



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION
ACTION SUMMARY FOR **OCTOBER 19, 2017**
CITY HALL, 6 E 6TH STREET
6:30 PM

Commissioners present: Buchanan, Evans, Fry, Veatch
Staff present: Dolar, Weik, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. Ms. Zollner said a communication from the State Historic Preservation Office (SHPO) was included in the packet, and three additional communications were received for Item 6 after the deadline but provided to commissioners.
- B. No ex-parte communications.
- C. Commissioner Buchanan said she will abstain from the minutes.
- D. An Architectural Review Committee (ARC) Report was provided for Item 9.

ITEM NO. 2: CONSENT AGENDA

- A. Action Summary September 21, 2017
- B. Administrative Approvals
 - 1. DR-17-00416 1632 Indiana Street; Residential Remodel and Addition; Certificate of Appropriateness
 - 2. DR-17-00415 1 Riverfront Plaza; Sign Permit; Certificate of Appropriateness
 - 3. DR-17-00419 809 Louisiana Street; Driveway Permit; Certificate of Appropriateness
 - 4. DR-17-00431 726 Massachusetts Street; Plumbing Permit; State Law Review
 - 5. DR-17-00473 1901 Massachusetts Street; Sign Permit; Certificate of Appropriateness

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Fry, to approve the September 21, 2017 Action Summary.

Motion carried 3-0-1, Commissioner Buchanan abstained.

Motioned by Commissioner Fry, seconded by Commissioner Buchanan, to confirm the Administrative Approvals.

Unanimously approved 4-0.

ITEM NO. 3: PUBLIC COMMENT

There was no general public comment.

ITEM NO. 4: L-17-00062 Continue Public Hearing for consideration of placing the property located at 801 Alabama Street, the Louis C. & Eva Poehler House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of James A. Slater II and Geraldine Slater, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Buchanan asked why the garage was omitted from the nomination.

Ms. Zollner said it lacked integrity.

APPLICANT PRESENTATION

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), explained the location of the property and the nomination.

No public comment.

COMMISSION DISCUSSION

Commissioner Evans asked when Chapter 22 would be reviewed.

Ms. Zollner explained the timeline for the review process.

Commissioner Evans asked how draft changes would affect existing landmarks.

Ms. Zollner said the changes will supersede existing guidelines.

Commissioner Evans said he isn't comfortable approving any landmarks at this time.

Commissioner Buchanan asked how the changes to Chapter 22 will affect properties with special circumstances, such as City properties.

Ms. Zollner said City properties aren't a special circumstance; typically, only properties the City has no jurisdiction, such as KU, are a special circumstance.

Commissioner Veatch noted that Chapter 22 won't be done soon, but the new language will apply to these nominations.

Commissioner Evans said he doesn't know what changes will be made to environs.

Commissioner Veatch asked if any changes would influence his vote for or against the Landmarks.

Commissioner Evans and Commissioner Fry expressed concern with the existing environs guidelines.

Commissioners Evans felt they should defer the landmarks until a draft of Chapter 22 is available and more commissioners are present.

Ms. Zollner explained the Chapter 22 review process.

Commissioner Buchanan asked if others were comfortable approving Landmarks in the meantime knowing the draft Chapter 22 won't be ready for some time.

Commissioner Evans said he would not be comfortable approving any in the meantime.

Commissioner Fry agreed.

Commissioner Veatch felt that the environs definitions are clearly defined in the existing code and he feels very strongly in keeping them. He would be comfortable approving them as is.

Commissioner Fry doesn't believe the environs definitions are clear.

Commissioner Evans doesn't think that a 250' environs radius is appropriate for all properties.

Commissioner Veatch said that's why different areas are allowed by the code.

They discussed how environs should or should not be changed.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, feels deferring the landmarks is an affront to the preservation community.

Mr. Scott Mitchell read his letter in opposition of the nomination that was included in the agenda packet.

Mr. John Wilkins, 1652 Mississippi Street, supports the nomination. He also supports the revision of Chapter 22, and said the interpretation of environs definitions are an issue.

A resident at 1655 Illinois Street said she believes in the Landmark process and supports the designation as well as the revision of Chapter 22.

Ms. Lindsay Crick, LPA, said she supports all of the Landmark nominations. She said environs is tricky, but design guidelines make it much easier. She said that historic designations in other cities have shown that they do not decrease property values, and in fact do the opposite. She questioned Mr. Mitchell's statistics pointing out that there are many other variables affecting property values that he did not consider.

