

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING- SEPTEMBER 20TH 2012--6:30 PM
ACTION SUMMARY**

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

ITEM NO. 1: ACTION SUMMARY

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Arp, to approve the August 16th, 2012 Action Summary.

Motion carried unanimously, 5-0

ITEM NO. 2: COMMUNICATIONS

- a) Ms. Braddock Zollner stated communication was added to the online Historic Resources Commission packet for Item 4.
- b) No declaration of abstentions from agenda items by commissioners.

ITEM NO. 3: DR-04-46-11 707 Vermont Street; Library Addition Revisions to Approved Plans; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is in the environs of these National Register Properties: Eldridge Hotel (701 Massachusetts), Lawrence Downtown Historic District, Old West Lawrence Historic District and the Lucy Hobbs Taylor Building (809 Vermont St). It is also in the environs of the House Building (729-731 Massachusetts), Lawrence and Kansas Register and Miller's Hall (723-725 Massachusetts), Lawrence Register of Historic Places. It is also located in the Downtown Urban Conservation Overlay District. Submitted by Sean Zaudke of Gould Evans Associates for the City of Lawrence, property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Sean Zaudke, Gould Evans Associates, stated the cost of the project and the exterior envelope had been addressed. He said the interior glazing and daylight had been fully engineered. Mr. Zaudke said the goal was to have the parking structure ready for usage in the spring of 2013 and the library completed one year later. He said the entry would remain off of Vermont Street and the major change to the site plan was the east west circulation had been changed to the south. Mr. Zaudke said there was a potential for the Farmers Market to move into the large plaza area. He said the plaza area was concrete to the south and the turf and grass area had been shifted to the north. He said the concrete widths would allow the city cleaning equipment to maintain the area. Mr. Zaudke stated the goal for the library was to let the library's core function serve as advertisement. He said the terracotta skin would be retained and more

texture would be emphasized. He said the park would be overlooked on the northwest end. Mr. Zaudke stated the mechanical equipment on the roof would be screened.

Commissioner Wiechert asked Mr. Zaudke if the memorial tree on the west would remain.

Mr. Zaudke said it was likely the tree would be impacted due to the re-grading in the area.

Commissioner Foster asked Mr. Zaudke if the clear story was new and if there would be a curtain wall in place.

Mr. Zaudke stated the clear story was part of the addition and there would be a curtain wall. He said a glass enclosure would surround the stair towers in the parking garage. Mr. Zaudke stated the second level of the parking structure would be screened.

Commissioner Wiechert asked if the foundation of the building would be structured for the alternate floor addition.

Mr. Zaudke stated the foundation would be structured to allow for the alternate floor addition.

PUBLIC COMMENT

Leslie Soden, East Lawrence Neighborhood Association President, stated she had found an example of books stacked on book cases and said that could be an idea other than the brown façade proposed.

Dennis Brown, Lawrence Preservation Alliance President, stated the Board met and the Lawrence Preservation Alliance was fine with the current changes and parking structure. He said the height and mass of the alternate parking structure was too large. Mr. Brown stated the staff report justified the extra height by comparing it to the fire station and the tower on the fire station. He said the fire station tower should not be the main criteria for the project. Mr. Brown stated the City was more than willing to vacate downtown parking spaces because developers wanted to build on them. He said it was best to stick with the Downtown Design Guidelines on the parking issue and discuss if the alternate parking option violated the height, mass, and scale restrictions of the Guidelines.

PUBLIC COMMENT CLOSED

COMMISSION DISCUSSION

Commissioner Wiechert asked if the Architectural Review Committee was comfortable with the materials proposed.

Commissioner Foster said applicants often give samples for the Architectural Review Committee to review.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Quillin, to approve the project at 707 Vermont Street, library addition, based on the supporting documentation and with the following conditions as listed in the staff report:

Library Addition

1. The final materials selection will be reviewed and approved by the Architectural Review Committee.

2. The final construction documents will be reviewed and approved by the Architectural Review Committee prior to the release of a building permit.
3. Any changes to the project will be submitted to the HRC for review and approval prior to the commencement of the related work.

Motion carried unanimously, 5-0

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Arp, to approve the project at 707 Vermont Street, parking structure, based on the supporting documentation and with the following conditions as listed in the staff report:

Parking Structure

1. The final materials selection will be reviewed and approved by the Architectural Review Committee.
2. The final construction documents will be reviewed and approved by the Architectural Review Committee prior to the release of a building permit.
3. Any changes to the project will be submitted to the HRC for review and approval prior to the commencement of the related work.

