

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING JANUARY 21, 2016 6:30 PM
ACTION SUMMARY**

Commissioners present: Bailey, Buchanan-Young, Foster, Fry
Staff present: Cargill, Simmons, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.
 - 1. State Law Review Determinations
- B. Disclosure of ex-parte communications.
- C. Declaration of abstentions for specific agenda items by commissioners.

ITEM NO. 2: CONSENT AGENDA

- A. December 17, 2015 Action Summary
- B. Administrative Approvals
 - 1. DR-15-00340 733 Tennessee Street; Porch Enclosure; State Law Review
 - 2. DR-15-00600 1200 Oread Communications Equipment; Certificate of Appropriateness
 - 3. DR-15-00611 727 Massachusetts Street; Rehabilitation; State Preservation Law Review, Certificate of Appropriateness, and Downtown Design Guidelines Review

ACTION TAKEN

Motioned by Commissioner Buchanan-Young, seconded by Commissioner Bailey, to confirm the Administrative Approvals and defer the December 17, 2015 Action Summary.

Unanimously approved 4-0.

- ITEM NO. 3:** DR-15-00594 832 Pennsylvania Street; Rehabilitation; State Law Review, Certificate of Appropriateness and Design Guidelines 8th and Penn Redevelopment Zone Review. The property is listed as a non-contributing structure to the East Lawrence Industrial Historic District, National Register of Historic Places. The property is also located in the environs of the Green and Sidney Lewis House (820 New Jersey Street), Lawrence Register of Historic Places and in the 8th and Pennsylvania Urban Conservation Overlay District. Submitted by Tom Larkin for Pennsylvania Street Investors, LLC, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Tom Larkin, property owner, said he'd be happy to answer any questions.

PUBLIC COMMENT

Ms. KT Walsh said she concurs with staff's recommendation. She heard there was a deep pit left from chicken slaughtering in the basement, and asked the applicant if that is true.

Mr. Larkin said there's a historic cistern there but not a pit.

ACTION TAKEN

Motioned by Commissioner Buchanan-Young, seconded by Bailey, to approve the State Law Review for the project as outlined in the staff report.

Unanimously approved 4-0.

Motioned by Buchanan-Young, seconded by Commissioner Bailey, to approve the Certificate of Appropriateness for the project as outlined in the staff report.

Unanimously approved 4-0.

ITEM NO. 4: DR-15-00633 726 Massachusetts Street; New Addition; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review. The property is listed as a non-contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places, and is located in the environs of Miller's Hall (723-725 Massachusetts Street) and the House Building (729 Massachusetts Street), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by Chris Cunningham of Treanor Architects for D. Ann Murphy, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Chris Cunningham, Treanor Architects, explained the purpose of the project and new business plan.

Commissioner Buchanan-Young asked about ventilation.

Mr. Cunningham said yes, they've discussed all code requirements with Building Safety and Fire.

No public comment.

COMMISSION DISCUSSION

Commissioner Foster asked if signage is part of this request.

Ms. Zollner said no. If they submit signage that doesn't meet the guidelines it will come before the Commission or they will work with staff.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to approve the State Law Review for the project as outlined in the staff report.

Unanimously approved 4-0.

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

Unanimously approved 4-0.

ITEM NO. 5: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since December 17, 2015.

22-205 (B) (12) identifies the HRC may review and comment on proposed applications that affect proposed or designated landmarks and historic districts.

Commissioner Buchanan-Young asked how historic structures are defined for the purpose of commenting on the aforementioned items.

Ms. Zollner said it is a historic resource as identified in the Code, so it would need to be a listed structure or be within the environs of a listed structure.

1. **Z-15-00643**: Consider a request to rezone approximately 0.28 acres (12,513 SF) from RM32 (Multi-Dwelling Residential) District to MU-PD (Mixed-Use with Planned Development Overlay) District, located at 1137 Indiana Street.

PDP-15-00644: Consider a Preliminary Development Plan for HERE Kansas LLC, located at 1137 Indiana Street. The plan proposes to replace an existing 12 unit apartment with a 12,688 SF parking structure that includes a total of 96 spaces. 12 surface spaces and 84 spaces in the structure.

Ms. Zollner explained the projects.

Commissioner Foster asked if they recently reviewed parking or a driveway for property to the south.

Ms. Zollner pointed out the property to the south that they recently reviewed and said they are still working on that project. She suggested they send comment to the Planning Commission that the HRC is reviewing the project and will provide comment at a later date.

Commissioner Foster asked if staff is able to provide comments from the Commission by Monday.

Ms. Zollner said they will take communications until 10:00 am on Monday, but she would like them to know that comments are coming before that time.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan-Young, to send a communication to the Planning Commission that the HRC will review the project at their February meeting and will provide comments soon thereafter.

Unanimously approved 4-0.

2. **B-16-00005:** 1030 Ohio Street; Reduction in the required number of parking spaces from 6 spaces to 4 spaces to support a 6 bedroom duplex.

Commissioner Buchanan-Young asked if they will not rebuild the garage.

Ms. Zollner said that's correct, their variance request is to reduce the parking from six spaces to four.

Commissioner Bailey asked if they will tear down the existing garage.

Ms. Zollner said yes.

Commissioner Buchanan-Young asked if there will be any discussion about the retaining wall.

Ms. Zollner said that would be submitted and reviewed with the building permit.

ACTION TAKEN

Motioned by Commissioner Fry, seconded by Commissioner Bailey, to direct staff to draft a communication in support of the variance to the Board of Zoning Appeals.

Unanimously approved 4-0.

- B. There were no demolition permits received since the December 17, 2015 meeting.
- C. There were no Architectural Review Committee approvals since December 17, 2015.
- D. There was no general public comment.
- E. Miscellaneous matters from City staff and Commission members.

Ms. Zollner said the Lawrence Historic Resources Commission and the Lawrence Douglas County Planning Commission will hold a study session on the Oread Design Guidelines on February 18, 2016 in the City Commission Room of City Hall, 6 E. 6th Street, at 6:00 p.m.

Ms. Zollner provided an update on the 9th Street Corridor project.

They discussed the current proposal and changes.

Commissioner Bailey asked about the validity of the State Law Review.

Ms. Zollner said they still review properties on the State and National registers, they just removed the State environs component.

Ms. KT Walsh encouraged commissioners to think creatively about parking solutions for issues that will arise when plans for a grocer at the old Borders building begin to move forward.

ADJOURN 7:15 PM