

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING JUNE 19, 2014 6:30 PM
ACTION SUMMARY**

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

ITEM NO. 1: ACTION SUMMARY

Receive Action Summary from the April 17, 2014 and May 15, 2014 meetings. Approve or revise and approve.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Arp, to approve the Action Summary from the April 17, 2014 meeting and to defer the Action Summary from the May 15, 2014 meeting.

Unanimously approved 6-0.

ITEM NO. 2: COMMUNICATIONS

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

Ms. Zollner said she received a letter from the State Historic Preservation Office regarding a National Register nomination for 1709 Louisiana Street, which will be on the July agenda for comment.

b) Declaration of abstentions from specific agenda items by commissioners.

Commissioner Hernly declared his abstentions from Agenda Item 5 and Administrative Reviews DR-14-00176 and DR-14-00186.

ITEM NO. 3: DR-14-00151 826 Rhode Island Street; Demolition and New Construction; State Law Review. The structure is a non-contributing structure to the North Rhode Island State Historic Residential District, National Register of Historic Places. Submitted by Paul Werner Architects for James and Doni Slough, the property owners of record.

ITEM NO. 4: DR-14-00152 808 Rhode Island Street; Addition; State Law Review. The structure is listed as a contributing structure to the North Rhode Island Street Historic Residential District, National Register of Historic Places. Submitted by Paul Werner Architects for Peter Howell, the property owner of record.

ITEM NO. 5: DR-14-00175 605 E 8th Street; Demolition; State Law Review and 8th and Pennsylvania Urban Conservation Overlay District Review. The structure is listed as a non-contributing structure to the East Lawrence Industrial Historic District, National Register of Historic Places and is located in the 8th

and Pennsylvania Urban Conservation Overlay District. Submitted by Tom Larkin for Ohio Mortgage Investors LLC, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Arp asked if the stone wall is fake.

Ms. Zollner said it looks like a veneer but she wasn't able to go inside the garage to be sure. She mentioned that it looks like a newer stone that doesn't match the stone on the primary structure.

Commissioner Arp asked if she is confident that it's not remnants of structure fire.

Ms. Zollner said it could be remnants of a previous structure but she was not able to document that.

Commissioner Arp asked how confident she is either way.

Ms. Zollner said it's possible it's older than the garage but the way it's attached to the garage raises her uncertainty.

Commissioner Arp asked if staff feels it's worth the risk to demolish a potentially historic structure.

Ms. Zollner said it is hard to verify the location of the previous structures using the Sanborn maps.

Commissioner Arp asked what the impact would be on staff's recommendation if the wall was identified as a remnant of a previous structure.

Ms. Zollner said staff would probably recommend they keep a partial wall or document the wall in some way.

Commissioner Williams said it is good but unusual- it looks like an extrication of a building while the other buildings are retained.

APPLICANT PRESENTATION

Mr. Tom Larkin, Ohio Mortgage Investors LLC, said one of the primary reasons for demolition is the confined space on the site which makes it unusable. They would also like to highlight the historic structure behind it, which currently can't be seen from Pennsylvania St. He said he is also unsure as to whether the stone wall is historic but they intend to use those stones on walls that will define the outline of the patio.

PUBLIC HEARING

Ms. KT Walsh, East Lawrence Neighborhood Association (ELNA), said they do not object to the demolition due to the age of the structure. She suggested Dwayne Schwada might have information regarding the age of the stone wall.

ACTION TAKEN

Motioned by Commissioner Williams, seconded by Commissioner Arp, to approve the demolition based on the information in the staff report and find that the proposed project does not encroach upon, damage or destroy any historic property with the amendments in the staff report.

Unanimously approved 6-0.

ITEM NO. 6: DR-14-00203 801 Massachusetts Street; Exterior Alterations; State Law Review and Downtown Urban Conservation Overlay District Review. The property is a contributing structure to Lawrence's Downtown Historic District and is located in the Downtown Urban Conservation Overlay District. Submitted by Craig Shaw of Shaw Hofstra and Associates for Round Corner Inv, LLC, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

COMMISSION DISCUSSION

Commissioner Arp said he was a little confused about the garage door, and asked if it would maintain the transom system.

Ms. Zollner said that was her understanding because the transom system is a primary element that was just uncovered with the rehabilitation of the building.

Commissioner Arp said it appears the transom system and the corner door are important elements to preserve.

Ms. Zollner said absolutely.

