

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING MARCH 21, 2013 6:30 PM
ACTION SUMMARY**

Commissioners present: Arp, Tuttle, Quillin, Rasmussen, Williams

Commissioners excused: Foster

Staff present: Braddock Zollner, Buchanan Young, Ewert

ITEM NO. 1: ACTION SUMMARY

Receive Action Summary from the January 17, 2013 meeting.

ACTION TAKEN

Motioned by Commissioner Tuttle, seconded by Commissioner Arp, to approve the January 17, 2013 Action Summary.

Motion carried, 4-0. Commissioner Rasmussen was not present for the vote.

ITEM NO. 2: COMMUNICATIONS

No declaration of abstentions from specific agenda items by commissioners.

ITEM NO. 3: Election of Chair and Vice Chair

Commissioner Williams was elected as Chair and Commissioner Quillin was elected as Vice-Chair.

Motion carried 4-0. Commissioner Rasmussen was not present for the vote.

ITEM NO.4: L-13-00037 Public hearing for consideration of placing the structure located at 900 Rhode Island Street on the Lawrence Register of Historic Places. Submitted by the Lawrence Preservation Alliance, the property owners of record.

STAFF PRESENTATION

Ms. Lynne Braddock Zollner presented the item.

PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said there would be two open houses, April 13th and April 21st. He stated it would be the last time for the general public to access the Turnhalle in its pre-rehabilitation state. He said there were nine documents which were feeding off other documents that may actually not be verified history. He said by mid-summer LPA would create a history chapter and forward it to staff. He said LPA agreed with everything in the staff report. He said the property was purchased by LPA on September 25th, after 14 weeks of negotiation. He said LPA had completed a decent amount of cleanup and had raised over \$30,000 in personal donations and \$10,000 in small grants. He said LPA would produce a historic structures report, which was a \$30,000 document. He said the document was paid for and that by June 30th the document would be complete. He said they would analyze the current status of the structure and how things could be repaired that would fit in with the standards and guidelines and in which sequence the repairs should be made. He said it would be a 'how-

to' document for the future owner. He said LPA would put a preservation easement on the property, which would give a little bit of control as the years go by for LPA to insure the future preservation of listed character defining features of the property. He said LPA would also like to get the property listed on the local register.

Ms. Mary Lynn Stuart said Watkins Museum had a lot of information. She referenced using a book written by Elfriede Fischer Rowe called "Wonderful Old Lawrence."

Ms. KT Walsh, East Lawrence Neighborhood Association, said the neighborhood association was wholeheartedly in favor of this nomination, especially to the local register because it was such a deep part of the local history. She expressed gratitude to LPA and hoped it would be placed on the local register.

COMMISSION DISCUSSION

Commissioner Arp asked Mr. Brown about the state register and if the Lawrence register was the terminal point.

Mr. Brown said it was currently a contributing property in the North Rhode Island District so it was already on the state and national registers.

Commissioner Williams asked staff how to present this for a motion and/or progress.

Ms. Zollner said staff would like discussion of the items going to the City Commission and direct staff what the report should reflect. She said also the report would need to include anything on the nominated landmark that should be protected.

Commissioner Tuttle inquired about the way the environs designation was broken into three different categories. She asked if those specific different designations would become part of the record of how environs reviews would be processed in the future.

Ms. Zollner said that was correct.

Commissioner Rasmussen asked what happened if the zoning changed around it.

Ms. Zollner said if a rezoning was in conflict with the environs definition it would come through Historic Resources Commission for a recommendation to City Commission.

Ms. Walsh inquired about the environs changing around Turnhalle. She wondered if that would retroactively change the environs of the North Rhode Island Historic District.

Ms. Zollner said they were two different things. She stated the North Rhode Island Historic District was a nationally registered property with no environs definition for that district. She said with locally registered properties there needed to be an environs definition. She said something within 250' of Turnhalle would be reviewed under the State Statute with no environs definitions and then also under Chapter 22 with the environs definition.

Ms. Walsh asked for clarification and how it would play out in the future.

Commissioner Williams said he had the same question and presumed that things already approved would continue.

Ms. Zollner said that was correct. She said this would not be retroactive.

Ms. Walsh said there was a planned townhouse development on Rhode Island Street and other plans along 9th Street. She wanted to be sure historic homes would be preserved.

Commissioner Williams said everything would be considered for review and discussion.

