

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING JULY 20, 2017 6:30 PM
ACTION SUMMARY**

Commissioners present: Bailey, Buchanan, Evans, Fry, Hernly, Veatch
Staff present: Cargill, Weik, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. There were no communications from other commissions, State Historic Preservation Officer, or the general public.
- B. Commission Buchanan disclosed she was a member of the committee that selected Mr. Zimmerschied for the Fire Station project (Item 6).
- C. There were no abstentions.
- D. There were no committee reports.

ITEM NO. 2: CONSENT AGENDA

- A. Action Summary June 15, 2017
- B. Administrative Approvals
 - 1. DR-17-00248 1942 Learnard Avenue; Pool; Certificate of Appropriateness
 - 2. DR-17-00255 729-731 Massachusetts Street; Exterior Staircase; State Law Review, Certificate of Appropriateness, and Downtown Design Guidelines Review
 - 3. DR-17-00257 888 New Hampshire Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review
 - 4. DR-17-00258 1005 Pennsylvania Street; Mechanical Permit; Certificate of Appropriateness
 - 5. DR-17-00259 100 E 9th Street; ATM; Certificate of Appropriateness and Downtown Design Guidelines Review
 - 6. DR-17-00274 2401 Massachusetts Street; Residential Photovoltaic; State Law Review
 - 7. DR-17-00287 1625 Edgehill Road; Commercial Remodel; Certificate of Appropriateness
 - 8. DR-17-00289 1420 Crescent Road; Parking Variance; Certificate of Appropriateness
 - 9. DR-17-00291 800 Indiana Street; Plumbing Permit; State Law Review

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to approve the June 15, 2017 action summary.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Evans, to confirm the administrative approvals with the addition of DR-17-00120.

Unanimously approved 6-0.

ITEM NO. 3: PUBLIC COMMENT

There was no public comment.

ITEM NO. 4: L-17-00223 Public Hearing for consideration of placing the property located at 2110 Harper Street, the James and Mary (Smith) Means House, on the Lawrence Register of Historic Places. Submitted by Douglas County, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Evans asked when the wooden structure was built.

Ms. Zollner said the early 1950s.

Commissioner Evans asked if they can make a suggestion to restore the structure.

Ms. Zollner said the County has already explored that.

APPLICANT PRESENTATION

Ms. Jan Shupert-Arick, Douglas County, said this is the only remaining historic piece of the Fairgrounds, made of sandstone, which is unique. She explained the interesting history of the property and the County's future plans for the structure.

Commissioner Hernly asked if the long-term plan for the building would no longer include public bathrooms.

Ms. Shupert-Arick said that decision hasn't been made but is a matter of funding.

Commissioner Hernly asked if there is interest in State listing.

Ms. Shupert-Arick said she isn't sure if it would be eligible.

Ms. Zollner said integrity is an issue.

PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said he was not aware of this structure prior to the Landmark application, but it reminds him of the Murphy Bromelsick House that was moved to Hobbs Park.

BOARD DISCUSSION

Commissioner Bailey asked if the property is parceled out from the rest of the fairgrounds.

Ms. Zollner said that's correct- it would have been too overwhelming to list the entire fairgrounds property.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to approve the nomination of 2110 Harper Street as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to adopt the environs definition as provided in the staff report.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to direct staff to draft a resolution and a report to the City Commission for designation of 2110 Harper Street as a Landmark.

Unanimously approved 6-0.

ITEM NO. 6: DR-17-00288 and DR-17-00292 745 Vermont Street/746 Kentucky Street; Variance, Rehabilitation, and Addition; State Law Review, Certificate of Appropriateness, and Downtown Design Guidelines Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places; is a Landmark on the Lawrence Register of Historic Places, and is located in the Downtown Conservation Overlay District. Submitted by Zimmerschied Architecture on behalf of City of Lawrence, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Buchanan asked if staff resolved the window concern.

Ms. Zollner said yes, they accepted an amendment to the project.

APPLICANT PRESENTATION

Mr. Jay Zimmerschied, applicant/architect, explained the vertical circulation for the building and discussed the proposed project overall.

Commissioner Hernly asked if the overhead doors are changing to a bifold system.

Mr. Zimmerschied said that's what they are proposing. He explained that bifold doors are operationally superior to overhead doors.

