
**HISTORIC RESOURCES COMMISSION
AGENDA MEETING—SEPTEMBER 18, 2008--6:30 PM
ACTION SUMMARY**

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

Staff present: Braddock Zollner, Parker

ITEM NO. 1: ACTION SUMMARY

Ms. Braddock Zollner stated the August 21st, 2008 Action Summary would be included with the October 2008 Historic Resources Commission packet.

ITEM NO. 2: COMMUNICATIONS

- a) Ms. Braddock Zollner stated she received a cost analysis for 927 Delaware Street.
- b) No declaration of abstentions.

ITEM NO. 3: DR-08-86-08 927 Delaware Street; Demolition and New Construction; Certified Local Government Review. The property is located in the environs of the East Lawrence Industrial District, National Register of Historic Places. Submitted by Robert and Molly Krause, the property owners of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Robert Krause stated the foundation was gone from the home at 927 Delaware Street.

Commissioner Veatch asked Staff if 927 Delaware Street had been presented to the Historic Resources Commission previously.

Ms. Braddock Zollner stated there had been a previous demolition request but the applicant withdrew the request. She said she had walked through the structure and the only character defining element left was the structure itself. She said the structure had structural damage, termites and mold.

Commissioner Sizemore asked Staff if part of the siding had been removed from the structure.

Ms. Braddock Zollner stated there were three or four different types of siding and some had been removed. Ms. Braddock Zollner stated all of the wood work had been removed from the interior of the structure.

Mr. Krause said the previous family had lived in the home for forty five years. He said he was considering slicing out some of the wood floor panels and saving them. Mr. Krause said he was doing what was best for the neighborhood and encouraging families to move back to the neighborhood.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

Commissioner Sizemore said the site appeared to be fairly restrictive.

Mr. Krause said he had someone interested in buying the property. He said he had planned to sell the property at 1001 Delaware Street and the neighboring home 927 Delaware Street made it look blighted.

Commissioner Meyer asked Mr. Krause if he agreed with the Staff recommendation.

Commissioner Krause said he had no questions regarding the Staff recommendation.

Commissioner Antle said the final structure would have to be approved by the Architectural Review Committee.

Mr. Krause stated he had a good working relationship with Staff and he would like to enhance the neighborhood and keep the historic property in tact.

Commissioner Veatch asked Ms. Braddock Zollner if she was satisfied with the communication she had received regarding the cost analysis.

Ms. Braddock Zollner stated she was satisfied with the cost analysis she had received.

Commissioner Marvin stated the applicant was proposing to sell the lot and the building project was an intended concept. She asked Staff why the project was not a full Commission decision.

Ms. Braddock Zollner said the Architectural Review Committee would approve the final structure. If the structure was significantly different from the one presented tonight, the ARC would refer the project back to the full Historic Resources Commission.

Mr. Krause said he would finish rehabilitation on the neighboring home in January or February 2009. He said he would then begin the project on 927 Delaware Street. Mr. Krause stated he wanted his neighborhood improved.

Commissioner Wiechert asked when demolition would take place.

Mr. Krause said he would like to begin the demolition as soon as possible.

ACTION TAKEN

Motioned by Commissioner Antle, seconded by Commissioner Wiechert, to approve demolition and new construction at 927 Delaware in accordance with the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic properties with the following conditions:

1. The applicant will submit additional information on the structural condition of the structure to be approved by the HRA before release of the demolition permit.

2. The applicant will submit additional information on the cost of repair verses replacement to be approved by the HRA before the release of the demolition permit.
3. The final design of the replacement structure will be reviewed and approved by the Architectural Review Committee before the release of a building permit.
4. Final construction documents for the replacement structure will be reviewed and approved by the HRA before the 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.
6. 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, 6-0

ITEM NO. 4: DR-08-87-08 1001 Delaware Street; Rehabilitation; Certificate of Appropriateness Review. The property is located in the environs of Hobbs Park, Lawrence Register of Historic Places. Submitted by Robert and Molly Krause, the property owners of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Robert Krause stated the foundation of the home at 1001 Delaware street had collapsed. He said the form of the building was worth saving and the home fit into the neighborhood. He said the home would be lifted and a new foundation would be poured. Mr. Krause stated he had someone interested in buying the home after he completed the rehabilitation.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

Commissioner Wiechert asked to see photos of the home at 1001 Delaware street.