Commissioner Tuttle asked if Mr. Brown if he had a sense of how the building by a subsequent owner might be used.

Mr. Brown said they would have to wait and see what comes to LPA. He said it was zoned Commercial Strip and LPA had criteria about how proposals would be evaluated to purchase. He said they were hoping for more than one offer. He said they would be very reluctant for this to be a residential property.

Commissioner Tuttle asked if the zoning CS excluded office uses.

Ms. Zollner said no, it would be Commercial Strip zoning and offices would be allowed. She said most uses would be allowed in commercial except industrial.

Commissioner Tuttle asked if there was any way to preserve the stage interior architecture.

Mr. Brown said they were still working on the particulars of the preservation easement. He said staff mentioned preserving such things as the stonework, windows, and stone naming sign above the door. He said LPA was concerned with preserving the interior as well. He said they would not want to restrict it as a performance facility but we would want to point out in the preservation easement that the stage and balcony need to be maintained as physical entities.

Commissioner Williams asked if the criteria would have a bearing on how the interior was remodeled.

Ms. Zollner said no.

Commissioner Tuttle asked if the things they were doing, as it relates to city designation as a landmark property, relate only to the exterior part of the building.

Ms. Zollner said that was correct.

Commissioner Rasmussen asked if they should take a look at the zoning code and make recommendations of CS uses that would not be allowed. He asked if staff looked at that.

Ms. Zollner said no, staff did not look at that because it was not a rezoning, it was an overlay so the base zoning would stay the same. She said the only way to alter the zoning would be for the applicant, Planning Commission, or City Commission to initiate a rezoning.

Commissioner Rasmussen said he was not suggesting a rezoning, but rather suggesting that they make a recommendation to the City Commission that certain uses in the CS district not be allowed.

Ms. Zollner said that would be conditional zoning and would have to take place through the rezoning process not landmark designation.

Ms. Walsh said she appreciated Commissioner Rasmussen bringing up looking at the uses in the CS zoning district. She said Mr. Compton and Mr. Treanor have discussed placing townhomes kitty corner from the Turnhalle. She said if the corner was excluded from the environs it would give more weight to the argument that it does not matter what they build on the southern end of 9th and Rhode Island.

Commissioner Tuttle said as she understood it area two was not excluded from the environs, it was just included in the environs with an understanding that part of the environs had a slightly different current context which would naturally influence how an environs review would go.

Ms. Zollner said area two talks about it no longer reflecting the residential character so that was the key there. She said the area should create a transition area between the commercial area and the residential area. She said there would still need to be a review.

Ms. Walsh appreciated the clarification.

Commissioner Rasmussen said some of the permitted uses were uses that he would not want to see there. He suggested that if they had any concerns about future uses they should include that in their recommendation for City Commission to see.

Commissioner Williams said they could recommend that City Commission review the uses of the CS zoning district and determine whether or not there were uses that would not be appropriate for a historic building.

Ms. Zollner said that could be included as part of the report to City Commission.

Commissioner Williams said there were some things that were economically unfeasible and also things specifically prohibited.

Mr. Brown said LPA was fine with City Commission looking at the uses.

ACTION TAKEN

Motioned by Commissioner Tuttle, seconded by Commissioner Arp, to adopt Resolution 2013-01 and to include in the report the recommendation that City Commission review permitted uses in the CS zoning district.

Unanimously approved 5-0.

Motioned by Commissioner Tuttle, seconded by Commissioner Arp, to adopt the environs definition.

Unanimously approved 5-0.

ITEM NO.5: **DR-13-00058** 1324 Kentucky Street; Remodel and Addition; State Preservation Law Review. The property is in the environs of the John Roberts House (1307 Massachusetts), National Register of Historic Places. Submitted by Paul Warner Architects on behalf of Kern Management Company, LLC, the property owner of record.

Commissioner Rasmussen disclosed ex parte communication with Mr. Paul Werner about this application.

STAFF PRESENTATION

Ms. Brenna Buchanan Young presented the item.

APPLICANT PRESENTATION

Mr. Ronald Hutchens, Paul Werner Architects, asked that HRC approve the project and move forward with the vinyl windows.

Commissioner Tuttle wondered about the decision to put a two car detached garage on a property that would have 7 bedrooms.

Mr. Hutchens said the way the Code was currently written there were benefits to creating a duplex type property and one of those benefits was to park cars tandem. He said to make the massing of it look appropriate the two car garage was beneficial versus having a lot of concrete in the backyard. He said it would be beneficial to the future tenants.

