

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING OCTOBER 16, 2014, 2014 6:30 PM
ACTION SUMMARY**

Commissioners present: Arp, Bailey, Foster, Hernly
Commissioners excused: Quillin
Staff present: Cargill, Zollner

ITEM NO. 1: ACTION SUMMARY

Receive Action Summary from the July 31, 2014, August 21, 2014, and September 18, 2014 meetings. Approve or revise and approve.

Item deferred.

ITEM NO. 2: COMMUNICATIONS

a) Receive communications from other commissions, State Historic Preservation Officer, and the general public.

Commissioner Foster mentioned an email sent to several commissioners.

Commissioner Hernly said he met with Mr. Steve Clark to clarify positions from the last meeting.

Commissioner Bailey said he also received an email from Mr. Clark, and responded by saying he could help with procedural questions only.

Commissioner Arp said he also got the same email.

Commissioner Bailey said ex parte communications are important since they are a quasi-judicial board.

b) Commissioner Hernly declared his abstentions from Administrative Reviews DR-14-00380 and DR-14-00382.

ITEM NO. 3: DR-14-00411 621 Tennessee Street; New Construction of an Accessory Structure; State Law Review and Certificate of Appropriateness Review. The property is a contributing property to the Old West Lawrence Historic District, National Register of Historic Places and is located in the environs of the Henry Martin House (627 Ohio), Lawrence Register of Historic Places. Submitted by Dan Hermreck for Douglass E Stull Trustee and Lori L Norwood Trustee, the property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

They discussed staff's concerns with the project and the need for review by the Architectural Review Committee to address the height.

APPLICANT PRESENTATION

Mr. Dan Hermreck explained the reason for the project in more detail.

Commissioner Arp asked Mr. Hermreck to explain the reason for the height requirements.

Mr. Hermreck said they started with a 10 ft top plate height, with the roof apex at 13 ft. He said they kept the loft at 7 ft to minimize the overall height, which is 21 ft, and the house is just under 25 ft.

They discussed other elements of the project and the placement of the office.

PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said they agree with staff's recommendations to send the project to the ARC to reduce scale and mass. He said the extra landscaping is appreciated. He thinks this has been before the HRC several times over the last 5-6 years, and a point of contention previously was the admittedly small garage. He pondered whether a garage replacement would be requested later on if the shop is approved. He said some of the garage structures in Old West Lawrence are too large anyway. He wondered if a future owner could make this a garage since it has a garage door.

COMMISSION DISCUSSION

Commissioner Hernly asked about the limit on total square footage.

Mr. Hermreck said the existing lot is 11,700 sq ft, the primary is 1,875 sq ft, the garage is 293 sq ft, the pergola is 291 sq ft, and the total allowable is 50 percent of the site which would be 1100 sq ft.

Commissioner Hernly asked if the limit is on the ratio of accessory area to primary area.

Mr. Hermreck said the accessory cannot exceed the primary, and the proposed is almost 500 sq ft below the primary.

Commissioner Bailey asked if it would be in a more appropriate range if the loft wasn't there.

Zollner said staff is mainly concerned about the height of the loft addition.

Foster said the existing garage is probably around the size of what would typically be approved.

Commissioner Hernly asked if most of the single lot properties have an accessory structure.

Ms. Zollner said several of them do.

Commissioner Foster said he sees some tool sheds.

Zollner pointed to the larger structures in the area.

Commissioner Foster said he doesn't think it needs to be much smaller.

Commissioner Hernly asked if Commissioner Foster is concerned about the height.

Commissioner Foster said no.

Commissioner Arp said he is concerned that the ARC will spend too much time making a very small difference. He said if they reduce the height they will have to increase the footprint.

Hernly asked if the plan dimension is bigger compared to some of the other surrounding structures. He mentioned they have a double lot.

Commissioner Bailey said he wouldn't mind seeing that come down a bit,

Commissioners discussed ways to modify the plan with the applicant, possibly with the help of the ARC.

Commissioner Arp asked if the ARC has the ability to approve the project or if it will come back for a full Commission review.

Ms. Zollner said the project can move forward if the applicant can come to an agreement with the ARC.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Arp, to approve the project as per recommendations in the staff report.

Unanimously approved 4-0.

Motioned by Commissioner Bailey, seconded by Commissioner Arp, to approve the Certificate of Appropriateness for the project as per recommendations in the staff report.

Unanimously approved 4-0.

ITEM NO. 4: DR-14-00425 920 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness Review and Downtown Design Guidelines Review. The property is listed as a contributing property to Lawrence's Downtown Historic District, National Register of Historic Places and is located in the environs of the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by Midtown signs for The Roost LLC on behalf of Terra Firma LTD, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Foster mentioned that despite some of the images in the packet, the awning is really where the transom is now.

Zollner said that is correct. She resumed her presentation.

APPLICANT PRESENTATION

Ms. Manda Jolly said the awning would definitely be moved. She said she and her husband, Shawn, spoke with Lawrence Sign-Up and the designer and were told that the awning will be moved below the fire detector which would make room for the sign. She said the size has been reduced, and they have already purchased the awning and would prefer not to alter their logo. She said it doesn't seem to be an issue.

