

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING FEBRUARY 19, 2015 6:30 PM
ACTION SUMMARY**

Commissioners present: Arp, Bailey, Foster, Hernly, Quillin, Wachs
Staff present: Cargill, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. There were no communications from other commissions, State Historic Preservation Officer, and the general public.
- B. Disclosure of ex-parte communications.

Commissioner Foster said he exchanged emails with Ernie Eck regarding Item 5 but did not have any additional information for the Commission.

- C. Commissioner Hernly declared his abstention from Item 5.

ITEM NO. 2: CONSENT AGENDA

- A. January 15, 2015 action summary.
- B. Administrative Approvals
 - 1. DR-14-00544 740 Massachusetts Street; Rental License; State Law Review.
 - 2. DR-14-00549 807 Vermont Street; Sign; Downtown Design Guidelines Review.
 - 3. DR-15-00003 1844 Almira Avenue; Plumbing Permit; Certificate of Appropriateness Review.
 - 4. DR-15-00004 900 New Hampshire Street; Residential Building Permit; Downtown Design Guidelines Review and Certificate of Appropriateness Review.
 - 5. DR-15-00005 900 Massachusetts Street; Communications Equipment Installation; Downtown Design Guidelines Review.
 - 6. DR-15-00006 1916 Barker Avenue; Porch Repair; Certificate of Appropriateness Review.

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Wachs, to approve the consent agenda.

Unanimously approved 6-0.

- ITEM NO. 3:** L-14-00556 1501 Pennsylvania Street; Public hearing for consideration of placing the structure on the Lawrence Register of Historic Places. The property is listed in the National Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Austin H. Turney Trustee, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Austin Turney said he is the fourth owner of the property- two fathers and sons, successively, have owned the property, and Mr. Riggs originally purchased the land in the 1850s. He said at one point, his father had a plat made which included surrounding development and left an acre and a half for the property. He said his father never had a reason to suppose that his family would return; however, they did return and had the plat dissolved. He also wanted to mention that in the National Register recognition, the property is also recognized for its association with a historical event. He said every Spring, third graders from elementary schools come to view the property as a memorial to Quantrill's Raid. He explained that the east elevation was completed in a different manner than the rest of the original structure, because there are openings in the brick work for doorways.

PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said they have been working to locally list properties on the State and National Registers. He said this property is listed for several reasons and is not only a wonderful historic house but it's in the interior of the city on an estate-type lot. He said the additions and the garage have been made to differentiate from the historic portions.

Mr. James Harmon, 1421 Delaware Street, said he's concerned how the nomination might impact the residential area around the house. He is concerned about the additional steps required if others want to make changes to their own homes, particularly because all of them are middle and lower income homes.

Commissioner Foster said the neighborhood was already under similar environs review until the State law changed, so this isn't really new.

Mr. Harmon said there would still be a limitation as to what changes could be made.

Commissioner Foster said that is true, but those restrictions had been in place for many years. He said the Commission acts reasonably toward requests.

Commissioner Hernly said if you wanted to build a five story hotel they might have an issue.

Commissioner Bailey said the environs review is the least stringent of reviews, so the presumption is that a project will be granted.

Ms. KT Walsh said this is such a piece of history and educating people how the Landmark process works is great. She said the code is mostly concerned about the main façade, and there are a lot of repairs that can be done administratively. She said her experience with the Commission and with the Historic Resources Administrator has been all positive.

COMMISSION DISCUSSION

Commissioner Hernly said it seems appropriate to include Criteria #2 since the property is tied to a significant event.

Commissioner Foster suggested Criteria #4 would also apply.

Ms. Zollner said Criteria #4 is mostly used for vernacular structures and Criteria #6 is used more for high style. Regarding Criteria #2, she said the property is certainly part of a significant

event but a lot of research is required to document exactly how it was involved in that event. Based on Mr. Turney's comments, she feels that Criteria #6 would be appropriate to include.

Commissioner Hernly said Criteria #1 could also be used, and it's similar to Criteria #2.

Commissioner Wachs said they should include both.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Wachs, to recommend the structure located at 1501 Pennsylvania Street for designation as a Landmark on the Lawrence Register of Historic Places under Criteria 1,2,3 and 6.

Unanimously approved 6-0.

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

Unanimously approved 6-0.

Motioned by Commissioner Arp, seconded by Commissioner Wachs, to direct staff to draft a resolution recommending the structure located at 1501 Pennsylvania Street be placed on the Lawrence Register of Historic Places.