Commissioner Rasmussen asked if Mr. Hutchens was saying it would look better with a garage versus a piece of concrete.

Mr. Hutchens said that was correct. He said it would benefit the future tenants to park their car in a garage.

Commissioner Williams said it was not HRC's consideration of how the property was used.

Commissioner Tuttle asked if this had already been through rezoning.

Mr. Hutchens said no it was how the Code was written.

Commissioner Tuttle asked if it was not currently a duplex.

Mr. Hutchens said it was not currently a duplex, but duplexes were allowed with RM32 zoning.

Commissioner Rasmussen asked if the floor plan would change dramatically with the existing structure.

Mr. Hutchens said no, not dramatically. He said with the addition it would add more of a master type of bedroom downstairs and take the existing bedroom and turn it into more of a dining room and open the kitchen a little bit.

Commissioner Rasmussen asked if a lot of the original floor plan would be saved.

Mr. Hutchens said the upstairs wouldn't change much. He said the area where the bedroom was and the kitchen would be opened up a little bit. He said the kitchen would stay in the original location.

Commissioner Arp inquired about the window issue.

Ms. Zollner said it had been the direction of past Historic Resources Commissions that staff does not have the ability to approve vinyl windows because they were not a compatible material for the environs and listed properties because they lack the profile differentiation. She said staff was not able to approve those administratively. She said HRC has occasionally approved vinyl windows for additions and new construction in the environs. She said HRC retained the ability to do that but not allowed staff to do that.

Commissioner Arp asked if staff would recommend vinyl windows not be allowed.

Ms. Zollner said staff would always recommend vinyl windows not be allowed because it was not an appropriate material for the environs.

Mr. Hutchens said his client liked vinyl windows for a number of reasons, such as low maintenance, high quality, and energy efficient.

Commissioner Williams asked about the amount of greenspace and the percentage absorbed by construction.

Ms. Zollner said that would be part of the building permit review. She said the property should have adequate greenspace. Said the backyard would be lost but the front yard would be retained.

NO PUBLIC COMMENT

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Tuttle, to approve DR-13-00058 for 1324 Kentucky Street and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of one or more listed historic properties with the following amendments:

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 applicant will submit a scope of work for the rehabilitation of the existing structure to be reviewed and approved by the HRA.
3. ~~The project will utilize windows that are not solid PVC.~~
4. The property owner will allow staff access to the property to photo document the project before, during, and upon completion of the project

Unanimously approved 5-0.

ITEM NO.6: MISCELLANEOUS MATTERS

- A. There were no Board of Zoning Appeals applications received since January 17, 2013.

- B. There were no demolition permits received since the January 17, 2013 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since January 17, 2013:

Administrative Reviews

- DR-12-00314** 701 West 9th Street; Sign Permit; State Preservation Law Review. The property is in the environs of the Oread Historic District and Michael D. Greenlee Residence (947 Louisiana), National Register of Historic Places. Submitted by Schurle Signs Inc. on behalf of S&A Properties, LLC, the property owner of record.
- DR-12-00319** 1325 West Campus Road; Renovation and Additions; State Preservation Law Review and Certificate of Appropriateness Review. The property is in the environs of the Fernand-Strong residence (1515 University Dr), National Register of Historic Places and Lawrence Register of Historic Places; and the Chi Omega House (1345 W Campus Dr), Register of Historic Kansas Places. Submitted by Cheryl S. Beaver, JSPJ Architects on behalf of XI Chapter of Sigma Kappa Corporation, the property owner of record.
- DR-12-00321** 901 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 the Lawrence's Downtown Historic District, the North Rhode Island Street Historic Residential District, National Register of Historic Places; the Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places; and the Social Service League (905 Rhode Island), Lawrence Register of Historic Places. Submitted by Lawrence Sign Up LLC, on behalf of Ninth & New Hampshire LLC, the property owner of record.
- DR-12-00322** 720 E 9th St; Exterior Alteration; State Preservation Law Review and 8th and Pennsylvania Urban Conservation Overlay District Review. The property is in the environs of the East Lawrence Industrial Historic District and is within the 8th and Pennsylvania Urban Conservation Overlay District. Submitted by Salb Construction Inc. on behalf of 720 LLC, the property owner of record.
- DR-12-00323** 918 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. The property is in the environs of the North Rhode Island Residential Historic District, Plymouth Congregational Church (925 Vermont), National Register of Historic Places; Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places; and the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places. The property is within the Downtown Urban Conservation Overlay District. Submitted by Nancy Holmes, Full Bright Sign & Lighting on behalf of Yuba City LLC, the property owner of record.
- DR-12-00324** 701 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.

