



LAWRENCE HISTORIC RESOURCES COMMISSION

ACTION SUMMARY FOR **MARCH 15, 2018**

CITY HALL, 6 E 6TH STREET

6:30 PM

Commissioners Present: Bailey, Evans, Fry, Veatch

Staff Present: Cronin, Dolar, Weik, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. There were no communications from other commissions, State Historic Preservation Officer, and the general public not included in the packet.
- B. No ex parte communications.
- C. There were no abstentions.
- D. Committee Reports

Ms. Lynne Zollner said the Architectural Review Committee (ARC) met this month and discussed the grocery store project and it will go back to the ARC again next month.

ITEM NO. 2: CONSENT AGENDA

- A. February Action Summary
- B. Administrative Approvals
 - 1. DR-17-00367 1232 Louisiana Street; New Duplex; Oread Design Guidelines Review
 - 2. DR-17-00414 888 New Hampshire Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review
 - 3. DR-17-00526 830 Connecticut Street; Residential Accessory Structure; Certificate of Appropriateness
 - 4. DR-17-00564 816 Massachusetts Street; Sidewalk Dining Permit; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review
 - 5. DR-17-00658 811 New Hampshire Street; Sign Permit; State Law Review and Downtown Design Guidelines Review
 - 6. DR-17-00699 1201 Rhode Island Street; Mechanical Permit; State Law Review
 - 7. DR-17-00701 125 E. 10th Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review
 - 8. DR-17-00702 933 Rhode Island Street; Plumbing Permit; State Law Review
 - 9. DR-18-00015 1333 Kentucky Street; New Residential Duplex; Oread Design Guidelines Review
 - 10. DR-18-00016 1012 Tennessee Street; Electrical Permit; State Law Review

11. DR-18-00018 831 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review
12. DR-18-00019 1337 New Hampshire Street; Residential Remodel; State Law Review
13. DR-18-00022 302 W 11th Street; AT&T ROW Cabinet; State Law Review, Certificate of Appropriateness and Oread Design Guidelines Review
14. DR-18-00026 1103 Connecticut Street; AT&T ROW Cabinet; Certificate of Appropriateness
15. DR-18-00029 844 Rhode Island Street; AT&T ROW Cabinet; State Law Review and Certificate of Appropriateness
16. DR-18-00030 1300 New Hampshire Street; AT&T ROW Cabinet; State Law Review
17. DR-18-00031 635 Rhode Island Street; AT&T ROW Cabinet; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review
18. DR-18-00032 1246 Tennessee Street; AT&T ROW Cabinet; Oread Design Guidelines Review
19. DR-18-00033 1300 Tennessee Street; AT&T ROW Cabinet; Oread Design Guidelines Review
20. DR-18-00034 303 W 11th Street; AT&T ROW Cabinet; Certificate of Appropriateness and Oread Design Guidelines Review
21. DR-18-00038 1012 Tennessee Street; Residential Remodel; State Law Review, Certificate of Appropriateness and Oread Design Guidelines Review
22. DR-18-00043 1340 Tennessee Street; Commercial Addition; Oread Design Guidelines Review
23. DR-18-00048 1420 Crescent Road; Sign Permit; Certificate of Appropriateness
24. DR-18-00050 941 Pennsylvania Street; Residential Remodel; Certificate of Appropriateness
25. DR-18-00051 7 E 8th Street; Sign Permit; State Law Review, and Downtown Design Guidelines Review
26. DR-18-00054 1124 Rhode Island Street; Residential Addition; State Law Review and Certificate of Appropriateness
27. DR-18-00050 1124 E 7th Street; Commercial Remodel; Certificate of Appropriateness

DEFERRED

ACTION TAKEN

Motioned by Commissioner Fry, seconded by Commissioner Evans, to approve the February 15, 2018 Action Summary.

Unanimously approved 4-0.

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to confirm Administrative Approvals B1- B26.

Unanimously approved 4-0.

ITEM NO. 3: PUBLIC COMMENT

Mr. Dennis Brown mentioned that on April 14th there would be an open house at the Zimmerman House, 200 Nebraska Street, a collaborative event between Lawrence Preservation Alliance (LPA) and Lawrence Modern.

ITEM NO. 4: DR-18-00060 801 Indiana Street; Residential Additions, Demolition of Accessory Garage and New Accessory Garage; State Law Review. The property is contributing to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Sabatini Architects on behalf of Josh and Casey Hunt, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Fry asked if it's a listed property.

Ms. Zollner said it is.

Commissioner Bailey asked if staff has concerns about the height of the carriage house or the garage.

Ms. Zollner said it's tall but within the range of accessory structures built in the area, and the larger lot can handle a tall garage.

APPLICANT PRESENTATION

Mr. Dan Sabatini & Mr. Josh Hunt, applicants, said they appreciate staff working with them on solutions. They explained details of the project.

Commissioner Bailey asked about simplifying the southwest addition.

Mr. Sabatini explained that they're using the gable to conceal a beam that's holding up a portion of the existing building. He said they could look at ways to simplify it.