Unanimously approved 6-0.

ITEM NO. 4: L-14-00562 900 New York Street; Public hearing for consideration of placing the structure on the Lawrence Register of Historic Places. The property is listed in the National Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf St. Luke Chapel African Methodist Episcopal Church, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Wachs asked if the church still operates as a church.

Ms. Zollner said yes.

Commissioner Wachs asked if Reverend Taylor is still the residing pastor.

Ms. Zollner said that is correct.

Commissioner Foster said there is a Lego model of the building.

Commissioner Hernly said there is also a balsa wood architectural model of it.

PUBLIC HEARING

Ms. Lindsay Crick, LPA, said the church is important for its architecture and for its role in the community.

Ms. KT Walsh, East Lawrence Neighborhood Association (ELNA), said they enthusiastically support this nomination, and mentioned that this Sunday they have their Lift Every Voice at 3:30.

Commissioner Hernly said you can also see their rehabilitated sanctuary space with the vaulted ceiling.

Commissioner Wachs asked if Langston Hughes was involved in writing the lyrics for Lift Every Voice.

Ms. Walsh said she was not sure.

Commissioner Hernly said the building is actually a wood frame structure with brick veneer. He said it needs a lot of tuckpointing work and a lot of the brick needs to be re-laid.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Wachs, to recommend the structure located at 900 New York Street for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 6-0.

Motioned by Commissioner Arp, seconded by Commissioner Bailey, to direct staff to draft a resolution recommending the structure located at 900 New York Street be placed on the Lawrence Register of Historic Places.

Unanimously approved 6-0.

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

Unanimously approved 6-0.

ITEM NO. 5: DR-15-00015 and DR-15-00020 707 W 12th Street; Rehabilitation and Variances; State Law Review and Certificate of Appropriateness Review. The property is a contributing structure to the Hancock Historic District, National Register of Historic Places and is located in the environs of the Jane A. Snow Residence (706 W 12th Street), Lawrence Register of Historic Places.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Foster asked if the parking area on the adjacent property was discussed when the rehab project was presented to the Commission.

Ms. Zollner said it was on the site plan but she can't recall if they discussed the parking. She further discussed the parking challenges in the neighborhood.

Commissioner Wachs said going from a quad to a duplex would likely reduce the number of cars associated with the house.

Ms. Zollner said there's no change to the number of bedrooms, but right now there is no parking for the property. She continued her presentation.

Commissioner Foster said they don't typically review interior changes, so they could disregard that portion of the plans.

Ms. Zollner said correct, and because it is contributing it is under State Law Review so they can look at the interior for major changes that might affect the exterior, such as window alterations. She said the National Park Service, however, will be very strict about interior changes such as how many walls are removed.

Commissioner Foster said the aerial is helpful because it shows how much of the area is landscaped, and noted that much of the area is already pervious surface.

Ms. Zollner said that is correct. She said many of the structures never had a set rear yard space.

Commissioner Foster asked if the work done to the lot on the corner was difficult to approve.

Ms. Zollner said it was, only because you can see it from the public right-of-way and one of the things staff considered was the fact that it was on the secondary elevation. She mentioned the slight grade change and spatial relationships.

Commissioner Foster said the main idea is typically to protect the Historic District, including the landscape, grasses, trees, etc. He said since those things never existed, it's easier to accept the proposed changes.

APPLICANT PRESENTATION

Mr. Mike Myers, Hernly Architects, said the ownership group for the property also owns 1145 Indiana Street and they care a lot about preservation. In fact, he said they received the highest possible award from the Kansas Preservation Alliance (KPA) for their work on that property, and they expect that same level of care with the proposed project. He said the street is very unique and likened it to San Francisco's Lombard Street. He said it's at about 14% grade and there's no parking for the dwelling. He said according to the historic listing, the structure was constructed as a duplex, the project does not increase the number of bedrooms, and nothing was constructed to create individual apartments except the addition of kitchens and padlocking a few doors. He said the intent is to make it usable again, including fire suppression systems, sealing windows, and structural remediation. He said obviously, if you're going to that expense to rehabilitate a property you'll need to be able to rent it, and potential renters will want a place to park. He said they talked to the neighbors who own the large parking area north of the structure with no solution, but that sort of an agreement would have required a cross-access easement. He explained that after the property was surveyed, they determined there was enough space to fit a car back there. He said they're only adding enough parking for the number of existing bedrooms, so there will be eight spaces.