The property is in the environs of the Post Office (645 New Hampshire), National Register of Historic Places. The property is also in the environs of the House Building (729 Massachusetts), Register of Historic Kansas Places and Lawrence's Register of Historic Places; Millers Block (723-725 Massachusetts), Lawrence's Register of Historic Places. The property is within the Downtown Urban Conservation Overlay District. Submitted by Tammy Moody, Luminous Neon, Inc. on behalf of Eldridge Holdings LLC, the property owner of record.

DR-12-00326 1145 Indiana Street; Interior Remodel; State Preservation Law Review. The property is listed as a contributing structure to the Hancock Historic District, National Register of Historic Places. Submitted by Ernie Eck on behalf of ALOR LLC, the property owner of record.

DR-13-00005 700 New Hampshire Street; Sign Permit; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay Review. The property is in the environs of Lawrence's Downtown Historic District, North Rhode Island Street Residential Historic District, the U.S. Post Office (645 New Hampshire), National Register of Historic Places; House Building (729 Massachusetts), Register of Historic Kansas Places; and Octavious W. McCallaster Residence (724 Rhode Island), Lawrence Register of Historic Places. The property is also within the Downtown Urban Conservation Overlay District. Submitted by Ben Koehn, Lawrence Sign Up, on behalf of Agree LP, the property owner of record.

DR-13-00011 1901 Massachusetts Street; Site Plan; 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 Benjamin Farmer on behalf of BahmanRaisdana, the property owner of record.

DR-13-00012 720 W 3rd Street; Site Plan; State Preservation Law Review. The property is in the environs of Pinckney II Historic District and the Albert and S.T. Zimmerman House (304 Indiana), National Register of Historic Places. Submitted by Philip Ciesielski on behalf of the City of Lawrence, Kansas, the property owner of record.

DR-13-00013 702 Rhode Island Street; Remodel; State Preservation Law Review and Certificate of Appropriateness Review. The property is listed as a contributing structure to the North Rhode Island Street Residential Historic District, National Register of Historic Places. The property is in the environs of Lawrence's Downtown Historic District and the U.S. Post Office (645 New Hampshire); National Register of Historic Places; Octavius W. McCallaster Residence (724 Rhode Island), Lawrence Register of Historic Places. Submitted by Fred Rice on behalf of Aileen Else, the property owner of record.

DR-13-00022 1145 Indiana Street; Remodel; State Preservation Law Review. The property is listed as a contributing structure to the Hancock Historic District, National Register of Historic Places. The property is in the environs of the Oread Historic District, Ecumenical Christian Ministries (1204 Oread Ave), National Register of Historic Places; Jane A. Snow Residence (706 W 12th), National Register of Historic Places and Lawrence's Register of Historic Places. Submitted by Ernie Eck on behalf of ALOR LLC, the property owner of record.

DR-13-00025 1313 Haskell Avenue; Rehabilitation; State Preservation Law Review. The property is in the environs of the Charles & Elizabeth Haskell-French Home

(1300 Haskell Ave), National Register of Historic Places. Submitted by Eric Jay, Struct/Restruct LLC, on behalf of Emily Sack, the property owner of record.

DR-13-00029 616 W 9th Street; Site Plan; State Preservation Law Review. The 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.

DR-13-00034 1621 Edgehill Road; Parking Lot Variance; State Preservation Law Review. This property is in the environs of the Ludington/Thacher House (1613 Tennessee), National Register of Historic Places. Submitted by George Higgins, NSPJ Architects, on behalf of Kansas Alpha Phi Delta Theta, the property owner of record.

DR-13-00044 (right of way adjacent to) 620 E 8th Street; Utility Pole Installation; State Preservation Law Review and 8th and Pennsylvania Urban Conservation Overlay District Review. The property is in the environs of the East Lawrence Industrial Historic District, National Register of Historic Places and is within the 8th and Pennsylvania Urban Conservation Overlay District. Submitted by Black Hills Energy on behalf of the City of Lawrence, the property owner of record.

