



# City of Lawrence

PLANNING & DEVELOPMENT SERVICES

## LAWRENCE HISTORIC RESOURCES COMMISSION AGENDA MEETING MAY 19, 2016 6:30 PM ACTION SUMMARY

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Commissioners present: Arp, Buchanan Young, Fry, Hernly, Quillin  
Staff present: Braddock Zollner, Ewert, Simmons, Arneil

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### ITEM NO. 1: COMMUNICATIONS

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.  
Mr. Tom Larkin talked about the letter he sent regarding the Turnhalle building. He said it was awarded a grant from the Heritage Conservation Council of Douglas County.
- B. Ex-parte communications:  
Commissioner Buchanan Young said she talked to Mr. Dennis Domer regarding the E 9<sup>th</sup> Project.
- C. Abstentions for specific agenda items by commissioners:  
Commissioner Hernly said he would abstain from Item 3.  
Commissioner Buchanan Young said she would abstain from Misc. A

*The Commission moved Misc. A, East Ninth Comprehensive Concept Design Plan, to the beginning of the agenda.*

Ms. Braddock Zollner said the Historic Resources Commission Chair, Bailey, was absent this evening and the Vice-Chair, Buchanan Young, would be abstaining from Misc. A. She asked Historic Resources Commission to elect a Chair pro tem, per Robert's Rules of Order.

Motioned by Commissioner Hernly, seconded by Commissioner Quillin, to elect Arp as the acting Chair pro tem.

Motion carried 4-0-1, with Buchanan Young abstaining.

### ITEM NO. 7: MISCELLANEOUS MATTERS

- A. East Ninth Comprehensive Concept Design Plan

East Ninth Comprehensive Concept Design Plan

### STAFF PRESENTATION

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Ms. Braddock Zollner went over the staff memo that was in the packet.

Commissioner Hernly asked if the entire street was a truck route.

Ms. Braddock Zollner said she was not sure but could find the answer.

Commissioner Hernly asked if the list of concerns by staff were those specifically identified on the locations.

Ms. Braddock Zollner said the document showed where the curbs could be removed/placed.

Commissioner Hernly thanked staff for the helpful information.

Commissioner Fry felt public comment should be limited to the new information presented tonight.

Motioned by Commissioner Fry, seconded by Commissioner Hernly, to limit public comment to 3 minutes for individuals and 5 minutes to those representing associations.

Motion carried 4-0-1, with Commissioner Young abstaining.

#### **PUBLIC COMMENT**

Ms. KT Walsh said the neighborhood did not receive the staff memo until tonight and she expressed concern about the process. She said the City Engineering felt the street should be 27' wide for safety reasons. She referenced the letter she sent that was included in the packet.

Mr. Brad Gibson expressed concern about this project falling within the boundary of historic properties.

Mr. Dennis Brown said it was the first he had seen this document and needed to take it to the board of Lawrence Preservation Alliance. He felt they should move this forward to City Commission and felt action 4 or 5 would be the most reasonable approaches for Historic Resources Commission to take tonight. He said the project did not harm the Turnhalle building.

Mr. Tony Kresnich, owner of Turnhalle, said if the Ninth Street project did not move forward the investors interested in Turnhalle would run away. He felt the Ninth Street project was preservation to its core.

Mr. Bob Schumm said a blighted area had become active and viable. He said the Ninth Street project could do the same thing. He felt it was important to get it right and to support history where possible. He said there had been a lot of give and take on this project. He requested Historic Resources Commission move it forward.

Mr. John Charles Naramore said if this was a linear park then it was easy to see that Ninth Street historically had not been a park. He said he was trying to prevent impacts to the neighborhood. He said the project would make a longtime owner on this street enter into a legal dispute with the City over grandfathered parking.

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Mr. John Gascon, 941 Pennsylvania, said the neighborhood was about change and development. He said they needed families in the neighborhood to sustain it. He felt this was an opportunity to make the street better.

Mr. Arch Naramore said the parking for his property was supposed to be re-bricked but that it had not happened.

Ms. Umut Bayramoglu, 1039 New York Street, said it was hard for her to be a pedestrian walking up and down the street. She said this project would make her life easier to support the things she likes. She did not like truck traffic. She wanted the neighborhood to be a more pedestrian and cyclist friendly. She asked Historic Resources Commission to approve the project and send to the City Commission.

Mr. Nicholas Ward said the Historic Resources Commission task was to look at technicalities. He felt the issue needed to be thoroughly reviewed. He stated the current plan did not do enough to protect the historic nature of the street. He said East Lawrence had been a low income friendly neighborhood and these strong changes would impact the economic landscape of the community.

Mr. Gibson said this design did not incorporate more preservation.