Commissioner Hernly asked about comments or thoughts from the State Historic Preservation Office (SHPO).

Ms. Zollner said they are working on it currently.

Commissioner Buchanan asked if any of the existing overhead doors could be repurposed in some way.

Ms. Zollner said none of the doors are original.

Commissioner Hernly thought the height of the garage doors might have been changed at some point.

Mr. Zimmerschied said the openings are original but not the doors.

Commissioner Hernly mentioned that the number of materials used for the addition is much more than the original structure.

Mr. Zimmerschied said the original structure contains blended blonde brick and stone. The addition will use similar blonde brick but the stair tower will look more solid with no blending and will incorporate glass block.

Commissioner Hernly said the original building is mostly one color of brick, and the addition is small compared to the primary structure. He feels like it has too much going on.

Mr. Zimmerschied said that's a fair statement.

No public comment

COMMISSION DISCUSSION

Commissioner Evans said he agrees with Commissioner Hernly's comments about the number of different materials.

Commissioner Hernly said he would recommend fewer different exterior materials on the addition.

Commissioner Buchanan said she doesn't disagree but feels it successfully differentiates from the original.

They talked about how the ARC and the SHPO could review the project.

Commissioner Hernly doesn't feel the materials are significant enough for him to deny the project but he'd like to make sure the SHPO is aware of the concern of exterior materials.

Ms. Zollner asked if they are comfortable with SHPO and staff making the final determination.

Commissioner Hernly said he was ok with that.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to approve the proposed project and make the determination that it does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places with the amendment that the location of the windows, the portion of siding above the door, and the change to the cornice on the curved portion of the addition be adjusted as described in the staff report.

Unanimously approved 6-0.

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to issue the Certificate of Appropriateness and make the determination that the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs with the amendment that the location of the windows, the portion of siding above the door, and the change to the cornice on the curved portion of the addition be adjusted as described in the staff report.

Unanimously approved 6-0.

ITEM NO. 5: DR-17-00286 826 Connecticut Street; Residential Addition; Certificate of Appropriateness. The property is located in the environs of the Edward Manter House (821 New York), Lawrence Register of Historic Places. Submitted by Adams Architects on behalf of Emma Davison and Eli Hoelschen, property owners of record.

STAFF PRESENTATION

Ms. Katherine Weik presented the item.

APPLICANT PRESENTATION

Mr. Lance Adams, Adams Architects, explained the proposed project.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said typically an addition on a small house is not desirable, but this addition is subordinate to the original house. It's a homerun.

Ms. KT Walsh agrees with Mr. Brown's comments and said the neighbors are looking forward to having the homeowners living there. She encouraged them to go look at the old Sanborn maps.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to issue the Certificate of Appropriateness and make the determination that the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs.

Unanimously approved 6-0.

ITEM NO. 7: DR-17-00295 1101 Massachusetts Street; Rehabilitation; State Law Review and Certificate of Appropriateness. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places, and is located in the environs of South Park (1140-1141 Massachusetts Street), Watkins Bank Building (1047 Massachusetts Street) and the Douglas County Courthouse (1100 Massachusetts Street), Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by TreanorHL on behalf of 1101 Mass LLC, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Ms. Sarah Coffin, TreanorHL, explained the proposed project.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said this is also a homerun project.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to approve the proposed project and make the determination that it does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to issue the Certificate of Appropriateness and make the determination that the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs.

Unanimously approved 6-0.

ITEM NO. 8: DR-17-00293 1208 Mississippi Street; Rehabilitation; State Law Review, Certificate of Appropriateness, and Oread Design Guidelines. The property is a contributing structure to the Hancock Historic District, National Register of Historic Places. The property is also located in the environs of the Jane A Snow Residence (706 W 12th Street), and is located in the Conservation Overlay District – Hancock Historic District – UC4. Submitted by TreanorHL on behalf of Classical Developments LLC, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Ms. Sarah Coffin, TreanorHL, explained details of the project.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said this is also an exciting project. He mentioned that the biggest problem might be getting a vehicle onto the property to do the work. He said their only concern is doing the bigger project first and then not going through with this one.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to approve the proposed project and make the determination that it does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to issue the Certificate of Appropriateness and make the determination that the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to direct staff to forward any significant revisions back to the HRC for review.

Unanimously approved 6-0.