Ms. Braddock Zollner said the house had changed over time. She said the home had always had an addition change on the south side of the home.

Wiechert asked if there was a proposed deck on the back of the home.

Ms. Braddock Zollner said the applicant would work with the Architectural Review Committee regarding the details.

Commissioner Antle asked the applicant if he was comfortable with Staff's recommendation.

Mr. Krause stated there would be a porch rather than a deck on the back of the house. He said he was comfortable with Staff's recommendation.

Commissioner Sizemore asked Staff if the windows in the home were salvageable.

Ms. Braddock Zollner said the contractor would have to decide if the windows were salvageable.

Commissioner Veatch asked Commissioner Sizemore if he was referring to the windows on the existing structure.

Commissioner Sizemore stated he was referring to the windows on the existing structure.

Mr. Krause said the contractor had chosen new windows because of the price to rehabilitate the old wood windows. He said some of the windows needed to be replaced.

Commissioner Wiechert asked the applicant if he could document the windows with photographs prior to replacing them.

Commissioner Sizemore said double hung windows would look better on the home.

Commissioner Wiechert asked the applicant if he had old photos of the structure.

Mr. Krause said he had only owned the property a few months.

Commissioner Veatch said one condition of the staff report stated the applicant would work with the Architectural Review Committee.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Antle, to approve the rehabilitation at 1001 Delaware Street in accordance with Chapter 22, the Historic Resources Code of the City of Lawrence, the standard 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 applicant work with the Architectural Review Committee on the fenestration of the south elevation of the addition and the deck to minimize the impact on the environs of the listed property and windows on original structure will be replaced/repared in kind.
2. Final construction documents with material notations will be reviewed and approved by the Historic Resources Administrator prior to the release of the 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.
4. The applicant will allow staff access to the property to photo document the project before, during, and after the construction.

Motion carried unanimously, 6-0

ITEM NO. 5: DR-08-88-08 908 Rhode Island Street; Rehabilitation; Certified Local Government Review and Certificate of Appropriateness Review. The property is a contributing structure to the North Rhode Island Street Historic District, National Register of Historic Places. The property is also located in the environs of the Social Service League (905 Rhode Island Street), Lawrence Register of Historic Places. Submitted by Dan Hermreck for Burdett and Michel Loomis, the property owners of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Mr. Ken Peters stated he was the contractor working in conjunction with Mr. Hermreck.

Commissioner Antle asked where the project stood in regards to the tax credits.

Ms. Braddock Zollner said she had not spoken with the property owner regarding tax credits.

Mr. Peters stated the property owner had planned on applying for tax credits.

PUBLIC COMMENT

No one from the public spoke to this item.

COMMISSION DISCUSSION

Commissioner Sizemore asked Staff if the second addition of the structure had a date.

Ms. Braddock Zollner stated she could not date the second addition on the structure.

Commissioner Sizemore asked Staff if the first addition of the structure had a date.

Ms. Braddock Zollner stated the first addition showed up on the sanborn maps.

Commissioner Wiechert asked if there would be a stoop on the back of the house.

Mr. Peters stated there would be a small wooden deck on the back of the structure.

Commissioner Wiechert asked if the slope of the roof on the addition would be similar to the existing slope of the roof. He asked if the new roof would be rubberized.

Mr. Peters stated the new roof would be rubberized.

Commissioner Antle asked if the old addition was structurally unsound.

