

**HISTORIC RESOURCES COMMISSION  
AGENDA MEETING FEBRUARY 20, 2014 6:30 PM  
ACTION SUMMARY**

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Commissioners present: Arp, Bailey, Foster, Hernly, Quillin, Williams  
Commissioners excused: Tuttle  
Staff present: Braddock Zollner, Cargill, Halm

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**ITEM NO. 1: ACTION SUMMARY**

Receive Action Summary from the December 19, 2013 and January 16, 2014 meetings. Approve or revise and approve.

**ACTION TAKEN**

Item deferred.

**ITEM NO. 2: COMMUNICATIONS**

a) Receive communications from other commissions, State Historic Preservation Officer, and the general public.

Ms. Lynne Zollner said they had one communication regarding Agenda Items 3 & 4 and she will address it during the presentations of those items.

b) Commissioner Hernly declared his abstention from Agenda Item No. 5.

**ITEM NO. 3:** L-14-00032 Public hearing for consideration of placing the structure located at 1300 Haskell Avenue on the Lawrence Register of Historic Places.

**STAFF PRESENTATION**

Ms. Zollner presented the item.

**PUBLIC COMMENT**

Mr. Dennis Brown, President of Lawrence Preservation Alliance [LPA], said they had been focusing on the 1300 block of Haskell as a major concern, and when the Marables bought the property, they helped them list it on the State and National Registers. He said LPA is thrilled that they're nominating now on the Local Register.

**ACTION TAKEN**

Motioned by Commissioner Hernly, seconded by Commissioner Quillin, to recommend the structure located at 1300 Haskell Ave for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 6-0.

Motioned by Commissioner Hernly, seconded by Commissioner Bailey, to direct staff to draft a resolution to recommend the property for designation.

Unanimously approved 6-0.

Motioned by Commissioner Hernly, seconded by Commissioner Bailey, to adopt the environs definition as provided.

Unanimously approved 6-0.

**ITEM NO. 4:** L-14-00033 Public hearing for consideration of placing the structure located at 1340 Haskell Avenue on the Lawrence Register of Historic Places.

### **STAFF PRESENTATION**

Ms. Zollner presented the item. She asked for help from the Commission in solidifying the environs analysis.

### **COMMISSION DISCUSSION**

Commissioner Hernly asked if East Heights would be part of just the one environs area.

Ms. Zollner said yes, major demolition or construction would be a full commission review, whereas other minor changes could be reviewed administratively.

Commissioner Bailey asked what the situation is with Mr. James Dunn, who has a contract for deed on the property.

Ms. Zollner said she received a letter from Mr. Dunn in support of the nomination, and had spoken with him on the phone to ensure he was aware of the nomination and meeting.

Commissioner Bailey asked the commissioners for their thoughts on the east side of the environs area.

Commissioner Foster asked for clarification of the proposed environs areas.

Ms. Zollner said the properties on the east side of Maple Lane don't have a direct line of sight and are in the farther portion of the 250 foot boundary.

Commissioner Foster mentioned, for example, the possibility of someone adding a second story in that area and what the ramifications could be.

Ms. Zollner said that it would still have to meet the standards for review, and if it didn't it must come back to the HRC.

Commissioner Hernly commented there is a significant grade change there.

Ms. Zollner agreed. She said she can take photos and bring them to the next meeting if that would be helpful.

Commissioner Foster asked if there is any concern they would be setting a precedent.

Ms. Zollner said she didn't think so because an environs analysis is done for each individual property, so it's based on the topography and line of sight. She mentioned the HRC may want to re-evaluate these types of environs for administrative-only review in an effort to improve efficiency.

Commissioner Williams asked if the exception was for properties in the environs without a line of sight.

Commissioner Hernly clarified the concern in terms of the current project. He said the question is whether the HRC is ok with properties east of Maple Lane being administratively reviewed unless they don't meet the guidelines. He said he is usually more in favor of a greater distance but in this case, since the property is so large the 250 foot environs boundary extends far off the property line. He added that the grade change also is a factor in the lack of a direct line of sight.

Commissioner Williams agreed.

### **PUBLIC COMMENT**

Mr. Dennis Brown said he is in agreement with the environs discussion. He said this house is important for LPA because it was not on any historic register because the owner didn't want it listed. He added the owners are very nice people and have even done repairs to the porch that met guidelines but didn't get the tax credits since the property isn't on the State Register. He applauded James Dunn for working with the owners and contracting for deed in an effort to preserve the property. Usually, he said, the HRC nominates structures for architecture, but this one is just as important for the people who lived there. Mr. Brown spoke briefly about the history of the Haskells. He mentioned several structures that John Haskell was involved with, including the Kansas State House, the Douglas County Courthouse, Plymouth Congregational Church, the English Lutheran Church, the Castle Tea Room, and select structures at Haskell Indian Nations University. He said overall this is a slam dunk nomination to the Lawrence Register of Historic Places!

### **ACTION TAKEN**

Motioned by Commissioner Hernly, seconded by Commissioner Arp, to recommend the structure located at 1340 Haskell Avenue for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 6-0.

Motioned by Commissioner Hernly, seconded by Commissioner Foster, to direct staff to draft a resolution to recommend the property for designation.

Unanimously approved 6-0.

Motioned by Commissioner Hernly, seconded by Commissioner Foster, to adopt the environs definition as provided with an amendment that provides administrative-only review for the properties east of Maple Lane to be reviewed administratively unless they do not meet the current guidelines for review.

Unanimously approved 6-0.