ITEM NO. 9: DR-17-00296 1218 Mississippi Street; New Multi-Family; State Law Review, Certificate of Appropriateness, and Oread Design Guidelines Review. The property is located in the environs of the Jane A Snow Residence (706 W 12th Street), and is located in the Conservation Overlay District – Hancock Historic District – UC4. Submitted by TreanorHL on behalf of Classical Developments LLC, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Walker Douglas, TreanorHL, said it is a challenging site and they're in the process of moving the existing property line. To address Mr. Brown's concern, he said the developer fully intends to streamline the property at 1208 Mississippi Street while this project is finalized.

Commissioner Bailey asked about the purpose of the east elevation.

Mr. Douglas said the staircase is to gain access to the rooftop area.

Commissioner Bailey asked if it will just have a terrace.

Mr. Douglas said yes, it will be a gathering space with great views.

PUBLIC COMMENT

Ms. KT Walsh said her concern was also the "shed" look and wants to know how many parking spaces are proposed.

Commissioner Buchanan said they're providing 14 spaces.

COMMISSION DISCUSSION

Commissioner Hernly asked if this is being reviewed under Oread Design Guidelines.

Ms. Zollner explained that staff will review the project based on Oread Design Guidelines once final revisions are made if the project is referred to ARC.

Commissioner Evans felt there were enough concerns to send the project to the ARC.

Ms. Zollner said they need to either create a temporary ARC or appoint new permanent ARC members.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to refer the project to the Architectural Review Committee for design refinement to include the height of the structure, the massing of the structure, the scale of the façade/west elevation, and possibly the roof type of the structure, in an overall effort to create a structure that has appropriate scale.

Unanimously approved 6-0.

ITEM NO. 10: DR-17-00300 and DR-17-00308 524 Ohio Street; Residential Remodel and Variance; State Law Review and Certificate of Appropriateness. The property is located in the Pinckney II Historic District, National Register of Historic Places. The property is also located in the environs of the Griffith House (511 Ohio Street), and the Dillard House (520 Louisiana Street), Lawrence Register of Historic Places. Submitted by Rockhill & Associates on behalf of Kami Day and Michele A Eodice, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. David Sain, Rockhill & Associates, explained the proposed design of the front porch and details of the overall project. He distributed additional presentation materials (see Attachment A).

PUBLIC COMMENT

Ms. KT Walsh said she's encouraged to see Rockhill working with historic preservation due to the history of their projects.

COMMISSION DISCUSSION

Commissioner Bailey said he thought they should begin discussing details that staff feels are issues, beginning with the wraparound porch. He mentioned there are a few porches in the area that appear somewhat similar.

Ms. Zollner said if the original design is unknown, a compatible design should be used- something simple, that doesn't overwhelm the historic structure. She said housing type is also a factor.

Commissioner Veatch mentioned that the porch, being on the primary elevation and so visible, becomes a character defining feature.

Commissioner Evans said he feels it's appropriate to refer the project to the ARC.

Commissioner Buchanan felt that the ARC could work on design details but she had some concerns about treatment methods.

Mr. Sain said they are knowledgeable in treatment methods for historic structures.

Ms. Zollner said staff had a conversation with the applicant and SHPO about appropriate treatment methods.

Commissioner Buchanan had concerns about materials, fenestration, and roof lines on the east elevation, but is comfortable with the ARC working on those details.

Commissioner Buchanan and Commissioner Bailey further discussed their concerns.

Commissioner Bailey asked if the applicant agrees to work with the ARC.

Mr. Sain said yes.

Commissioner Hernly said metal roofing was not common in this area.

Commissioner Buchanan said shingles were likely used before any historical metal roofing.

Commissioner Veatch asked if they would be having this conversation had they proposed asphalt shingles.

Commissioner Hernly said no.

Commissioner Buchanan said the metal roof seams create harsh lines.

Mr. Sain asked if they could wait to discuss the project at ARC after the SHPO comments are received.

Ms. Zollner said she expects they will receive SHPO comments before ARC, and if there are discrepancies, those will be worked out at the ARC meeting.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to refer the project to the Architectural Review Committee for State Law Review to refine design details of the wraparound porch, placement/setback of the addition wall in relation to the existing structure, window sizes and materials for the addition and materials for altered existing windows, and roof material for both the historic structure and the addition.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to refer the project to the ARC for Certificate of Appropriateness to refine design details of the wraparound porch, placement/setback of the addition wall in relation to the existing structure, window sizes and materials for the addition and materials for altered existing windows, and roof material for both the historic structure and the addition.