Motioned carried unanimously, 5-0

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Williams, to approve the project at 707 Vermont Street, alternate parking structure, based on the supporting documentation and with the following conditions as listed in the staff report:

Parking Structure alternate

1. The final materials selection will be reviewed and approved by the Architectural Review Committee.
2. The final construction documents will be reviewed and approved by the Architectural Review Committee prior to the release of a building permit.
3. Any changes to the project will be submitted to the HRC for review and approval prior to the commencement of the related work.

Motioned carried unanimously, 5-0

ITEM NO. 4: DR-5-77-12 100 E 9th Street; Demolition and New Construction; State Preservation Law Review, Certificate of Appropriateness Review, and Downtown Urban Conservation Overlay District Review. The property is in the environs of Lawrence's Downtown Historic District and the North Rhode Island Street Historic Residential District, National Register of Historic Places, and the Social Service League (905 Rhode Island), Lawrence Register of Historic Places. It is also within the Downtown Urban Conservation Overlay District. Submitted by Micah Kimball of Treanor Architects for Compton Rentals LLC, property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Micah Kimball, Treanor Architects, stated the project was referred to as the North Project. He said the structure on the site was the Lawrence Bank and the building did not have defining character. He said the site was surrounded by parking space and flat surface. Mr. Kimball stated Hobbs Taylor Lofts was to the far north of the project and the structure would be used as the design precedent for size, height, and scale. Mr. Kimball stated 120 apartments would be on the upper levels and commercial use on the ground floor. He said the ground floor would consist of a bank, club house, retail, and office space. He said the back section of the building would be made with public restrooms for the farmers market and local art work would be incorporated. Mr. Kimball said the curb cut at the parking area would be removed and there would be angle parking on the west side. Mr. Kimball stated the intersection would be improved with a roundabout and it would promote pedestrian safety. He said a piece of art would be included in the center of the roundabout. Mr. Kimball said stone materials would be used at the base of the structure and typical long lasting materials such as stone, brick and masonry would be used on the entire project.

Commissioner Foster asked Mr. Kimball to explain the gap on the west elevation of the project.

Mr. Kimball stated units were pulled back by twelve feet similar to the Hobbs Taylor Lofts effect. Mr. Kimball said the east elevation of the building would contain a drive-through with a parking garage underneath the building. He said the parking garage would contain 100 spaces for residents.

Mr. Kimball read a portion of the Downtown Design Guidelines.

Mr. Kimball stated the structure would compare to the Hobbs Taylor Lofts building in massing and scale. He said the structure would be lower than 901 New Hampshire Street, would allow for parking and have a more generous sidewalk width.

PUBLIC COMMENT

Ms. Soden, East Lawrence Neighborhood Association President, said the wide sidewalks were preferable as the Hobbs Taylor Lofts sidewalks were narrow. Ms. Soden asked the applicant the height of the Hobbs Taylor Lofts.

Mr. Kimball said the height of Hobbs Taylor Lofts was 77 feet.

Ms. Soden said a brick wall would be created and a moving graphic should be provided. She said the North Rhode Island district would be affected and she would be more comfortable if the traffic department made the decision on the roundabout. Ms. Soden stated she was thankful for the Historic Resources Commission and projects were better with public input.

K.T. Walsh stated she was a member of the East Lawrence Neighborhood Association and managed the Social Service League for seven years. She said the public often was denied their voice regarding projects and she concurred with the letters that were mailed to Staff. Ms. Walsh said the height of the structure needed to be considered from pedestrian and immediate context. Ms. Walsh stated Hobbs Taylor Lofts building was seen by the neighbors in east Lawrence. She said the Staff Report was well written by Staff. She said the 9th and Massachusetts Street was the heart of downtown and Vermont and New Hampshire streets were secondary streets. Ms. Walsh stated at 9th and New Hampshire Street the Germania House was established by Henry and Anna Biebusch and had opened in 1865. She said the hotel spread over two lots facing New Hampshire Street. Ms. Walsh stated the Social Service

League stone building was considered a contributing structure and the white concrete block building behind it should be listed as a contributing structure. She said the building was built in 1947 and was built as a public canning kitchen.