Ms. Mabel Rice, 1655 Mississippi Street, said she has lived in the University Place neighborhood for more than 30 years. She understands the value of process and the need for clear guidelines. Her willingness to list her home is in part because many people have approached her about purchasing her property and building the largest structure possible on it, and she is not interested in that outcome. She is very concerned about maintaining the historic integrity of her property and the neighborhood, as well as maintaining its long term value.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Fry, to defer Items 4-7 (L-17-00062, L-17-00122, L-17-00123, L-17-00147).

Unanimously approved 4-0.

ITEM NO. 5: L-17-00122 Continue Public Hearing for consideration of placing the property located at 1645 Kentucky Street, the Thaddeus D. & Elizabeth K. Prentice House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Robert Benton Peugh II, property owner of record.

Item deferred in previous motion.

ITEM NO. 6: L-17-00123 Continue Public Hearing for consideration of placing the property located at 1655 Mississippi Street, the Twenhofel-Eikenberry House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Mabel Rice, property owner of record.

Item deferred in previous motion.

ITEM NO. 7: L-17-00147 Continue Public Hearing for consideration of placing the property located at 2127 Barker Avenue, the Adam and Annie Rottman House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Brian and Ursula Kuhn-Laird, property owners of record.

Item deferred in previous motion.

ITEM NO. 8: L-17-00533 Public Hearing for consideration of placing the property located at 413 E. 7th Street, the Santa Fe Depot, on the Lawrence Register of Historic Places. Submitted by The City of Lawrence, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

NO PUBLIC COMMENT

ACTION TAKEN

Motioned by Commissioner Evans, seconded by Commissioner Veatch, to defer the item to allow the Planning Commission opportunity for comment.

Unanimously approved 4-0.

ITEM NO. 09: DR-17-00402 1124 Rhode Island Street; Residential Addition; State Law Review and Certificate of Appropriateness. The property is a contributing structure to the North Rhode Island Street Historic Residential District, National Register of Historic Places and is located in the environs of the Rhody Delehunty House, Lawrence Register of Historic Places. Submitted by Struct/Restruct, LLC on behalf of Ben Caplan & Eileen Nutting, property owners of record.

STAFF PRESENTATION

Ms. Katherine Weik presented the item.

APPLICANT PRESENTATION

Mr. Eric Jay, Struct/Restruct, discussed proposed project revisions.

Commissioner Buchanan asked if they considered an alternative material to the stucco.

Mr. Jay said metal didn't seem favorable, but board and batten was a possibility.

Commissioner Evans explained the Architectural Review Committee (ARC) discussion, noting that this was a tough addition.

Commissioner Buchanan said it's a vast improvement.

NO PUBLIC COMMENT

COMMISSION DISCUSSION

Commissioners discussed material choices and the subordination of the addition.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Veatch, to approve the project with the exception of materials.

Unanimously approved 4-0.

Motioned by Commissioner Veatch, seconded by Commissioner Buchanan, to direct staff to review the materials administratively.

Unanimously approved 4-0.

ITEM NO. 10: DR-17-00401 505 Tennessee Street; Residential Remodel; State Law Review and Certificate of Appropriateness. The property is a contributing structure to the Pinckney I Historic District, National Register of Historic Places. The property is also located in the environs of the Griffith House (511 Ohio Street), Lawrence Register of Historic Places. Submitted by Struct/Restruct, LLC on behalf of Robert A. Beck and Amy M. Pettle, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Buchanan asked about using injectable foam.

Ms. Zollner said she would allow the applicant time to present and respond.

APPLICANT PRESENTATION

Mr. Matt Jones, Struct/Restruct, explained details of the project and the intent for a cool roof.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said they agree with findings in the staff report.

Mr. Eric Jay, Struct/Restruct, said he feels there will be a need to address energy efficiency in historic properties with the revision of Chapter 22.

Ms. Zollner said the Secretary of the Interior has published sustainability guidelines.

Mr. Matt Jones said he would like the Commission to vote on the roof system and work on the dormer issue with the ARC.

Commissioner Evans said he would like to see the proposed roof system next to the existing roof.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Evans, to defer the project to allow the applicant time to provide additional visuals and revisions to the project.

Unanimously approved 4-0.

ITEM NO. 11: MISCELLANEOUS MATTERS

- A. No Zoning Amendments, Special Use Permits, and Zoning Variances received since September 21, 2017.
- B. No demolition permits received since September 21, 2017.
- C. Miscellaneous matters from City staff and Commission members.

2018 Calendar

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Veatch, to adopt the 2018 HRC Meeting Calendar.

Unanimously approved 4-0.

ADJOURN 8:56 PM