Ms. Braddock Zollner stated the four story building that had been on the property was demolished.

Commissioner Veatch asked the applicant if the reason for the lighting was to make the awning pop.

Ms. Criss stated the lighting created an ambiance and created a feeling of warmth.

Commissioner Veatch stated the lighting was not needed for safety.

Commissioner Meyer asked Ms. Braddock Zollner what Staff's opinion was of the design.

Ms. Braddock Zollner stated the design was something that was not typically in the historic district. She said it was a single story building and Staff understood the need to gain height at the corner.

Ms. Criss stated there were other buildings on Massachusetts Street that were modern in nature.

Commissioner Meyer stated some buildings on Massachusetts Street were completed before the guidelines were put into place.

Ms. Braddock Zollner said corner signage that was appropriate for a one-story building could be added.

Commissioner Wiechert said both signs were out of scale with downtown.

Commissioner Veatch asked the applicant what her thoughts were of Staff's recommendation.

Ms. Criss stated the main purpose of the wedge was to bring attention to the building. She said the concern was that it would get lost within the other buildings downtown.

Commissioner Veatch said neither design was compatible with the downtown guidelines. He said there were various options and the applicant could work with the Architectural Review Committee.

Ms. Criss stated the goal tonight was to receive conditional approval from the Historic Resources Commission.

Commissioner Williams said signs at eye level would be consistent and more appropriate with the downtown area. He asked the applicant if the logo could be put on the awning.

Commissioner Williams said a sign at car level would be beneficial.

Commissioner Veatch asked Staff if the only area signage could be added was on the corner of the building.

Ms. Braddock Zollner stated signage could be added to the awnings or the metal canopy. She said signage could be hung from the canopy also. Ms. Braddock Zollner stated single story buildings were difficult because they have a very limited space.

Commissioner Wiechert stated the applicants sign could be placed in the area of the sign that currently existed.

Commissioner Marvin stated the awnings in the drawings were set lower than what currently existed.

Ms. Criss stated the issue was the wedge being a modern feature. She asked Staff if the wedge should be lowered to eye level.

Commissioner Meyer asked if there was something that could be added to add height to the building.

Ms. Braddock Zollner stated it would be difficult to add height to the building because of the size and scale of the building. She said an architect or designer could come up with something that might work but it would be difficult.

Commissioner Meyer asked if Jefferson's had lighting above their awnings.

Ms. Braddock Zollner stated Jefferson's had been completed prior to the Downtown Guidelines being put into place.

Commissioner Marvin said exterior lighting was part of the streetscape.

Commissioner Meyer asked the applicant if she was willing to forgo the architectural feature or if it depended on what happened with the signs. She asked the applicant if she was willing to work with the Historic Resources Administrator regarding the lighting.

Commissioner Williams said the staff recommendation should be followed with further review of items five and six.

Ms. Criss stated she would work with the Historic Resources Administrator.

Ms. Braddock Zollner stated lighting that highlighted architectural features were not historic and would add to light pollution. She said there was pedestrian lighting downtown to light the sidewalks. Ms. Braddock Zollner said the new guidelines did not recommend internal illuminated signs.

Commissioner Wiechert said he had no objection to the gooseneck type of lighting but it did not fit in with the downtown area. He said the signage should be up for discussion.

Ms. Criss asked Staff if spot lights on signs were permitted.

Ms. Braddock Zollner stated some directional lighting was permitted and internally illuminated signs were not recommended but they were allowed.

Commissioner Marvin asked what modification would be done with the skillet.

Ms. Criss stated the skillet would be removed from the project plan.

Ms. Braddock Zollner stated the skillet would be considered signage. She said on corner buildings signage would typically be higher on the building.

#### **ACTION TAKEN**

Motioned by Commissioner Veatch, seconded by Commissioner Meyer, to approve the proposed project at 8<sup>th</sup> West 8<sup>th</sup>, in accordance with the Secretary of the Interior's Standards, Chapter 22 of the Code of the City of Lawrence, and the *Downtown Design Guidelines*, the standards of evaluation, and make the determination that the proposed project does not encroach upon, damage, or destroy listed historic properties and their environs with the following conditions:

1. The architectural feature with logo signage will not be installed.
2. The sidewalk dining area will be adjusted to meet the 6' clearance and will not intrude into the brick accent area.
3. The railing for the sidewalk area will be 36" in height.
4. The skillet above the east entrance will not be installed at the location shown on the drawings. The skillet may be installed as signage somewhere in the transom area to be approved by the Historic Resources Administrator.
5. All signage will be redesigned to better reflect the size and scale of the structure and shall be approved by the Historic Resources Administrator.
6. The exterior lighting will not be installed.
7. Final construction documents with material notations will be reviewed and approved by the Historic Resources Administrator.
8. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.

Motion carried unanimously, 5-0

**ITEM NO. 4:** Ms. Braddock Zollner presented a request from Mr. Charles Woodling and presented history of North Park Street.

Mr. Woodling said Houk was a well known name in Lawrence Kansas and he is one of two Lawrencians that have played major league baseball. Mr. Woodling stated Ralph Houk used to play ball in the ball yards and played ball on the north end of South Park. He said North Park was a generic name and there were no addresses on North Park Street. Mr. Woodling stated South Park Street extended across Massachusetts Street and North Park Street was one of the shortest streets in Lawrence. He said it would be a tremendous thing to rename North Park Street to Ralph Houk Street.

Commissioner Wiechert asked Mr. Woodling if something rather than a street could honor Ralph Houk.

Mr. Woodling stated Ralph Houk was a major part of Lawrence, historically speaking.

