

**LAWRENCE HISTORIC RESOURCES COMMISSION**  
**AGENDA MEETING MARCH 24, 2016 6:30 PM**  
**ACTION SUMMARY**

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

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**ACTION TAKEN**

Motioned by Commissioner Hernly, seconded by Commissioner Fry, to re-arrange the agenda items to hear Items 6-8 first due to a scheduling conflict.

Unanimously approved 5-0.

**ITEM NO. 1: COMMUNICATIONS**

- A. There were no communications from other commissions, State Historic Preservation Officer, and the general public.
- B. No ex-parte communications.
- C. Declaration of abstentions for specific agenda items by commissioners.  
Commissioner Buchanan said she would abstain from Item 5.

**ITEM NO. 2: CONSENT AGENDA**

- A. February 18, Action Summary
- B. Administrative Approvals
  - 1. DR-15-00650 1029 New Hampshire Street; Sign; Downtown Design Guidelines Review and Certificate of Appropriateness
  - 2. DR-16-00011 1008 New Hampshire Street; Sign; Downtown Design Guidelines Review and Certificate of Appropriateness
  - 3. DR-16-00030 947 New Hampshire Street; Sign; Downtown Design Guidelines Review and Certificate of Appropriateness
  - 4. DR-16-00038 1001 Delaware Street; Solar Addition; Certificate of Appropriateness
  - 5. DR-16-00041 1328 Vermont Street; Exterior Modifications; Certificate of Appropriateness

**ACTION TAKEN**

Motioned by Commissioner Hernly, seconded by Commissioner Fry, to defer the February 18, 2016 Action Summary and confirm the Administrative Approvals.

Unanimously approved 5-0.

**ITEM NO. 6:** DR-15-00591 826 Pennsylvania Street (Identified by the County and the City GIS system as 820 Pennsylvania Street); Addition and Rehabilitation; State Law Review, Certificate of Appropriateness and Design Guidelines 8<sup>th</sup> and Penn Redevelopment Zone Review. The property is a non-contributing structure in the East Lawrence Industrial Historic District, National Register of Historic Places. The property is also located in the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District and in the environs of Green and Sidney Lewis House (820 New Jersey Street), Lawrence Register of Historic Places. Submitted by Paul Werner Architects for 826 Penn LLC, the property owner of record.

### **STAFF PRESENTATION**

Ms. Zollner presented the item.

### **APPLICANT PRESENTATION**

Mr. Paul Werner, Paul Werner Architects, said they're pleased with the staff report and appreciate staff's work on their project. He said they're struggling with the two small windows in the middle of the building, but ultimately they will stay.

Commissioner Buchanan asked if the soldering over the windows should have more of an arch to reflect the original structure.

Mr. Werner said they felt they should not match the original structure.

### **PUBLIC COMMENT**

Ms. KT Walsh, East Lawrence Neighborhood Association (ELNA), asked if the mustard colored façade is concrete board.

Mr. Werner said its fiber cement board.

Ms. Walsh asked if the plantings are still planned for the party area indicated on the roof.

Mr. Werner said it's possible that will still be included.

Ms. Walsh said ELNA's main concerns are noise and massing.

### **COMMISSION DISCUSSION**

Ms. Zollner said staff is now recommending approval, denial, or deferral as appropriate actions, and to keep applicants on schedule they've done away with conditions so any changes to the project must be submitted and reviewed.

Commissioner Hernly said he really likes how the project has come together. He said he'd prefer if they stacked some of the windows but is unsure if that can be approved administratively.

Ms. Zollner said if that was a condition they'd need to defer and see those changes next month, or they could ask the applicant to accept an amendment to the project this evening.

Commissioner Hernly said he didn't feel strongly enough to make that change.

Commissioner Quillin agreed it's nice to see a final product on this property.

### **ACTION TAKEN**

Motioned by Commissioner Hernly, seconded by Bailey, to approve the proposed 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, and any changes must be submitted for review.