Commissioner Arp asked if staff is ok with changes to those two features.

Ms. Zollner said the three-part storefront system on the Massachusetts Street façade is a key character-defining element of the building, while on the secondary façade they might be able to consider a garage door in one of the openings.

Commissioner Arp asked if they had recently reviewed a garage door system in another project.

Commissioner Hernly said yes, the apartments on the northeast corner of 8th and New Hampshire Street.

Commissioner Arp said it wasn't on Massachusetts Street.

Ms. Zollner said it was also new construction. She said staff is not opposed to the concept of garage doors but doesn't feel the main elevation of a very prominent structure in the historic district is the appropriate place for them.

Commissioner Williams said the Round Corner Drugstore was one of the top long-lived, continuously operating drugstores in America. He personally remembers the round corner being a defining feature.

Ms. Walsh said it was the longest running west of the Mississippi.

Commissioner Williams asked if that would add to the designation as a contributing structure.

Ms. Zollner said the significant history of the building does add to the contributing nature of the structure. She said the proposed sidewalk dining feature, which is removable, is also being approved for the Massachusetts Street storefront side.

Commissioner Arp asked if the 8th Street outdoor dining area will be maintained.

Ms. Zollner said yes. She explained that it goes past the corner of the building to the north. She said staff would prefer that it stop at the brick column as opposed to extending beyond that point.

Commissioner Hernly said the Massachusetts Street façade looks to have three parts in the 1926 photo, and currently there's a south entrance.

Ms. Zollner said the south entrance was a later alteration.

Commissioner Hernly said the display windows are just a single piece of glass. He asked if it would be acceptable if the applicant were to find something that is just a solid piece of glass that opens up, so when it's closed it just looks like a piece of glass in the opening.

Ms. Zollner said, based on the systems she has researched, the problem would be the thickness of the glass and the side panels needed to accommodate it.

Commissioner Arp clarified then that it's not the change in function that is the issue but the change in appearance.

Ms. Zollner said it is both.

Commissioner Hernly suggested three separate narrow doors that maintain the columns.

Ms. Zollner said the problem is the loss of the static storefront and the width of the systems on the outside.

Commissioner Bailey said it appears the Wilson doors go all the way to the ground and extend up about seven feet.

Ms. Zollner said it is her understanding that the bulkhead would stay.

APPLICANT PRESENTATION

Mr. Craig Shaw, Shaw Hofstra & Associates, said they propose to leave the existing door frame on the north side, with the exception of removing the 13-inch brick/stone sill portion, and extend and infill with a glass door. He added that it would be thicker glass but would stay within the framework dimension. He said the change will provide additional seating, will improve the interior circulation, and preserves the image of the round corner. He distributed additional drawings to the Commissioners. While they do not plan to alter the corner door, they would like to move the primary entry a few feet to the west.

Commissioner Arp asked if the plans show seats or a bar in the round corner area.

Mr. Shaw said it's a banquette. He said they would like to have a lounge seating/cocktail area where the backbar is now. His clients are comfortable with most of staff's recommendations but would appreciate consideration as to moving the main entrance and would hope they approve the garage doors. He mentioned the current window system is like a 1950s storefront window system and feels the proposed is a variant of that timeframe. As long as they leave things that are historic to the building in place, such as the brick structure, the bulkhead, and the transom lighting. He said the same applies to the Massachusetts Street side, since it has the same 1950s vintage glass system. He said the upward acting door system will maintain the existing proportions and framework.

Commissioner Bailey asked if the garage door on the east side is functional like the other side.

Mr. Shaw said it is just for fresh air and greeting people.

Commissioner Bailey asked where the additional seating will be located.

Mr. Shaw said the seating will be in the round corner. He said their remaining work includes relocating the bar and screening the restrooms better, but overall it is a nice space and they would like to preserve what is there. Mr. Shaw mentioned he has had the opportunity to present similar projects in other places and the staff report for this one far exceeds others he has seen.

Commissioner Arp asked if the garage door on the 8th Street side contains a fold down countertop that will act as a bar. He further asked if, when it is closed during the winter months, it will be a piece of metal on the outside.

Mr. Shaw said it would be a carefully crafted element that will conceal the back of the bar but will not be on the outside of the building. He said it is mostly underneath the existing awning structure on that side of the building.

Commissioner Arp asked if it is the same on the Massachusetts Street side.

