
**HISTORIC RESOURCES COMMISSION
AGENDA MEETING—OCTOBER 16, 2008--6:30 PM
ACTION SUMMARY**

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

Commissioners excused: Marvin, Williams

Staff present: Braddock Zollner, Parker, McKain

ITEM NO. 1: ACTION SUMMARY

Received Action Summary from the August 21, 2008 and September 18, 2008 meetings.

Ms. Braddock Zollner stated she received suggested changes to the August 21, 2008 from Commissioner Marvin.

Motioned by Commissioner Meyer, seconded by Commissioner Veatch, to approve the August 21, 2008 Action Summary, and the September 18, 2008 Action Summary with changes noted.

Motion carried, 5-0

ITEM NO. 2: COMMUNICATIONS

Ms. Braddock Zollner stated she received a letter from the State Historic Preservation Office regarding 1101 Ohio Street. She said the nomination was included within the packet material.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Antle, directing Staff to draft a letter in support of the Register of Historic Kansas Places nomination for the E.H.S Bailey House.

Motion carried unanimously, 5-0

- a) Commissioner Meyer stated Mr. Belot's nephew worked in the same office as she does. She said she does not perceive any conflict and will not abstain from Item No. 3.

ITEM NO. 3: DR-09-105-08 1513 Crescent Road; Renovation/New Addition; Certified Local Government Review. The property is located in the environs of the Fernand-Strong House, National Register of Historic Places. Submitted by Allen Belot for Robert Wilson, the property owner of record.

STAFF PRESENTATION

Ms. McKain presented the item.

APPLICANT PRESENTATION

Mr. Belot stated the staff report was accurate and asked the Commission if they had questions regarding 1513 Crescent Road.

Commissioner Antle asked Mr. Belot if it was necessary to add an elevator to the home.

Mr. Belot stated the home was three stories high and the property owner wanted an elevator in the home. He said the house was interesting and had been designed by the original owner. He said the home was all masonry and concrete and there was no wood framing in the home other than the wood trim. Mr. Belot stated the home was outdated and the existing kitchen was small. He said the home was originally built on lot 16 but at some point the lot was split and the owner did not know the home was within the environs until a building permit was applied for. He said the home was barely in the environs.

Commissioner Sizemore asked if the back of house backed up to the engineering building on campus.

Mr. Belot stated the lot was very large and sloped to a stone wall and then sloped to the engineering building.

Commissioner Wiechert asked Mr. Belot if the driveway was shared with the neighbor.

Mr. Belot said the neighbors split the entrance of the driveway. He said the neighboring property to the west was built by a University Professor. Mr. Belot stated the addition would not be easily seen from the street. He said the property was developed with vegetation, gardens and ponds.

Commissioner Sizemore stated the property in question was far out of view. He asked the applicant how the roof lines would come together and asked if other alternatives for water shedding were considered.

Mr. Belot stated the existing home had aluminum shingles and he wanted to displace as few as possible during the transition.

PUBLIC COMMENT

No member of the public spoke on the item.

COMMISSION DISCUSSION

Commissioner Antle said it came down to the calculation of the distance of the listed property. He said he supported Staff's recommendation.

ACTION TAKEN

Motioned by Commissioner Antle, seconded by Commissioner Veatch, to approve the renovation/new addition at 1513 Crescent Road and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of one or more listed historic properties with the following conditions:

1. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work.
2. The applicant will allow staff access to the property to photo document the project before, during, and after the demolition and new construction. recommendations noted in the staff report.

Motion carried unanimously, 5-0

ITEM NO. 4: DR-09-106-08 1005 Indiana Street; New Structure; Certified Local Government Review. The property is located in the environs of the Michael D. Greenlee House, National Register of Historic Places and the Oread Historic District, National Register of Historic Places. Submitted by Paul Werner for Crimson Properties LLC, the property owner of record.

STAFF PRESENTATION

Ms. McKain presented the item.