Unanimously approved 5-0.

Motioned by Commissioner Hernly, seconded by Commissioner Fry, to approve the Certificate of Appropriateness and make the determination that the proposed project will not significantly encroach on, damage, or destroy landmarks or their environs, and any changes must be submitted for review.

Unanimously approved 5-0.

**ITEM NO. 7:** DR-16-00049 644 Mississippi Street; New Garage; Certificate of Appropriateness. The property is located in the environs of the Greenlees House (714 Mississippi Street), Lawrence Register of Historic Places. Submitted by Gregory Rupp, the property owner of record.

**STAFF PRESENTATION**

Ms. Zollner presented the item.

**APPLICANT PRESENTATION**

Mr. Mark Russell, project designer, said he'd be happy to answer any questions.

**No public comment**

**COMMISSION DISCUSSION**

Commissioner Bailey said there's no line of sight and the project seems pretty straightforward.

Commissioner Buchanan agreed. She said it would be a different conversation if this was a listed property.

**ACTION TAKEN**

Motioned by Commissioner Hernly, seconded by Commissioner Fry, to approve the Certificate of Appropriateness and make the determination that the proposed project will not significantly encroach on, damage, or destroy landmarks or their environs, and any changes must be submitted for review.

Unanimously approved 5-0.

**ITEM NO. 8:** DR-16-00050 1224 Rhode Island Street; Addition; State Law Review. The property is a contributing structure to the South Rhode Island and New Hampshire Street Historic Residential District, National Register of Historic Places. Submitted by Lance Adams of Adams Architects, LLC for Paul Stock and Coleen Ellis-Stock, the property owners of record.

**STAFF PRESENTATION**

Ms. Zollner presented the item.

Commissioner Hernly asked if the second story sidewalls of the addition are 8 ft.

**APPLICANT PRESENTATION**

Mr. Lance Adams, Adams Architects, said yes they are. He said some of the driving factors of this project include settling cracks in the kitchen and because a family of six is living in a 1,200 square-foot home. He explained design details of the project.

Commissioner Buchanan asked why not just dig four feet deeper on the basement.

Mr. Adams said he doesn't want to create steps on the main floor of their house. He said the basement area is lower because the original basement is so tight.

### **PUBLIC COMMENT**

Ms. KT Walsh said she lives in this neighborhood and thinks the house is beautiful. She is concerned about the height of the addition and feels height restrictions in historic districts are very important. She asked if the two small windows on the addition are referencing the windows on the second floor.

Mr. Adams said they are mainly to provide some natural light in the dining area.

Ms. Walsh said they seem a little small but her main concern is the height of the addition.

### **COMMISSION DISCUSSION**

Commissioner Hernly said the addition height is a little concerning, and suggested they consider a different shape roof so it sits below the primary roof. He said he's comfortable with the footprint but feels the bulk of the gabled roof could be revised.

*Commissioner Hernly exited the meeting.*

Commissioner Quillin appreciated the struggle with the roof size, but feels they've set a precedent by approving similar projects in the past.

Commissioner Buchanan asked if those previous projects lost character-defining features as a result of their additions.

Ms. Zollner asked for clarification.

Commissioner Buchanan clarified her questions.

Ms. Zollner said the previous projects mentioned had a limited line of sight whereas this project has more space between homes and a greater line of sight.

Commissioner Buchanan said she's more concerned about the loss of historic fabric and character-defining features.

Mr. Adams explained the original features that will be maintained and what the property owners have sacrificed.

Commissioner Bailey reminded them that this was originally a duplex. He doesn't feel they set precedents with projects. He said he would be inclined to approve the project.

### **ACTION TAKEN**

Motioned by Commissioner Fry, seconded by Commissioner Bailey, to approve the proposed 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, and any changes will be submitted for review.

