

**LAWRENCE HISTORIC RESOURCES COMMISSION  
AGENDA MEETING AUGUST 21, 2014 6:30 PM  
ACTION SUMMARY**

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

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**ITEM NO. 1: ACTION SUMMARY**

Receive Action Summary from the July 31, 2014 meeting. 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.

Ms. Zollner said staff received a communication from Tenants to Homeowners in support of the 1106 Rhode Island Street project, as well as notification from the State Historic Preservation Office that 1709 Louisiana Street had been listed on the Register of Historic Kansas Places.

b) Commissioner Hernly declared his abstentions from Agenda Item No. 3, Agenda Item No. 4, and Administrative Review DR-14-00319.

**ITEM NO.3:** DR-14-00290 1709 Louisiana Street; Addition; State Preservation Law Review. The property is listed in the Register of Historic Kansas Places. Submitted by Mike Myers of Hernly Architects for Warren Frick and Carol Casteel, the property owners of record.

**STAFF PRESENTATION**

Ms. Zollner presented the item.

**APPLICANT PRESENTATION**

Mr. Mike Myers, Hernly Architects, said staff gave a good synopsis of the project. He said the back of the house has a two story sleeping porch, and although he was unsure of its original construction date, the lower parts were probably finished in the 1960s. He said there are old porch piers filled with concrete block on a very shallow footing, so there are issues with cracking and sagging floors. They would like to utilize Historic Preservation tax credits to replace the foundation while maintaining all of the existing floor and wall structures possible. He added that the small notch out of the footprint in the southwest corner will be filled in and the new roof line will make the lower part of the porch cohesive with the structure. He said they are planning new windows as well. He offered to answer any questions.

Commissioner Foster asked if they made changes to the interior plan regarding the windows.

Mr. Myers said no, due to a lack of space in the kitchen they were not able to make affordable changes to the window.

No public comment

### **COMMISSION DISCUSSION**

Commissioner Arp said he thinks it's a great project and really appreciates their intent to save the structure's historic elements.

### **ACTION TAKEN**

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

Motion carried 4-0-1.

**ITEM NO. 4:** DR-14-00291 1106 Rhode Island Street; Rehabilitation, Demolition, Zoning (DR-14-00315) and Special Use Permit, and Setback Variances (DR-14-00324); State Law Review. Demolition and Rehabilitation; Certificate of Appropriateness Review. The structures located on the property are listed as contributing structures to the North Rhode Island Street Historic Residential District, National Register of Historic Places. The property is also located in the environs of the English Lutheran Church (1040 New Hampshire). Submitted by Mike Myers of Hernly Architects for the City of Lawrence, the property owner of record.

### **STAFF PRESENTATION**

Ms. Zollner presented the item.

Commissioner Foster asked if the City solicited RFPs for this project.

Ms. Zollner said yes, she would discuss that later in the presentation because the property is currently owned by the City of Lawrence. She resumed her presentation.

### **APPLICANT PRESENTATION**

Mr. Mike Myers, Hernly Architects, said he lives very close to this property and has watched it deteriorate over the past 20 years. He was excited when he received a call from the previous owner to do some design work in an effort to rehab the property, but that never materialized. Alternatively, he said, their firm came up with a plan to relocate their offices onto the property, a project he feels the community can enjoy and be proud of. He explained that the barn/garage structure will become the architecture office, and the house will be rehabilitated as a rental dwelling to offset some of the project costs. He said the skylights, while not particularly historic-looking, will provide much needed light on the second floor of the barn structure.

Commissioner Arp asked about the height of the garage.

Mr. Myers said they are working with standard building materials to make the project affordable. He said they're using nine-foot studs in the garage which will ensure the proper floor height, and standard height wall studs at eight feet on the upper level, adding that a reduction in the structure would be more labor intensive.

Commissioner Foster confirmed staff's preference that the garage ridge line would not exceed that of the existing structure. He commented that the proposed looks to be several feet different in height.

Mr. Myers said that isn't the case. He explained that the one-and-a-half story house sits on a foundation that is two feet tall, and the garage sits down on the lower part of the lot on a slab, so there's about three feet of grade change.

Commissioner Foster pointed to the architectural plan for the north elevation and pondered how the height could be reduced while maintaining a livable upper floor.

Commissioner Arp asked if there would be a change in the grade.

Commissioner Arp asked Myers if the lot slopes down.

Mr. Myers said slightly, it loses about a foot from front to back. He added that the difference in the structures' heights isn't noticeable from Rhode Island Street.

Commissioner Arp commented that the roof line of the garage does look substantially higher in the drawing.

Mr. Myers said the site plan should be a fairly accurate representation.

Commissioner Bailey asked if the new garage doors will be functional with the old garage structure.

Mr. Myers said the doors will be new aluminum frame glass overhead doors.

Commissioner Bailey asked if they will be working doors.

Mr. Myers said yes, that is the plan. He said it will be a conference room space that can be opened up.