Mr. Kresnich responded to Mr. Ward's comment that this project would hurt low income people. He said the Warehouse Arts District brought affordable housing to Lawrence. He said the East Ninth project was a preservation project and a catalyst for affordable housing.

Ms. Emily Hill, 9<sup>th</sup> & New Jersey Street, said Lawrence was about change and development. She strongly supported the project.

Mr. Bruce Eggers, 904 Pennsylvania Street, said compromise was important. He said history wasn't about buildings, it was about the people. He said the street function was to carry people from one part of the town to the other. He felt it was easy to get hung up on the small things. He stated he had faith in the process and felt it was fair.

Ms. Amanda Davis, 846 New York Street, said she was in favor of the project moving forward.

## **COMMISSION DISCUSSION**

Commissioner Quillin asked if Parks and Recreation would be working with the designer regarding planting issues.

Ms. Braddock Zollner said that was correct.

Commissioner Fry inquired about saving curb and brick and how that would happen.

Ms. Braddock Zollner said the plan identified where the existing curb and brick were located and if they were to be removed and replaced or removed and given to the City for future projects.

Commissioner Hernly said he was interested in sending a memo from Historic Resources Commission to City Commission supporting the plan. He liked the list of five concerns that staff

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started. He said he would take it farther by incorporating Mr. Dennis Domer's historical information into the data. He said he would like to see some of the stone curb and brick pavement incorporated into the project in places that would be fitting.

Commissioner Quillin agreed with Commissioner Hernly. She felt they should go with option 4. She felt this was their opportunity to express support for retaining historic features such as brick and stone curb. She said with changes like this people fear losing a sense of place. She said the grid street patterns were important. She said she looked forward to seeing and reviewing the technical documents at a later date.

Commissioner Arp agreed with Commissioners Hernly and Quillin. He said it was not Historic Resource Commission's role to stop this project. He said they adhere to standards and he did not see that this project would significantly encroach, damage, or destroy landmarks or environs. He said the more historic materials that could be kept the better. He agreed that option 4 best incorporated their concerns.

Commissioner Hernly said Historic Resources Commission were looking at the street itself. He said Massachusetts Street was not historically the configuration it was now. He did not think people would say that the change destroyed the historic character of Massachusetts Street.

Commissioner Fry felt it was moving in the right direction. He agreed with what had been said. He felt option 4 would be the most beneficial.

### **ACTION TAKEN**

Motioned by Commissioner Hernly, seconded by Commissioner Arp, to send a memo to City Commission in support of the plan with noted concerns that should be addressed in the technical design and construction documents:

1. The removal of historic brick and stone curbs.
2. The removal of the historic location of brick and stone curbs.
3. The removal of the brick street under the existing surface.
4. The change of the width of the street in the historic district at 9<sup>th</sup> and Rhode Island Streets.
5. Additional opportunities to relate the historic significance of the area to the public.
6. Consideration and protection of the street grid patterns.

Motion carried 4-0-1, with Commissioner Buchanan Young abstaining.

### **ITEM NO. 2: CONSENT AGENDA**

- A. Administrative Approvals
  1. DR-15-00433 810 W 6<sup>th</sup> Street; Site Plan; Certificate of Appropriateness
  2. DR-16-00034 702 Rhode Island Street; Porch Rehabilitation; State Law Review and Certificate of Appropriateness
  3. DR-16-00110 631 Ohio Street; Interior Rehabilitation; State Law Review
  4. DR-16-00111 1100 Pennsylvania Street; Exterior Alterations; Certificate of Appropriateness

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5. DR-16-00133 900 Connecticut Street; Driveway Permit; Certificate of Appropriateness
  6. DR-16-00134 1000 Connecticut Street; Exterior Alterations; Certificate of Appropriateness
  7. DR-16-00149 720 Mississippi Street; Driveway Permit; Certificate of Appropriateness
- B. April Action Summary

### **ACTION TAKEN**

Motioned by Commissioner Hernly, seconded by Commissioner Fry, to approve the Consent Agenda.

Motion carried 4-0-1, with Commissioner Arp abstaining.

**ITEM NO. 3:** L-16-00095 Public hearing for consideration of placing 1106 Rhode Island Street on the Lawrence Register of Historic Places. Adopt Resolution 2016-09, if appropriate.

### **STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

Commissioner Fry asked if this project was reviewed by Historic Resources Commission.

Ms. Braddock Zollner said yes.

### **APPLICANT PRESENTATION**

Ms. Lindsay Crick, Lawrence Preservation Alliance, said it was a great property and asked for a positive recommendation by the Historic Resources Commission.

### **PUBLIC COMMENT**

Ms. KT Walsh, East Lawrence Neighborhood Association, supported the nomination.