No public comment.

COMMISSION DISCUSSION

Commissioner Bailey felt the shed roof might be too simple for the house.

Ms. Zollner said compatible new construction that doesn't mimic the historic structure should be considered when looking at additions to historic properties. She suggested they could simplify the gable or the glass.

Commissioner Evans asked if the project should be referred to the Architectural Review Committee (ARC).

Commissioner Bailey felt that would be productive.

Commissioner Evans said he would move to accept staff's recommendation.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to refer the project to the Architectural Review Committee to work on possible adjustments to the roof on the west addition/conservatory and simplifying the roof on the southwest addition to a shed roof appearance from the public right-of-way of Indiana Street.

Unanimously approved 4-0.

Mr. Sabatini asked if the action will allow them to progress with the garage portion of the project.

ACTION TAKEN

Motioned by Commissioner Evans, seconded by Commissioner Veatch, to approve the garage portion of the project.

Unanimously approved 4-0.

ITEM NO. 5: DR-18-00059 826 Rhode Island Street; New Porch Modifications to DR-16-00235; State Law Review. The property is located in the North Rhode Island Street Historic Residential District, National Register of Historic Places. Submitted by Paul Werner Architects on behalf of James Slough, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Fry asked about a neighboring house.

Ms. Zollner said that structure is new construction on a vacant lot in the historic district.

Commissioner Bailey said this is the first time he's ever seen this happen. He asked about the path of the project if it is denied by the HRC.

Ms. Zollner explained that the role of the HRC is to determine whether the project meets the guidelines associated with the Secretary of Interior Standards. If denied, the applicant has the ability to appeal to the City Commission.

Commissioner Veatch asked if the project is still under City review.

Ms. Zollner said the project was undergoing inspection when it was discovered it had not been constructed to plan. Final occupancy will not be granted until there is an approved plan, so their avenue was to submit a new application to the HRC.

APPLICANT PRESENTATION

Mr. Brad Finkeldei, attorney on behalf of the property owner, explained that the construction error was not intentional, and urged commissioners to review the project as if it had not been built. He discussed each point of concern identified in the staff report and compared the home to others in the neighborhood. Mr. Finkeldei explained that they've come up with an alternative solution to the issue at hand, which will lower the sidewalk and create one step up. He also explained drainage solutions.

Commissioner Veatch asked if the proposed solution was discussed with staff.

Mr. Finkeldei said no.

PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said it's an awkward situation but urged the applicant to work on creating the appearance of a front porch to conform to the historic neighborhood. He thought the addition of porch rails might be helpful, and suggested the project be referred to the ARC.

Ms. KT Walsh, East Lawrence Neighborhood Association (ELNA), agreed that it's an awkward situation and the drainage issue is a tough problem to solve. She would like to see the one step up enforced.

COMMISSION DISCUSSION

Commissioner Bailey asked for staff's thoughts on the applicant's new proposal.

Ms. Zollner said she would need time to review it.

Commissioner Evans said he didn't appreciate the discussion about the existing neighborhood, because the ultimate issue is that they didn't build what was approved. He suggested other details of the project are also out of character, including the fenestration. He would not approve the current proposal.

Commissioner Veatch said that's true, but their role is to encourage a structure that is more compatible with the district. He suggested they work with the applicant on a solution.

Commissioner Bailey agreed and its concerning that this happened, but working on a solution makes the most sense, preferably by referring to the ARC.

Commissioner Veatch asked if it has to be an ARC issue or if it should be resubmitted to staff.

Commissioner Fry said he doesn't like the current proposal but appreciates their attempt to move in a better direction. He encouraged the applicant work with staff.

Ms. Zollner said staff would recommend they work with the ARC.

Commissioner Evans reiterated that he's bothered by the unapproved construction, and feels there should be a consequence for noncompliance.

Commissioner Bailey said they don't have a mechanism to impose consequences, but they were heading in the right direction

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Veatch, to refer the project to the ARC to discuss the applicant's new proposed solution and other porch modifications.

Unanimously approved 4-0.

ITEM NO. 6: 9th Street Project Presentation; State Law Review, Certificate of Appropriateness and 8th & Pennsylvania Street Conservation Overlay District Guidelines Review. The street project spans the length of E 9th Street from New Hampshire Street to Pennsylvania Street. The project crosses Lawrence's Downtown Conservation Overlay District, the North Rhode Island Street Historic Residential District, National Register of Historic Places, the Environs of the Social Service League, Turnhalle, and St. Luke African Methodist Episcopal Church, Lawrence Register of Historic Places, and is located in the 8th & Pennsylvania Revitalization Overlay District.

STAFF PRESENTATION

Ms. Zollner introduced the item and Mr. David Cronin presented.

Commissioner Bailey asked if old bricks will be reused.

Mr. Cronin said they will reuse as many bricks as possible.

Commissioner Veatch asked why they can't reuse the limestone curb in place.

