

Unanimously approved 5-0.

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to confirm Administrative Approvals 3 & 7.

Motion carried 4-0-1 with Commissioner Hernly abstaining.

ITEM NO. 3: PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said he was humbled to be a part of the LPA while reading staff reports for the landmarks on the agenda. He said they made a decision to defer one landmark due to an initial reaction from the neighborhood association, but will bring it back as long as they have owner authorization.

Commissioner Hernly asked if they would talk to the neighborhood about possible district nomination.

Mr. Brown said yes.

Commissioner Hernly said it would be worthwhile to talk with them about the state tax credits available.

Mr. Brown said he hopes the neighborhood will also reach out to the HRC and feels they are primed for a great historic district.

Ms. KT Walsh said there's a new simplified plan for E 9th Street and she is very pleased and feels it is much more appropriate. In support of brick sidewalks, they do plan to restore those on the new plan. She said Phil Collision talked with the vo-tech school about partnering with a masonry program.

ITEM NO. 4: L-17-00035 Public hearing for consideration of placing the property located at 1510 Stratford Road, the Chewning House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of David Benson and Nalleanda Galeva, the property owners of record. Adopt Resolution 2017-04, if appropriate.

ITEM NO. 5: L-17-00036 Public hearing for consideration of placing the property located at 200 Nebraska Street, the Lee Zimmerman House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Heidi Lynn Gluck and Robert Raymond Hurst, the property owners of record. Adopt Resolution 2017-05, if appropriate.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Buchanan asked why Criteria 4 is not being applied

Ms. Zollner said in the past, that criterion has never been used for architecture, only for a technique to study.

Commissioner Buchanan feels like this is a great example for education purposes.

Ms. Zollner said that is up to the Commission, but typically that particular criterion is used for things such as construction of stone fences.

Commissioner Bailey asked if that would affect the report to the City Commission.

Ms. Zollner said yes. She explained how to change the language to include that revision.

Commissioner Evans asked how staff factors in the quality of the example.

Ms. Zollner said staff uses the multiple property documentation form and similar properties within the city are surveyed.

Commissioner Evans asked about the architectural integrity.

Ms. Zollner said integrity speaks to sense of place and time, location, and materials. The Commission can discuss whether it is architecturally significant.

Commissioner Hernly asked who the architect was for this home.

Ms. Zollner said Warren C. Heylman, the brother-in-law of Lee Zimmerman.

APPLICATION PRESENTATION

Ms. Katy Clagett, LPA, spoke about the architect for the property. She said LPA feels the property is super unique and it will be a compelling addition to the Lawrence Register.

NO PUBLIC COMMENT

BOARD DISCUSSION

Ms. Zollner mentioned that Archie Jameson, 225 Dakota Street, made a phone call to staff and is not supportive of the nomination.

Commissioner Hernly said there are many residential buildings of this time period in Lawrence that are attributed to high style prominent architects around the country- this particular example stands out in its adherence to mid-century modern design, and also feels the relationship to the Zimmerman family is important. He supports the nomination.

Commissioner Bailey asked if anyone else wanted to propose other criteria for nomination.

Commissioner Buchanan spoke about the architect and his uniqueness.

Commissioner Bailey feels the structure is unique.

Ms. Zollner explained the appropriate way to include additional criteria would be to defer the item to allow staff time to compile documentation to support those criteria. She also explained why the Zimmerman association wasn't mentioned in criteria for the staff report.

Commissioner Buchanan said that name comes up frequently when researching Lawrence history.

Commissioner Bailey said the connection may be too remote for this property.

Ms. Zollner said it would just require further study to be included as criterion for nomination.

Commissioner Buchanan asked if the applicant can help with research.

Ms. Zollner said that would be up to the applicant.

Commissioner Buchanan directed the question to the applicant.

Ms. Clagett said yes, they would be willing to help with research.

Commissioner Hernly asked if that additional criterion would impact other properties.

Ms. Zollner explained the hierarchy when attempting to associate multiple properties with a person.

Commissioner Evans said he struggles with this nomination due to the property's architectural quality and style.

Commissioner Buchanan asked what benefit the additional criteria will provide.

Ms. Zollner said there's no difference for the number of criteria listed, the documentation just needs to be provided for each.

