

**City of Lawrence  
Historic Resources Commission  
November 15th, 2012 Minutes**

**COMMISSIONERS PRESENT:** Quillin, Foster, Wiechert, Arp  
**COMMISSIONERS EXCUSED:** Tuttle, Rasmussen, Williams  
**STAFF PRESENT:** Braddock Zollner, Buchanan Young, Parker  
**PUBLIC PRESENT:** Carson, Messick, Walsh, Brown, McGillip

**HISTORIC RESOURCES COMMISSION  
AGENDA MEETING- NOVEMBER 15TH 2012--6:30 PM  
ACTION SUMMARY**

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Commissioners present: Quillin, Foster, Wiechert, Arp  
Commissioners excused: Tuttle, Rasmussen, Williams  
Staff present: Braddock Zollner, Parker, Buchanan Young

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**ITEM NO. 1: ACTION SUMMARY**

**ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Foster, to approve the October 18<sup>th</sup>, 2012 Action Summary.

Motion carried unanimously, 4-0

**ITEM NO. 2: COMMUNICATIONS**

Ms. Braddock Zollner stated one communication was received from SHPO stating 1300 Haskell Avenue was now listed in the National Register of Historic Places. She said she received an update on the Varsity House.

a) No abstentions from agenda items by Commissioners.

**ITEM NO. 3:** DR-12-00240 942 Pennsylvania St.; Demolition and New Construction; Certificate of Appropriateness Review. The property is located in the environs of Hobbs Park (702 E 11<sup>th</sup> St), Lawrence Register of Historic Places. Submitted by Colette Carson on behalf of Prairie Hearth, LLC., property owner of record.

**STAFF PRESENTATION**

Ms. Buchanan Young presented the item.

Commissioner Foster asked Ms. Buchanan Young to explain the changes to the staff report.

Ms. Buchanan Young said the roof line was changed to allow for a loft space on the second floor and a window addition to the garage on the north elevation.

**APPLICANT PRESENTATION**

Colette Carson, Prairie Hearth, LLC, said the current structure was 700 square feet and would be replaced with a home for a family. She said Jan Shockey was the contractor and he would construct the home for energy efficiency.

Jeff Messick, HMA Architects, said he had wanted to save the structure but the cost would be too great. Mr. Messick stated it made no financial sense to try and rehabilitate the structure.

#### **PUBLIC COMMENT**

K.T. Walsh, East Lawrence Neighborhood Association, said the structure was a case of demolition by neglect. She said the proposed attached garage was not common with homes in the environs.

#### **PUBLIC COMMENT CLOSED**

#### **COMMISSION DISCUSSION**

Commissioner Arp said the project seemed reasonable. He said he had no idea the home was one of the pre-Quantrill Raid homes. He said it would be worthwhile finding out which buildings exist in Lawrence that survived Quantrill's Raid.

Ms. Braddock Zollner stated the homes in east Lawrence were currently being documented.

#### **ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Foster, to approve the project at 942 Pennsylvania Street, based on the supporting documentation and with the following conditions as listed in the staff report:

1. The applicant provide complete construction documents with material notations, including window and door specifications, to be reviewed and approved by the HRA prior to release of the demolition and building permit;
2. Any changes to the approved project will be submitted to the Historic Resources Administrator for review and approval prior to the commencement of any related work;
3. The property owner will allow staff access to the property to photo document the project before, during, and upon completion of the project.

Motioned carried unanimously, 4-0

#### **ITEM NO. 4: MISCELLANEOUS MATTERS**

- A. There were no Board of Zoning Appeals applications received since October 18, 2012.
- B. There was no demolition permits received since the October 18, 2012 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since October 18, 2012:

Commissioner Arp stated the Architectural Review Committee reviewed the plans for the library garage and the material was accepted.

Ms. Braddock Zollner said the site plan for 900 New Hampshire Street was submitted for review November 14, 2012 to the planning department.

