

ITEM NO. 11: **DR-15-00035** 620 E 8th Street; Demolition; Design Guidelines 8th and Penn Review. The property is located in the 8th and Pennsylvania Urban Conservation Overlay District. Submitted by Remediation Services, Inc. for Black Hills Corporation, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Chuck Hoag, Black Hills, had a few documents to present to the Commission. He said their attorneys just informed them that their application was denied and that this is actually an appeal hearing.

Commissioner Hernly said they're reviewing demolition as part of the Design Guidelines.

Ms. Zollner said correct.

Mr. Hoag said they are here to appeal the denial of their demolition application, which was submitted on January 20th. He explained the history of the building. He said the building is not a Quonset hut because it has vertical walls and several windows, so the only thing it has in common with Quonset huts is the corrugated metal siding.

Commissioner Foster asked Ms. Zollner about a letter staff sent to Black Hills.

Ms. Zollner said the letter outlines staff's reasons for denial.

Commissioner Bailey asked about the restrictive covenant.

Mr. Ben Busboom, attorney for Black Hills, explained the restrictive covenant.

Commissioner Hernly mentioned that residential use is the only restriction for the site.

Commissioner Foster suggested they provide some sort of documentation from a geotechnical engineer to support their claim that boring from the interior of the building is economically infeasible.

They discussed the existing and potential uses for the site, as well as the Kansas Department of Health and Environment requirements for remediation and possible site contaminants.

Mr. Hoag said their hope is to make the site usable for future development, and mentioned interest from several entities, including the City.

They discussed characteristics of the other, more traditional Quonset huts in the area.

Ms. Zollner displayed and discussed the letter sent to Black Hills.

Commissioner Arp asked if the public safety item is open to interpretation.

Ms. Zollner said yes.

Commissioner Arp asked for clarification if this is actually a Quonset hut

Ms. Zollner said that is ultimately something for the Commission to determine.

PUBLIC COMMENT

Ms. KT Walsh, ELNA, said the term Quonset hut is like the word Kleenex. She said it's a beautiful, mid-century building. She mentioned that City Commissioner Dever said that they could drill from the sides, but she isn't sure if that's equivalent to open pit. She suggested they sell the building to the railroad because they need the storage. She feels it's a good example of the East Lawrence Industrial area, it's an important building, and she hopes they can find a solution.

COMMISSION DISCUSSION

Commissioner Foster said he's confused as to how to proceed. He wants to see a document stamped by an environmental engineer and a cost analysis showing one method is exorbitantly more costly than the other.

They discussed with the applicant different remediation methods and the possibility of moving the building.

Commissioner Hernly emphasized the building's historic importance, explaining that it's a type of building that was built in 1950 and adds to the overall character of the conservation district.

Commissioner Bailey said he didn't understand the need to demolish the building.

Foster asked if they have been advised to demolish the building for safety reasons.

Hoag said no, they just have no other use for it and want the property available for future development.

They discussed whether the project was related to public health.

Commissioner Foster wants to table the decision to provide time for discussion with staff and for more cost analysis.

Ms. KT Walsh mentioned that Tony Krsnich loves the building and may be willing to move it.

Mr. Hoag said Mr. Krsnich wants the whole property.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Hernly, to make the determination that the structure located at 620 E 8th Street is a Quonset hut.

Unanimously approved 4-0.

Motioned by Commissioner Foster, seconded by Commissioner Hernly, to make the determination that the request is not related to public safety and will require additional documentation.

Motion carried 3-1.

Motioned by Commissioner Foster, seconded by Commissioner Bailey, to deny the proposed project as recommended in the staff report.

Motioned carried 3-1.

ITEM NO. 12: **DR-15-00062** 800 New Hampshire Street; Addition; Downtown Design Guidelines review. The property is located in the Downtown Urban Conservation Overlay District. Submitted by Treanor Architects for Kenneth Baker II LLC, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Foster said none of the changes are triggering.

Ms. Zollner said if the project is approved and forwarded to the ARC and they can't come to an agreement, it will come back to the Full Commission.

Commissioner Foster asked if new construction guidelines would have been more or less restrictive for review of this project.

Ms. Zollner said probably more restrictive because height is one issue that new construction deals with more than additions, although height should be taken into consideration and should transition toward the neighborhood.

They discussed the height requirements for additions as outlined in the Downtown Design Guidelines.

APPLICANT PRESENTATION

Mr. Micah Kimball, Treanor Architects, said they hope to be in front of the ARC soon to finalize details for the project. He discussed the history of the building. He said they would like to maintain restaurant and event space. He said there's a gap in the history on the building, defining the uses. He said it has a metal roof deck on metal bar joists. They used to park cars on top of the roof. The reason they want to do the addition is because the structure of the building is extremely robust, and includes a metal roof deck on metal bar joists with three foot I-beams. He stressed that they do not intend to modify the existing building.

Commissioner Foster asked if they're gutting the interior.

Mr. Kimball said, no it's beautiful- they intend to leave the interior and exterior of the building. He said the addition will consist of wood-framed multi-family units, a partial rooftop terrace and the side parking will remain. He further explained details of the project including proposed materials.

Commissioner Foster asked if they are pursuing an easement from the City in regard to the south facing windows.

Mr. Kimball said yes. He said the building's overall height is 63 feet, and Hobbs Taylor is 75 feet. He said the height is reduced due to the design and materials. He discussed other projects approved in the area in comparison to the proposed project. He noted the Charlton Manley