Commissioner Foster asked what sort of surface will be used.

Mr. Myers said they're using gravel for the parking area. He said there will be a concrete driveway, and a curb and gutter to contain the gravel, assuming the Board of Zoning Appeals will grant the variances.

Commissioner Arp asked about the stucco.

Mr. Myers said replacing with stucco will not be a problem.

PUBLIC HEARING

Mr. Dennis Brown said the applicant is a board member of LPA and this is a contributing property in the district that really needs to be rehabilitated. He said the applicant has ceased renting the property for that purpose. He said the project is a major investment and its purpose is not to increase density, but the variances are necessary for parking. He explained that if the proposed parking solution isn't allowed, the only alternative would be to send any future inhabitants to park on the streets in the area, which would be detrimental to the neighborhood. He feels great minds have collaborated and this is the best solution. He said if the HRC denies this solution, they can't have parking, and the type of rehabilitation required might not happen and the property will continue to deteriorate. He mentioned that the house on the corner was rehabbed by the same group of people which earned awards from the KPA and the LPA. He said he hopes the Commission can move past concerns about parking and focus on the bigger picture.

COMMISSION DISCUSSION

Commissioner Foster said he appreciates Dennis Brown's comments. He said the Commission typically tries not to take into consideration the business side of projects, but that they are being asked to do so this evening, so their decisions can be difficult.

Commissioner Wachs said parking is a continued problem in the community overall. He said given the density of the neighborhood and the issues involving the grade, he personally can't see any other solution and believes there's a precedent established by what was previously approved. He said he would be inclined to approve the project based on those reasons.

Commissioner Foster said the ground plane is an important part of any historic structure or district and he doesn't want that to be discounted over the long term. He pondered whether the character of the historic district changes when it slowly goes from landscaped to hard surface, but appreciates the point that it already has. He said he doesn't want to punish the remaining landowners that haven't made that change.

Commissioner Wachs said sadly, he doesn't think that trend can be reversed in that neighborhood.

Commissioner Arp said he agrees and appreciates that so much thought has gone into finding a solution and density is not being increased to maximize economic potential while asking for a variance. He feels the request is appropriate and also supports the variance.

Commissioner Foster asked if other homes on that street might pursue something similar.

Ms. Zollner pointed out properties that already have parking areas.

Commissioner Foster asked if some of the more informal parking arrangements would be in violation if Code Enforcement was involved.

Ms. Zollner said Code Enforcement has been out to one particular property several times because they removed a historic chimney without a building permit.

Commissioner Foster asked if parking in their side yard is allowed.

Ms. Zollner said they are considering that area their drive, so they are allowed to park as long as they are not in the right-of-way.

Commissioner Wachs said it doesn't look like there will be any changes on the north side of the street.

Ms. Zollner pointed to locations for other potential parking areas. She pointed to one property that had the potential for an additional parking area. She said no rigid spatial relationships exist.

Commissioner Wachs asked if complete street closure might be recommended in the future.

Ms. Zollner said she didn't think so, because they have to provide access for owners and for fire/medical.

They discussed the exterior plans.

Ms. Zollner provided options as to how to proceed.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Bailey, to approve the project with recommendations as outlined in the staff report, with the condition that the application will repair or replace the stucco in kind.

Motion carried 5-0-1.

Motioned by Commissioner Arp, seconded by Commissioner Bailey, to approve the Certificate of Appropriateness and make the determination that it does not encroach upon, damage, or destroy one or more of the listed historic properties.

Motion carried 5-0-1.

ITEM NO. 6: 2015 Historic Preservation Fund Grants

STAFF PRESENTATION

Ms. Zollner said the City Manager and the Parks and Recreation Department are uncomfortable making a recommendation for preserving the holding vault at Oak Hill Cemetery without additional information. She reminded commissioners that the rehabilitation work would be funded by a Douglas County Heritage Grant, about \$45,000, and funding for a complete preservation study and National Register nomination of the cemetery would be provided through a Historic Preservation Fund Grant. She said the National Register nomination could also be used in the Teaching with Historic Places program. She explained the second option was to finish the survey of the City, since some areas of town have not been surveyed. She said this is the public hearing for comment on other grant proposals.

PUBLIC HEARING

Ms. KT Walsh asked if the grants are for educational purposes.

Ms. Zollner said they are preservation fund grants and explained where the money is coming from.