### **Administrative Reviews**

- DR-12-00212** 835 Massachusetts Street; Sign Permit; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is within the Downtown Urban Conservation Overlay District. The property is in the environs of Carnegie Library (200 W 9<sup>th</sup>), Lucy Hobbs Taylor House (809 Vermont), and Plymouth Congregational Church (925 Vermont), National Register of Historic Places. Submitted by Luminous Neon, Inc. on behalf of Edna M. Ernst Trustee, the property owner of record.
- DR-12-00213** 1040 Vermont Street; Sign Permit; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is located in the environs of Lawrence's Downtown Historic District, National Register of Historic Places and is located within the Downtown Urban Conservation Overlay District. The property is in the environs of Douglas County Court House (1100 Massachusetts), Oread Historic District, and Watkins National Bank (1047 Massachusetts), National Register of Historic Places. Submitted by Nancy Holmes of Full Bright Sign and Lighting for 1040 Vermont LLC., the property owner of record.
- DR-12-00214** 1006 Massachusetts Street; Sign Permit; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is in the environs of Lawrence's Downtown Historic District, the North Rhode Island Street Residential Historic District, Watkins National Bank (1047 Massachusetts), and the English Lutheran Church (1040 New Hampshire), National Register of Historic Places. The property is also in the environs of the Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places and is within the Downtown Urban Conservation Overlay District. Submitted by 'Nancy' Nghia-Nguyon on behalf of Berkley Co. LC., the property owner of record.
- DR-12-00216** 837 Massachusetts Street; Sign Permit; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is listed as a non-contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is within the Downtown Urban Conservation Overlay District. The property is in the environs of Carnegie Library (200 W 9<sup>th</sup>), Lucy Hobbs Taylor House (809 Vermont), Plymouth Congregational Church (925 Vermont), National Register of Historic Places. Submitted by Full Bright Sign & Lighting on behalf of Edna M. Ernst Trustee, the property owner of record.
- DR-12-00217** 1 Riverfront Plaza, Sign Permit; State Preservation Law Review and Certificate of Appropriateness Review. The property is located in the environs of the Consolidated Barb Wire Building (546 New Hampshire), Register of Historic Kansas Places and the Otto Fischer House (621 Connecticut), Lawrence Register of Historic Places. Submitted by Luminous Neon, Inc., on behalf of the City of Lawrence, the property owner of record.

- DR-12-00230** 1001 Massachusetts Street; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is located within the Downtown Urban Conservation Overlay District. It is located in the environs of the Oread Historic District, Plymouth Congregational Church (925 Vermont) and the Watkins National Bank (1047 Massachusetts), National Register of Historic Places. Submitted by Ben Koehn of Lawrence Sign Up on behalf of Consolidated Properties Inc., the property owner of record.
- DR-12-00234** 501 W 9th Street, Canopy Demolition; State Preservation Law Review and Certificate of Appropriateness Review. The property is within the environs of the Charles & Adeline Duncan House (933 Tennessee), the Old West Lawrence Historic District and the Oread Historic District, National Register of Historic Places. The property is also in the environs of the Benedict Residence (923 Tennessee), National Register of Historic Places and the Lawrence Register of Historic Places. Submitted by Morris Excavations Co. Inc. for MRP Properties on behalf of Phillip Ruffin and Ernst & Young LLP., the property owner of record.
- DR-12-00236** 845 Massachusetts Street; Sign Permit; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is located in the Downtown Conservation Overlay District and is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is in the environs of the Carnegie Library (200 W 9<sup>th</sup>), Lucy Hobbs Taylor House (809 Vermont), the Oread Historic District and Plymouth Congregational Church (925 Vermont), National Register of Historic Places. Submitted by ABC Sign Company on behalf of Gerling LLC., the property owner of record.
- DR-12-00237** 742 Massachusetts Street; Remodel; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. This property is listed as a non-contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. This property is in the environs of the Eldridge Hotel (701 Massachusetts), National Register of Historic Places; the House Building (729 Massachusetts), Register of Historic Kansas Places; Miller's Hall (725 Massachusetts) and the House Building (729 Massachusetts), Lawrence Register of Historic Places. This property is within the Downtown Urban Conservation Overlay District. Submitted by Andrew Feng on behalf of Kim Jong H. and Soon A. Jong, the property owner of record.
- DR-12-00238** 642-646 Massachusetts Street; Solar Panels; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is within the Downtown Urban Conservation Overlay District. The property is in the environs of the U.S. Post Office (645 New Hampshire), the Eldridge Hotel (701 Massachusetts), and the North Rhode Island Street Residential Historic District, National Register of Historic Places. This property is also in the environs of the House Building (729 Massachusetts), Register of Historic Kansas Places. Submitted by David Milstein on behalf of Liberty Hall Associates, the property owner of record.