Mr. Shaw said the Massachusetts Street side has a retractable fabric awning, and the north side has a permanent awning.

Commissioner Arp thanked the applicant.

PUBLIC HEARING

Mr. Dennis Brown, LPA, said staff has done a good job reviewing and making recommendations for this project. The entrance is very character-defining, the transoms are important, as is the main façade on Massachusetts Street. He said they appreciate staff's recommendation to protect those elements. LPA feels that the position of the entry door, not the door itself, is a historic entryway. They are comfortable with the new opening system on the 8th Street side but not on the Massachusetts Street side. He said they are also glad the previous applicant uncovered transoms recently. The LPA fully supports the recommendations in the staff report and hopes the Commission will concur.

Ms. KT Walsh said she concurs with LPA's comments. She said the corner doorway should match up with the window above it.

COMMISSION DISCUSSION

Commissioner Arp said he also agrees with the public comments but is concerned about open bars and would hate to set a precedent allowing them along Massachusetts Street. He said he supports that element on the 8th Street side, and agrees with the findings in the staff report. He feels a glass door will be acceptable and may provide a more inviting entrance.

Commissioner Williams said he agrees. Although not certain, he thought the old door was glass so he celebrates the return to glass. He also appreciates the difficulty for the applicant in maximizing that space. He agrees that the round door entrance is distinctly defining of that building and should be retained.

Commissioner Bailey said he agreed. He mentioned the outdoor seating is quite a change, but is mostly concerned about the Massachusetts Street opening. He said it doesn't seem like the window would be a great change when it is open. He agreed that the corner entry should stay and they should avoid setting a precedent as Commissioner Arp mentioned.

Commissioner Hernly said the door on the corner definitely needs to stay and the opening on the north side is ok. He said the railing on the Massachusetts St side should be pulled back so it's not sticking out in front of the door. He said he had questions about the opening on the Massachusetts Street side. He explained that, before sidewalk dining was a possibility, Mass Street Deli had a similar space that included a set of interior doors which provided the option of keeping the outside doors open. If the HRC was tasked with a review to replace a historic storefront on that side it would be a definite no, and feels 99% of the time that door is going to be closed. He said if it's designed with three panels it will look different than it does currently, but it had already changed from its original material, most likely with cast iron. He said he is not as opposed to the opening on the Massachusetts Street side as he might be in another situation.

Commissioner Arp suggested the final design including any use of the garage doors should go to the ARC.

Ms. Zollner said that is also staff's recommendation. She added that the Genovese restaurant at the time Commissioner Hernly was referring to was not a contributing property to a National Register Historic District. She said it has a different system with folding doors and doesn't have the horizontal line that will be created by the folding garage door.

Commissioner Arp asked if there is an acceptable system that would allow those three bay windows to open and close for air as opposed to going up.

Mr. Shaw said they considered some sliding systems but they seemed to create a greater intrusion on the appearance of the building. He said in the winter the proposed system will blend with the building, and although the folding system is more expensive, it looks far better.

Commissioner Hernly asked if there is any sort of a pivot system that could work.

Mr. Shaw said it would be in the way. He said there is a nano wall system, but they can't be maintained on something over three feet. He said the proposed upward-acting hangar door comes closer to preserving the historic image of the building than any other option.

Commissioner Williams said he likes the intent of the design which maintains the historical façade of the exterior but integrates contemporary function and design. He pondered what it

would look like in 100 years and if it would still maintain its original character. He asked for suggestions on how they should proceed in approving with conditions.

Ms. Zollner said they can start with staff's recommendation and can amend those points as needed.

Commissioner Bailey asked if the exterior area in the drawing depicts a railing or some sort of brick.

Ms. Zollner said it will match the railing on the 8th Street side.

Commissioner Arp said his concerns are addressed by staff's recommendations.

Commissioner Tuttle said she concurs with staff's recommendations, except she supports the possibility of an upward-acting door on the Massachusetts Street side, since the existing is not historic anyway.

Commissioner Hernly asked if they should approve according to the staff report the with exception that the applicant be given the opportunity to create an alternative opening element on the Massachusetts Street side.

Commissioner Quillin said she agrees and asked if that should be reviewed by the ARC.

They discussed how to appropriately approve the item.

Ms. Zollner mentioned that it is a contributing structure, and while it might be appropriate to consider the option of an opening on Massachusetts Street for a non-contributing structure or somewhere outside the district, it may not be appropriate for a contributing structure that has used the window for display.