Unanimously approved 6-0.

ITEM NO. 11: DR-17-00311 644 Mississippi Street; New Accessory Structure; Certificate of Appropriateness. The property is located in the environs of the Wilder Clark House (643 Indiana Street), Lawrence Register of Historic Places. Submitted by Lance Adams of Adams Architects, LLC on behalf of Gregory Rupp and Jennifer Roth, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Lance Adams, Adams Architects, explained the proposed project.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said the original proposal was a little big but they let it be, although they do share staff's concern about the garage passing the plane of the front of the house.

Ms. Kathy Nemeth-Tuttle, Old West Lawrence Neighborhood Association, talked about the issue of garages in this area.

COMMISSION DISCUSSION

Commissioner Evans felt there are serious issues with the project and it should be completely revised.

Commissioner Bailey mentioned the approval of the previous project for this property, as well as distance and lack of line of sight from the listed property.

Commissioner Hernly asked if it's a 90 ft wide lot.

Mr. Adams said he believed so.

Commissioner Fry said he struggles with the environs reviews particularly when there seems to be no real effect on the listed property.

Commissioner Bailey said he sees the logic in Commissioner Fry's comment. The code does review things a sliding scale for a Certificate of Appropriateness.

Commissioner Buchanan said she feels there is too much for the ARC to tackle and she's inclined to deny the project.

Commissioner Hernly said the positioning of the south end of the garage feels intrusive.

Commissioner Evans agreed.

Commissioner Bailey asked Mr. Adams if he is willing to work with the ARC.

Mr. Adams said it would be great to work with the ARC.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Veatch, to refer the project to the Architectural Review Committee for design refinement to allow for the placement of the structure to be a minimum of 5' to the north of the primary/south elevation of the primary structure (approximately 43'+/-).

Unanimously approved 6-0.

ITEM NO. 12: MISCELLANEOUS MATTERS

- A. No comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since June 15, 2017.
- B. No demolition permits received since June 15, 2017.
- C. Miscellaneous matters from City staff and Commission members.

Ms. Zollner suggested they set up the Architectural Review Committee.

They decided Commissioner Fry could staff a temporary ARC, and Commissioner Buchanan will join the permanent committee.

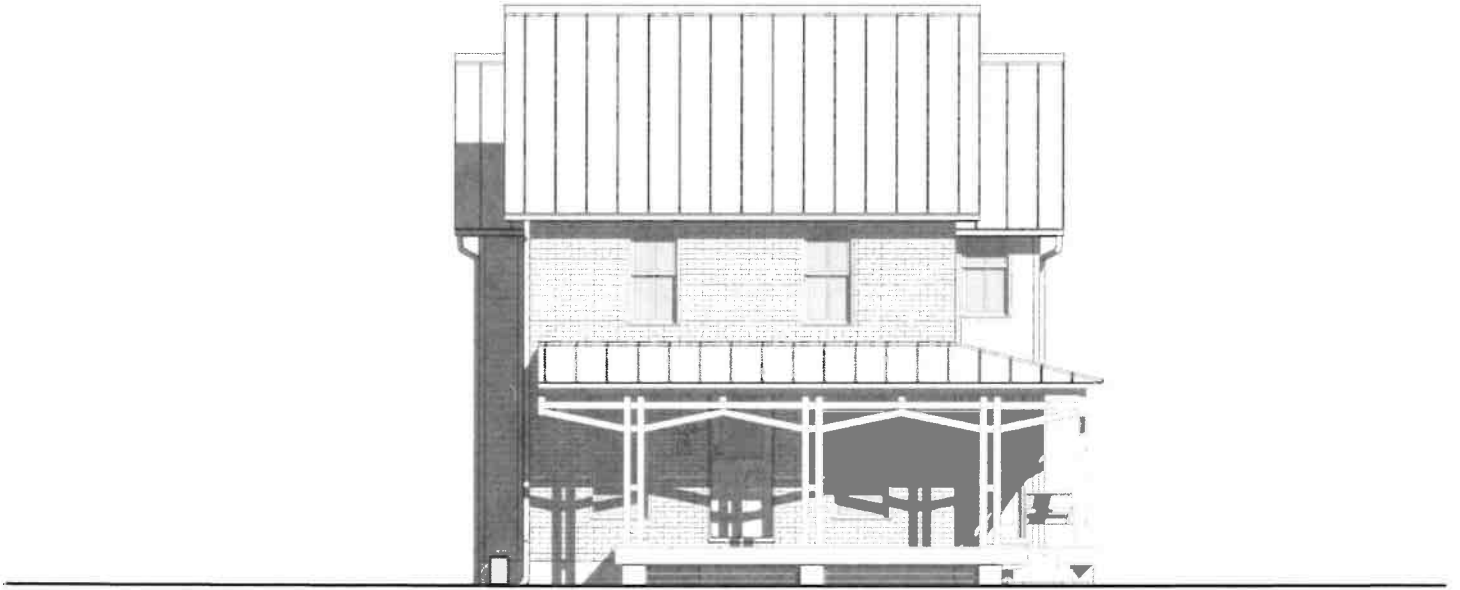
ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to nominate Commissioner Buchanan to the Architectural Review Committee.