Ms. Walsh thanked staff for the explanation. She said her suggestions are probably not appropriate for this type of grant, but she suggested educational opportunities for brick laying or possibly doing basic training for people interested in oral history.

Commissioner Wachs feels the brick training is a good idea.

Ms. Zollner agreed. She also mentioned that the State is having a workshop in Lecompton on historic window restoration.

COMMISSION DISCUSSION

Ms. Zollner mentioned some other properties the City owns, most of which are listed locally or in the National Register. She said staff has been tasked with prioritizing which historic properties need attention, which is challenging, but is in process.

Commissioner Foster asked if staff's prioritization has anything to do with work in progress at the Carnegie.

Ms. Zollner said one reason why Parks and Recreation is uncomfortable with the Oak Hill project is because they compare it to the Carnegie. She said staff is of the opinion that those projects are not equivalent- Carnegie had deferred maintenance for 100 years which resulted in many problems, and the bill for the repair is substantial. Staff feels an appropriate comparison is the deferred maintenance on non-historic structures, like streets, since the cost to repair exponentially grows when maintenance is deferred.

Commissioner Hernly said he's curious about the brick laying idea. He said there are a lot of homeowners that, given some instructions, could tackle their own sidewalks.

Commissioner Wachs agreed.

Commissioner Quillin said rehabilitation of the vault is a neat idea and she supports that proposal.

Commissioner Wachs suggested staff look into what Topeka has achieved with their cemetery in documenting the history of the vault, which includes an interactive website.

Ms. Zollner said the gentleman who provided an estimate for the Oak Hill vault also did the restoration for Topeka's mausoleum. She said Topeka only listed "mausoleum row" instead of the entire cemetery since they have active burial. She said Oak Hill's active burial section is small enough that the entire cemetery could be listed. Based on comments, she feels the brick laying workshop and Oak Hill Cemetery projects are of the most interest.

The Commission agreed.

ITEM NO. 7: MISCELLANEOUS MATTERS

- A. There were no Board of Zoning Appeals applications received since January 15, 2015.
- B. There were no demolition permits received since the January 15, 2015 meeting.

Ms. KT Walsh said she thinks they've lost the Black Hills Quonset hut at 620 E 8th St. She said they are so important as a form of mid-century architecture. She learned that it's an Emkay Hut made in Boise, ID, and is called a pointed arc Quonset. She said almost all of their buildings went to Africa where they had major military installations. She's not sure how it ended up in Lawrence, but it could be around 74 years old. She said she spoke with Tony Krsnich who says he's had several discussions with Chuck Hoag with Black Hills because he would like to purchase the building. She said Tony has made several offers on the building but the corporate Black Hills office has not returned his phone calls.

Ms. Zollner said the demolition request will be a full commission item next month because it's in the 8th & Penn Conservation Overlay District.

Ms. Walsh said they're on historic registers all over the country.

Ms. Zollner said she met on site with Chuck Hoag and other representatives with Black Hills, so she will have photos and their environmental report, which outlines their concerns as a basis for demolition.

- C. Architectural Review Committee (ARC) approvals since January 15, 2015.

Ms. Zollner said staff had the opportunity to view the project at Cordley School, and said the proposed panels are exactly what the ARC hoped they would be. She mentioned the darkest gray panel has a blue undertone that picks up the blue in the brick on the original building which is nice. She said they did come up with a detail that wraps around the corners, as suggested.

Commissioner Foster asked if there was an email communication regarding the next ARC meeting for 100 E 9th Street.

Ms. Zollner said they already approved all the final building plans, but sent an email confirming the building materials were accurate.

- D. Environs Definition for the Ludington Thacher House

Ms. Zollner presented the item. She said there would be an item in the environs of the Ludington Thacher House next month. She said she would just like feedback on how to proceed with the administrative review of the project.

Commissioner Hernly asked how many properties have been defined that no longer have that 500 ft. boundary.

Ms. Zollner said probably about 15.

Commissioner Arp asked staff to reiterate their proposal for the aforementioned project.

Ms. Zollner said because of the thorough evaluation done with the definition, they should keep the areas that are defined, and still use the 250 ft. boundary as well as the four areas.

Commissioner Bailey said they should just drop the outer circle.

Commissioner Wachs said that makes sense.

Commissioner Hernly said there are other things that could be cleaned up.

Commissioner Bailey asked if that would be fixed if they mirrored the State in code review.

