



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION ACTION SUMMARY FOR **DECEMBER 20, 2018**

Commissioners Present: Buchanan, Evans, Fry, Hernly, Veatch

Staff Present: Dolar, Kobe, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.
 - 1. Register of Historic Kansas Places listings
 - (a) Chewning House, 1510 Stratford Road
 - (b) First Methodist Episcopal Church, 946 Vermont Street
 - (c) Johnson Block Historic District
- B. Disclosure of ex-parte communications:
Commissioner Buchanan said she spoke to Tom Harper and advised him to submit a letter, which was ultimately submitted by the Douglas County Historical Society, regarding The Hub project.
- C. Declaration of abstentions for specific agenda items by commissioners:
Commissioner Hernly abstained from Item 4 & Item 5D(1).
- D. There were no Committee Reports.

ITEM NO. 2: CONSENT AGENDA

- A. October Action Summary
- B. Administrative Approvals
 - 1. DR-18-00510 1350 Maple Lane; New Construction of Residential Structure; Certificate of Appropriateness
 - 2. DR-18-00512 13 ½ E 8th Street; Electrical Permit; State Law Review
 - 3. DR-18-00513 1346 Maple Lane; New Construction of Residential Structure; Certificate of Appropriateness
 - 4. DR-18-00514 1420 Crescent Road; Sign Permit; Certificate of Appropriateness
 - 5. DR-18-00520 1348 Maple Lane; New Construction of Residential Structure; Certificate of Appropriateness
 - 6. DR-18-00533 937 Ohio Street; I/I Permit; State Law Review
 - 7. DR-18-00534 745 Ohio Street; I/I Permit; State Law Review
 - 8. DR-18-00548 940 Rhode Island Street; Plumbing Permit; State Law Review
 - 9. DR-18-00558 531 Louisiana Street; Electrical Permit; State Law Review
 - 10. DR-18-00559 1901 Louisiana Street; Commercial Remodel; Certificate of Appropriateness

Commissioner Buchanan asked if Item 2B(4) was reviewed by the Campus Historic Commission.

Ms. Zollner said no, it's on private property.

ACTION TAKEN

Motioned by Commissioner Fry, seconded by Commissioner Veatch, to approve the consent agenda.

Unanimously approved 5-0.

ITEM NO. 3: PUBLIC COMMENT

There was no public comment.

ITEM NO. 4: DR-18-00532 830 E 13th Street; Residential Addition; Certificate of Appropriateness. The property is located in the environs of the John and Mina Madson House, 1208 Delaware Street. Submitted by Patrick Watkins, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Fry asked if the property is in a historic district.

Ms. Zollner said no.

Commissioner Buchanan asked about the fenestration on the south elevation, and if staff had any concerns aside from the type of windows.

Ms. Zollner said it's on the rear elevation so staff had no concerns.

APPLICANT PRESENTATION

Mr. Patrick Watkins, property owner, explained that they simply don't have enough space and want to expand their family in this home. He explained details of the proposed project.

PUBLIC COMMENT

Ms. KT Walsh said she concurred with the staff report and with the recommendation to refer the project to the Architectural Review Committee (ARC), because little changes can be very meaningful.

COMMISSION DISCUSSION

Commissioner Fry noted that it's a Certificate of Appropriateness review and that the project does not affect the landmark. He felt the project should be approved as submitted.

Commissioner Buchanan explained that altering the fabric and sense of place surrounding the landmark significantly encroaches on, damages, or destroys the landmark.

Commissioner Fry disagreed that any such changes would be "significant".

Commissioner Veatch noted one key process issue, in terms of trying to understand the Certificate of Appropriateness, is the language requiring adherence to the Secretary of the Interior's standards.

They further discussed the language and intent of the Certificate of Appropriateness review.

Commissioner Evans said the staff report doesn't indicate any desired window alternatives, so the applicant should provide alternatives and solutions to the ARC that respond to the staff recommendation.

Commissioner Buchanan said that could help streamline the process.

Mr. Watkins agreed, but said he felt strongly about the metal roof and the size of the addition.

Commissioner Buchanan asked if they could design the porch in a way that reflects its vernacular expression.

Mr. Watkins asked her to be more specific because the proposed matches the original porch.

Commissioner Buchanan asked if "Living in East Lawrence" is available to the public.

Ms. Zollner said it's not available online.

Commissioner Buchanan suggested he use that document as a guide.

Commissioner Veatch asked what Commissioner Buchanan felt was "cloaking" the vernacular expression of the porch.

Commissioner Buchanan discussed defining the pedestrian entrance to the porch.

Mr. Watkins noted some challenges with redesigning the front porch. He said it would be helpful to have some specific direction before meeting with the ARC.