Commissioner Arp said he worries that allowing an open bar might set a precedent that could create an unwanted atmosphere on Massachusetts Street.

Commissioner Williams said he agrees and is strongly in favor of Item 3 in the staff report.

Commissioner Hernly mentioned that, although it is not a historic window it currently functions the same way.

Commissioner Williams said he would be more inclined to entertain options on the north side as opposed to the Massachusetts Street side, but said he can't tie that to a specific standard.

Commissioner Bailey said there is a difference between a main and secondary façade, so when considering the argument of setting a precedent, they can argue that the north side is a secondary façade and it is not a big alteration.

Commissioner Hernly asked what standard is driving staff's recommendations regarding the Massachusetts Street side.

Ms. Zollner said Standard #1 of the Secretary of Interior's Standards. She said this is not a minimal change to a character-defining feature of the building. The historic use of the

storefront was a static system referred to as a display window. Standard #2 also applies, she said, because it has a feature and space that characterizes the property.

Commissioner Hernly reiterated that it's either the removal of historic material or the alteration of features, but not necessarily historic fabric.

Ms. Zollner said that is correct.

Commissioner Williams mentioned that Standard #2 also applies because originally the rear east door was the most used, since the pharmacy was in the back and the sundries in the front.

Commissioner Arp said when the building became a restaurant the north entrance was completely closed to the public so all traffic comes through the round corner.

Commissioner Williams said he is more interested in the historical and architectural character of the building.

Commissioner Arp asked staff to address Standard #9.

Ms. Zollner said it doesn't meet Standard #9 because it refers to the new door on the north elevation and the bulkhead removal.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Tuttle, to approve the project with the amendments outlined in the staff report and find that the project does not encroach upon damage or destroy any listed property with the amendments noted.

Motion carried 5-1.

ITEM NO. 7: MISCELLANEOUS MATTERS

- A. There were no Board of Zoning Appeals applications received since May 15, 2014.
- B. Review of any demolition permits received since the May 15, 2014 meeting.

Ms. Zollner said they did receive a demolition permit for the house at 1217 Connecticut Street, a historic structure that does not require review.

Commissioner Williams asked if there is anything they can do about that.

Ms. Zollner said she is making them aware of it because it is a historic structure adjacent to a National Register Historic District and prior to changes in the State Law the HRC would have reviewed the permit.

Commissioner Hernly asked if it's just an old house but not a listed house.

Ms. Zollner said yes, it is a National Folk House. She said the county lists it as a 1920 house but she feels it could be older.

Commissioner Tuttle asked if the new structure for that lot will be reviewed by the HRC.

Ms. Zollner said no.

C. Review of Administrative and Architectural Review Committee approvals since May 15, 2014.

Administrative Reviews

- DR-14-00173** 1025 Massachusetts Street; Sign; State Law Review and Downtown Urban Conservation Overlay District Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is located in the Downtown Urban Conservation Overlay District. Submitted by Full Bright Sign and Lighting for Aimee's Café on behalf of Gary and Eileen Strong, the property owners of record.
- DR-14-00174** 815 Massachusetts Street; Interior Alterations; State Law Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic. Submitted by Paul Werner Architects for Chaudhry Wahla, the property owner of record.
- DR-14-00176** 810 Pennsylvania Street; Special Event Permit; State Law Review. The property is located in the East Lawrence Industrial Historic District, National Register of Historic Places. Submitted by Tom Larkin for Cider Gallery LLC, the property owner of record.
- DR-14-00179** 711 Connecticut Street; Porch Repair; Certificate of Appropriateness Review. The property is located in the environs of the Octavius McAllaster Residence (724 Rhode Island), Lawrence Register of Historic Places. Submitted by Mark Bowden for Paul Winn on behalf of James Dunn and Praise Temple Church of God in Christ, the property owners of record.
- DR-14-00188** 826 and 832 Pennsylvania Street; Special Event Permit; State Law Review. The properties are non-contributing structures to the East Lawrence Industrial Historic District, National Register of Historic Places. Submitted by Danielle Rittenhouse for 826 Penn LLC and Pennsylvania Street Investors LLC, the property owners of record.
- DR-14-00191** 800 Block Massachusetts Street Right of Way; Street Vendor Permit; State Law Review. The property is located in Lawrence's Downtown Historic District, National Register of Historic Places. Submitted by Eric Ireland for the City of Lawrence, the property owner of record.
- DR-14-00195** 1345 West Campus Road; Commercial Mechanical Permit; State Law Review. The property is listed in the Register of Historic Kansas Places. Submitted by Lorie Doolittle-Bowman for Chi Omega Fraternity, the property owner of record.