Ms. Zollner said it wouldn't change how they were defined in the past because the 500 ft. boundary was used, so they are not automatically reviewed now with the absence of State Law Review. She said staff can identify the properties that need to be revisited, if that's the direction of the Commission. She asked if it makes sense to use the 250 ft. boundary in the four identified areas for this particular property.

The Commission agreed that it would make sense to.

E. General public comment.

Mr. Dennis Brown, LPA, said Sunday they'll have a great tour of the Judge Nelson T. Stephens House at the north end of Michigan Street from 1:30-3:00. He said the property, which is on an estate-like lot, has been in the same family since 1949 and is now for sale. He also mentioned the historic window rehab program, thanks to a Douglas County Natural & Cultural Heritage Grant, will feature a national authority on double hung window repair April 7th-10th with the intent to remove and replace the nine first story windows at Constitution Hall in Lecompton. He said Katrina Ringler at the State Historic Preservation Office said there are three registrants and five who are thinking about it. He said he convinced two of those five to attend. He said if any applicant intends to make this a part of their professional repertoire, LPA will pay the \$75 registration fee, but they need 10 registrants to move forward with the program. He asked Ms. Zollner to send out the flyer via email to commissioners.

Commissioner Hernly asked staff if the City can send out the flyer to contractors already on a distribution list.

Ms. Zollner said she will check on that.

Mr. Brown said the State has only informed the historic societies so the contractors haven't received any information. He also mentioned that LPA has been working to stop the construction of a two-story craftsman bungalow at 1508 Vermont Street. He said their 30 day waiting period ended but the owners agreed not to taken action until next week. He said the house is owned by United Methodist Church at 15th & Massachusetts Streets, and the house is directly behind it. He said some time before 1978 the house was the parsonage and they expanded the parking lot onto the residential lot. He explained that they eventually stopped using the home as a parsonage and began to rent it out, but the congregation is getting older and dwindling and they just want to divest. He said the owners believe the property is dangerous, but he was eventually able to tour the interior with Mike Goans and Matt Jones. He explained that, aside from a few minor changes, the house is in great shape. He said they are trying to persuade the church to sell the house, and are actively looking for potential buyers. He said the property would need a replat and a rear setback variance. He mentioned that the LPA is featuring 1655 Mississippi Street in a couple weeks, which is similar to this property but well cared for on a better lot.

Commissioner Hernly asked if the idea is to sell the house and leave it in place.

Mr. Brown said yes.

Commissioner Hernly said he's been working with the church on other projects and they're interested in expanding parking. He guessed they probably haven't contacted the Planning Department yet to discuss options, and there hasn't been any parking diagrams that show potential spaces with the house removed.

Mr. Brown said the trustees have voiced something different to LPA, particularly that they don't want to increase parking but just want to get rid of the house because it's unsafe.

Commissioner Wachs asked if the house is movable.

Mr. Brown said probably, but the possibility of that being successful is slim.

Commissioner Hernly said there is an open lot to the south, three doors down.

Mr. Brown said the owners are pretty sure their existing parking wouldn't meet current City Code and they were even concerned that they won't have the \$10,000 for demolition.

F. Miscellaneous matters from City staff and Commission members.

Hobbs Park

Ms. Zollner discussed a proposed new scoreboard for Hobbs Park, which is listed on the Local Register. She showed the site plan and photo of proposed project. She said there is no sign permit.

Commissioner Hernly recused himself from discussion.

Commissioner Foster asked if it is electric.

Ms. Zollner said no.

Mr. Mike Myers said it's illuminated by the field lighting.

Ms. Zollner said that is one reason that kept it from needing a sign permit.

The commission agreed that it was appropriate to review the sign/scoreboard administratively.

Oread Design Guidelines Update

Ms. Zollner said the Oread Design Guidelines process is continuing. She said it's her hope to move forward in the next couple meetings, and eventually have a joint PC/HRC meeting.

Miscellaneous

Ms. Zollner said tonight's meeting concludes Commissioner Williams' term so they will be actively looking for a new commissioner.

Commissioner Wachs said to speak with Judy Brynds at McGrew Real Estate. He asked if they need to be a residential or commercial realtor.

Ms. Zollner said either.

Commissioner Hernly said Tom Harper would also be a great addition. He mentioned that there will be an open house on Saturday for the Eudora and Kanwaka Intensive Surveys.

Ms. Zollner mentioned the change in location of the meeting on March 26th to the City Commission Room and not the Library. She said the agenda will be rather large.

ADJOURN 8:25 PM