

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING DECEMBER 15, 2016 6:30 PM
ACTION SUMMARY**

Commissioners present: Arp, Bailey, Buchanan, Hernly
Staff present: Ewert, Simmons, Zollner

ITEM NO. 1: COMMUNICATIONS

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

Ms. Zollner mentioned a communication included in the packet from the State Historic Preservation Office regarding listing on the State and National registries of the Mugan-Olmsted House. She suggested they could write a letter in support of that nomination.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Arp, to direct staff to send a letter in support of the nominations to list the Mugan-Olmsted House on the National Register of Historic Places and the Register of Kansas Historic Places.

Unanimously approved 4-0.

- B. There were no ex-parte communications
C. Commissioner Hernly abstained from Administrative Approval DR-16-00399.
D. There were no Committee Reports

ITEM NO. 2: CONSENT AGENDA

- A. November 17, 2016 Action Summary

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to approve the November 17, 2016 Action Summary.

Unanimously approved 4-0.

- B. Administrative Approvals
1. DR-16-00399 719 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines Review and Certificate of Appropriateness
 2. DR-16-00457 1208 Kentucky Street; Site Plan; Certificate of Appropriateness
 3. DR-16-00467 809 Louisiana Street; Driveway Permit; Certificate of Appropriateness
 4. DR-16-00461 821 New Jersey Street, Residential Remodel; Certificate of Appropriateness

5. DR-16-00470 1321 Massachusetts Street; Residential Remodel; Certificate of Appropriateness
6. DR-16-00471 935 Massachusetts Street; Commercial Remodel; State Law Review
7. DR-16-00473 1101 Massachusetts Street; Right of Way Permit; State Law Review

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Arp, to confirm Administrative Approvals B2-B7.

Unanimously approved 4-0.

Motioned by Commissioner Bailey, seconded by Commissioner Arp, to confirm Administrative Approval B1.

Motion carried 3-0-1.

ITEM NO. 3: PUBLIC COMMENT

ADDRESSING THE COMMISSION: The public is allowed to speak to any items or issues that are not scheduled on the agenda after first being recognized by the Chair. As a general practice, the Commission will not discuss/debate these items, nor will the Commission make decisions on items presented during this time, rather they will refer the items to staff for follow up. Individuals are asked to come to the microphone, sign in, and state their name and address. Speakers should address all comments/questions to the Commission.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION

ITEM NO. 4: DR-16-00490 1616 Massachusetts Street; New Residential Construction; Certificate of Appropriateness. The proposed structure is in the environs of the Edward House House. Submitted by Brad Silva on behalf of Peter & Jennifer Dougherty, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Arp said this area is predominately detached garages.

Ms. Zollner said staff doesn't typically recommend attached garages, but this property presents a unique situation. As proposed, it is probably in the only place it can be due to a lack of space in the rear.

Commissioner Arp asked if a single car garage would work.

Ms. Zollner said it might, but it would have to go behind the house due to the easement.

Commissioner Arp asked about the faux front door.

Ms. Zollner said that particular form doesn't exist in Lawrence, and staff is concerned about the sense of entry and its permanency.

Commissioner Buchanan asked if there was a better design solution.

Ms. Zollner suggested the Architectural Review Committee (ARC) could address this element.

Commissioner Arp asked if the faux door is within a structural wall that would require a building permit.

Ms. Zollner said she didn't know.

Commissioner Arp inquired about the height. He asked if staff feels it is too high overall.

Ms. Zollner said yes.

Commissioner Arp asked if the highest structures are to be placed at the end of the block.

Ms. Zollner said sometimes. She explained staff's concern regarding the overall height.

Commissioner Hernly asked for the height of the first story ceiling.

APPLICANT PRESENTATION

Mr. Brad Silva said their purchase agreement was contingent upon City approval of the proposed project. He said the first story ceiling height is 12 feet and parameter plate of the basement is 9 feet. He explained that a lot of effort went into designing a house compatible for the lot and neighborhood, and he believes it meets all code requirements.

Commissioner Buchanan asked about the lack of windows on the first floor.

Mr. Silva said the kitchen has all cabinets and they tried to orient everything toward the courtyard.

Commissioner Hernly asked about the front door.

Mr. Silva said he's from Louisiana and it's a typical form in that region. He added that the wall is not structural.

Ms. Katherine Simmons said it would typically require a building permit and should come before the HRC for review.

Commissioner Arp said it's an unusual pattern and not something you'd see in a 20th century neighborhood.

Commissioner Hernly asked if the second story dormers were at 10 feet.

Mr. Silva said that's correct. He said this house is shorter than the Landmark property nearby.

Commissioner Buchanan expressed concern that a shorter bungalow is next door.

Mr. Silva does not feel height is an issue. He said the lot is lower than other houses.

PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), feels the project should not be approved this evening and be forwarded to the ARC for review. He expressed concern with the chimney and faux entry.

Ms. KT Walsh feels it is a lovely design overall. She agrees there is a fenestration issue on the side, and the visual height is concerning.

COMMISSION DISCUSSION

Commissioner Arp asked for clarification on reviews for districts versus environs.

Ms. Zollner explained that the districts are on a sliding scale.

Commissioner Bailey said the only reference to Certificate of Appropriateness in Chapter 22 was not worded well. He asked about the eaves height.

Ms. Zollner said building code uses different measurements.

Commissioner Arp asked if this project is shorter than the Edward House House.

Ms. Zollner said that is correct.

Commissioner Bailey said he is struggling with the Certificate of Appropriateness review.

Mr. Silva said there was a 7 story apartment building across the street, in reference to the height and environs.

Commissioner Buchanan said there are two houses in East Lawrence with faux front doors.

Mr. Silva asked how the faux front door encroaches upon, damages, or destroys the listed property.

Ms. Zollner suggested they review the environs definition for the Edward House House.

Commissioner Arp said there are many non-traditional elements to the project that distract from the character of the neighborhood, and the height is too bold for this block. He feels ARC could work on it but he can't support the project as currently presented.

Commissioner Buchanan agreed.

Commissioner Hernly inquired about the environs definition.

Ms. Zollner said the standards aren't used by the State anymore, and staff does not typically look at them because they are not in conflict with the Secretary of Interior Standards.

Commissioner Bailey mentioned that if the project was one lot north they would not need review by the HRC. He stressed the importance of line of sight, and reminded commissioners that the review for a Certificate of Appropriateness should be the least stringent review of a Landmark.

Commissioner Buchanan said the project could go to ARC for revisions.

Commissioner Bailey didn't feel the project could go to ARC if denied.

Commissioner Arp felt their arguments were compelling.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Hernly, to approve the Certificate of Appropriateness for 1616 Massachusetts Street and direct staff to review any administrative changes.

Motion carried 3-0-1 with Commissioner Buchanan dissenting.

ITEM NO. 5: MISCELLANEOUS MATTERS

A. No comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since November 17, 2016.

B. Review of any demolition permits received since November 17, 2016.

Ms. Zollner said they would review one next month.

C. No miscellaneous matters from City staff and Commission members.

ADJOURN 7:42 PM