

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING AUGUST 18, 2016 6:30 PM
ACTION SUMMARY**

Commissioners present: Bailey, Buchanan, Fry, Hernly
Staff present: Cargill, Simmons, Zollner

ITEM NO. 1: COMMUNICATIONS

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

Ms. Zollner said there were two communications included in the agenda packet.

- B. Disclosure of ex-parte communications.

Commissioner Buchanan said she surveyed the homes at 819 Avalon Road & 819 New Jersey Street.

- C. Declaration of abstentions for specific agenda items by commissioners.

Commissioner Hernly said he would abstain from Administrative Review #9.

- D. Committee Reports

Ms. Zollner said the ARC (Architectural Review Committee) met with the applicant for 846 Pennsylvania Street to work on the design to meet the standards.

ITEM NO. 2: CONSENT AGENDA

- A. July 21, 2016 Action Summary

- B. Administrative Approvals

1. DR-16-00250 734 Massachusetts Street; Interior Alterations; State Law Review
2. DR-16-00252 945 Tennessee Street; Mechanical Permit; State Law Review
3. DR-16-00254 1047 Massachusetts Street; Interior Alterations; State Law Review
4. DR-16-00267 13 E 8th Street; Sidewalk Dining; State Law Review and Downtown Design Guidelines Review
5. DR-16-00276 201 W 8th Street; Exterior Fire Escape; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review
6. DR-16-00277 1425 Tennessee Street; Interior Alterations; State Law Review
7. DR-16-00278 1011 Massachusetts Street; Sign; State Law Review and Downtown Design Guidelines Review

8. DR-16-00287 645 Connecticut Street; Exterior Repair; Certificate of Appropriateness
9. DR-16-00288 804 Pennsylvania; Sign Permit; State Law Review; Design Guidelines 8th and Penn Redevelopment Zone Review
10. DR-16-00291 545 Ohio Street; Interior and Exterior Repair; State Law Review and Certificate of Appropriateness
11. DR-16-00292 637 Tennessee Street; Photovoltaic Installation; State Law Review and Certificate of Appropriateness

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Buchanan, to approve the February 18, 2016 Action Summary, the March 24, 2016 Action Summary, the June 16, 2016 Action Summaries, and to defer the July 21, 2016 Action Summary.

Unanimously approved 4-0.

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to confirm all Administrative Approvals except DR-16-00288.

Unanimously approved 4-0.

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to confirm Administrative Approval DR-16-00288.

Motion carried 3-0-1.

ITEM NO. 3: PUBLIC COMMENT

No public comment

ITEM NO. 4 L-16-00269 Public hearing for consideration of placing the properties located at 801, 805, 809, 815, 817, 823, 825, 829, 833, 839, and 845 Missouri Street, and 800, 804, 806, 818, 820, 824, 828, 832, 838, 844, and 846 Arkansas Street, on the Lawrence Register of Historic Places as the Johnson Block Historic District. Adopt Resolution 2016-10, if appropriate. The nomination of the Johnson Block Historic District to the Lawrence Register of Historic Places is being made with the consent of nine (9) property owners of record which is greater than the 20% owners of record as prescribed by Chapter 22-402(A). Adopt Resolution 2016-10.

STAFF PRESENTATION

Ms. Lynne Zollner presented the item.

Commissioner Bailey asked if neighbors were notified by mail and if staff received just the one objection.

Ms. Zollner said yes.

Commissioner Buchanan asked if the person's objection is official.

Ms. Zollner said his objection can be taken into consideration, but a protest petition could be filed within 60 days.

Commissioner Bailey asked how the informational public meeting went.

Ms. Zollner said it was a small crowd but went well.

Commissioner Hernly asked if there are any other locally listed properties on the block.

Ms. Zollner said not currently, but it used to have several in the environs of the Achning House, which is not on the Local Register.

PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA) said they support the formation of the district, and even granted \$1000 for the documentation of this nomination. He commended the applicant and neighbors for their efforts and initiatives. He said it was unfortunate that the current owner of the Johnson House is against the nomination.

Ms. Kathy Tuttle, Old West Lawrence Neighborhood Association, said they also support the nomination.

COMMISSION DISCUSSION

Commissioner Hernly disclosed that he previously worked on 839 Missouri Street.

Commissioner Fry asked if the most restrictive review will be for Mr. Knobbe, who doesn't want to be part of the district- he struggles with that.

Commissioner Buchanan said she disagrees.

Commissioner Fry said he can't support it.

Commissioner Bailey asked if Chapter 22 addresses this type of situation.

Ms. Zollner explained that everything in the historic district will be reviewed the same way, and it provides a percentage of property owners for denial or approval. She said it allows the option to adjust boundaries down, not up. Even if Mr. Knobbe's house (the Johnson House) is removed from the district, he will still be in the environs.

Commissioner Buchanan asked if someone can add the property at a later time.

Ms. Zollner said they can.

Commissioner Buchanan said it's been under State Law Review for a long time, except the last two years. She pointed out that the local reviews are mostly administratively approved.

Commissioner Bailey feels the spirit of the district looks beyond the current owner and he doesn't feel excluding him would be beneficial.

Commissioner Hernly asked if his review would be different if excluded from the district.

Ms. Zollner said a property in the district would have review on things that don't require a building permit, such as artificial siding. Reviews within the district on a building or demolition permit are also more stringent.

Commissioner Hernly asked if the existing windows are original on the Johnson House.