**ITEM NO. 5:** DR-14-00008 1333 New Hampshire Street; Addition; State Preservation Law Review. The property is a contributing structure to the South Rhode Island and New Hampshire Streets Historic Residential District, National Register of Historic Places. Submitted by Mike Myers of Hernly Architects for Anton Rosenthal and Catherine Preston, the property owners of record.

### **STAFF PRESENTATION**

Ms. Zollner presented the item.

### **APPLICANT PRESENTATION**

Mr. Mike Myers, Hernly Architects, said this project has been submitted and approved for State Tax credits. He said he would be happy to answer any questions the Commission might have.

### **ACTION TAKEN**

Motioned by Commissioner Foster, seconded by Commissioner Arp, to approve the addition as per the staff report.

Unanimously approved 6-0.

### **ITEM NO. 6: Chapter 22 of the Code of the City of Lawrence**

*Item deferred.*

### **ITEM NO. 7: MISCELLANEOUS MATTERS**

- A. There were no Board of Zoning Appeals applications received since January 16, 2014.
- B. There were no demolition permits received since the January 16, 2014 meeting.
- C. There were no Administrative or Architectural Review Committee items since January 16, 2014.
- D. General public comment.

Mr. Dennis Brown provided an update on the Turnhalle project. He said they are hoping to find a buyer for the property, and since the time it was purchased they have achieved their goals of cleaning up the structure, as well as completing the Historic Structures Report and a preservation easement. He explained that LPA will be the easement holder, and the character defining features are all protected under the easement. He said LPA received a \$125,000 grant from Douglas County for work on the rehabilitation, but said their request for funds from the City is pending. He said they are hopeful and optimistic about the project but they also need lots of help, since they know no one will buy it as is. Mr. Brown explained LPA's current expenses and how the County grant can be used. He concluded that LPA has created an opportunity for the community to step up to save the Turnhalle, and encouraged more people to join their efforts.

Commissioner Hernly asked if LPA has discussed contingency plans if they must carry the property longer than expected.

Mr. Brown said no, they are still hopeful about any offers they may get, but would need some kind of grant money to continue their efforts. He

said the heritage grant would be left to the future buyer for re-application.

Commissioner Hernly asked if LPA has discussed what dollar amounts are going to be an acceptable range for offers.

Mr. Brown said they are waiting to see what types of offers they get, but the mortgage and grants total \$300,000. He said the mortgage alone is \$112,500 so that would be as low as they could go.

Commissioner Hernly said the location is good and is in a neighborhood that will only increase in value with all of the surrounding developments and improvements. He recommended they raise funds to hold onto the property if they receive low offers.

Mr. Brown said he agreed, particularly because the property is in the Cultural District. He added that this is a particularly good time to buy and he hopes the City can provide some assistance.

Commissioner Williams asked if they had been working with a structural engineer.

Mr. Brown said the structural engineer helped compile their Historic Structures Report. He added they are also working with an architect on the project.

Commissioner Williams asked if it is feasible to redevelop the building; particularly, if a building that size can be finished at a reasonable cost.

Mr. Brown said he doesn't believe the building interior can or should be completely finished by LPA. He said their suggestion is to make it a multi-use facility, perhaps for a commercial and/or community organization. He explained that such a use would be ideal because it requires less finishing and less investment.

Commissioner Hernly asked how much the immediate repairs cost.

Mr. Brown said \$200,000, not including the cost to repair the front masonry.

Commissioner Williams asked about parking for the property.

Mr. Brown said parking might be an issue, although the downtown parking garage is not far.

Commissioner Foster asked if the lot across the street can be used.

Mr. Brown said the lot is owned by the bank.

Commissioner Williams commended Mr. Brown and LPA for their efforts.

Mr. Brown said to direct anyone interested to their website.

Commissioner Hernly asked if there has been an appraisal on the property.

Mr. Brown said other than the county appraisal, no.

Commissioner Williams suggested seeking funds from philanthropic benefactors to support the rehabilitation.

Mr. Brown said they did raise \$45,000 in donations last winter which has allowed them to hold onto the property.

Commissioner Hernly said it might be worth finding out the cost of an appraisal which could provide a better way to evaluate any future proposals as opposed to just meeting their debts.

Mr. Brown said the community use will be an important aspect of any offers the LPA receives. He said a low offer proposing a community use will be considered over a higher offer without intentions of a community use for the building.

Commissioner Williams asked if they would be eligible for another grant if LPA still owns the property next year.

Mr. Brown said that particular grant hasn't been around long enough for someone to receive it twice. He said he feels the City needs to provide funding to LPA or economic incentives to any potential buyers.

Ms. KT Walsh asked what happened to the \$50,000 that Thomas Fritzel was supposed to pay toward preservation efforts.

Ms. Zollner said it is on the City Commission agenda this coming Tuesday.

Ms. Walsh asked if the Turnhalle was being considered for any of the \$50,000.

Mr. Brown said they requested \$47,000 but are not being considered for those funds.

The commissioners thanked Mr. Brown.

E. Miscellaneous matters from City staff and Commission members.

Ms. Zollner said responses to the RFP will go before City Commission on Tuesday night to recommend funding for the Breezedale Monument Restoration, the Castle Tea Room, and window restoration at the Watkins Community Museum. She said they also have Historic Preservation Fund grants due March 15<sup>th</sup>, and staff is working on a grant application with the County Heritage Commission to send staff and hopefully one or two

commissioners to the forum held by the National Alliance of Preservation Commission in Philadelphia this summer.

Commissioner Foster said the Oread Design Guidelines Review is still ongoing.

Ms. Zollner said she anticipates a joint meeting/study session with the Planning Commission as soon as they pass the committee.

There was a brief discussion of the parking/density issue in the Oread Neighborhood.

**ADJOURN 7:30 PM**