Unanimously approved 6-0.

ADJOURN 9:51 PM

Architectural Review Committee Item 1: Design details of the wraparound porch



West Elevation



The design of the porch for 524 Ohio Street is a modern interpretation of these nearby porches



In 1992 this porch was done on the same property as the listed Priestly House at 1505 Kentucky Street. It was deemed appropriate at that time.

From the NPS's Technical Preservation Services Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns, by Anne Grimmer

"The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

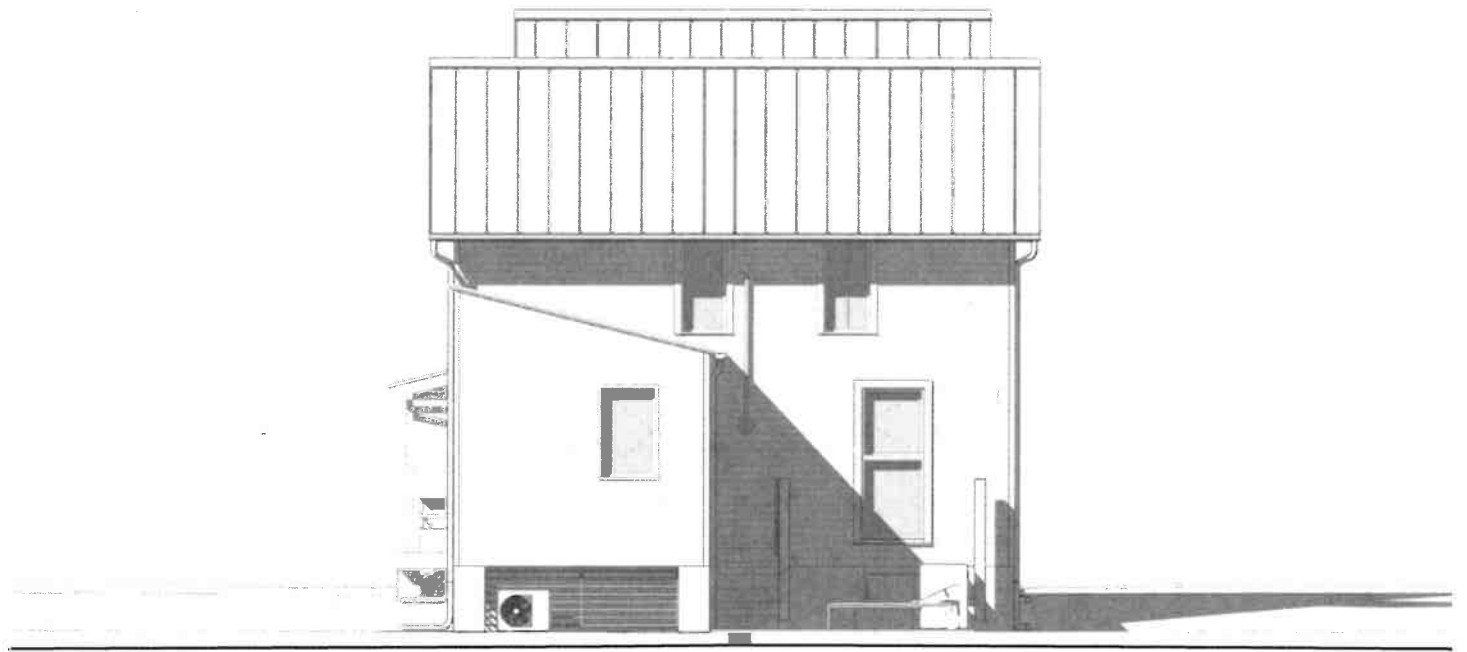


South Elevation



Additions flush with the side of the existing house have been built in the area for decades. The separation of the original from the new by a vertical trim board is quite common.