### **ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Fry, to adopt Historic Resources Commission Resolution 2016-09 to nominate 1106 Rhode Island Street for designation as a Landmark on the Lawrence Register of Historic Places, and adopt the environs definition as outlined in the staff report.

Motion carried 4-0-1, with Commissioner Hernly abstaining.

**ITEM NO. 4:** L-16-00123 Public hearing for consideration of placing 1324 Rhode Island Street on the Lawrence Register of Historic Places. Adopt Resolution 2016-10, if appropriate.

*Item 4 was deferred prior to the meeting.*

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**ITEM NO. 5:** DR-16-00096 1320 Haskell Avenue; New Accessory Structure; Certificate of Appropriateness. The property is located in the environs of the Charles and Elizabeth Haskell French House (1300 Haskell Avenue) and the John G. Haskell House (1340 Haskell Avenue), Lawrence Register of Historic Places.

**STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

**APPLICANT PRESENTATION**

Mr. Aaron Weigel thanked staff for their help and was present for questions.

**PUBLIC COMMENT**

No public comment.

**COMMISSION DISCUSSION**

Commissioner Hernly asked if Historic Resources Commission was just reviewing the carriage house.

Ms. Braddock Zollner said yes. She said a majority of the renovations of the Dudley house were interior.

Ms. Buchanan Young asked if they intended to list the property.

Mr. Weigel said in the future yes.

**ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Quillin, to approve the Certificate of Appropriateness for the project, as outlined in the staff report.

Unanimously approved 5-0.

**ITEM NO. 6:** DR-16-00151 1100 Pennsylvania Street; Exterior Alterations; Certificate of Appropriateness. The property is located in the environs of Hobbs Park and the Sargent S. Whitcomb House (1029 Delaware Street), Lawrence Register of Historic Places.

**STAFF PRESENTATION**

Ms. Braddock Zollner presented the item.

Commissioner Arp asked staff to talk more about the materials.

Ms. Braddock Zollner said this was a wood product and wood was a compatible material. She said the difficulty for staff was the log structure not being a modern material but rather a replica of a historic material not found anywhere in the environs.

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Commissioner Quillin asked if this had come forward with a modern wood siding would it have been recommended for approval.

Ms. Braddock Zollner said yes.

Commissioner Arp asked if staff would have had the same concerns for an addition built out of actual logs instead of a log profile.

Ms. Braddock Zollner said yes.

### **APPLICANT PRESENTATION**

Mr. William Harmon said the structure was a modular home built in Wichita. He felt the log siding would strengthen the house and be a beautiful addition to the neighborhood. He did not feel vinyl siding would add strength to the house.

Commissioner Arp asked if there was an option of another wood profile.

Mr. Harmon said he liked the look of log siding.

Commissioner Arp said there was a plaque marker on the side of the Journal World printing building along Massachusetts Street that marks where the first house in Lawrence was and that it was a log cabin. He said it was a traditional form in Lawrence so this wouldn't necessarily be out of character historically. He asked if staff was saying it was out of character for the existing structures in the district.

Ms. Braddock Zollner said that was correct, and for the period of significance for the listed structures.

### **PUBLIC COMMENT**

Ms. KT Walsh said this was one of her favorite houses in East Lawrence. She said it was a novelty house and one of a kind. She felt putting log cabin siding on it would take away its uniqueness.

### **COMMISSION DISCUSSION**

Commissioner Fry said he didn't see how this would damage either of the two properties in the environs. He said it wouldn't be his pick for siding.

Commissioner Buchanan Young said the siding was a replica material and not meant for this type of house.

Commissioner Quillin said she was inclined to be in favor of it.

Commissioner Arp urged the applicant to look at a less 'log-ish' form of siding.

Commissioner Hernly said he was hung up on "significantly encroach". He said it was not a siding he would choose. He encouraged the applicant to use a different profiled wood siding.

### **ACTION TAKEN**

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Motioned by Commissioner Arp, seconded by Commissioner Fry, to approve the project and make the determination that the proposed project does encroach upon, damage, or destroy one or more listed historic properties.

Motion carried 4-1, with Commissioner Buchanan Young voting in opposition.

**ITEM NO. 7: MISCELLANEOUS MATTERS**

- B. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since April 21, 2016.

Ms. Braddock Zollner said staff was working on the Oread Water Towers.

- C. No demolition permits received since April 21, 2016.

Ms. Braddock Zollner said the Sandra Shaw cabin burned to the ground at 4:00am this morning.

- D. General public comment.

Ms. KT Walsh said the Oread Water tanks were good surfaces to put art on.

- E. Miscellaneous matters from City staff and Commission members.

Commissioner Buchanan Young said she attended the National Register workshop today.

**Adjourn 8:39pm**