

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING MAY 21, 2015 6:30 PM
ACTION SUMMARY**

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

ITEM NO. 1: COMMUNICATIONS

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.

Ms. Zollner said she has a communication from Black Hills that she would like to share during the miscellaneous matters portion of the agenda.

- B. Disclosure of ex-parte communications.
C. Declaration of abstentions for specific agenda items by commissioners.

ITEM NO. 2: CONSENT AGENDA

- A. April 16, 2015 Action Summary.
B. Administrative Approvals
1. DR-15-00071 1621 Edgehill Road; Site Plan; Certificate of Appropriateness Review.
 2. DR-15-00106 1621 Edgehill Road; Rehabilitation and Site Work; Certificate of Appropriateness Review.
 3. DR-15-00116 823 Massachusetts Street; Rental License; State Law Review.
 4. DR-15-00117 823 Massachusetts Street; Rental License; State Law Review.
 5. DR-15-00118 945 Massachusetts Street; Rental License; State Law Review.
 6. DR-15-00131 743 Massachusetts Street; Repair of Fire Damage; State Law Review, Certificate of Appropriateness Review, and Downtown Design Guidelines Review.
 7. DR-15-00132 1828 Massachusetts Street; Partial Demolition; Certificate of Appropriateness Review.
 8. DR-15-00134 1111 E 19th Street; Solar Installation; State Law Review and Certificate of Appropriateness Review.
 9. DR-15-00135 831 Massachusetts Street; Signs; State Law Review and Downtown Design Guidelines Review.
 10. DR-15-00136 732 Massachusetts Street; Rental License; State Law Review.
 11. DR-15-00137 734 Massachusetts Street; Rental License; State Law Review.
 12. DR-15-00138 736 Massachusetts Street; Rental License; State Law Review.
 13. DR-15-00139 904 Rhode Island Street; Rental License; State Law Review.

14. DR-15-00140 824 Massachusetts Street; Rental License; State Law Review.
15. DR-15-00141 826 Massachusetts Street; Rental License; State Law Review.
16. DR-15-00146 1017 Kentucky Street; Solar Installation; State Law Review and Certificate of Appropriateness Review.
17. DR-15-00149 812 Massachusetts Street; Plumbing Permit; State Law Review.
18. DR-15-00150 646 Massachusetts Street; Street Vendor License; State Law Review.
19. DR-15-00151 1042 Tennessee Street; Plumbing Permit; State Law Review.
20. DR-15-00152 1008 Tennessee Street; Plumbing Permit; State Law Review.
21. DR-15-00153 808 Massachusetts Street; Mechanical Permit; State Law Review.
22. DR-15-00154 935 Massachusetts Street; Interior Alterations; State Law Review.
23. DR-15-00157 1031 Vermont Street; Sign; Downtown Design Guidelines Review.
24. DR-15-00159 619 E 8th Street; Plumbing Permit; State Law Review.
25. DR-15-00171 1035 ½ Massachusetts Street; Rental License; State Law Review.
26. DR-15-00176 719 Massachusetts Street; Repair Fire Damage; State Law Review Downtown Design Guidelines Review, and Certificate of Appropriateness Review.

ACTION SUMMARY

Motioned by Commissioner Arp, seconded by Commissioner Bailey, to approve the Consent Agenda except DR-15-00176, pulled for separate vote.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Bailey, to approve DR-15-00176.

Motion carried 3-0-1.

ITEM NO. 3: DR-15-00173 821 New Jersey Street; Porch Removal and Addition; Certificate of Appropriateness Review. The property is located in the environs of the Green and Sidney Lewis House (820 New Jersey) and the Edward Manter House (821 New York) Lawrence Register of Historic Places.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Arp asked the comment in the staff report that the project does encroach upon a listed property is an error.

Ms. Zollner said it is.

Commissioner Hernly asked if the roof line had been revised since the application was submitted.

Ms. Zollner said not since the project was submitted.

Commissioner Foster asked about the revised plans.

Ms. Zollner said those revisions addressed some setback issues.

Commissioner Foster said he didn't notice the exterior material noted on the elevations pages.

Ms. Zollner said there is a materials list in the packet.

Commissioner Arp asked if staff can make a recommendation about salvaging old materials.

Ms. Zollner said staff typically encourages the applicant to salvage materials but they don't require it.

Commissioner Foster asked if the applicant has any comments.

APPLICANT PRESENTATION

Ms. Nicki Proudfoot, property owner, said they need to remove all of the rotted material.

Commissioner Arp asked if they have plans to salvage materials.

Ms. Proudfoot said absolutely.

Commissioner Foster asked what types of windows are noted on the materials list.