Architectural Review Committee Item 3: Window sizes and materials for the addition and materials for altered existing windows. The use of concrete piers and the steel screens



East Elevation



There are numerous examples on the same block and throughout the neighborhood of houses that have enclosed back porches which are on pier foundations with screens between the piers. In addition the windows in these rooms are often distinctly different from the rest of the house.



524 Ohio Street is set back from the street farther than its neighbors and is very close to the house to the south where the addition is located. The addition will barely be visible.

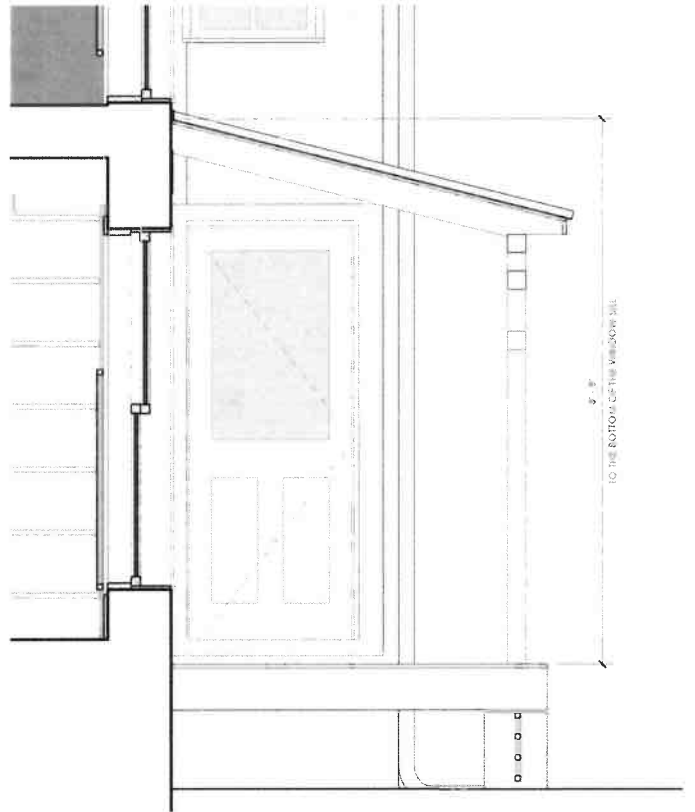
Architectural Review Committee Item 4: Roof material for both the historic structure and the additions.



The above examples are all from Lawrence taken during the years between 1871 and 1905 when the house at 524 Ohio was built.

From the NPS's Technical Preservation Services Brief 4 - Roofing for Historic Buildings, by Sarah M. Sweetser

"The search for alternative roofing materials is not new. As early as the 18th century, fear of fire caused many wood shingle or board roofs to be replaced by sheet metal or clay tile. Some historic roofs were failures from the start, based on overambitious and naive use of materials as they were first developed. Research on a structure may reveal that an inadequately designed or a highly combustible roof was replaced early in its history, and therefore restoration of a later roof material would have a valid precedent. In some cities, the substitution of sheet metal on early row houses occurred as soon as the rolled material became available".



Galvanized standing seam has been used since the 1800's as a way to create long lasting, fire resistant roofs that work well on low slopes and are less susceptible to the type of leak that might occur as snow and leaves collect in the valleys of the H-shaped roof or the low sloped roofs of porches.