They discussed the placement of the sign.

Commissioner Arp said they discussed something similar with the business Shots, and feels they should be consistent. He said the design companies should be looking at the guidelines and coming up with something compatible to begin with.

Commissioner Foster said to be careful lowering the awning.

Ms. Jolly said it would be as low as Burgerfi's awning.

No public comment

COMMISSION DISCUSSION

Commissioner Foster agreed with Commissioner Arp's concerns.

Commissioner Arp mentioned they've denied similar requests. He said he sympathizes with the applicants but feels it is hard to make exceptions.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Foster, in accordance with the Secretary of the Interior's Standards, the standards of evaluation, the Commission approve the proposed project and make the determination that the proposed project does not encroach upon, damage, or destroy one or more listed historic properties.

Motioned by Commissioner Arp, seconded by Commissioner Foster, in accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, the Commission approve the proposed project and make the determination that the proposed project does not encroach upon, damage, or destroy one or more listed historic properties.

Motioned by Commissioner Arp, seconded by Commissioner Foster, to deny the Downtown Design Guidelines Review based on the findings in the staff report.

Approved 3-1

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ITEM NO. 5: DR-14-00431 1320 Haskell Avenue; Addition and New Construction. Certificate of Appropriateness Review. The property is located in the environs of the John G. Haskell House (1340 Haskell) and the Charles French and Elizabeth Haskell French House (1300 Haskell), Lawrence Register of Historic Places. Submitted by Jane Huesemann of Clark Huesemann for Aron and Sarah Cromwell, the property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Arp asked if the alterations proposed preclude the establishment of a Historic District in the future.

Ms. Zollner said she didn't think so, but it would preclude the structure from being listed individually.

Commissioner Arp asked if it would qualify for listing if left in its current state.

Ms. Zollner said it would most likely be ineligible.

APPLICANT PRESENTATION

Ms. Jane Huesemann, Clark Huesemann, said the house will be significantly improved and added that most of the character-defining elements are currently missing.

Mr. Steve Clark, Clark Huesemann, said they will be restoring 1320 Haskell Avenue's contribution to the other listed properties by removing the addition and rehabilitating the property.

Commissioner Foster said he noticed some brown fencing.

Ms. Huesemann said there is some wood fencing, which is labeled on the site plan.

Commissioner Foster said he noticed the chimney changes shape according to the south elevation drawing.

Mr. Clark said the fire box does not meet current standards so the function of the fireplace needs to be replaced.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said this is an environs review, that's why they've made no comments about the back of the structure. He said staff made it clear that, if built, it would preclude the possibility of this being listed. He said they feel the applicant can meet with the ARC regarding the north façade. He asked if they will get much light, adding that a particular window shape isn't one seen in older houses.

Ms. Andrew Ripinsky said she seconded Mr. Brown's comments. She acknowledged revisions made by applicant but still echoed Mr. Brown's concerns. She added that it will be great to have the property renovated as a single family residence.

Mr. Byron Wiley said he is impressed with applicants' attempt to adjust the plans but feels it can be tweaked even further. He feels the garage structure looks too modern but appreciates that it moved back. He suggested an in-character carriage house would be a better option. He said the window that was removed makes the façade facing the street look unbalanced and feels it might just need to go to the ARC for further review.

Mr. Aaron Marable provided Ms. Zollner with a petition from neighbors who are concerned about the property. He said he feels the garage is the element that is truly damaging to the properties.

Mr. Michael Almon, 1311 Prairie Ave, spoke about the importance of historic Haskell Row.

Mr. Fred Sack, 1327 Haskell Ave, said this is all they have in the neighborhood and feels a compromise should be possible.

Mr. Steve Clark said they appreciate the passion for Haskell Row and does feel the Cromwells have been careful and sensitive in their design.

COMMISSION DISCUSSION

Commissioner Foster said he also appreciates the passion from everyone involved.

Ms. Zollner said she'd like to address the building permit questions. The permits for the chimney demolition have been issued. She mentioned that Struct/Restruct additions are very contemporary. She said they have always been in favor of additions being very different than the original structure to make the distinction between what is old and what is new.

Commissioner Hernly said he feels the older piece could be blended and pondered whether the design of that piece will affect the house to the north. He feels the window patterns on the north and west could be refined, and is not crazy about the metal roofing because it is out of character.

Commissioner Bailey feels the windows are a little nitpicky on environs review and does not feel they damage or destroy the other properties.

Arp said last time was a tough decision particularly the placement of the garage and all of the issues with encroachment, but he would be in favor of approving the project.

Foster asked if a member of the public can appeal the decision.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Arp, to approve the Certificate of Appropriateness for the project.

Unanimously approved 4-0.

ITEM NO. 6: MISCELLANEOUS MATTERS

- A. There were no Board of Zoning Appeals applications received since September 18, 2014.
- B. There were no demolition permits received since the September 18, 2014 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since September 18, 2014.