Commissioner Wiechert said Ralph Houk was a well known Kansan.

Mr. Woodling stated Ralph Houk was a nationally known man of major league baseball and also managed the Yankees.

Commissioner Marvin stated not all people would know who Ralph Houk was even if the street was named after him.

#### **PUBLIC COMMENT**

Dennis Brown, Lawrence Preservation Alliance, stated he was a big fan of major league baseball. He said when he came to Lawrence thirty one years ago he had discovered Ralph Houk was from the area. Mr. Brown stated the ball park was one function of one small area of the park. He said a bronze plaque resembling the one at the corner of eighth and Kentucky Street would give Ralph Houk recognition.

Betty Alderson stated she too remembered the baseball diamond at South Park. She said she had a problem with renaming existing streets to a person's name. She stated there were plenty of parks and ball diamonds that could be renamed to honor Ralph Houk.

Ms. KT Walsh stated she agreed that Ralph Houk should be honored.

Commissioner Meyer said the South Park recreation center could be renamed to honor Ralph Houk.

Mr. Woodling stated his idea was to enhance awareness regarding Ralph Houk. He said he would love to see a plaque or the South Park recreation center renamed to include Ralph Houk.

Commissioner Wiechert said there was a consensus in the room that Ralph Houk needed to be recognized.

Ms. Braddock Zollner stated the request was presented to the City Commission. She said the City's Parks and Recreation was asked to make a recommendation to the City Commission.

Mr. Woodling stated he would go back to the City's Parks and Recreation for a recommendation.

Ms. Braddock Zollner stated Hobbs Park was also listed on the Lawrence Register of Historic Places.

Ms. Walsh stated the first night game of the Negro Baseball League was reported to be played at Hobbs Stadium.

Commissioner Meyer stated the Historic Resources Board was recommending North Park Street not be renamed after Ralph Houk but rather he receive recognition in some other form.

**ITEM NO. 5: MISCELLANEOUS MATTERS**

- A. No demolition permit applications received since the October 16, 2008 regular meeting.
- B. No Architectural Review Committee or Administrative Reviews since the October 16, 2008 regular meeting.

**Administrative Reviews**

- DR-09-108-08 801 Massachusetts; Sign; Certified Local Government Review. The property is a contributing structure to the Lawrence Downtown Historic District, National Register of Historic Places. The property is located in the environs of the Lucy Hobbs Taylor House (809 Vermont) and the Carnegie Library (200 W. 9<sup>th</sup>), National Register of Historic Places and the House Building (729 Massachusetts), Register of Historic Kansas Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Toby Johnson for Thomas Wilcox, the property owner of record.
- DR-10-109-08 1232 Louisiana Street; Rezoning; Certified Local Government Review. The property is within the environs of the Hancock Historic District and the Oread Historic District, National Register of Historic Places. Submitted by Price T Banks and 1240 Louisiana St Associates LLC, the property owners of record.
- DR-10-110-08 1846 Massachusetts; Site Plan/Interior Rehabilitation/Parking; Certificate of Appropriateness Review. The property is located in the environs of Fire Station #2 (1843 Massachusetts), Lawrence Register of Historic Places. Submitted by Bruce Klein for Jane Cooper, the property owner of record.
- DR-10-111-08 701 Ohio Street; 2<sup>nd</sup> Story Porch Repair; Certified Local Government review. The property is a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Matt All for Dawn Guernsey, the property owner of record.
- DR-10-113-08 620 W 9<sup>th</sup> [846 Indiana]; Wall Sign; Certified Local Government review. The property is located in the environs of the Old West Lawrence Historic District and the Oread Historic District, National Register of Historic Places. Submitted by Schurle Signs for Owens T Properties LLC, the property owner of record.

Ms. Braddock Zollner stated the Historic Resources Commission denied a request to demolish the structure at 1232 Louisiana street. She said the City Commission found there was no alternative to demolition. Ms. Braddock Zollner stated the City Commission had placed a condition on the demolition that the structure be documented with architectural drawings and photographs. Ms. Braddock Zollner stated she had received an email from the applicant stating they were seeking relief from the condition due to the financial burden.

Commissioner Wiechert stated the applicant should contact the school of architecture.

**ACTION TAKEN**

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

Motion carried unanimously, 5-0

Board of Zoning Appeals requests received since October 16th, 2008.

Ms. Braddock Zollner stated the Board of Zoning Appeals approved a request for a parking variance for 1005 Indiana Street. She said a Site Plan was submitted for a Boarding House.

Ms. Braddock Zollner stated an application was received for a rezoning of 13<sup>th</sup> and Connecticut Street to allow for a mortuary.

### **NO GENERAL PUBLIC**

Ms. Braddock Zollner stated the Historic Resources Commission had the option of approving the 2009 Historic Resources Commission meeting calendar. She stated future meetings would remain on the third Thursday of each month except for the March 2009 meeting.

Commissioner Wiechert stated the 2009 calendar would be reviewed and approved during the December 2008 Historic Resources Commission meeting.

Ms. Braddock Zollner stated it was time for the Historic Resources Commission to complete a self evaluation and a community evaluation of the function of the Commission. She said there were various surveys to be completed and a sub-committee could identify the persons who would be part of the process. Ms. Braddock Zollner suggested a Kansas University class could conduct interviews. She asked for volunteers from the Commission to be apart of a sub-committee.

Commissioners Meyer, Marvin and Williams volunteered to perform as a sub-committee.

### **ACTION TAKEN**

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

Motion carried unanimously, 5-0

**ADJOURN – 8:30p.m.**