Katherine Harris, 916 Rhode Island Street thanked the Historic Resources Commission and said it was courageous to stand by the preservation law. She said the project should not be referred to as the north project and should only be reviewed on its own. She said the building was huge and the whole area from 11th Street north to east, to Connecticut Street should be reviewed. Ms. Harris said there was a horizontal buffer being replaced by a vertical buffer. Ms. Harris said single bedroom apartments at 901 New Hampshire Street started at \$1,300 a month and they were not affordable. Ms. Harris stated the neighborhood had asked for a district study in 2011 and felt like it needed to be conducted. She asked for a district study to determine how the city should grow.

Dennis Brown, Lawrence Preservation Alliance President, said there was a strong and unanimous opinion of the proposed roundabout. Mr. Brown stated the existing structure was not character defining and he was not opposed to the demolition. He said the project would not encroach upon the Social Service League and the concern was the Downtown Historic District. Mr. Brown stated historic character within a district diminishes over time due to fire and neglect and current character intensifies. He said when the plans for 901 New Hampshire Street were proposed and approved it was asked that the building not be used to set precedence. Mr. Brown stated the justification for the height of the structure is 901 New Hampshire Street, the U.S. Bank Building and Hobbs Taylor Lofts Building. Mr. Brown stated although he did not think the project damaged the North Rhode Island District, the Lawrence Preservation Alliance would vigorously object to a proposal replacing Pachamama's and the Farmers Market. He said the character of buildings downtown was two stories high and a collection of three to five story buildings would compliment downtown better while still achieving the goal of increasing density. Mr. Brown stated if the project passed as proposed the Lawrence Preservation Alliance refused to acknowledge it would set precedence in downtown. He said the historic downtown has all of the 7 story development in the eastern environs that it could handle. Mr. Brown stated the roundabout and the sculpture would damage the downtown district and the project should be reviewed with the Architectural Review Committee and should be deferred for 30 to 60 days to improve the project.

Dave Evans stated secret dealings happen behind closed doors. He said the proposed project was too tall and a three story apartment building should be where the hotel is.

PUBLIC COMMENT CLOSED

COMMISSION DISCUSSION

Commissioner Foster asked Mr. Kimball if the parking area would always remain a parking lot.

Mr. Kimball said the exit was off the alley and the parking area would remain a parking lot.

Commissioner Foster asked if the structure would be placed on the property line.

Mr. Kimball said the primary entrance to the building would be on New Hampshire Street.

Ms. Braddock Zollner said if the project was approved with conditions the project would move forward for City Commission approval.

Mr. Kimball stated the applicant would work with the Architectural Review Committee and changes would come back through the Historic Resources Commission.

Commissioner Williams asked the applicant how many stories high the structure would be.

Mr. Kimball said the structures massing size and scale would be comparable to Hobbs Taylor Lofts.

Commissioner Williams said he had an issue with the height and he would prefer the buffer of the parking lot.

Commissioner Wiechert asked if the roundabout was in the developer's budget.

Mr. Kimball said the roundabout was included in the developer's budget.

Commissioner Wiechert asked the impact on parking during construction.

Mr. Kimball said a few parking stalls may have to be closed during construction.

Commissioner Arp asked how the proposed roundabout would be addressed.

Ms. Braddock Zollner said the Commission could make a recommendation to the City Commission.

Mr. Kimball stated a traffic study was being obtained. He said Traffic Engineering and the Storm Water department had been consulted. Mr. Kimball stated historically there had been a structure in the center of 9th and New Hampshire Street.

Commissioner Foster asked how much traffic would be using the alley.

Mr. Kimball stated the Traffic Impact report addressed the traffic in the alley.

Ms. Walsh said the east parking lot was owned by the gas company. She asked the applicant if townhomes would be built in the space.

Mr. Kimball said townhomes were not a final plan for the space.

Commissioner Foster said the project should be deferred to the Architectural Review Committee.

Commissioner Williams said the demolition of the current structure and the roundabout was not an issue. He said the proposed structure was tall but was compatible with current buildings in the downtown area.

Commissioner Arp asked if the roundabout issue would be addressed.

Commissioner Williams stated the City's Traffic Department would review the details of the roundabout.

Ms. Braddock Zollner stated the issue was not mentioned in the Downtown Design Guidelines and the applicant needed some type of direction. She said the Historic Resources Commission should make a recommendation to the City Commission.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Arp, for Certificate of Appropriateness Review, exclusive of the roundabout, to approve the project at 100 East 9th Street, based on the supporting documentation and with the following conditions as listed in the staff report:

1. The applicant will work with Architectural Review Committee (ARC) to finalize the design and materials of the structure;
2. The applicant provide complete construction documents with material notations to be reviewed and approved by the HRA prior to release of a building permit;
3. The applicant will provide documentation of the existing structure prior to demolition;
4. Any substantial changes to the approved project will be submitted to the Historic Resources Commission for review and approval prior to the commencement of any related work;
5. The property owner will allow staff access to the property to photo document the project before, during, and upon completion of the project.