DR-13-00046 916 Massachusetts Street; Sign Permit, State Preservation Law Review, Downtown Urban Conservation Overlay Review and Certificate of Appropriateness Review. The property is in the environs of Lawrence's Downtown Historic District, North Rhode Island Residential Historic District, National Register of Historic Places; Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places; and the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places. Submitted by Nancy Holmes, Full Bright Sign & Lighting, on behalf of Richard Stein and Mary Howe, the property owner of record.

DR-13-00047 920 Massachusetts Street; Interior Remodel; State Preservation Law Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District. Submitted by Mike Myers, Hernly Associates, on behalf of Terra Firma LTD, the property owner of record.

DR-13-00051 946 Ohio Street; Remodel; State Preservation Law Review and Certificate of Appropriateness Review. The property is listed as a contributing structure to the Oread Historic District, National Register of Historic Places and Lawrence Register of Historic Places. The property is in the environs of the Col. James and Eliza Blood House (1015 Tennessee), Michael D. Greenlee House (947 Louisiana), National Register of Historic Places; the Benedict House (923 Tennessee), Charles and Adeline Duncan House (933 Tennessee), George and Annie Bell House (1008 Ohio), National Register of Historic Places and Lawrence Register of Historic Places. Submitted by Struct/Restruct, LLC, the property owner of record.

DR-13-00052 623 Vermont Street; Patio Addition; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay Review. The property is in the environs of Lawrence's Downtown Historic District and the Eldridge Hotel (701 Massachusetts), National Register of Historic Places; J.B. Shane Thompson Studio (615 Massachusetts), Lawrence Register of Historic Places. The property is also within the Downtown Urban Conservation Overlay District. Submitted by

DR-13-00055 Mike Myers, Hernly Associates, on behalf of Consolidated Properties of Lawrence Inc., the property owner of record.
918 Massachusetts Street; Sidewalk Dining; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay Review. The property 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 North Rhode Island Residential Historic District, National Register of Historic Places; Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places; and the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places. The property is also within the Downtown Urban Conservation Overlay District. Submitted by Frederick Schneider on behalf of Yuba City LLC, the property owner of record.

ACTION TAKEN

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

Unanimously approved 5-0.

Miscellaneous matters from City staff and Commission members.

STAFF PRESENTATION

Ms. Braddock Zollner presented Miscellaneous Item 1.

Commissioner Williams asked if this item went to the Architectural Review Committee (ARC).

Ms. Zollner said no.

APPLICANT PRESENTATION

Mr. Eric Jay, Struct/Restruct, said he had gone through five designs for this project. He pointed out the main changes to the project on the overhead. He discussed elevations and materials.

Commissioner Williams asked about the setback on the north side of the front.

Mr. Jay said it was 8' deep and the roof covered the entire area.

Commissioner Arp inquired about the staff concerns.

Ms. Zollner said staff was concerned about the fenestration pattern, material choices, lack of separation of garage from house, and the blank wall.

Commissioner Tuttle inquired about the review of the original project that was approved.

Ms. Zollner said the property was a State Preservation Law review, Certificate of Appropriateness review, in the environs of the East Lawrence Industrial District, on the National Register of Historic Places, and Hobbs Park Lawrence Register of Historic Places.

Commissioner Williams said with the staff reservation he proposed that the item be heard by the Architectural Review Committee to look at the fenestration differentiation, added structure, and materials.

Commissioner Arp asked the applicant about timing.

Mr. Jay said the sooner the better.

Commissioner Arp asked staff if the concern was the window pattern.

Ms. Zollner said she was concerned about the material change. She said corrugated metal was not typically a primary building material. She showed drawings on the overhead and pointed to the areas of concern.

Commissioner Williams inquired about the difference in price with all the changes.

Mr. Jay said the savings was about \$40,000.

PUBLIC COMMENT

Ms. KT Walsh said she was pleased with how small the house had gotten. She said the only issue she had was that the long garage wall looked like a conference center.

Mr. Jay said the north wall could be changed by 6" and the material could change as well.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Tuttle, to approve the design with the stipulation that the applicant work with staff to finalize fenestration and differentiation of the garage and if no mutual acceptable resolution is reached that the issue be referred to the Architectural Review Committee.

Commissioner Tuttle said by next week.

Unanimously approved 5-0.

ACTION TAKEN

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

Motion carried unanimously, 5-0.

ADJOURN 8:10 p.m.

Official minutes are on file in the Planning Department office.