Mr. Cronin said in his experience, when the limestone is removed only half is reusable. He said replacing only half on this street wouldn't look good and wouldn't be ideal for drainage.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said they've been in touch with St. Luke AME Church, and they want to focus on the dual sidewalk idea. The church rehabilitated about 10 years ago which dealt with a lot of structural deficiencies, and funding for phase two is now being planned. He explained why they would prefer to have one lower brick sidewalk.

Pastor Verdell Taylor, St. Luke AME Church, said this is his 23rd year with the church. He explained that they are in the early stages of exploring funding possibilities. Their desire is for all projects to be compatible and they feel it's a good time to work together and move forward.

Ms. KT Walsh said it feels good that everyone seems to be on the same page and she's happy the brick and limestone curbs will be saved. She asked if the project would be completed in phases, and if it would be appropriate to monitor any damage to the church throughout the project.

COMMISSION DISCUSSION

Ms. Zollner explained the HRC's role and the standards that apply to the project.

Commissioner Bailey asked if these are preliminary plans that will change.

Mr. Cronin said the plans are about 80% complete

Commissioner Bailey asked if there would be additional discussions with the church about lowering the sidewalk, and if so, whether plan changes will come back to the Commission.

Ms. Zollner said they can discuss that option, but the proposal to lower the sidewalk would not meet standards.

Commissioner Evans suggested they could approve and direct any changes to either be reviewed by staff or come back to the Commission.

Commissioner Bailey said it sounds like the brick have been addressed in the current plan, so the only outstanding issue is the limestone curbing.

Ms. Zollner said that's correct.

Mr. Cronin showed the location of existing limestone curbs and explained that they would be carefully removed and stockpiled.

Ms. Zollner asked if the limestone curbs are on both sides of the street.

Mr. Cronin said they are.

Ms. Zollner asked if it could be repaired on both sides and filled in with new limestone curb.

Mr. Cronin said that's possible but he wasn't sure it would match well with the new street materials.

Commissioner Veatch pointed out that a mix of materials is ok, and if following the standards, they should replace like with like.

Commissioner Evans said the problem with limestone is that it doesn't hold up over time.

Commissioner Veatch said they can replace with something longer lasting but that's not the intent of the standards.

Commissioner Fry asked if the street will be widened.

Mr. Cronin said it will remain the same width. He explained why he did not recommend putting the limestone curb back in on a new concrete street.

Commissioner Veatch said he's swayed more by the engineering concerns with limestone curb replacement as opposed to the mismatched look they would create.

Mr. Cronin explained in further detail why it's problematic to repair a concrete street with limestone curbing in place.

Commissioner Evans asked Mr. Cronin if it's feasible to use limestone on a brick street.

Mr. Cronin said it's been done in the past when reconstructing brick streets.

Ms. Zollner asked if the gutter can be done with the limestone curb.

Mr. Cronin said it would need to be concrete pavement. He said bricks structurally align better with limestone curbs than concrete.

Commissioner Bailey asked if the street was originally brick.

Mr. Cronin said he thought so.

Commissioner Bailey said he feels comfortable approving the current plan.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to approve the plan as presented and make the determination that it will not damage or destroy any historic property included in the National Register of Historic Places and the State Register of Historic Places, and to direct staff to administratively review any minor alterations to the project.

Unanimously approved 4-0

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to issue the Certificate of Appropriateness and make the determination that the proposed project will not significantly encroach on, damage, or destroy landmarks or their environs.

Unanimously approved 4-0.

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to approve the plan and make the determination that it meets the development and design standards for the 8th & Pennsylvania Urban Conservation Overlay District.

Unanimously approved 4-0.

Commissioner Bailey added that the retaining wall around the church mentioned earlier in discussion sounds like a hazard.

PUBLIC COMMENT

Ms. KT Walsh asked them to be careful removing the stone curbs at the alley.

ITEM NO. 7: East Lawrence Neighborhood Plan

Ms. Zollner presented the item.

Commissioner Bailey asked when the existing plan was created.

Ms. Zollner said it's over 15 years old.

Commissioner Bailey said staff's proposal sounds like a good idea.

Ms. Zollner explained that it's an expensive process so grants will be needed.

Commissioner Evans asked if a grant was discussed for the project.

Ms. Zollner said yes, but Commissioner Hernly asked that we get the process started now.

Commissioner Bailey said it sounds like a good plan.

PUBLIC COMMENT

Ms. KT Walsh said she's really glad to see a guidelines discussion on the agenda, but it would be better if more commissioners were present. She suggested the HRC send a letter in support of this project to the City Commission.

Commissioner Bailey suggested they should bring the item back in a month or two for discussion.

Commissioner Veatch suggested they bring it back next month.

ITEM NO. 8: MISCELLANEOUS MATTERS

- A. There was no comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since February 15, 2018.
- B. There were no demolition permits received since February 15, 2018. no
- C. Miscellaneous matters from City staff and Commission members.

Commissioner Evans said the new iPad technology is much better to use.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to adjourn the meeting.

ADJOURNED 8:50 PM