Mr. Peters stated this portion of the home was unsound. He said the existing foundation was concrete.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Sizemore, to approve the rehabilitation at 908 Rhode Island Street in accordance with the *Secretary of the Interior's Standards*, the standard 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 applicant provide complete construction documents with material notations to be reviewed and approved by the HRA 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.

Motion carried unanimously, 6-0

ITEM NO. 6: Downtown Design Guidelines

PUBLIC COMMENT

No one from the public spoke to this item.

Ms. Braddock Zollner stated the sign guidelines were not restrictive for a historic district.

Commissioner Antle said it would be beneficial for the public to have one-on-one training with Staff.

Ms. Braddock Zollner said there would be training provided after the guidelines had been approved.

Commissioner Antle stated the public had noted the sign guidelines were too vague.

Commissioner Veatch asked if there were other important changes made within the guidelines.

Commissioner Antle said the only issue was with the signage.

Commissioner Meyer asked if the public had filed an appeal to the guidelines in the past.

Ms. Braddock Zollner stated there had been two or three appeals filed a year.

ACTION TAKEN

Motioned by Commissioner Meyer, seconded by Commissioner Wiechert, recommending approval and adoption of the revised Downtown Design Guidelines to the Planning Commission and City Commission and request the City Commission revise administrative policy AP-82 to reflect the new guidelines and new procedure.

Motion carried unanimously, 6-0

ITEM NO. 7: MISCELLANEOUS MATTERS

A. Ms. Braddock Zollner stated Development Services had been reviewing the property at 617 West 4th street for several years. She said a code enforcement officer had determined the structure was not safe. She said the property owner had not addressed deterioration issues. Ms. Braddock Zollner stated Staff had determined the structure was so deteriorated there was no longer historic character in the home and the City was requesting to demolish the structure.

Commissioner Wiechert asked if the property owner was local.

Ms. Braddock Zollner stated one of the property owners lived in Topeka, Kansas and one property owner was local.

Commissioner Antle asked Staff what the age of the structure was.

Ms. Braddock Zollner stated the house was built circa 1910.

Ms. Braddock Zollner said the demolition had been published in the Lawrence Journal World.

ACTION TAKEN

Motioned by Commissioner Meyer, seconded by Commissioner Veatch, to approve the demolition permit for 617 West 4th street.

Motion carried unanimously, 6-0

B. No Architectural Review Committee or Administrative Reviews since the August 21, 2008 regular meeting.

Administrative Reviews

DR-07-69-08 905 Rhode Island Street; Rear Porch Addition/Replacement; Certified Local Government Review and Certificate of Appropriateness Review. The property is listed on the Lawrence Register of Historic Places and is also a contributing structure to the North Rhode Island Historic District, National Register of Historic Places. Submitted by the Social Service League of Lawrence, the property owner of record.

DR-07-79-08 817 Maine Street; Window Replacement; Certified Local Government Review. The property is located in the environs of the Ralph and Cloyd Achning House (846 Missouri), National Register of Historic Places. Submitted by Lynn Davidman, the property owner of record.

DR-08-81-08 830 Illinois Street; New Accessory Structure; 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 Jennifer Dubois for the Elva Kindred Trust, the property owner of record.

- DR-08-82-08 1219 New York Street; Rehabilitation; Certified Local Government Review. The property is located in the environs of the North Rhode Island Street Historic District and the South Rhode Island and New Hampshire Street Historic District, National Register of Historic Places. Submitted by the City of Lawrence for Dawn Hawkins, the property owner of record.
- DR-08-84-08 930 Ohio Street; Site Plan; 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 Places. 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 Walah for Fadila Boumaza, the property owner of record.
- DR-08-85-08 805 Mississippi Street; Rehabilitation and 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 Quintin and Jennifer Harris, the property owners of record.
- DR-08-89-08 846 Pennsylvania Street; Rehabilitation; Certified Local Government Review. The property is a contributing structure to the East Lawrence Industrial District, National Register of Historic Places. Submitted by Sally Schwenk for Pennsylvania Street Investors, LLC, the property owner of record.
- DR-08-90-08 804 Kentucky Street; Demolition and New Construction of Accessory Structure; Certified Local Government Review. The property is located in the environs of the Carnegie Library (200 W 9th Street), Lucy Hobbs Taylor House (809 Vermont Street), Lawrence's Downtown Historic District, and the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Stephen Lane for Lee Hubbell and Gary Samuelson, the property owners of record.

