



LAWRENCE HISTORIC RESOURCES COMMISSION
ACTION SUMMARY FOR **APRIL 19, 2018**

Commissioners Present: Buchanan, Erby, Evans, Hernly, Veatch
Staff Present: Dolar, Jimenez, Weik, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. One communication was received regarding Item 11 and was provided to commissioners.
- B. There were no ex-parte communications.
- C. There were no abstentions.
- D. There was one Architectural Review Committee (ARC) Report to be discussed with the corresponding item on the agenda.

ITEM NO. 2: CONSENT AGENDA

- A. March Action Summary
- B. Administrative Approvals
 - 1. DR-18-00080 708 Ohio Street; Residential Remodel; State Law Review
 - 2. DR-18-00082 627 Ohio Street; I/I Permit; State Law Review
 - 3. DR-18-00083 911 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review
 - 4. DR-18-00090 737 Indiana Street; I/I Permit; State Law Review
 - 5. DR-18-00108 1023 Kentucky Street; I/I Permit; State Law Review
 - 6. DR-18-00109 205 E 12th Street; Residential Electrical Permit; State Law Review
 - 7. DR-18-00115 701 Massachusetts Street; Commercial Remodel; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review

ACTION TAKEN

Motioned by Commissioner Evans, seconded by Commissioner Erby, to approve the March 15, 2018 Action Summary.

Unanimously approved 5-0.

ACTION TAKEN

Motioned by Commissioner Evans, seconded by Commissioner Veatch, to confirm the Administrative Approvals.

Unanimously approved 5-0.

ITEM NO. 3: PUBLIC COMMENT

NO PUBLIC COMMENT

ITEM NO. 4: DR-17-00401 505 Tennessee Street; Residential Remodel (Roof Alteration); State Law Review. The property is a contributing structure to the Pinckney I Historic District, National Register of Historic Places. (The Historic Resources Commission approved the Certificate of Appropriateness for this project on October 19, 2017.) Submitted by Struct/Restruct, LLC on behalf of Robert A. Beck and Amy M. Pettie, property owners of record.

ITEM NO. 5: DR-18-00007 728 Massachusetts Street; New Addition; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places, and is located in the environs of Miller's Hall (723-725 Massachusetts Street) and the House Building (729 Massachusetts Street), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by TreanorHL on behalf of BWB2 LP, property owner of record.

STAFF PRESENTATION

Ms. Lynne Zollner presented the item.

Commissioner Hernly asked if the developer is able to conduct some preliminary investigations from the interior of the building, particularly regarding windows.

Ms. Zollner encouraged the Commission to have that discussion with the applicant.

APPLICANT PRESENTATION

Mr. Chris Cunningham, Treanor HL, explained details of the project. He said they're more than willing to work with staff on the windows.

PUBLIC COMMENT

No public comment.

COMMISSION DISCUSSION

Commissioner Erby asked if staff will oversee the project as it progresses.

Ms. Zollner said approvals cannot be conditioned, so staff relies on the good will of the applicants to make notification if discoveries are made that would change the plans.

Commissioner Hernly asked if they can approve a portion of the project and ask the rest come back to a future meeting.

Ms. Zollner said they can add an amendment or make a motion accordingly.

Commissioner Buchanan asked if they must make a new application for the remaining portion of the project.

Ms. Zollner explained that commissioners could ask that the remaining portion of the project be reviewed administratively by staff depending on the design.

Commissioner Hernly said a recessed entrance is more common downtown.

Commissioner Buchanan agreed that a recessed entrance works better with the sidewalk and pedestrians. She asked about the inverted bay window.

Mr. Cunningham said the center bay was stepped in to create the look of separate storefronts.

Commissioner Buchanan suggested a design option to recess the entrance.

Commissioner Evans said he doesn't understand the door in the middle bay.

Mr. Cunningham said it would not be a primary entrance door.

Commissioner Hernly said it was noted that it might eventually be the entrance to a sidewalk dining area.

They further discussed the doors on the front façade.

Ms. Zollner said the north end of the building once had a separate storefront, which explained the recessed entrance.

Commissioner Buchanan suggested only a portion of the project should be approved as is.

Ms. Zollner said they could review the project in two phases. She suggested they look at the rear of the structure.

Commissioner Buchanan asked if the applicant is willing to work through the process in phases.