Administrative Reviews

- DR-14-00376** 644 New Hampshire Street; Sign Permit; Downtown Design Guidelines Review. The property is located in the Downtown Urban Conservation Overlay District. Submitted by Full Bright Sign & Lighting for Free State Studios on behalf of Knology of Kansas Inc., the property owner of record.
- DR-14-00380** 840 Massachusetts Street; Sidewalk Enclosure; State Law Review and Downtown Design Guidelines Review. The property is listed as a non-contributing property to Lawrence's Downtown Historic District, National Register of Historic Places and is located in the Downtown Urban Conservation Overlay District. Submitted by Mike Myers of Hernly Associates, Inc., for Yantra Services on behalf of D. Ann Murphy, the property owner of record.
- DR-14-00382** 1900 Massachusetts Street; Site Plan and New Construction of an Accessory Structure; Certificate of Appropriateness Review. The property is located in the environs of Fire Station #2 (1839 Massachusetts), Lawrence Register of Historic Places. Submitted by Mike Myers of Hernly Associates for Sabrina Prewett, the property owner of record.
- DR-14-00387** 1846 Massachusetts Street; Temporary Sign Permit; Certificate of Appropriateness Review. The property is located in the environs of Fire Station #2 (1839 Massachusetts), Lawrence Register of Historic Places. Submitted by Marla Parsons for Kwik Shop on behalf of Jane C. Cooper Trustee, the property owner of record.
- DR-14-00388** 1234 Kentucky Street; Temporary Sign Permit; Certificate of Appropriateness Review. The property is located in the environs of South Park, Lawrence Register of Historic Places. Submitted by St. John the Evangelist Catholic Church for the Roman Catholic Archdiocese of KC, the property owner of record.
- DR-14-00390** 716 E 9th Street; Special Event Permit; State Law Review. The property is a contributing property to the East Lawrence Industrial Historic District, National Register of Historic Places. Submitted by Danielle Rittenhouse for Lawrence Flea on behalf of Ohio Mortgage Investors LLC, the property owner of record.
- DR-14-00396** 100 E 9th Street; Site Plan Review; Certificate of Appropriateness Review and Downtown Design Guidelines Review. The property is located in the environs of the Social Service League (907 Rhode Island) and the Turnhalle (900 Rhode Island), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by Matt Murphy of Treanor Architects for 100 East 9th Street LLC, the property owner of record.
- DR-14-00417** 918 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness Review and Downtown Design Guidelines Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is located in the environs of the Hanna Building (933 Massachusetts). The property is also located in the

Downtown Urban Conservation Overlay District. Submitted by Full Bright Sign & Lighting for BurgerFi on behalf of Yuba City LLC, the property owner of record.

DR-14-00418 1515 Stratford Road; Plumbing Permit; Certificate of Appropriateness Review. The property is located in the environs of the Fernand-Strong House (1515 University Drive), Lawrence Register of Historic Places. Submitted by David Learned of Learned Plumbing for Jerry M Nossaman and Sandra C. Nossaman, the property owners of record.

DR-14-00419 149 Pinecone Drive; Plumbing Permits; Certificate of Appropriateness Review. The property is located in the environs of the Robert H. Miller House (1111 E 19th), Lawrence Register of Historic Places. Submitted by Paul Bost of Jim Bost Plumbing for Pine Tree Townhouses Cooperative Inc., the property owner of record.

DR-14-00420 11 W 9th Street; Sign Permit; State Law Review, Certificate of Appropriateness Review and Downtown Design Guidelines Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is located in the environs of Plymouth Congregational Church (925 Vermont), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by Full Bright Sign & Lighting for Set Cell on behalf of Mary B O'Bryon Watson, Carol A Rogich and Linda J Droneburg, the property owners of record.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Arp, to confirm all Administrative Reviews except DR-14-00380 and DR-14-00382.

Unanimously approved 4-0.

Motioned by Commissioner Bailey, seconded by Commissioner Arp, to confirm Administrative Reviews DR-14-00380 and DR-14-00382.

Motion carried 3-0-1.

D. General public comment.

Mr. Dennis Brown said the Greenhouse Culture signs look pretty good. He said on November 2nd LPA will be holding a housewarming at 702 Louisiana Street, a great old house with a lot of architectural integrity. He said it will be a great chance to see and greet the new owners of the Alexander Marx house.

E. Miscellaneous matters from City staff and Commission members.

Ms. Zollner asked for commissioners' help regarding a sign at Capitol Federal downtown. She said it doesn't meet the typical patterns for the Downtown Design Guidelines, but it is their trademark logo and the sign company has made it smaller and moved it down. She said staff just

wanted to get some direction before the administrative approval went forward. She said Kip Slattery is here to answer any questions.

The Commission agreed that it would be ok.

Ms. Zollner thanked them for their direction. She said there will be no full commission items in November and is working to get legal here for a brief summary of the laws. She also hoped they would have a new commissioner at the next meeting.

ADJOURN 8:50 PM