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

**ITEM NO. 3:** L-16-00053 Public hearing for consideration of placing the structure located at 402 North 2<sup>nd</sup> Street, the Union Pacific Depot, on the Lawrence Register of Historic Places. Adopt Resolution 2016-03, if appropriate.

**STAFF PRESENTATION**

Ms. Zollner presented the item.

Commissioner Buchanan suggested the addition of Criterion 5 & 8.

Ms. Zollner said staff didn't propose Criteria 5 because the structure has been altered greatly from the original design. She said Criteria 8 does not apply because the site has been altered after the period of significance.

Commissioner Bailey also believes Criteria 8 applies.

**PUBLIC COMMENT**

Ms. Lindsay Crick, Lawrence Preservation Alliance (LPA), thanked staff for their work on this.

**ACTION TAKEN**

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to adopt Resolution 2016-03.

Unanimously approved 4-0.

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

Unanimously approved 4-0.

**ITEM NO. 4:** L-16-00054 Public hearing for consideration of placing the structure located at 200 West 9<sup>th</sup> Street/839 Vermont Street, the Carnegie Building, on the Lawrence Register of Historic Places. Adopt Resolution 2016-04 if appropriate.

**STAFF PRESENTATION**

Ms. Zollner presented the item.

**No public comment**

**ACTION TAKEN**

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to adopt Resolution 2016-04.

Unanimously approved 4-0.

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

Unanimously approved 4-0.

**ITEM NO. 5:** L-16-00055 Public hearing for consideration of placing the structure located at 745 Vermont Street, Fire Station #1, on the Lawrence Register of Historic Places. Adopt Resolution 2016-05, if appropriate.

**STAFF PRESENTATION**

Ms. Zollner presented the item.

Commissioner Bailey asked when the parking lot to the south west was constructed.

Ms. Zollner said in the 80's, and briefly explained the demolition delay ordinance which was a result of this area.

**No public comment**

**ACTION TAKEN**

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to adopt Resolution 2016-05.

Unanimously approved 4-0.

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

Unanimously approved 4-0.

**ITEM NO. 9: MISCELLANEOUS MATTERS**

- A. There were no Zoning Amendments, Special Use Permits, and Zoning Variances received since February 18, 2016.
- B. There were no demolition permits received since February 18, 2016.
- C. There were no Architectural Review Committee approvals since February 18, 2016.
- D. General public comment.

Ms. KT Walsh, ELNA, said there is a demolition permit at 1225 New York Street, which was mentioned a couple months ago. She said the property owner was to tear the house down and it's not on the register. She said ELNA will send another letter to the property owner to advocate for preservation of the home. She also mentioned that the Citizen Advisory Committee (CAC) for the East Ninth Project said they would be present this evening.

Ms. Zollner said they will discuss the project at a later time but she's welcome to make her comments now.

Ms. Walsh said they're still waiting for a final plan and are looking forward to further discussion with the project director. She explained some of their recommendations and concerns on the project.

E. Miscellaneous matters from City staff and Commission members.

Ms. Zollner explained some revisions to the East Ninth Project, explaining that there are two proposed plans at this time. She said any feedback to the CAC before their next review should be expressed at this time. She said the project is working with many boards and City departments to find compromises that everyone can live with.

Commissioner Buchanan asked if they can email staff their comments after the meeting.

Ms. Zollner said they can personally email comments to the CAC, but as a body they must comment this evening or say they have no comment.

They discussed parking and the shared path element.

#### **PUBLIC COMMENT**

Ms. KT Walsh said they need to nail down how much parking will be lost and she expressed concern with the new developments on New Hampshire Street that will not be required to provide parking.

#### **COMMISSION DISCUSSION**

They agreed they don't have comments to provide at this time.

Ms. Zollner asked for clarification on the shared-use path.

They agreed the path has improved since the last meeting and that they prefer Option B. They commented that they appreciate the project taking their previous comments into consideration.

They briefly discussed how the Architectural Review Committee will be prompted to review projects going forward.

**ADJOURN 8:30 PM**