

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING- JANUARY 17TH 2013--6:30 PM
ACTION SUMMARY**

Commissioners present: Tuttle, Quillin, Foster, Wiechert, Arp, Rasmussen

Commissioners excused: Williams

Staff present: Braddock Zollner, Buchanan Young, Parker

ITEM NO. 1: ACTION SUMMARY

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Foster, to approve the November 15th, 2012 Action Summary.

Motion carried, 4-0-2 Rasmussen, Tuttle abstained

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Quillin, to approve the December 20th, 2012 Action Summary.

Motion carried, 5-0-1 Tuttle abstained

ITEM NO. 2: COMMUNICATIONS

- a) Ms. Braddock Zollner stated two communications were added to the online packet. She said The National Register nominations would go before the Sites Board of Review in February.
 - 1) Ms. Braddock Zollner asked the Commission for a letter of support for the National Register Nominations for Kibbee Farmstead – 1500 Haskell Avenue. She said a letter of support was forwarded for the University of Kansas Historic District.

Dennis Brown stated the Lawrence Preservation Alliance would also be drafting a letter of support to include 1500 Haskell Avenue and the University of Kansas Historic District to the National Register. He said last year 1300 Haskell was added to the National Register. Mr. Brown said it was rare to find property that had not been divided up.

ACTION TAKEN

Motioned by Commissioner Tuttle, seconded by Commissioner Foster, directing Staff to draft a letter of support to include 1500 Haskell Avenue to the National Register.

Motion carried unanimously, 6-0

- 2) Ms. Braddock Zollner said the City Commission referred to the Historic Resources Commission and the Planning Commission a downtown survey memo developed by staff. The Planning Commission has requested the Historic Resources Commission attend the March 13th, 2013 Planning Commission Mid-Month meeting to

discuss the memo and downtown redevelopment issues and opportunities.

Commissioner Arp asked Staff what the objective of the meeting was.

Ms. Braddock Zollner stated the City Commission directed staff to review downtown redevelopment issues and the Downtown Design Guidelines to see if they needed to include specific items. She said the Commission was looking for a plan in place for properties that may have a high chance of development and for recommendations from Staff, the Historic Resources Commission and the Planning Commission.

Dennis Brown stated the meeting was important for the Historic Resources Commission to attend. He said different advisory boards would attend the meeting each having different scopes. He said the Planning Commission and City Commission were the hardest working Commissions and they would be interested in hearing the Historic Resources Commission's view on the matter. Mr. Brown said there was a concern with transition with the downtown and East Lawrence areas and East Lawrence neighbors were concerned with the proposed hotel at 9th and New Hampshire Street. He said to keep downtown strong and viable more people needed to live downtown. Mr. Brown stated the Commissions needed to discuss surface parking lots as well as roundabouts.

KT Walsh said the East Lawrence Neighborhood Association and the Lawrence Association of Neighborhoods were both reviewing the Corridor Study.

b) No declaration of abstentions from specific agenda items by Commissioners.

ITEM NO. 3: DR-12-00289 1028 Rhode Island Street; Remodel; State Preservation Law Review. The property is currently listed as a non-contributing structure to the North Rhode Island Street Residential Historic District, National Register of Historic Places. The State Historic Preservation Office has reclassified the property as a contributing structure to the North Rhode Island Street Residential District for the Register of Historic Kansas Places and is in the process of submitting the necessary paperwork to the National Register of Historic Places to change the National Register status of the property. The property is in the environs of the English Lutheran Church (1040 New Hampshire), National Register of Historic Places and the Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places. Submitted by Brad Eldridge on behalf of Mark Eldridge, the property owner of record.

STAFF PRESENTATION

Ms. Buchanan Young presented the item.

APPLICANT PRESENTATION

Brad Eldridge said he was available for questions.

Mark Eldridge said he had lived in Old West Lawrence for the last five years and was excited to be involved in the Rhode Island Street area.

PUBLIC COMMENT

KT Walsh stated the East Lawrence Neighborhood Association totally supported the project.

Dennis Brown stated the Lawrence Preservation Alliance was in favor of the project. He said a non contributing property becoming contributing is great news. Mr. Brown said the project submittal was very thorough.

PUBLIC COMMENT CLOSED

COMMISSION DISCUSSION:

There was no Commission Discussion.

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Tuttle, to approve the project at 1028 Rhode Island Street, based on the supporting documentation and with the following conditions as listed in the staff report:

1. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.
2. The property owner will allow staff access to the property to photo document the project before, during, and upon completion of the project.
3. The parking area will be surfaced with an appropriate material that meets the requirements of the Land Development Code 20-913(e).

Motion carried unanimously, 6-0

ITEM NO. 4: Historic Preservation Fund Grants

Ms. Braddock Zollner said Historic Preservation Fund Grants were pass-through grants from the National Park Service to the State Historic Preservation Office. She said the State Historic Preservation Office was obligated to pass ten percent of the funds through to Certified Local Governments. She said the grant was very competitive but the City of Lawrence received an extra point for being a Certified Local Government. Ms. Braddock Zollner said there was an interest in surveying structures that survived Quantrill's Raid.