ACTION TAKEN

Motioned by Commissioner Evans, seconded by Commissioner Veatch, to refer the project to the Architectural Review Committee to refine elements of the porch and find alternatives for the proposed metal roof and vinyl windows, and ask the applicant to provide alternatives that address staff comments.

Motion carried 3-1, Fry dissented.

ITEM NO. 5: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since November 15, 2018.
 - 1. SUP-18-00564, 944 Kentucky Street, Short Term Rental
 - 2. SUP-18-00563, 815 Alabama Street, Short Term Rental
 - 3. SUP-18-00565, 888 New Hampshire Street, Short Term Rental

Commissioner Hernly asked who else reviews the applications.

Ms. Zollner said they are reviewed by staff and the Planning Commission, who make a recommendation to the City Commission.

Commissioner Fry said he did not have any comments.

Commissioner Veatch asked why Item 5A(1) is considered a short-term rental.

Ms. Zollner said she would look at the application to determine whether that was a typo.

Commissioner Buchanan asked about its proximity to Old West Lawrence.

Ms. Zollner said that Special Use Permit application is for a drop-in shelter use, not a short-term rental.

The Commission discussed their purpose in reviewing the application and clarified that the application is made based on a proposed use.

Commissioner Buchanan did not feel the proposed use was a historic use.

The Commission provided no comment.

B. There were no demolition permits received since November 15, 2018.

C. Provide comment on Plan 2040 <https://lawrenceks.org/pds/comp-plan/>

Commissioner Evans asked if staff had already reviewed the plan.

Ms. Zollner said she had, and most of it had been carried over from the previous plan.

Commissioner Buchanan asked if there is a condensed version of ordinances and other standards to cross reference within the plan.

Ms. Zollner said no, not with the comprehensive plan process.

Commissioner Buchanan asked how the draft plan will change their current process.

Ms. Zollner said there will be action steps taken by the City, and most of the plan contains aspirations and goals that are shared values within the community and were expressed through the extensive public input process.

Commissioner Buchanan noted that preservation is referred to as a tool to achieve goals but doesn't appear to be a high priority.

Commissioner Veatch read an excerpt from page 65 of Plan 2040, "...maintain historic patterns and styles while accommodating accessory dwelling units in all Lawrence RS zoning districts."

Ms. Zollner explained that accessory dwelling units are historic uses, and in RS5 zoning districts they're appropriate if they fit on the lot and the design is appropriate.

Commissioner Veatch said it is gratifying to see the attention on historic resources.

Commissioner Buchanan said preservation is a tool that can achieve the goals of Plan 2040.

Commissioner Veatch asked if she felt there should be language in other sections that references historic resources.

Commissioner Buchanan felt the historic resources section should be carried throughout the entire document.

Commissioner Veatch suggested they make the following comment: "The Historic Resources Commission sincerely appreciates the section on historic resources and supports all of the specific items listed there, but encourages those involved in this process to strive to integrate historic resources into the achievement of all goals."

Ms. Zollner said comments would be forwarded.

Item 5D(1) & 5D(2) were taken out of order. Commissioner Hernly departed the meeting before 801 Indiana Street was discussed.

- D. Miscellaneous matters from City staff and Commission members.
1. 801 Indiana Street revisions to approved project

Ms. Zollner explained the revisions.

Commissioner Evans said the design is similar to the original.

Ms. Zollner said she added 3 feet exposes more of the gabled peak and the extra section of glazing.

Commissioner Buchanan said it looks like the original design went to the top of the water table, whereas the new one exceeds it. She felt it would help with scale if it was reduced back down to the water table.

Commissioner Evans agreed.

Ms. Zollner noted the previous plan used brick instead of stone.

Commissioner Buchanan said it's compatible but differentiated. She asked if there is any specific stone identified.

Ms. Zollner said they intend to use limestone veneer to match existing.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Fry, to approve the additional square footage.

Unanimously approved 4-0.

Motioned by Commissioner Buchanan, seconded by Commissioner Veatch, to direct staff to request the applicant lower the top height to be in line with the water table and to allow staff to approve the final material selection of the stone.

Unanimously approved 4-0.

Commissioner Fry asked if staff could approve administratively if there's a compelling reason why the stone is higher, for example, if there is baseboard heating.

The Commission agreed that would be acceptable.

2. Letter to Mayor concerning East Lawrence design guidelines

The Commission had no changes to the letter.

Ms. KT Walsh said they're very happy with the letter.

ACTION TAKEN

Motioned by Commissioner Evans, seconded by Commissioner Veatch, to approve the letter and send it to the Mayor.

Unanimously approved 5-0.

Meeting adjourned 7:33pm.