



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION ACTION SUMMARY FOR **OCTOBER 18, 2018**

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

Staff Present: Dolar, Weik, Zollner

ITEM NO. 1: COMMUNICATIONS

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

Ms. Lindsay Crick discussed the Chewing House National Register Nomination.

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), spoke in support of the nomination.

Ms. Lynne Zollner advised that the Commission typically directs staff to write a letter in support of the nomination.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Fry, to direct staff to draft a letter in support of the Chewing House National Register Nomination.

Unanimously approved 5-0.

- B. There were no ex-parte communications.
C. Declaration of abstentions for specific agenda items by commissioners.

Commissioner Buchanan said she would abstain from Item 2A (Action Summary).

Commissioner Hernly said he would abstain from Item 5 and Item 7A.

- D. Committee Reports

Ms. Zollner said the Architectural Review Committee (ARC) met to discuss 804 Pennsylvania Street, 1215 Delaware Street, and 945 Kentucky Street, all of which will be back before the Commission in November.

ITEM NO. 2: CONSENT AGENDA

- A. September Action Summary
B. Administrative Approvals

1. DR-18-00398 800 block Massachusetts Street; ROW Permit; State Law Review
2. DR-18-00401 1345 West Campus Drive; Sign Permit; State Law Review and Certificate of Appropriateness
3. DR-18-00402 809 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines Review and Certificate of Appropriateness
4. DR-18-00403 808 Missouri Street; Residential Addition; Certificate of Appropriateness
5. DR-18-00406 506 W 6th Street; Mechanical Permit; State Law Review
6. DR-18-00413 408 W 6th Street; I/I Permit; State Law Review
7. DR-18-00414 1244 Haskell Avenue; Residential Remodel; Certificate of Appropriateness
8. DR-18-00420 710 Indiana Street; I/I Permit; State Law Review
9. DR-18-00421 914 Massachusetts Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines
10. DR-18-00422 1338 New Hampshire Street; Mechanical Permit; State Law Review
11. DR-18-00423 839 Pennsylvania Street; Commercial Remodel; Certificate of Appropriateness and Design Guidelines 8th & Penn Neighborhood Redevelopment Zone Review
12. DR-18-00425 1035 ½ Massachusetts Street; Mechanical Permit; State Law Review
13. DR-18-00435 2127 Barker Avenue; I/I Permit; State Law Review
14. DR-18-00442 529 Ohio Street; Mechanical Permit; State Law Review
15. DR-18-00443 2331 Free State Lane; Residential Remodel; Certificate of Appropriateness
16. DR-18-00444 945 Massachusetts Street; Commercial Remodel; State Law Review
17. DR-18-00451 1100 Louisiana Street; Plumbing Permit; State Law Review
18. DR-18-00458 826 Pennsylvania Street; Commercial Remodel (awning); State Law Review, Certificate of Appropriateness and Design Guidelines 8th & Penn Neighborhood Redevelopment Zone Review

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to approve the September Action Summary.

Motion carried 4-0-1, Commissioner Buchanan abstained.

Motioned by Commissioner Hernly, seconded by Commissioner Veatch, to confirm the administrative approvals.

Unanimously approved 5-0.

ITEM NO. 3: PUBLIC COMMENT

Mr. Dennis Brown, LPA, said their annual meeting is rescheduled for November 4th at St. Luke AME Church.

ITEM NO. 4: DR-18-00427 708 Ohio Street; Residential Addition; State Law Review. The property is listed as a contributing structure (J.G. Jeffries Home) in the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Dan Hermreck on behalf of Bruce and Cathy Liese, a Revocable Trust, property owner of record.

STAFF PRESENTATION

Ms. Katherine Weik presented the item.

APPLICANT PRESENTATION

Mr. Dan Hermreck was available for questions.

PUBLIC COMMENT

No public comment.

COMMISSION DISCUSSION

Commissioner Bailey asked if anyone had thoughts on identical matching.

Commissioner Hernly asked if the siding is different.

Ms. Weik said the siding would match, and explained why it meets the standards.

Commissioner Buchanan asked if there is an issue with the proximity of the deck to the existing shed.

Mr. Hermreck said the shed is not a permanent structure and might be moved at some point in the future.

Ms. Weik said staff did not review the shed as part of the project.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to approve the proposed project and find that it does not damage or destroy any historic property included in the National Register of Historic Places, and to direct staff to administratively review any minor alterations to the project.

Unanimously approved 5-0.

ITEM NO. 5: DR-18-00454 815 Vermont Street; New Mixed-Use Structure; Certificate of Appropriateness and Downtown Design Guidelines Review. The property is located in the Downtown Conservation Overlay District, and is located in the environs of the Lucy Hobbs Taylor House, Fire Station No. 1 and the Carnegie Building, Lawrence Register of Historic Places. Submitted by Hernly Associates, Inc. on behalf of Robert J and Sandra J Schumm, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Bob Schumm, property owner, explained the proposed project.

Mr. Lance Adams, on behalf of the applicant, explained the rain screen system and materials in detail.

Commissioner Buchanan asked how drainage will be addressed.

Mr. Adams said that it drains out onto the roofing material. He further explained details of the rain screen system.

Mr. Schumm discussed his preferred materials/colors for the rain screen and explained that final materials would not be known until the project is underway due to availability.

Commissioner Bailey asked if the material could be stained if the available wood material is a pale yellow as opposed to the preferred red hues.

Mr. Adams said the Commission could provide some direction now and those color preferences can be relayed to the vendor for guidance.