Motion carried unanimously, 5-0

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Williams, for State Preservation Law Review, exclusive of the roundabout, to approve the project at 100 East 9th Street, based on the supporting documentation and with the following conditions as listed in the staff report:

1. The existing structure will be documented prior to demolition.
2. The applicant will work with Architectural Review Committee (ARC) to finalize the design of the structure, the transition of the structure from west to east, and materials of the structure ;
3. The applicant provide complete construction documents with material notations to be reviewed and approved by the HRA prior to release of a building permit;
4. Any substantial changes to the approved project will be submitted to the Historic Resources Commission for review and approval prior to the commencement of any related work;
5. The property owner will allow staff access to the property to photo document the project before, during, and upon completion of the project.

Motion carried unanimously, 5-0

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Arp, for Downtown Design Guidelines Review, exclusive of the roundabout, to approve the project at 100 East 9th Street,

based on the supporting documentation and with the following conditions as listed in the staff report:

1. The building setback on the west will be reduced to zero. (6.11 and 7.15) Parallel parking will be located in the right-of-way (20.18) with a landscape bed to separate the street and the sidewalk (5.6, 5.7).
2. The existing structure will be documented prior to demolition. (23.1)
3. The applicant will work with Architectural Review Committee (ARC) to finalize the design and materials of the structure as well as the sign location and size;
4. The applicant provide complete construction documents with material notations to be reviewed and approved by the HRA prior to release of a building permit;
5. Any substantial changes to the approved project will be submitted to the Historic Resources Commission for review and approval prior to the commencement of any related work;
6. The property owner will allow staff access to the property to photo document the project before, during, and upon completion of the project.

Motion carried unanimously, 5-0

ITEM NO. 5: MISCELLANEOUS MATTERS

- A. No Board of Zoning Appeals applications received since August 16, 2012.
- B. Ms. Braddock Zollner stated she received one demolition request that was within the environs of the Union Pacific Depot and will be on the October Historic Resources Commission Agenda.
- C. Review of Administrative and Architectural Review Committee approvals since August 16, 2011:

Administrative Reviews

DR-12-00089 1101 Indiana Street; Special Event Permit; State Preservation Law Review. The property is in the environs of the Hancock Historic District, the Oread Historic District, the Jane A. Snow Residence (704 W 12th), and the Ecumenical Christian Ministries Building (1204 Oread), National Register of Historic Places. Submitted by SSC, Inc. on behalf of Berkeley Flats Apartments, LLC, property owner of record.

DR-12-00095 1700 Massachusetts Street; Communication Equipment; State Preservation Law Review and Certificate of Appropriateness Review. The property is in the environs of the Eugene F. Goodrich House (1711 Massachusetts), National Register of Historic Places and the Edward House House (1646 Massachusetts), National and Lawrence Registers of Historic Places.

Submitted by Stephanie Lyle of T-Mobile c/o SSC, Inc. for the City of Lawrence, property owner of record.

DR-12-00106 900 Massachusetts Street; Communication Equipment; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is located in the environs of Lawrence's Downtown Historic District, the North Rhode Island Street Historic Residential District, the Carnegie Library (200 W 9th), and Plymouth Congregational Church (925 Vermont), National Register of Historic Places. The property is also within the Downtown Urban Conservation Overlay District. Submitted by Stephanie Lyle of T-Mobile c/o SSC, Inc. for First National Bank of Lawrence, property owner of record.

DR-12-00107 734 Vermont Street; New Rooftop Unit and Roof Repair; State Preservation Law Review, Certificate of Appropriateness Review, and Downtown Urban Conservation Overlay District Review. The property is in the environs of the Eldridge Hotel (701 Massachusetts), Lawrence's Downtown Historic District, the Lucy Hobbs Taylor House (809 Vermont), and the United States Post Office (645 New Hampshire), National Register of Historic Places. It is in the environs of the House Building (729 Massachusetts), Register of Historic Kansas Places and Lawrence Register of Historic Places. It is also in the environs of Miller's Hall (723-725 Massachusetts), Lawrence Register of Historic Places. It is within the Downtown Urban Conservation Overlay District. Submitted by Mike Hampton of AT&T Lawrence Central Office for Southwestern Bell Telephone Co., property owner of record.