COMMISSION DISCUSSION

Commissioner Sizemore asked Staff why 846 Pennsylvania Street was not a full Commission review.

Ms. Braddock Zollner stated there was a small change in one of the windows in the rear of the structure and the owner was applying for the tax credits.

Commissioner Marvin asked Staff what the window rehabilitation was for 805 Mississippi Street structure.

Ms. Braddock Zollner said the property owner would install an additional window on the south side of the back of the structure.

Commissioner Antle asked if the property at 930 Ohio Street was a contributing structure.

Ms. Braddock Zollner stated Mr. Imran Wahla was the contractor for 930 Ohio Street and the review was for a site plan for a boarding house. The HRC approved the rehabilitation and addition of the structure at a prior meeting.

ACTION TAKEN

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

Motion carried unanimously, 6-0

BOARD OF ZONING APPEALS REQUESTS

Ms. Braddock Zollner stated there was a variance request for Lawrence High School for height limitation for football, softball and soccer field lights.

Commissioner Marvin asked Staff if the applicant gave a justification for the request.

Ms. Braddock Zollner stated the applicant gave justification on the Variance Request application.

PUBLIC COMMENT

Betty Alderson stated the applicant claimed there was a type of special lighting that directs the lighting down onto the fields so light would not bleed into the neighborhood.

Ms. Braddock Zollner stated the lights were directional shielded lights.

Commissioner Sizemore stated the concern was with light spillage.

Ms. Braddock Zollner said the new proposed lights were the same type lights as previously submitted they were only ten feet higher.

Commissioner Marvin said she had doubt the plan would stay the same as proposed.

Ms. Braddock Zollner said there was a condition of approval the applicant work with Staff to minimize the light spillage and the noise issue.

Ms. Alderson stated there were State requirements and the proposed lights do not meet the local code. She said the neighbors were also concerned with drainage in the area.

Commissioner Antle stated the football stadium was the biggest concern.

Ms. Braddock Zollner stated the property owner of 1005 Indiana Street was requesting a parking variance and a set back variance. She said the property owner had not submitted a demolition request, replacement plan, or rehabilitation plan.

Commissioner Meyer stated the owners wanted to rebuild the structure.

Ms. Braddock Zollner stated she could provide the Commissioners with the Board of Zoning Appeals application.

Commissioner Antle asked Staff if the structure would become a boarding house.

Ms. Braddock Zollner stated the property owner had not submitted documentation to Staff.

Commissioner Marvin asked Staff who the property owner was.

Ms. Braddock Zollner stated Crimson Properties owned the property.

Commissioner Veatch stated the Commission would look unfavorably upon a variance.

Ms. Braddock Zollner stated demolition, new construction, and or rehabilitation would come back to the Historic Resources Commission for review.

GENERAL PUBLIC COMMENT

Dennis Brown invited the Historic Resources Commission to the Lawrence Preservation Alliance annual meeting September 21st at 3:00pm at the Depot. He said the Lawrence Preservation Alliance 20th anniversary would be in January 2009.

Ms. Braddock Zollner stated a new Architectural Review Committee could be elected. She said there could be three members rather than just two members.

Commissioner Meyer stated the decision would be deferred to the October meeting.

Commissioner Antle asked if there had been a decision on salvage policy.

Ms. Braddock Zollner stated Staff had researched the issue and typically it was not a condition of approval.

ACTION TAKEN

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

Motion carried unanimously, 6-0

ADJOURN – 8:15p.m.