Mr. Cunningham said he thought so but the property owner would like to move quickly.

Commissioner Veatch reminded the applicant that it's a listed property.

Commissioner Buchanan asked if two separate phases is manageable.

Mr. Cunningham was in favor of approving the entire project at once.

Commissioner Veatch said they'd hate to see historic material destroyed but additions are not character defining.

Commissioners Hernly and Evans agreed.

Commissioner Evans said he doesn't have a problem with the east elevation as proposed.

Commissioner Hernly asked if it would complicate things to split up the project or if they should send it all to the ARC.

Commissioner Erby asked if it would be beneficial to allow the applicant to start removing some material before decisions are made.

Ms. Zollner said they can pull a demolition permit and remove some of the metal plates while working with the ARC on the façade.

Commissioner Buchanan asked if the applicant is seeking tax credits.

Mr. Cunningham said no, the project doesn't qualify.

Commissioner Veatch asked why they don't qualify.

Mr. Cunningham explained that they are doing mostly new construction, not rehabilitating the old structure.

They discussed possibly approving portions of the project and sending the front façade to the ARC.

Mr. Cunningham made suggestions to appropriately time the phases throughout the project.

Commissioner Evans asked if the upper elevation is representative of their intended building plans.

Mr. Cunningham said yes, but it can be modified depending on the framing they find after work begins.

Commissioner Hernly said they intend to replicate the historic appearance of the façade.

Mr. Cunningham said that's correct.

Commissioner Hernly said there will likely be only minor differences in the window sizes.

Commissioner Evans asked if the entire west elevation can be reviewed by the ARC, with the idea that plans might change.

They discussed review items for the ARC.

Commissioner Veatch said they're ultimately not satisfied with the lower level of the west façade. He asked if the historic photo has been scanned in at high resolution for better detail.

Mr. Cunningham said it's the best image they have.

Commissioner Evans said the middle door doesn't appear to line up with the upper floor.

Mr. Cunningham said it is an odd architectural detail but it likely never aligned with the bay above.

Commissioner Evans felt it would be helpful to have better detail for the original façade.

Commissioner Buchanan said she has digitally remastered photos that might be helpful during ARC review.

Commissioner Evans said the project concept is headed in the right direction.

ACTION TAKEN

Motioned by Commissioner Evans, seconded by Commissioner Veatch, to issue the Certificate of Appropriateness for the demolition and new construction on the east elevation as well as the interior rehabilitation.

Unanimously approved 5-0.

Motioned by Commissioner Evans, seconded by Commissioner Veatch, to approve the demolition and new construction on the east elevation as well as the interior rehabilitation, and make the determination that the project 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 5-0.

Motioned by Commissioner Buchanan, seconded by Commissioner Evans, to refer the west façade to the Architectural Review Committee for review to concentrate on door openings and how they impact pedestrians and the sidewalk.

Unanimously approved 5-0.

ITEM NO. 6: DR-18-00060 801 Indiana Street; Residential Additions; State Law Review. The property is contributing to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Sabatini Architects on behalf of Josh and Casey Hunt, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Evans said staff provided a good summary of the meeting.

Ms. Zollner said the applicant was not able to attend this meeting but is agreeable to staff's recommendation.

Commissioner Hernly said it's nice to see the final product in the drawings. He said they were satisfied simplifying the kitchen roof and leaving the gable on the solarium.

There was no public comment.

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Buchanan, to approve the amended 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 5-0.

ITEM NO. 7: DR-18-00105 1512 Oak Hill Avenue; Demolition; Certificate of Appropriateness. The property is located in the environs of Oak Hill Cemetery, Lawrence Register of Historic Places. Submitted by The City of Lawrence.

STAFF PRESENTATION

Ms. Katherine Weik presented the item.

Commissioner Hernly asked if the City owns the property.

Ms. Weik said no.

APPLICANT PRESENTATION

Mr. Brian Jimenez explained the history of the property and the process City staff followed which resulted in this request.

There was no public comment.

ACTION TAKEN

Motioned by Commissioner Evans, seconded by Commissioner Veatch, to issue the Certificate of Appropriateness and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic property.

Unanimously approved 5-0.