**DR-12-00239** 802-804 Massachusetts Street; Solar Panels; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is within the Downtown Urban Conservation Overlay District. The property is in the environs of Lucy Hobbs Taylor House (809 Vermont) and the North Rhode Island Street Residential Historic District, National Register of Historic Places. The property is also in the environs of the House Building (729 Massachusetts), Register of Historic Kansas Places. Submitted by David Milstein, the property owner of record.

Commissioner Wiechert asked Ms. Braddock Zollner if she had information on solar panels for 642-646 Massachusetts street and 802-804 Massachusetts street.

Ms. Braddock Zollner stated solar panels had been approved on the building permits and the applicant was notified that the panels could not be seen from the right away.

#### **ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Quillin, to affirm the Administrative reviews.

Motion carried unanimously, 4-0

#### D. General public comment.

Ms. Walsh said there was a grant to document the Territorial Kansas structures which includes the pre-Quantrill Raid homes. She asked the Commission if a decision had been made regarding the money for the Varsity House. Ms. Walsh suggested the money go to hiring full time help for the Historic Resources Administrator.

Dennis Brown said the developer had agreed to fund raise \$50,000.00 by the end of 2013. He said Mr. Fritzel and Ms. Carol von Tersch would then decide where the funds would go and the Lawrence Preservation Alliance was not in favor of the option.

#### E. Miscellaneous matters from City staff and Commission members.

1. Revisions to DR-2-26-12: 815 Massachusetts Street addition. Mr. Braddock Zollner stated the applicant had reached an agreement with the neighbors and a portion of the building would be demolished. She said the second story addition would step away from the structure next to it.

#### **ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Quillin, to approve revisions to the project at 815 Massachusetts Street.

Motion carried unanimously, 4-0

Ms. Braddock Zollner said the parking garage was over budget. She said the glass tower would stay at the top of the structure and the ground level glass would be removed.

Matthew McGillip, Gould Evans, said the glazing would not go away completely. He said if the project came in under budget the glazing would remain but the project was currently \$600,000.00 over budget.

Ms. Braddock Zollner said the project would be reviewed by the City Commission November 20<sup>th</sup>, 2012.

Commissioner Arp stated the building plans had changed significantly.

Ms. Walsh said a meeting regarding public art was held and it was decided the perforations could be smaller.

Mr. Brown stated that safety within the stairway was an issue.

Commissioner Arp said he would like the project to come back to the Historic Resources Commission if there had been a significant design change.

Commissioner Wiechert asked if there would be public comment on the changes.

Ms. Braddock Zollner said the Historic Resources Commission and the Architectural Review Committee had approved the plans.

#### **ACTION TAKEN**

Motioned by Commissioner Foster, seconded by Commissioner Arp, to recommend approval for the revisions to the library project 707 Vermont Street.

Motion carried unanimously, 4-0

#### 2. Adopt 2013 Calendar

#### **ACTION TAKEN**

Motioned by Commissioner Foster, seconded by Commissioner Wiechert, to adopt the 2013 Historic Resources Commission Calendar.

Motion carried unanimously, 4-0

Ms. Braddock Zollner stated an update on the Varsity House was given to the City Commission. She said the structure was not moved in sections Ms. Braddock Zollner stated the stones had been numbered and the dormers had been reused. She said more of the original structure was used than what was previously thought.

#### **ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Foster, to adjourn the Historic Resources Commission meeting.

Motion carried unanimously, 4-0

#### **ADJOURN –7:23 p.m.**

Official minutes are on file in the Planning Department office.