Commissioner Foster asked Ms. Braddock Zollner if she had a priority for the grant.

Ms. Braddock Zollner said survey was high on Staff's list. She said the goal was to survey and document the entire City of Lawrence and structures in the County. She said the County was surveying township by township documenting historic properties in the County. Ms. Braddock Zollner said if the pre-Quantrill's Raid structures were documented they could then be nominated for the National Register.

Commissioner Foster asked Staff if more than one grant could be applied for within one year.

Ms. Braddock Zollner said more than one grant had been received within one year. She asked the Commission if there was a priority for the grant.

Commissioner Foster said the survey should be considered and should begin from the year 1863.

Commissioner Tuttle asked if there was an opportunity to work with Freedoms Frontier and not only Quantrill's Raid.

Ms. Braddock Zollner said the survey could document structures from the 1850's up to the end of the civil war.

Commissioner Rasmussen said he would like to see information online and a walking tour brochure to enhance the experience.

Commissioner Arp said homeowners should be made aware if their property is historic and the resources that are available.

Ms. Braddock Zollner said the announcement for the grant will be in May 2013. She said the amount of the grant would range and the largest the City had received was \$30,000.00

ITEM NO. 5: MISCELLANEOUS MATTERS

- A. There were no Board of Zoning Appeals applications received since December 20, 2012.
- B. There was no demolition permits received since the December 20, 2012 meeting.
- C. Ms. Braddock Zollner said the property owner of 533 Louisiana street will propose a design solution to the Architectural Review Committee and if the design is not approved the project will return to the Historic Resources Commission.

Administrative Reviews

DR-12-00241 724 Massachusetts Street; Sign Permit; State Preservation Law Review, Certificate of Appropriateness 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 located in the environs of the Eldridge Hotel (701 Massachusetts) and the U.S. Post Office (645 New Hampshire), National Register of Historic Places. The property is in the environs of Miller Hall (723-725 Massachusetts), Lawrence Register of Historic Places. The property is also in the environs the House Building (729 Massachusetts), Register of Historic Kansas Places and Lawrence Register of Historic Places. Submitted by Gustavo Jurnez on behalf of 724 LLC, the property owner of record.

DR-12-00272 1846 Vermont Street; Commercial Remodel; State Preservation Law Review and Certificate of Appropriateness Review. The property is in the environs of the George K. Mackie House (1841 Massachusetts), National Register of Historic Places and Fire Station #2, Lawrence Register of Historic Places. Submitted by Ki-June Park, the property owner of record.

DR-12-00277 919 Massachusetts Street; Sign Permit; State Preservation Law Review, Downtown Urban Conservation Overlay District Review and Certificate of Appropriateness Review. The property is listed as a non-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 9th), the Oread Historic District and Plymouth Congregational Church (925 Vermont), National Register of Historic Places. The property is also in the environs of the Hanna Building (933 Massachusetts) and Plymouth Congregational Church (925 Vermont), Lawrence Register of Historic Places. Submitted by the Omaha Neon Sign Company on behalf of G & P LLC, the property owner of record.

DR-12-00284 742 Massachusetts Street; Sign Permit; State Preservation Law Review, Certificate of Appropriateness 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. The 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. The 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-12-00288 1008 Massachusetts; Sign Permit; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is located within the environs of Lawrence's Downtown Historic District, North Rhode Island Street Residential Historic District, Watkins National Bank (1047 Massachusetts Street), English Lutheran Church (1040 New Hampshire Street), National Register of Historic Places, Shalor Eldridge Residence (945 Rhode Island Street), Register of Historic Kansas Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by Schurle Signs Inc. on behalf of Berkeley Co. LC, the property owner of record.

DR-12-00291 739-741 Massachusetts Street; Sign Permit; State Preservation Law Review, Certificate of Appropriateness Review, and Downtown Urban Conservation Overlay District Review. The property is listed as a non-contributing structure in Lawrence's Downtown Historic District, National Register of Historic Places. It is in the environs of the Eldridge Hotel (701 Massachusetts) and the Lucy Hobbs Taylor House (809 Vermont), National Register of Historic Places; Miller's Hall (723-725 Massachusetts), Lawrence Register of Historic Places; and the House Building (729 Massachusetts), Register of Historic Kansas Places and Lawrence Register of Historic Places. It is also within the Downtown Urban Conservation Overlay District. Submitted by Dan Hill of Crossland Construction Co. for Miller Building of Lawrence LLC, the property owner of record.

