

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING APRIL 18, 2013 6:30 PM
ACTION SUMMARY**

Commissioners present: Arp, Foster, Hernly, Quillin, Rasmussen, Williams
Commissioners excused: Tuttle
Staff present: Braddock Zollner, Buchanan Young, Thiel, Ewert

ITEM NO. 1: ACTION SUMMARY

Receive Action Summary from the March 21, 2013 meeting.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Rasmussen, to approve the March 21, 2013 Action Summary.

Motion carried, 5-0. Commissioner Foster was not present for the vote.

ITEM NO. 2: COMMUNICATIONS

No declaration of abstentions from specific agenda items by commissioners.

ITEM NO.3: L-1-1-12 Hold public hearing for consideration of placing the structure located at 1500 Haskell Avenue on the Lawrence Register of Historic Places.

STAFF PRESENTATION

Ms. Lynne Braddock Zollner presented the item.

Commissioner Foster arrived at the meeting at 6:34pm.

PUBLIC HEARING

Mr. Dennis Brown, Lawrence Preservation Alliance, said Lawrence was fortunate because several blocks on the east side of Haskell had at least four large lot historic properties that had not been subdivided. He said a number of them were farm oriented properties. He was pleased this was being considered for placement on the register.

Ms. K.T. Walsh supported the landmark designation. She discussed the possible future expansion of the East Lawrence Recreation Center.

Commissioner Hernly asked how many properties were on the local register.

Ms. Zollner said she would have to look it up but that it was around 36 properties.

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Foster, to recommend the Kibbee House, located at 1500 Haskell Avenue, for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 6-0.

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to approve the environs definition as provided.

Unanimously approved 6-0.

Motioned by Commissioner Arp, seconded by Commissioner Quillin, to adopt the resolution to recommend nomination to the City Commission.

Unanimously approved 6-0.

ITEM NO.4: **DR-13-00079923** Alabama Street; Demolition and New Construction; State Preservation Law Review. The property is in the environs of the Ralph and Cloyd Achning House (840 E. 5th St), National Register of Historic Places. Submitted by Kern Management Company, LLC, on behalf of Barry Billings, the property owner of record.

ITEM NO.5: Brick Street Restoration Guidelines

STAFF PRESENTATION

Mr. Mark Thiel, Public Works Assistant Director, presented the item.

Commissioner Rasmussen asked for examples of arterial and collector streets.

Mr. Thiel said examples of arterial streets would be 6th Street, Wakarusa, Massachusetts Street, or 15th Street and examples of collector streets would be Harvard, Lawrence Avenue, or Monterey Way.

Commissioner Hernly asked if the brick streets were mostly residential or collector streets.

Mr. Thiel displayed a spreadsheet on the overhead showing the brick streets.

Commissioner Williams asked if Pennsylvania Street was considered an arterial street.

Mr. Thiel said Pennsylvania Street was an arterial street from 8th Street to 9th Street.

Commissioner Rasmussen inquired about the cost and asked how frequently reconstruction was done and if the brick lasted longer than asphalt or concrete.

Mr. Thiel said the reality was that streets, whether they were brick, asphalt, or concrete, were going to have to last longer than their design life, financially speaking. He said maintenance was important to try and extend the 40 year life of the pavement to 50-70 years. He said brick would outlive the sub-base that was used and also outlive the soil underneath them. He said the problem with brick street restoration was the availability of bricks.

Commissioner Williams inquired about asphalt overlay.

Mr. Thiel said the goal for maintenance was to preserve the bricks currently there. He said given the amount of brick streets that the city has it would be inadvisable to re-expose those

bricks to weather and leave them that way. He said some streets with exposed brick now had asphalt on them at one time and the asphalt was removed.

Commissioner Hernly inquired about the process of evaluating bricks and determining which ones can be used.

Mr. Thiel said usually the contractor makes the final decision about if a bricks can be used or not. He said if the brick does not come out as a whole brick it is not usable.