### **PUBLIC COMMENT**

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said the staff report is very thorough and LPA agrees with the staff report. He said this is a very comprehensive plan and he congratulated Commissioner Hernly and Mr. Myers for their work.

Ms. KT Walsh, East Lawrence Neighborhood Association (ELNA), agreed with Mr. Brown's comments. She said the ELNA is very much in support of this project and is so thankful they are taking it on. She said she loves the barn and garage doors.

### **COMMISSION DISCUSSION**

Commissioner Arp asked to staff to reiterate the concern regarding the difference in height of the garage and house.

Ms. Zollner said the visual from Rhode Island Street is somewhat of a concern, but the overall project and structure isn't an excessive use of space, so staff wasn't of the opinion that the height difference would make the whole project incompatible, but felt the Commission should be aware and make the applicant aware that more information is needed regarding the height.

Commissioner Arp asked if the additional information will be obtained after the meeting.

Ms. Zollner said yes, it will be part of the Special Use Permit process.

**ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Bailey, to approve the Certificate of Appropriateness based on the analysis in the staff report.

Motion carried 4-0-1.

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

Motion carried 4-0-1.

**ITEM NO.5:** DR-14-00292 645 Ohio Street; Addition Demolition and New Construction; State Law Review and Certificate of Appropriateness Review. The property is contributing 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). Submitted by Dan Hermreck for Winthrop West LLC, the property owner of record.

**STAFF PRESENTATION**

Ms. Zollner presented the item.

Commissioner Hernly asked, assuming the current foundation is stone, if there is currently a basement with a stone foundation.

Mr. Dan Hermreck, applicant on behalf of the property owner John Heeb, said there is a partial basement on the front initial gable and they are proposing to keep that basement intact. He said the new foundation will be faced with stone.

**APPLICANT PRESENTATION**

Mr. Hermreck said they uncovered a beehive cistern underneath what they believe to be the second addition. He passed around a photo of the cistern to commissioners.

Commissioner Arp asked what would happen to the cistern.

Mr. Hermreck said they would incorporate it into the basement as some sort of design feature. He explained the new addition consists of a new kitchen, a family room, and a sun room, and the walls surrounding the yard won't be more than six feet high. He said the fence around the north and west would be a six foot wood fence, and they will place stone walls around the south side, possibly six feet high and stepping down in height.

Commissioner Hernly asked if there is space in the garage on the second level.

Mr. Hermreck said there is a four foot knee wall for storage above with a drop-down ladder.

Commissioner Foster asked if the fence is a lone masonry wall and if they are fencing on top of it.

Mr. Hermreck said yes at this point, but they are not fencing on top of it. He said at this point, there will be a six foot wood fence around the north side of the house and masonry wall around the south. Portions of it will be six feet, like where it comes off the garage.

Commissioner Foster asked what kind of masonry will be used.

Mr. Hermreck said stone.

No public comment

### **COMMISSION DISCUSSION**

Commissioner Bailey asked if Staff Recommendation #4 is intended to help with compliance.

Ms Zollner said it is; she said staff appreciates the ability to document the project on-site as work progresses, which can be used for future education programs.

Commissioner Arp said he has no issues with the project and it's nice to see the house is being rehabilitated.

### **ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Bailey, to approve the Certificate of Appropriateness based on the analysis in the staff report.

Unanimously approved 5-0.

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

Unanimously approved 5-0.

### **ITEM NO.6: MISCELLANEOUS MATTERS**

- A. Provide comment on Board of Zoning Appeals applications received since July 31, 2014.

Ms. Zollner said the only Board of Zoning Appeals application was already reviewed earlier in the meeting for 1106 Rhode Island Street.

- B. Review of any demolition permits received since the July 31, 2014 meeting.

Ms. Zollner said they will have a demolition permit to review at the next meeting for a house on Maple Lane. She mentioned it involves the revised environs for that area.

Commissioner Arp asked if the house will already be gone by the next meeting.

Ms. Zollner said no, the commission must review and approve the permit first. She said they also will review a permit for 100 E 9<sup>th</sup> Street, although they have not submitted the required site plan or final drawings for the

Architectural Review Committee, so staff is working with the applicant on those things.

Commissioner Arp asked if the demolition is for the office building that used to be a grocery store.

Ms. Zollner said yes, and documentation of the existing historic structure is a requirement for the release of the permit.

Commissioner Foster assumed they will also receive demolition permits for the 1106 Rhode Island Street project.

Ms. Zollner said the structures might be too small to require a demolition permit, but staff would make sure they are documented.

- C. Review of Administrative and Architectural Review Committee approvals since July 31, 2014.