DR-12-00292 1100 Mississippi Street; Commercial Remodel; State Preservation Law Review. The property is within the environs of the Hancock Historic District, the Oread Historic District, Jane A. Snow Residence (706 W 12th) and the Ecumenical Christian Ministries (1204 Oread), National Register of Historic Places. Submitted by Repairs Unlimited Inc. on behalf of Berkeley Flats Apartments LLC, the property owner of record.

DR-12-00300 706 Massachusetts Street; Commercial Remodel; State Preservation Law Review, Certificate of Appropriateness 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 located in the environs of the Eldridge Hotel (701 Massachusetts) and the Post Office (645 New Hampshire), National Register of Historic Places. The property is also in the environs of Millers Hall (723-725 Massachusetts), Register of Historic Kansas Places; the House Building (729-731 Massachusetts), Register of Historic Kansas Places and Lawrence Register of Historic Places. Submitted by Scott Steele on behalf of Nickel Building LLC, the property owner of record.

DR-12-00304 2711 Oregon Street; Addition; State Preservation Law Review. The property is in the environs of the Haskell Institute Cemetery (2300 Barker), National Register of Historic Places. Submitted by J.Kurt von Achen on behalf of Wohlgemuth & Daniel Investments LLP, the property owner of record.

DR-12-00311 1832 Massachusetts Street; Sign Permit; Certificate of Appropriateness Review. The property is in the environs of Fire Station #2 (1839 Massachusetts), Lawrence Register of Historic Places. Submitted by Nancy Holmes, Full Bright Sign & Lighting on behalf of Thomas and Linda Cottin, the property owners of record.

DR-12-00312 619 E 8th Street; Sign Permit; State Preservation Law Review. The property is listed as a contributing structure to the East Lawrence Industrial Historic District, National Register of Historic Places. The property is also within the 8th & Penn Urban Conservation Overlay District. Submitted by KT Walsh and Tony Krsnik on behalf of Poehler Housing Partners LP, the property owner of record.

DR-12-00313 1000 Vermont Street; Sign Permit; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is located within the environs of Lawrence's Downtown Historic District, Oread Historic District, Plymouth Congregational Church (925 Vermont) and Watkins National Bank (1047 Massachusetts), National Register of Historic Places. The property is located within the Downtown Urban Conservation Overlay District. Submitted by Lawrence Sign Up on behalf of Daryl Dwyer Revocable Trust, the property owner of record.

Commissioner Foster asked Ms. Braddock Zollner if the blue awning at Tapa's, 724 Massachusetts Street, had been addressed.

Ms. Braddock Zollner said Staff had a conversation with the applicant regarding the material of the awning. She said the applicant was to submit samples of the material of the awning.

ACTION TAKEN

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

Motion carried unanimously, 6-0

- D. Betty Alderson said she was intrigued by a comment regarding education with grants and City tours. She said there have been a number of tours done by the City and Staff. She said the tours have never been consolidated and many times the Lawrence Preservation Alliance would plan a tour during historic week.
- E. Ms. Braddock Zollner stated the sign at Loopy's, 901 New Hampshire Street, was installed as directed by the Historic Resources Commission. She said the light fixture had to be removed and Staff, the building owner, and the owner were not happy with the outcome. She said she met with the owner and the sign company. Ms. Braddock Zollner said the new proposal would place the bottom of sign in line with top of the awning. She said the sign would remain in the pedestrian eye level view.

Ms. Buchanan Young displayed a view-shed study of the new proposed sign.

Ms. Braddock Zollner said staff was supportive of the new placement of the sign.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Arp, to approve the project at 901 New Hampshire Street, based on Staff's recommendation.

Motion carried unanimously, 6-0

Commissioner Rasmussen asked how many feet different the new sign was from the original proposal.

Ms. Braddock Zollner said the new proposed sign was moved three feet.

Commissioner Rasmussen said there had been a lot of work done by the City and Staff over three feet.

Ms. Braddock Zollner said three feet can make a big difference and each building is unique. She said getting the best signage downtown is important and signage was one of the most difficult tasks for Staff.

David Lewis, owner of Loopy's, 901 New Hampshire Street stated he appreciated Staff. He said there were a lot of different rules for signs and the different types of signs.

1. Select two members to participate in the review committee for the Oread Neighborhood Design Guidelines.

Commissioner Wiechert nominated Commissioner Foster to participate in the review for the Oread Neighborhood Design Guidelines. Commissioner Rasmussen stated he would also like to participate in the review.

Ms. Braddock Zollner stated the City of Lawrence was applying for transportation enhancement grants for the Santa Fe Depot and the Breezedale monuments. She requested the Commission send a letter of support for the grants.

Commissioner Wiechert asked if anything was active with the Santa Fe Depot.

Ms. Braddock Zollner said the Railroad used the Depot as office space and Amtrak used the station.

The Commission directed staff to draft a letter of support for the Chair to sign for the TE grants.

ACTION TAKEN

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

Motion carried unanimously, 6-0

ADJOURN –7:35 p.m.

Official minutes are on file in the Planning Department office.