Mr. Dennis Brown inquired about the removal of existing compromised overlay.

Mr. Thiel said his next slide would address that in terms of reconstruction. He said if the street had asphalt overlay on it and was determined to have a brick reconstruction then the bricks would be left in place to be reused on that street.

Commissioner Hernly asked if it was feasible for streets to be listed on the state registry.

Ms. Zollner said they could be and were often considered contributing resources to a historic district.

Commissioner Rasmussen asked if Mr. Thiel had looked into the cost of limestone curbs.

Mr. Thiel said no, they had not looked into it because Public Works currently does not do maintenance on limestone curbs. He said they could look into the cost of limestone curbs.

Commissioner Rasmussen said he would like to see limestone curbing incorporated and that it should be a goal.

Mr. Thiel said he could research it and find the cost but that it would be more expensive than concrete. He said if they were not reusing historical resources would there be a benefit to putting limestone there, other than the looks.

Commissioner Arp inquired about the trolley tracks.

Ms. Zollner said they were not usable, but were more of an artifact that should be preserved.

Commissioner Williams inquired about alleys.

Mr. Thiel said alleys were not considered part of the road system. He said they do maintain them but not in the same way.

PUBLIC COMMENT

Ms. K.T. Walsh said she was thrilled with the plan for brick streets. She asked Mr. Thiel for two paper copies of the full report. She wondered if the higher cost of brick streets took into account residents who had gone out in the past to peel the asphalt. She suggested a cost saving method of having the residents participate again in peeling the asphalt off. She also suggested possibly trading bricks with other communities, such as Osawatomie. She stated brick streets provided traffic calming as well as creating more sound so that children and those hard of hearing would be aware of cars. She said Holton had a great brick street restoration program. She agreed with Commissioner Rasmussen's suggestion of limestone curbing for brick streets.

NO ACTION TAKEN

ITEM NO. 6: MISCELLANEOUS MATTERS

- A. Provide comment on Board of Zoning Appeals applications received since March 21, 2013.

Ms. Zollner said one variance for a solar shed would be included on the May agenda.

- B. Review of any demolition permits received since the March 21, 2013 meeting.

Ms. Zollner said two demolition permits would be on the May agenda.

- C. Review of Administrative and Architectural Review Committee approvals since March 21, 2013:

Administrative Reviews

DR-13-00068 123 W 8th Street; Sign Permit; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is located within the Downtown Urban 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. 9th), Lucy Hobbs Taylor House (809 Vermont St), National Register of Historic Places; and the House Building (729 Massachusetts St), Register of Historic Kansas Places. Submitted by Luminous Neon, Inc., on behalf of Onetwothree LLC, the property owner of record.

DR-13-00069 947 New Hampshire Street; Sign Permit; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is located within the Downtown Urban Conservation Overlay District. The property is in the environs of Lawrence's Downtown Historic District and the North Rhode Island Residential Historic District, National Register of Historic Places. The property is also in the environs of the Hendry House (941 Rhode Island), Lawrence Register of Historic places and the Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places and Lawrence Register of Historic Places. Submitted by Lawrence Sign Up on behalf of the City of Lawrence, the property owner of record.

DR-13-00070 1239 New York Street; Remodel and Foundation Repair; State Preservation Law Review. The property is in the environs of the South Rhode Island and New Hampshire Streets Historic Residential District, National Register of Historic Places. Submitted by Owen Lehmann, on behalf of Edward & Sandra Sangster, the property owner of record.