#### **Administrative Reviews**

- DR-14-00257** 1320 Haskell Avenue; Chimney Removal; Certificate of Appropriateness Review. The property is located in the environs of the Charles French and Elizabeth Haskell House (1300 Haskell) and the John G. Haskell House (1340 Haskell). Submitted by Aron Cromwell, the property owner of record.
- DR-14-00260** 512 E 9<sup>th</sup> Street; Solar Panel and Solar Awning Installation; Certificate of Appropriateness Review. The property is located in the environs of the Green and Sidney Lewis House, Lawrence Register of Historic Places. Submitted by Michael Lee of Good Energy Solutions for Lawrence Creates on behalf of Hill Family Investment LLC, the property owner of record.
- DR-14-00261** 905 Rhode Island Street; Foundation Repair; State Law Review and Certificate of Appropriateness Review. The property is listed as a contributing structure to the North Rhode Island Street Historic Residential District, National Register of Historic Places. The property is listed in the Lawrence Register of Historic Places. Submitted by Mike Warner of Paul Davis Restoration for the Social Service League of Lawrence, the property owner of record.
- DR-14-00269** 12<sup>th</sup> and Louisiana Street Right of Way; Emergency Waterline and Street Repair; State Law Review. A portion of the right of way is located in the Oread Historic District, National Register of Historic Places. Submitted by the City of Lawrence, the property owner of record.
- DR-14-00275** 721 Massachusetts Street; Sign; State Law Review and Certificate of Appropriateness Review. The property is contributing to Lawrence's Downtown Historic District, National Register of Historic Places and is located in the environs of Millers Hall (723-725 Massachusetts). Submitted by Luminous Neon for Lady Bird Diner on behalf of Robert and Sandra Schumm, the property owners of record.

- DR-14-00293** 741 Massachusetts Street; Signs; State Law Review, Certificate of Appropriateness Review and Downtown Design Guidelines Review. The property is listed as non-contributing to Lawrence's Downtown Historic District, National Register of Historic Places and is located in the environs of Millers Hall (723-725 Massachusetts) and the House Building (729 Massachusetts). The property is also located in the Downtown Urban Conservation Overlay District. Submitted by Young Sign Company for Baan Thai on behalf of Miller Building of Lawrence, LLC, the property owner of record.
- DR-14-00318** 720 E 9<sup>th</sup> Street; Rezoning; State Law Review and Design Guidelines 8<sup>th</sup> and Penn Redevelopment Zone Review. The property is non-contributing to the East Lawrence Industrial District, National Register of Historic Places and is located in the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District. Submitted by Tom Larkin of Flint Hills Development Group for 720 LLC, the property owner of record.
- DR-14-00319** 720 E 9<sup>th</sup> Street; Site Plan; State Law Review and Design Guidelines 8<sup>th</sup> and Penn Redevelopment Zone Review. The property is non-contributing to the East Lawrence Industrial District, National Register of Historic Places and is located in the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District. Submitted by Tom Larkin of Flint Hills Development Group for 720 LLC, the property owner of record.

Ms. Zollner asked if ARC members could stay after the meeting to look over signs for the Greenhouse Culture.

### **ACTION TAKEN**

Motioned by Commissioner Bailey, seconded by Commissioner Hernly, to confirm the Administrative Reviews except DR-14-00318 and DR-14-00319.

Unanimously approved 5-0.

Motioned by Commissioner Bailey, seconded by Commissioner Arp, to confirm Administrative Reviews DR-14-00318 and DR-14-00319.

Motioned carried 4-0-1.

D. General public comment.

Ms. KT Walsh said there was a garage demolition permit published in today's paper that appears to be near the funeral parlor at 13<sup>th</sup> Street and Massachusetts Street but she couldn't seem to locate it when driving by.

Ms. Zollner it will be on the next meeting agenda and it is the first house right behind the Castle Tea Room on Vermont Street. She said it is actually owned by the gentleman who owns the funeral parlor.

Ms. Walsh thanked Ms. Zollner and said she would go back to look at it. She provided follow-up information regarding a property she has been researching for trolley history alongside Michael Almon and Dave Evans. She said they found an old map that shows the trolley further up Prairie Avenue. Even better, she said, the family cleared everything out of the building and uncovered trolley tracks that curve.

E. Miscellaneous matters from City staff and Commission members.

Ms. Zollner said she's heard from everyone except Commissioner Williams for the Certified Local Government Training, including Commissioner Hernly who will be working there. She said she's working on scholarships for mileage and asked if Commissioner Foster is the only one who will stay for the conference.

Commissioner Bailey asked if they need to sign anything for the scholarships.

Ms. Zollner said no.

Commissioner Arp asked if they need to register for the training.

Ms. Zollner said commissioners can just register through her. She also mentioned Lecompton's grant from the Douglas County Heritage Conservation Council for window restoration training that will be held September 15-19. She said they will actually be working on windows in Constitution Hall and offered to provide more information to those who are interested.

Mr. Dennis Brown said LPA voted to provide scholarships for up to four craftspeople to attend the training and posted information of the same at Cottin's Hardware.

Ms. Zollner said the demolition mentioned by Ms. Walsh will be on the September agenda.

**ADJOURN 7:39**