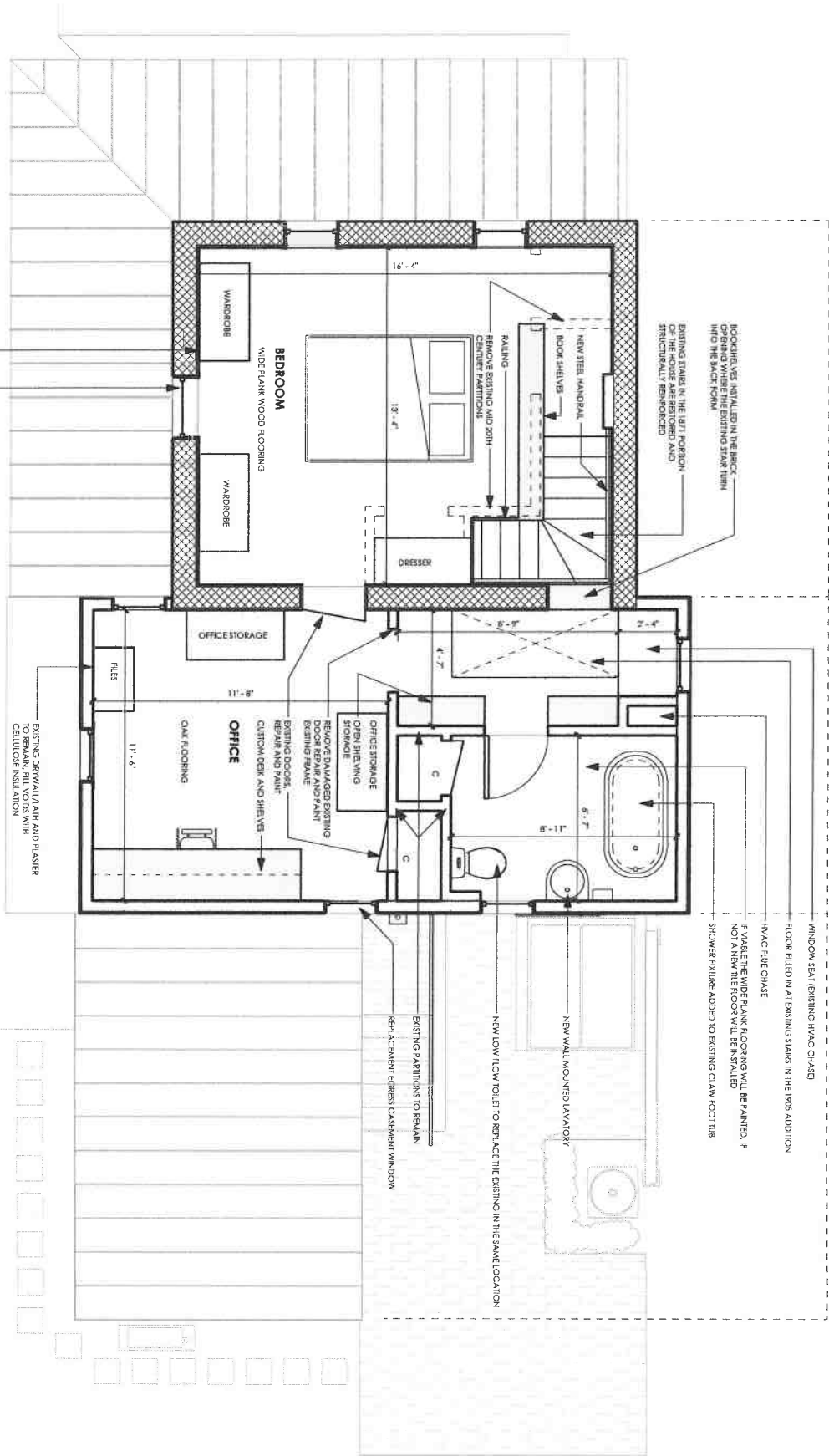
North Elevation



0' 1' 5' 10'

EXISTING WINDOW MEETS EGRESS REQUIREMENTS

THE 2ND FLOOR OF THE 1871 BUILDING STILL HAS THE EXISTING PLASTER APPLIED TO THE BRICK. THE PLASTER WILL BE REPAIRED AND REPAINT



ORIGINAL BRICK HOUSE BUILT 1871

WOOD FRAME ADDITION BUILT 1905

PROPOSED ADDITION 2017

2ND FLOOR PLAN

1/4" = 1'-0"

A4

June 2017

Day/Eodice House
524 Ohio Street, Lawrence, Kansas, 66044

DATE: 6/20/2017
DRAWN BY: J. EODICE
CHECKED BY: J. EODICE
PROJECT: DAY/EODICE HOUSE
SHEET: 2ND FLOOR PLAN