DR-12-00108 901 New Hampshire Street; Tenant Finish; State Preservation Law Review, Certificate of Appropriateness Review, and Downtown Urban Conservation Overlay District Review. The property is in the environs of the Social Service League (905 Rhode Island), Lawrence Register of Historic Places; the Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places; and the North Rhode Island Street Historic Residential District, National Register of Historic Places. It is also within the Downtown Urban Conservation Overlay District. Submitted by Seth Martin on behalf of 9th & New Hampshire LLC, property owner of record.

DR-12-00114 8th Street between Kentucky and Tennessee Streets; Trolley Track Removal; State Preservation Law Review. The property is in the environs of Carnegie Library (200 W 9th), Lawrence's Downtown Historic District, the Lucy Hobbs Taylor House (809 Vermont), and the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Public Works Department of the City of Lawrence, property owner of record.

DR-12-00115 1109 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 in Lawrence's Downtown Historic District, National Register of Historic Places. It is in the environs of the Douglas County Courthouse (1100 Massachusetts), the English Lutheran Church (1040 New Hampshire), and Watkins Bank

(1047 Massachusetts), National Register of Historic Places. It is also in the environs of South Park (1140-1141 Massachusetts), Lawrence Register of Historic Places. It is within the Downtown Urban Conservation Overlay District. Submitted by Linda Baranski, 1109 Gallery Director on behalf of Francis L. and Brenda Young, property owners of record.

- DR-12-00123** 918 Massachusetts Street; Rehabilitation; State Preservation Law Review, Certificate of Appropriateness Review, and Downtown Urban Conservation Overlay District Review. The property is listed as a contributing structure in Lawrence's Downtown Historic District, National Register of Historic Places. It is in the environs of the North Rhode Island Street Residential Historic District and Plymouth Congregational Church (925 Vermont), National Register of Historic Places; the Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places; and the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places. It is also within the Downtown Urban Conservation Overlay District. Submitted by Schneider & Associates on behalf of Yuba City LLC, property owner of record.
- DR-12-00128** 818 Massachusetts Street; Roof Vent; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is listed as a contributing structure in Lawrence's Downtown Historic District, National Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by Paul Davis Restoration for G&P LC, the property owner of record.
- DR-12-00134** 11th Street at Vermont Street; Sidewalk Gap Project; State Preservation Law Review. The property is located in Lawrence's Downtown Historic District, National Register of Historic Places, and in the environs of Lawrence's Downtown Historic District, the Douglas County Courthouse (1100 Massachusetts), Oread Historic District, and the Watkins Bank Building (1047 Massachusetts), National Register of Historic Places. Submitted by Public Works Department of the City of Lawrence, the property owner of record.
- DR-12-00133** New Hampshire Street at 17th Street; Sidewalk Gap Project; State Preservation Law Review and Certificate of Appropriateness Review. The property is located in the environs of the Edward House House (1646 Massachusetts), National and Lawrence Registers of Historic Places, and the Eugene F. Goodrich House (1711 Massachusetts), National Register of Historic Places. Submitted by Public Works for the City of Lawrence, the property owner of record.
- DR-12-00136** 14th Street at Tennessee Street; Crosswalk and Signal; State Preservation Law Review. The property is located in the environs of the John Palmer and Margaret Usher House (1447 Tennessee) and the William Priestly House (1505 Kentucky), National Register of Historic Places. Submitted by Public Works for the City of Lawrence, the property owner of record.

ACTION TAKEN

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

Motion carried unanimously, 5-0

- D. Ms. Walsh asked that the Architectural Review Committee Meetings be open to the public.
- E. Commissioner Foster said in Lawrence major projects often lack the opportunity for public input except for the HRC meeting.

Commissioner Wiechert said there was a public meeting on the parking garage alternate for the library and there were not many public members who attended.

Ms. Wash asked if the public would be able to attend the Architectural Review Committee meeting regarding Item 4.

Commissioner Foster said there was an agreement for minutes to be taken during the Architectural Review Committee meeting regarding Item 4. He said the goal of the Architectural Review Committee was to have a discussion among a small group.

Commissioner Williams said the general idea was not to allow the public to attend Architectural Review Committee meetings but it was cooperative to provide the minutes to the public.

Ms. Walsh stated she would like to have the minutes available as soon as possible.

ACTION TAKEN

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

Motion carried unanimously, 5-0

ADJOURN –8:55 p.m.