ITEM NO. 8: DR-18-00111 615 Tennessee Street; Residential Remodel and Addition; State Law Review and Certificate of Appropriateness. The property is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places and is located in the environs of the Henry Martin House (627 Ohio Street) Lawrence Register of Historic Places. Submitted by Adams Architects, LLC on behalf of Wendy Hovorka, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Lance Adams, Adams Architects, explained details of the project.

There was no public comment.

COMMISSION DISCUSSION

Commissioner Hernly asked Mr. Adams if the small window on the north elevation is centered on the tub.

Mr. Adams said that is the plan.

Commissioner Hernly asked if it can be moved slightly to be centered between the roof brackets.

Mr. Adams said they can direct it that way as long as it is near the tub.

They discussed the window placement on the structure.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Evans, to approve the proposed project and make the determination that the proposed project 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 5-0.

Motioned by Commissioner Veatch, seconded by Commissioner Evans, 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 5-0.

ITEM NO. 9: DR-18-00125 Rezoning – Z-18-00024: Rezoning approximately .82 acres (35,719.2 SF) from RM12 (Multi-Dwelling Residential) District (4,443.42 SF) and RM12 UC (Multi-Dwelling Residential Urban Conservation Overlay) District to RM32 (Multi-Dwelling Residential) District (31,275.78 SF), located at 929 Arkansas Street. Oread Design Guidelines Review. Submitted by Paul Werner Architects, for DJC Holdings LLC, property owner of record.

DR-18-00126 Minor Subdivision – MS-18-00046: A Minor Subdivision (lot combination) of Sinclair's Addition including all of Lot 8, most of Lot 7, and a portion of the Michigan Street Right-of-Way to create proposed Lot 3 of Sinclair's Addition No. 2. The properties are located at 929 Arkansas, 913, 931, 935 Michigan Street and 1000 Emery Road. Oread Design Guidelines Review. Submitted by BG Consultants, on behalf of DJC Holdings LLC, Kirsten & Robin Krug, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Paul Werner, Paul Werner Architects, explained that the majority of the work will be west of the Oread Design Guidelines. He explained details of the proposed development.

There was no public comment.

COMMISSION DISCUSSION

Commissioner Buchanan said there appears to be a tree buffer between the proposed project and the neighborhood.

ACTION TAKEN

Motioned by Commissioner Evans, seconded by Commissioner Buchanan, to approve the rezoning (DR-18-00125) based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code and the Oread Neighborhood Design Guidelines, and find that the project, as proposed, meets the intent of these development and design standards because the rezoning does not affect the land use pattern of the developed property located within the Oread Urban Conservation Overlay District.

Unanimously approved 5-0.

Motioned by Commissioner Evans, seconded by Commissioner Buchanan, to approve the minor subdivision (DR-18-00126) based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code and the Oread Neighborhood Design Guidelines, the project, as proposed, meets the intent of these development and design standards because:

- 1) The Minor Subdivision does not change the existing development pattern;
- 2) The current development pattern does not reflect the historic development pattern of District 1; and
- 3) Any new development will have to comply with the Oread Neighborhood Design Guidelines.

Unanimously approved 5-0.

ITEM NO. 10: DR-18-00059 826 Rhode Island Street; New Porch Modifications to DR-16-00235; State Law Review. The property is located in the North Rhode Island Street Historic Residential District, National Register of Historic Places. Submitted by Paul Werner Architects on behalf of James Slough, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Hernly explained that the ARC discussed several issues and options to get the project back to the original HRC recommendation.

APPLICANT PRESENTATION

Mr. Paul Werner, Paul Werner Architects, said they like the suggestions for the porch, and they also agreed to stain the porch.

PUBLIC COMMENT

Ms. KT Walsh said she was glad to see this project referred to the ARC and it sounds like the modifications will be good. She mentioned that the drainage seems to be aimed toward the neighbors and should be reviewed.

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA) thanked the ARC for their work on this project and others.

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Buchanan, to approve the project with the following accepted amendments:

1. Remove the earth around the entire porch slab to expose a minimum of 6" of concrete.
2. Remove the existing sidewalk.
3. Align the new sidewalk with primary entry door.
4. Construct a new sidewalk to be a residential scale of 3' 6".
5. Add a compatible wood porch railing around the porch area both in length and depth to be no higher than 30".
6. Add columns and adjust existing columns as necessary to accommodate a railing that will run the width and depth of the porch with the exception of the entry area created by the

sidewalk connection. The porch columns shall match the proportion and size of the porch roof and be placed appropriately to appear to support the mass of the porch roof.