Commissioner Hernly agreed; however, he feels an association with a person in Lawrence makes it less dependent on architectural significance and adds to the significance of the nomination. He agreed it is not an architectural gem or a high style example of mid-century modern architecture, but its significance is with people in Lawrence who were doing significant things in Lawrence. He would prefer the property be listed based on Criteria 3 & Criteria 4.

Commissioner Buchanan said she thinks it's important for the Lawrence Register to have a variety of properties, which this property will provide.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Hernly, to direct staff to compile documentation supporting Criteria 3 and 4 and to include more information on the architect and his significance in the modernist movement, how it meets a niche of architecture, the property's association with Lee Zimmerman and Zimmerman Steel, and Zimmerman's impact on the building of Lawrence and his philanthropy. In addition, staff will draft a resolution to support the nomination.

Unanimously approved 5-0.

ITEM NO. 4: L-17-00036 Public Hearing for consideration of placing the property located at 200 Nebraska Street, the Lee Zimmerman House, on the Lawrence Register of Historic Places. Submitted by The Lawrence Preservation Alliance on behalf of Heidi Lynn Gluck and Robert Raymond Hurst, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), explained their process and efforts in getting properties listed locally, including the subject property.

Commissioner Veatch asked if this property would be eligible for State or National listing.

Mr. Brown said this project is as much about establishing planning practices as it is about nominating properties. If a nomination is approved, it immediately goes to the SHPO and they will come back with a Preliminary Site Information Questionnaire (PSIQ).

No public comment

BOARD DISCUSSION

Commissioner Evans said he has reservations about the nomination and questions its value to the community. He doesn't feel identification with a person should be considered criteria if the property itself is not an embodiment of a design. He suggested they explore a mechanism to identify those structures but not list them.

Commissioner Veatch said it's being nominated under Criteria 6, so that should be their focus.

Commissioner Evans does not feel it embodies the design or quality.

Commissioner Buchanan asked if he feels it doesn't represent design & quality locally or nationally.

Commissioner Evans said he assumes Criteria 6 is relative to Lawrence.

Commissioner Bailey said he thought that was the purpose of adding additional criteria, and things over time become significant.

Commissioner Evans said it's not an issue of age.

Commissioner Veatch asked him to be more specific.

Commissioner Evans said he doesn't feel it's a good architectural example- it doesn't have the scale or finesse to be an embodiment of a particular period of time.

Commissioner Buchanan agreed but doesn't feel it's to an extent that it shouldn't be listed. She said additional information could be added to the listing later.

Commissioner Bailey felt that some of it is subjective to personal opinion.

Commissioner Fry asked if this home is ranked in the top 15 homes considered to be of similar design.

Mr. Brown said it's in the Lawrence Modern Baker's Dozen- number eight, he believes.

Commissioner Hernly went back to Criteria 6. It's not a high style example of midcentury modern design, but it has elements of design, detailing, materials, and craftsmanship that are architecturally significant for Lawrence. The Zimmerman Steel tie makes it significant even though it's not nominated for that reason.

Commissioner Bailey asked for clarification of the process for adding information after a property is listed.

Ms. Zollner explained the process.

Commissioner Evans said he applauds what they're doing, but is just slightly bothered by this nomination and thinks the register should have prime examples.

Mr. Brown said the Beal House is #1 on their list. The Zimmerman House is #4 and the Chewing House is #7. He said they're mostly interested in the interior as opposed to the exterior and those rankings aren't taken lightly.

Commissioner Hernly asked if anyone from SHPO has seen the house.

Ms. Zollner said no- they haven't had a request from the owner or the applicant.

Ms. Zollner said they can apply for State and National listing if the local listing is denied.

Commissioner Bailey said he feels other commissioners make valid points, and every nomination should be considered individually, but perhaps there is a concern of watering down the register.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to adopt Resolution 2017-05 recommending the property for inclusion in the Lawrence Register of Historic Places.

Motion carried 5-2, with Commissioner Evans and Commissioner Fry dissenting.

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

Motion carried 5-2, with Commissioner Evans and Commissioner Fry dissenting.

ITEM NO. 5: DR-17-00227 331 Indiana Street; Remodel and New Addition; Demolition and New Construction of Accessory Structure; State Law Review and Certificate of Appropriateness. The existing primary structure, the J. C. Bare Residence, is listed as a contributing structure to the Pinckney II Historic District, National Register of Historic Places. Submitted by Nathan and Summer Wedermyer, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.