Mr. Schumm said he prefers the red, brown, and gold wood colors, but wood will also be matched with the brick chosen.

PUBLIC COMMENT

No public comment.

COMMISSION DISCUSSION

Commissioner Bailey said he couldn't recall a time they approved project materials before they were chosen.

Commissioner Veatch said staff could be directed to approve the materials.

Commissioner Fry said that would be appropriate in this situation.

Commissioner Buchanan said there is a significant lack of fenestration on the south elevation, noting that the offices might need windows.

Mr. Adams said the entire roof has skylights.

Mr. Schumm explained that they can't build a window within 5 feet of an adjacent wall so they would have to set back the building even further.

Commissioner Buchanan asked about the material on the center piece of the structure.

Mr. Adams said it's stucco.

Commissioner Buchanan asked if they've discussed using brick and delineating that piece with a façade pattern.

Mr. Schumm said this is the exact same façade that was approved by the Commission two years ago.

Commissioner Buchanan reiterated her question to staff.

Ms. Zollner said the proposed façade breaks up the mass and meets the 25 feet pattern.

Commissioner Buchanan said she felt the brick and delineation should be considered.

Commissioners Veatch and Bailey asked why.

Commissioner Buchanan felt that the brick would be more in character.

Ms. Zollner noted that the structure is smaller than the previously approved plan.

Commissioner Veatch said he didn't agree with Commissioner Buchanan's opinion. He noted that they're not reviewing aesthetics.

Commissioner Buchanan suggested the ARC could review her concern.

Commissioner Fry didn't feel the project should require review by the ARC.

Commissioner Bailey noted the materials used on the Treanor building and the design guidelines that allow for other materials. He felt the materials were appropriate and that staff could select final materials.

Commissioner Veatch felt the shiplap, no matter the color, is viewed as unpainted wood under the guidelines, which is a concern. He asked if the Treanor building is in the conservation overlay district or the environs of a locally listed property.

Ms. Zollner said yes to both questions.

Commissioner Veatch felt that there is precedent for the shiplap.

Mr. Schumm added that there is a total of 1268 square feet of rain screen on two sides of the Treanor building and is within a stone's throw of the Watkins Museum.

Commissioner Bailey asked about discussion when the Treanor building project was before the Commission.

Ms. Zollner said the minutes indicated that the main discussion for that project was regarding the orientation of the door and the materials were not discussed.

The applicant reiterated color preference for the rain screen.

Ms. Zollner said the ARC would have a hard time choosing materials if all options are not available.

Commissioner Buchanan said she would trust staff and the applicant's judgment in choosing materials.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to approve the project and find that it meets the development and design standards for the Downtown Urban Conservation Overlay District, and to direct staff to administratively review final building materials and other minor alterations to the project.

Unanimously approved 5-0.

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to issue the Certificate of Appropriateness and find that the proposed project does not significantly encroach upon, damage, or destroy the listed historic property.

Unanimously approved 5-0.

ITEM NO. 6: DR-18-00455 1024 Pennsylvania Street; Residential Addition; Certificate of Appropriateness. The structure is located in the environs of the Albert & Sarah Sirpless House, Hobbs Park and Sargent S. Whitcomb House, Lawrence Register of Historic Places. Submitted by of Josh and Cari Davis, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Applicant was not present.

PUBLIC COMMENT

Ms. KT Walsh said she concurred with the staff report and was eager to hear better window options.

COMMISSION DISCUSSION

Commissioner Buchanan said she agreed with the staff report and that there are enough issues that the project should go to ARC.

Commissioner Bailey asked about her concerns.

Commissioner Buchanan said she has concerns about the roof line, setback, placement, and windows.

Commissioner Bailey noted that the applicant has a very valid reason for the proposed window placement. He noted that while there might be some issues, it is a Certificate of Appropriateness review and there is no line of sight from the listed property.

Commissioner Fry agreed about their level of review and did not feel the project would significantly damage or destroy the listed property.

They discussed the review guidelines.

Commissioner Buchanan felt that the project impacts the environs.

Commissioner Fry asked if it damages the listed property.

Commissioner Buchanan said it does.

Commissioner Bailey said the language refers to the landmark or historic district, not the environs.

Commissioner Hernly said the prior state environs review actually covered damage to the environs. He noted an issue mentioned by the applicant is the delayed timing if a project is referred to the ARC.

ACTION TAKEN

Motioned by Commissioner Fry, seconded by Commissioner Hernly, to issue the Certificate of Appropriateness and find that the proposed project does not significantly encroach upon, damage, or destroy the listed historic property.

Motion carried 3-2, Commissioners Buchanan and Veatch dissented.

ITEM NO. 7: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since September 20, 2018.
- B-18-00475; 2331 Free State Lane

No comment.

- B. Review of any demolition permits received since September 20, 2018.

Ms. KT Walsh noted a demolition permit that was just published in the paper for 1222 Connecticut Street. She also asked for the status of the letter in support of East Lawrence design guidelines.

Commissioner Bailey said he hopes to have a draft letter on the agenda in November.

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

2019 Meeting Schedule:

Commissioner Bailey suggested they start meeting at 6:00.

There was no opposition to the suggested time change.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to adopt the 2019 Meeting Schedule as presented with the

amendment that meetings will now start at 6:00pm.

Unanimously approved 5-0.

Plan 2040 <https://lawrenceks.org/pds/comp-plan/>

Ms. Zollner explained that Plan 2040 will be heard before the Planning Commission and suggested they comment on the Historic Resources chapter.

Ms. Zollner introduced Kyle Kobe.

ADJOURNED 8:08 PM