Ms. Proudfoot said they are double pane windows.

Commissioner Foster asked if they are aluminum or vinyl framed.

Ms. Proudfoot said they are vinyl but have the same trim as the rest of the house.

Commissioner Hernly asked if Building Safety has reviewed the framing.

Ms. Zollner said that is in process.

Ms. Proudfoot said it was actually approved.

Commissioner Hernly asked if they requested any changes during their review.

Ms. Proudfoot said they just wanted more information so she sent over more detailed plans.

PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said this project would remove most, if not all, of the character defining features on this property, which is disappointing. He said they think there are always ways to retain those features. He mentioned that the mass and scale is appropriate and the project does not damage the listed properties.

Ms. KT Walsh said she agrees with Mr. Brown's comments. She said Ms Proudfoot is a friend of hers and is a preservationist with other listed properties.

Ms. Proudfoot said it's quite expensive to live in East Lawrence, with trees that need regular attention and sewer lines that need to be replaced. She said this house would have been demolished had she not purchased it, and her other listed property faced demolition as well. She said they just need the extra space.

BOARD DISCUSSION

Commissioner Arp said he's sympathetic to both sides of the argument, and it's regrettable to take elements away that you can't recover, but the situation is understandable. He doesn't feel it meets the guidelines for denial.

Commissioner Bailey agreed.

Commissioner Foster suggested they try to match window proportions and pull elements from the existing building when possible. He encouraged the applicant to embrace the existing architecture to some degree.

Commissioner Hernly asked if they might add a porch back to the front.

Ms. Proudfoot said it depends on how the porch comes off and if it is salvageable.

They discussed some design details and made suggestions to the applicant.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Arp, to approve the project as outlined in the staff report.

Unanimously approved 4-0.

ITEM NO. 4: MISCELLANEOUS MATTERS

A. There were no Board of Zoning Appeals applications received since April 16, 2015.

B. Review of any demolition permits received since the April 16, 2015 meeting.

Ms. Zollner said there was on demolition permit filed today for the July agenda.

Ms. KT Walsh asked for the location of the permit.

Ms. Zollner said 739 New York.

C. Architectural Review Committee approvals since April 16, 2015.

Ms. Zollner said there are no ARC approvals but reminded commissioners they have a meeting in two weeks.

D. General public comment.

Mr. Dennis Brown, LPA, said they'll be hosting their awards program in one week at the Cider Gallery from 7-9 pm.

Ms. KT Walsh said she's very interested in information regarding the Black Hills Quonset hut and mentioned that KU sculpture students are currently seeking some extra space to work. She suggested Black Hills could donate the building.

E. Miscellaneous matters from City staff and Commission members.

Ms. Zollner said she received a communication from the attorney for Black Hills, their appeal was withdrawn from City Commission and they requested two weeks to explore other options. She said one option discussed was to remove the structure and turn an area into a green space/garden. She said she is only asking for feedback that might be helpful to Black Hills.

Commissioner Hernly asked if they will be submitting a new application for demolition to the HRC with a new plan.

Ms. Zollner said she anticipates that they will take the plan directly to the City Commission in two weeks.

Commissioner Foster said it seems like the only difference in the plan is the addition of grass seed. He pondered whether their ultimate intention is to make the property attractive enough to sell.

Ms. Zollner said that is her understanding.

Commissioner Hernly asked if staff spoke with legal about the process and whether they can go straight to City Commission.

Ms. Zollner said they can because the City Commission hears their item de novo.

Commissioner Bailey said it's like a reset button.

They discussed potential and proposed plans for the site.

Mr. Dennis Brown said LPA sent an email to Chuck Hoag requesting to tour the interior of the building and have yet to hear back.

Ms. KT Walsh said the farmers' market idea for the site is a good one. She suggested the applicant should be referred back to the HRC.

Commissioner Foster asked how the workshop went on Thursday.

Ms. Zollner said it went great- she said lots of people chose to stay and discuss things.

Commissioner Hernly said he thought that the timing with school coming to a close is the main reason they didn't draw any youth to the workshop.

Ms. Zollner said they were successful with the grant application for the Oak Hill Cemetery survey, National Register nomination, and Teaching with Historic Places. She said they didn't think staff asked for enough money for teaching so they added \$10,000 for that piece. She said they also received a grant from the County to do bricks and mortar on the holding vault.

Commissioner Arp asked if there is an update on the Pinckney School land transfer.

Ms. Zollner said they will take public comment at a June meeting, and they received the request from staff to list properties on the Local Register. She said she had a lengthy discussion with the Parks and Recreation Advisory Board and they voted to support staff's nomination with the condition that additional funding is sought.

ADJOURN 7:29