Ms. Braddock Zollner stated she had email communication with Mr. Werner regarding the project at 1005 Indiana Street. She said Mr. Werner stated the project was a rehabilitation and replication and was not a new construction project. She said typically the Historic Resources Commission, with a positive recommendation from Staff, would ask the applicant if they read and agreed with the staff recommendation. She said she asked Mr. Werner to clarify if the project was a rebuild or a new construction project. Ms. Braddock Zollner stated Mr. Werner stated the property owner was confident the structure would be rebuilt and the major construction would be the front porch and from the top plate of the second floor up and the rest of the property would be repaired.

APPLICANT PRESENTATION

The applicant was not present.

PUBLIC COMMENT

Ms. Betty Alderson asked if 1005 Indiana Street was the house where there was a question regarding the required number of parking spaces.

Commissioner Meyer stated if the applicant was rebuilding the structure and no demolition was taking place, the structure would be grandfathered in regarding parking.

Ms. Braddock Zollner stated the Planning Director was currently having conversations with the applicant as to whether or not the status of the property met the current Development Code. She said the code requirement was that once something was more than sixty percent destroyed the property would lose its non-conforming status. She said the applicant was submitting material to the Planning Director to make a determination whether the structure still met the criteria. Ms. Braddock Zollner stated it had not been determined if the property had to be site planned in order to become a boarding house. She said if the property had to be site planned the project would be administratively reviewed for the Historic Resources Commission. She said if the project was heard by the Board of Zoning Appeals for the parking issues or the non-conforming use, the project would then come back to the Historic Resources Commission.

Ms. Alderson stated there had been a lot of questions regarding parking and it was an issue.

COMMISSION DISCUSSION

Ms. Braddock Zollner stated the applicant was making the argument the home would be rehabilitated. She said the property owners were going to supply documentation showing the home would be rehabilitated as opposed to demolition to save the non-conforming use. She said the documentation would be useful in the future for demolitions.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Meyer, to approve the rehabilitation at 1005 Indiana Street and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of one or more listed historic properties with the following conditions:

1. Final construction documents will be reviewed and approved by the HRA before the 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 applicant will allow staff access to the property to photo document the project before, during, and after the demolition and new construction.

Motion carried unanimously, 5-0

ITEM NO. 5: MISCELLANEOUS MATTERS

A. No demolition permit applications received since the September 18, 2008 regular meeting.

B. No Architectural Review Committee or Administrative Reviews since the September 18, 2008 regular meeting.

Administrative Reviews

- DR-08-91-08 820 Massachusetts Street; Sidewalk Dining Site Plan; Certified Local Government Review. The property a contributing structure to the Lawrence Downtown Historic District, National Register of Historic Places and is in the environs of the Lucy Hobbs Taylor House, National Register of Historic Places, the Carnegie Library, National Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by Kate Gonzalez for Judy Paley, the property owner of record.
- DR-09-92-08 1219 New York Street; New Accessory Structure; Certified Local Government Review. The property is located in the environs of the South Rhode Island Historic District and the North Rhode Island Historic District, National Register of Historic Places. Submitted by Dawn Hawkins, the property owner of record.
- DR-09-93-08 805 Mississippi Street; Exterior Window Changes; 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 Quintin and Jennifer Harris, the property owners of record.
- DR-09-94-08 1141 New York Street; Fire Damage Repairs; 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 Mike Meyers for Shannon McCawley, the property owner of record.
- DR-09-95-08 256 North Michigan Street; Deck Repair; Certified Local Government and Certificate of Appropriateness Review. The property is also located in the environs of the Judge Nelson T. Stephens House (340 N. Michigan), National Register of Historic Places. Submitted by Greg Ron for Veritas Christian School Society, the property owner of record.
- DR-09-96-08 714 Mississippi Street; Rehabilitation; 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 Eric and Mary Kirkendall, the property owners of record.
- DR-09-97-08 1837 Vermont Street; Entry Ramp; Certificate of Appropriateness Review. The property is located in the environs of Fire Station #2 (1839 Massachusetts), Lawrence Register of Historic Places. Submitted by Unified School District #497, the property owner of record.
- DR-09-98-08 1119 Massachusetts Street; Sidewalk Dining Site Plan; 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 Douglas County Courthouse (1100 Massachusetts Street), Watkins Bank (1047 Massachusetts), National Register of Historic Places and is located in the environs of South Park (1140-1141 Massachusetts), Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Brian Kilgore for Quandil Properties LLC, the property owners of record.