DR-13-00073 1901 Massachusetts Street; Sign Permit; State Preservation Law Review and Certificate of Appropriateness Review. The property is in the environs of the George K. Mackie House (1941 Massachusetts), National Register of Historic Places; and Fire Station No.2 (1839 Massachusetts), Lawrence Register of

- Historic Places. Submitted by Luminous Neon, on behalf of Bahman Raisdana, the property owner of record.
- DR-13-00074** 306 Elm Street; Zoning; State Preservation Law Review. The property is located in the environs of the Union Pacific Depot (402 N 2nd), Register of Historic Kansas Places. Submitted by Jeff Hatfield on behalf of Patience LLC. and Keljon of Lawrence LLC., the property owners of record.
- DR-13-00076** 746 Massachusetts Street; Rehabilitation/Fire Repair; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is located within the Downtown Urban 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 Eldridge Hotel (701 Massachusetts), Lucy Hobbs Taylor Residence (809 Vermont), National Register of Historic Places; and the House Building (729 Massachusetts), Register of Historic Kansas Places and Lawrence Register of Historic Places. Submitted by Gale Lantis, Mar Lan Construction, on behalf of Caspian Group LLC, the property owner of record.
- DR-13-00077** Right of way adjacent to 1001 Massachusetts Street; Street Vendor; State Preservation Law Review. The property is located in Lawrence's Downtown Historic District, National Register of Historic Places. The property is in the environs of the Oread Historic District, Plymouth Congregational Church (925 Vermont) and Watkins National Bank (1047 Massachusetts), National Register of Historic Places. Submitted by Jordan Kivett, Simply Franks Co., on behalf of the City of Lawrence, the property owner of record.
- DR-13-00083** 1406 New Jersey Street; Rehabilitation; State Preservation Law Review. The property is in the environs of Samuel Riggs House (1501 Pennsylvania), National Register of Historic Places. Submitted by City of Lawrence on behalf of Scott & Petrina Reynolds, the property owners of record.
- DR-13-00086** 1832 Massachusetts Street; Site Plan; Certificate of Appropriateness Review. The property is in the environs of Fire Station No.2 (1839 Massachusetts), Lawrence Register of Historic Places. Submitted by Linda Cottin, the property owner of record.
- DR-13-00091** 724 Massachusetts Street; Sign Permit; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is located within the Downtown Urban 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 Eldridge Hotel (701 Massachusetts), Post Office (645 New Hampshire), National Register of Historic Places. The property is also in the environs of Millers 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. Submitted by Full Bright Sign & Lighting on behalf of 724 LLC, the property owner of record.
- DR-13-00092** 1601 New Hampshire Street; Sign Permit; State Preservation Law Review. The property is in the environs of the Edward House House (1646 Massachusetts), National Register of Historic Places. Submitted by Santa Fe Signs on behalf of Lawrence Friends Church, the property owner of record.
- DR-13-00093** 616 W. 9th Street; Exterior Alterations; State Preservation Law Review. This property is in the environs of the Old West Lawrence Historic District and the Oread Historic District, National Register of Historic Places. Submitted by

Chris Cunningham, Treanor Architects, on behalf of Ziegler Rentals LLC, the property owner of record.

STAFF PRESENTATION

Ms. Zollner pulled item DR-13-00091 for 724 Massachusetts Street off of the administrative review list for discussion. She said staff approved the sign but wanted to bring it to the Commission's attention.

Commissioner Arp asked if the sign would be placed over the windows.

Ms. Zollner said the sign was already in place.

Commissioner Rasmussen said he liked the process and felt staff was doing a good job with the administrative reviews.

Commissioner Williams said he was fine with the process as well.

Commissioner Rasmussen provided an additional comment that the Family Church sign was not attractive.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Quillin, to confirm administrative reviews and directed staff to continue evaluating signs in the same manner by reviewing them administratively.

Unanimously approved 6-0.

D. General public comment.

Mr. Dennis Brown said the second open house for Turnhalle was this Sunday, April 21 at 2:00pm.

E. Miscellaneous matters from City staff and Commission members.

Ms. Zollner said the rededication of the Leo A. Beuerman plaque would take place outside Teller's Restaurant, 746 Massachusetts Street, at 12:00 noon on Saturday, April 20.

ADJOURN 8:30 p.m.

Official minutes are on file in the Planning Department office.