DR-14-00196 505 Tennessee Street; Porch Repair; State Law Review and Certificate of Appropriateness Review. The property is a contributing structure to the Pinckney I Historic District, National Register of Historic Places, and is located in the environs of the Griffith House (511 Ohio), Lawrence Register of Historic Places. Submitted by Construction Projects for Robert Beck and Amy Pettle, the property owners of record.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Quillin, to confirm the Administrative Reviews with the exception of DR-14-00176 and DR-14-00188.

Unanimously approved 6-0.

Motioned by Commissioner Arp, seconded by Commissioner Quillin, to confirm Administrative Reviews DR-14-00176 and DR-14-00188.

Motion carried 5-0-1.

D. General public comment.

Mr. Dennis Brown said LPA is opening the Turnhalle for a general public open house a week from Sunday. He said this is the first time it will be open to the public since they started structural repairs a year ago. He said the funding came from the Cultural Heritage Grant, as they were the main grant winner. At 2:00 pm Mayor Amyx and Commissioner Thellman will speak and they will give out a Preservation in Progress award to Billy Construction. He said it would make sense for the HRC and the Heritage Counsel to collaborate if they don't already and to possibly hold a mixer. He mentioned that it is Commissioner Tuttle's last meeting, he wished her luck and said she will be missed.

Commissioner Tuttle thanked her fellow commissioners, staff, and the community members for their hard work and for making Lawrence a place she will miss.

Ms. KT Walsh asked who the property owner is at 1217 Connecticut.

Ms. Zollner said it is listed under Stonehouse Rentals LLC.

Ms. Walsh said she was approached by the granddaughter of a man who owned Glenn's Garage and 1247 Prairie Street. The family lore indicates it was a trolley garage, and they would like to do something with it to pay the man's nursing home bills. She said they don't want to tear it down if it's historic, and asked for any information that might help with the history of the structure or the history of the trolley.

Commissioner Hernly said they should ask Dave Evans.

Commissioner Williams suggested doing research at Watkins.

Ms. Zollner said they staff has yet to create a map of the old trolley route in the City.

Ms. Walsh thanked everyone for their input.

Commissioner Williams said the old Trolley Master's house is at 17th and Louisiana. He explained the history of the property and surrounding area.

Commissioner Hernly said there is a map toward the back of his Master's Thesis that might be useful.

Commissioner Williams wondered if the City Transit department might have information regarding the old trolley route.

They discussed the history of the trolley tracks.

Commissioner Hernly said the Kansas Preservation Alliance Conference will be September 11-12 in Emporia. He asked if any plans are in place for commissioner to attend the CLG Training on Thursday the 11th.

Ms. Zollner said without scholarships the City cannot afford to send all commissioners to Emporia for training. Hopefully, she said, the State can provide some funding for transportation since the training is free.

Commissioner Hernly said that would be excellent. He said he is the conference chair and would like to get as many people there as possible.

Ms. Zollner said they should have information about it at the July 31 meeting.

Commissioner Hernly said the registration fee for the conference is \$75.

Commissioner Williams asked Dennis Brown when the Turnhalle open house will be.

Mr. Brown said it will be on the 29th from 1-4 pm with a free program at 2:00. He said the Turnhalle will be a part of the Freestate Festival that weekend.

Commissioner Bailey asked for the status of their proposed changes to Chapter 22.

Ms. Zollner said staff is still in the process of updating the draft for legal to review.

Commissioner Arp said there was some funding recommended for the Breezedale Monument and asked for the status on that project.

Ms. Zollner said she wrote a memo today requesting additional funding from the City because the cost estimate for the project came in almost

double what was anticipated. She said KDOT provided additional funding, so now they are looking for a 20% match to the KDOT funding.

Commissioner Arp asked if the project will happen this calendar year.

Ms. Zollner said no because KDOT won't start their portion of the work until October, which must be done first, and masonry work can't be done during the winter, so it will be next year.

Commissioner Arp asked if they would be putting the lights back on.

Ms. Zollner said that is the plan.

- E. There were no miscellaneous matters from City staff or Commission members.

ADJOURN 7:55 PM