- DR-09-99-08 2224 Massachusetts Street; 2nd Story Rear Door Railing; Certified Local Government Review. The property is located in the environs of the Breezedale Historic District, National Register of Historic Places. Submitted by Lee Queen for Michael Edmondson, the property owner of record.
- DR-09-101-08 810 W. 6th Street; Pinckney School; Sign; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Witter S. McCurdy House (909 W. 6th), National Register of Historic Places. Submitted by Sign-A-Rama for Unified School District #497, the property owner of record.
- DR-09-102-08 1828 Massachusetts Street; Sign; Certificate of Appropriateness Review. The property is located in the environs of Fire Station #2 (1839 Massachusetts), Lawrence Register of Historic Places. Submitted by Custom Neon and Vinyl Graphics Inc for Gary and Elois Allen, the property owner of record.
- DR-09-103-08 1910 Haskell Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Robert H. Miller House (1111 E. 19th Street), National Register of Historic Places and Lawrence Register of Historic Places. Submitted by Courtee R. Smith for Pacs Properties Inc, the property owner of record.
- DR-09-104-08 1910 Haskell Street; Outdoor Dining Site Plan; Certified Local Government Review and Certificate of Appropriateness Review. The property is located in the environs of the Robert H. Miller House (1111 E. 19th Street), National Register of Historic Places and Lawrence Register of Historic Places. Submitted by Courtee R. Smith for Pacs Properties Inc, the property owner of record.
- DR-09-107-08 800 Block New Hampshire Street; Use of Right of Way Permit; Certificate of Appropriateness and Certified Local Government Review. The property is located in Lawrence's Downtown Historic District, National Register of Historic Places and the Social Service League (905 Rhode Island Street), Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by Just Like Lawrence, Inc. on behalf of the City of Lawrence, the property owner of record.

Commissioner Meyer asked Staff for an explanation of 1141 New York Street.

Ms. Braddock Zollner stated most of the work would be done on the inside of the home. She said the exterior of the home would look like it had looked before the fire. Ms. Braddock Zollner stated the home was not a contributing structure.

Commissioner Wiechert asked Staff for an explanation of 805 Mississippi Street.

Ms. Braddock Zollner stated 805 Mississippi Street was before the Historic Resources Commission in September as a bathroom remodel. She said the property owner was now remodeling the master bath and closing in a window on the north side and shortening a window on the west side of the property.

ACTION TAKEN

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

Motion carried unanimously, 5-0

No comment on variance (BZA) requests received since September 18, 2008.

C. No public comment.

D. Miscellaneous matters.

Provide comment on request to change the name of North Park Street to Ralph Houk Street

Ms. Braddock Zollner stated the gentleman that had submitted the request to rename North Park Street was unable to attend the meeting. She said South Park was listed on the Lawrence Register of Historic Places and it is a contributing place to the downtown historic district. She said North Park Street shows up on the 1887 Sanborn Maps and is an interesting piece of South Park's history. She said originally it was an alley.

Commissioner Antle said Ralph Houk was important to major league baseball and an important individual and he should be commemorated in some way. He said he would like to see the information on why the existing street name should remain the same.

Ms. Alderson said she questions changing street names to person names.

Commissioner Meyer said the Commission would wait for the presentation.

Ms. Braddock Zollner said the reasoning for renaming the street was because Ralph Houk played baseball there. She said there was a baseball field where the wading pool is now.

ACTION TAKEN

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

Motion carried unanimously, 5-0

ADJOURN – 7:10p.m.