7. Articulate the columns to match the originally approved plans.
8. Paint the columns a more complimentary color to the house and trim, specifically not a dark color.
9. Stain the concrete porch to aid in the appearance of a raised porch, specifically not a concrete gray color.

The approval was based upon a determination that the amended project will not significantly encroach on, damage, or destroy landmarks or their environs.

Unanimously approved 5-0.

ITEM NO. 11: East Lawrence Neighborhood Plan Design Guidelines

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Hernly asked if there is any mechanism in place for local historic districts or just landmarks in accordance with Chapter 22.

Ms. Zollner said there are currently two local historic districts – Oread Historic District and Johnson Block Historic District.

Commissioner Hernly asked if there is a way to create design guidelines for a local district.

Ms. Zollner said yes.

Commissioner Buchanan asked about the budget for this process.

Ms. Zollner said there has not been discussion about budget.

Commissioner Evans asked if they should advocate the project to the City Commission.

Ms. Zollner said that decision should be made by the Commission based on information provided by staff at commissioners' request. She said there is no action required, and there is a lot of time involved with both processes.

Commissioner Evans said the letter provided by ELNA encouraged the HRC to advocate to the City Commission.

Commissioner Veatch clarified ELNA's request.

PUBLIC COMMENT

Mr. Phil Collison, President of East Lawrence Neighborhood Association (ELNA), said they're very interested in moving forward with an Urban Conservation Overlay District, and have a committee in place for that purpose.

Ms. KT Walsh, ELNA, said the rezonings were in response to development pressures in East Lawrence. She asked if they should update the neighborhood plan concurrently with work on an

overlay district, and who is responsible for applying for grants. She said they would like the City Commission to direct Planning to make staff time for the project.

Ms. Zollner said anyone can apply for the grants, but time is a challenge for staff when writing grants.

Commissioner Buchanan asked if a part-time intern is available.

Ms. Zollner said no.

Commissioner Hernly asked if there was a grant for the Oread Design Guidelines.

Ms. Zollner said yes, it was a Historic Preservation Fund Grant.

Ms. Walsh said commissioners might have to take the lead in advocating for the project.

Commissioner Hernly said he's been advocating for something like this because so many projects come through East Lawrence and review criteria is limited. He noted that the Oread Design Guidelines have been extremely helpful.

Commissioner Buchanan agreed. She asked about the appropriate method to communicate to the City Commission. She asked if they can elect commissioners to draft a communication to the City Manager and City Commission.

Commissioner Veatch said the key is to gain some staff time for the project.

Commissioner Buchanan said it would be helpful to know the timeline suggested by the neighborhood.

Commissioner Hernly wondered if upper level City staff has an understanding as to why they feel this is an important issue.

Commissioner Buchanan suggested they create an analysis outlining the positive effects of the Oread Design Guidelines.

They discussed how many commissioners should be involved and how to address the City Manager and City Commission.

Ms. Zollner said there isn't enough data to provide on the Oread Design Guidelines.

Commissioner Buchanan suggested the Board of Realtors and Chamber of Commerce could provide some helpful information.

They decided a subcommittee would be most appropriate.

Ms. Walsh asked if City mailings are an option.

Commissioner Buchanan said probably not at this stage.

Mr. Dennis Brown said he likes the idea of a subcommittee meeting with the City manager, Mayor, and Vice Mayor. He doesn't feel it needs to be data heavy.

Ms. Weik said any neighborhood plans or revisions will be a Planning item.

Commissioner Hernly wondered if they should have a joint meeting with the Planning Commission.

Commissioner Buchanan said that step will be later in the process.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Evans, to form a subcommittee comprised of Commissioner Buchanan, Commissioner Evans, and Commissioner Hernly for the purpose of exploring an East Lawrence conservation overlay district.

Unanimously approved 5-0.

ITEM NO. 11: MISCELLANEOUS MATTERS

- A. No comments on Zoning Amendments, Special Use Permits, and Zoning Variances received since March 15, 2018.
- B. No demolition permits received since March 15, 2018. no
- C. Miscellaneous matters from City staff and Commission members.

Ms. Zollner asked for feedback on the new staff report template.

Commissioners agreed it was a positive change.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Hernly, to adjourn the meeting.

Meeting adjourned at 9:05 pm.