Ms. Zollner thought there might be both new and original- the porch was enclosed a few years ago.

Commissioner Bailey asked if they can make this a non-contributing structure.

Ms. Zollner said it would be a less stringent review and it would be very difficult to make that argument. She said they can defer the item if they would like additional information.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to recommend the Johnson Block, legally described as Lots 1-24, in Block 16, Lane Place Addition, in the City of Lawrence, Douglas County, Kansas, for designation as a Historic District on the Lawrence Register of Historic Places, and to adopt Resolution 2016-10 and direct staff to prepare a report to accompany said resolution for recommendation to the City Commission.

Motion carried 3-1 with Commissioner Fry dissenting.

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

Motion carried 3-1 with Commissioner Fry dissenting.

ITEM NO. 5 L-16-00273 Public hearing for consideration of placing 819 Avalon Road on the Lawrence Register of Historic Places. Submitted by Susan Ford on behalf of Olive H. Stanford and Mary S. Anderson, the property owners of record. Adopt Resolution 2016-11, if appropriate.

STAFF PRESENTATION

Ms. Zollner & Ms. Katherine Simmons presented the item.

They discussed the addition on the southeast corner of the house.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said they support the nomination for this property. He explained that Olive Stanford self-funded this nomination and is nearing 100 years old, who he says has been a tremendous supporter of LPA.

COMMISSION DISCUSSION

Commissioner Buchanan said it's a fantastic house and she hopes it makes it to the State and National Registers.

Commissioner Bailey mentioned the communication related to this item.

Commissioner Hernly noted that they've reviewed other listings where properties have asked to be excluded and the requirements of review aren't sufficient to exclude it.

Commissioner Bailey said he doesn't recall the Commission ever altering an environs area.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to recommend the Patrick Mugan Residence, located at 819 Avalon Road, for designation as a Landmark on the Lawrence Register of Historic Places, and to adopt Resolution 2016-11 and direct staff to prepare a report to accompany said resolution for recommendation to the City Commission.

Unanimously approved 4-0.

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

Unanimously approved 4-0.

ITEM NO. 6 DR-16-00241 846 Pennsylvania Street; Rehabilitation and New Addition; State Law Review and Design Guidelines 8th and Penn Redevelopment Zone review. The property is listed as a contributing structure to the East Lawrence Industrial Historic District, National Register of Historic Places. The property is also located in the 8th and Pennsylvania Urban Conservation Overlay District. Submitted by Scott Trettel for 846 Penn, LLC, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Hernly explained what the ARC discussed and the changes made to the project.

APPLICANT PRESENTATION

Mr. Scott Trettel, summarized the revisions to the project as discussed by staff.

COMMISSION DISCUSSION

Commissioner Fry said the changes look great.

They agreed the time put into the project and revisions were well worth it.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to approve the amended project and make the determination that the amended project does not encroach upon, damage, or destroy one or more listed historic properties.

Unanimously approved 4-0.

ITEM NO. 7: DR-16-00231 819 New Jersey Street; Accessory Structure Demolition; Certificate of Appropriateness. The property is located in the environs of the Green and Sidney Lewis House (820 New Jersey Street), and the Edward Manter House (821 New York Street), Lawrence Register of Historic Places. Submitted by Maria Crane on behalf of herself and Juanita Garcia, the property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Hernly asked if there is a replacement structure proposed.

Ms. Zollner said no, and she was not aware of anything forthcoming.

APPLICANT PRESENTATION

Ms. Tunisia Crane, appearing on behalf of the property owners, said the structure has always been used for storage, but has been deteriorating over the last couple years. She said the property owners' focus has been on the primary structure and explained that the accessory structure is unsafe.

PUBLIC COMMENT

Ms. KT Walsh said it would be great if there was some sort of grant program available to help in situations like this.

COMMISSION DISCUSSION

Commissioner Buchanan said there isn't much to rehabilitate on the structure and she supports demolition.

They agreed the structure was unsafe.

Ms. Zollner said staff did not require a cost analysis but they determined it would have to be completely replaced.

Commissioner Buchanan asked if the applicant is willing to take before and after pictures.

Ms. Crane said yes.

ACTION TAKEN

Motioned by Commissioner Fry, seconded by Commissioner Buchanan, to approve 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 4-0.

ITEM NO. 8: DR-16-00300 1327 New Hampshire Street; Demolition of Accessory Structure; State Law Review. The primary structure is listed as a contributing structure to South Rhode Island and New Hampshire Streets Historic Residential District, National Register of Historic Places. The accessory structure is identified as noncontributing due to alterations. Submitted by Kyle Weiland, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Kyle Weiland, property owner, said the current structure is a safety hazard and they are working on plans for the replacement structure.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Fry, to approve the proposed project and make the determination that the project does not encroach upon, damage, or destroy one or more listed historic properties due to the lack of integrity of the structure.

Unanimously approved 4-0.

ITEM NO. 9: MISCELLANEOUS MATTERS

- A. There were no comments on Zoning Amendments, Special Use Permits, and Zoning Variances received since July 21, 2016.
- B. There were no demolition permits received since July 21, 2016.
- C. Miscellaneous matters from City staff and Commission members.

Ms. Zollner mentioned the upcoming training.

Commissioner Hernly mentioned the Kansas Preservation Conference in September.

Ms. Zollner said there is scholarship money available that would pay for transportation and accommodations for the conference.

ADJOURN 8:06 PM