

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING MAY 16, 2013 6:30 PM
ACTION SUMMARY**

Commissioners present: Arp, Hernly, Quillin, Rasmussen
Commissioners excused: Foster, Williams
Staff present: Braddock Zollner, Buchanan Young, Cargill

ITEM NO. 1: ACTION SUMMARY

Receive Action Summary from the April 18, 2013 meeting.

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Hernly, to approve the April 18, 2013 Action Summary with Commissioner Rasmussen's suggested changes.

Unanimously approved 4-0

ITEM NO. 2: COMMUNICATIONS

Ms. Lynne Braddock Zollner said she received notification from the State Historic Preservation Office that the Kibbee Farmstead and the KU Historic District have been listed in the National Register of Historic Places.

Commissioner Hernly recused himself from Agenda Items No. 13 and 14.

STAFF PRESENTATION FOR ITEMS NO. 3-11

Ms. Zollner explained the process of how structures were chosen to be nominated to the Lawrence Register of Historic Places. She explained that the nominations this evening were the outcome of years of hard work by residents of the East Lawrence neighborhood starting even before the adoption of the East Lawrence Neighborhood Revitalization Plan in 2000. In 2008-2009 an intensive survey was done by Dr. Dennis Domer to document structures in East Lawrence. In 2010, nominations were submitted to the City beginning of the review of the structures that were being presented tonight.

COMMISSION DISCUSSION

Commissioner Rasmussen asked if all properties could be considered a Landmark if over 50 years old.

Ms. Zollner explained that you do have to meet specific criteria, and with vernacular structure it is somewhat difficult to determine, but staff would show why they believed each property on the agenda was worthy of preservation.

Commissioner Rasmussen asked if everyone attending the meeting understood the definition of vernacular design.

Ms. Zollner said that typically vernacular refers to non-architect designed structures.

Commissioner Rasmussen added that it may also refer to the use of local building materials.

Ms. Zollner asked how the commission would like to proceed with the presentation, public comment, and voting portions of the meeting.

Commissioner Quillin stated that staff presentation on all items would be appropriate with discussion and voting afterward.

STAFF PRESENTATION

Ms. Brenna Buchanan Young presented items 3-11

COMMISSION DISCUSSION

Commissioner Rasmussen asked what reviews would be in place for structures in the industrial area mentioned in the 934/945 Delaware neighborhood.

Ms. Zollner explained that sign and building permits would be reviewed to determine whether the proposed work would encroach upon the protected structures, and most are administratively approved.

Commissioner Rasmussen said the property at 934 Delaware is close to the property line and asked how anything could be built without encroaching on that property.

Ms. Young stated there is a green space and tree line that separates the two properties.

Commissioner Hernly asked what the property at 934 Delaware is zoned.

Ms. Young stated 934 Delaware is zoned IG (General Industrial District).

Commissioner Rasmussen asked if there would be issues in placing a two-story structure in the area and whether elevation would be a problem.

Ms. Zollner stated it depends on the structure. Any project of that nature would get a full review through Planning and Development Services.

PUBLIC COMMENT

Ms. KT Walsh said she was excited to see such a good turnout at the meeting. She was glad Commissioner Rasmussen addressed the meaning of vernacular, and explained that the definition of the term, "ordinary", is not appropriate in this context. Ms. Walsh said that the East Lawrence Neighborhood is the largest intact neighborhood of vernacular properties in the nation, and suggested it should become a district. She mentioned the landmarks and historical values of the area and encouraged all present members of the public to speak on behalf of the neighborhood.

Ms. Leslie Soden, board member of the East Lawrence Neighborhood Association, stated she lives in the Poehler Building and is proud of the commercial and industrial parts of the East Lawrence Neighborhood. She mentioned an editorial in the Lawrence Journal World that suggested some members of the area would like to inhibit commercial growth and said that is not an accurate reflection.

Mr. Josh Davis, President of the East Lawrence Neighborhood Association and representative of LPA, addressed the issue that if everything is special, then nothing is special, and does not agree that this is the case for these properties. He said the neighborhood has been named a

cultural district, and while the arts have received the most recognition, its architectural characteristics deserve a share of the spotlight.

Ms. Chelsey Scanland said she supported the nomination for her home at 645 Connecticut as a Landmark.

Mr. Ozzie Backus said he is a property owner in the area and supports the preservation efforts.

Dr. Dennis Domer explained the study he conducted that identified the homes up for Landmark Designation. He touched on the term vernacular, stating it was an appropriate term for these homes, as they are far from ordinary and represent hard workers of Lawrence and its industrial past. He further stated that preserving these properties is a way of documenting history. Dr. Domer said there are many more homes that should be recognized and in no way will their preservation hinder future city development.

Commissioner Hernly asked Dr. Domer how his studies might have impacted the students working with him.

Dr. Domer stated that he has been teaching for 30 years, and this study was a rewarding hands-on experience because it provided students with a connection between people, culture, and place.

Mr. Rex Brandt asked about removing additions to a property and if that would leave the original structure in its entirety.

Dr. Domer responded that yes, the core of the house would still stand. He explained vernacular homes are made to change over time and follow similar patterns while maintaining the core of their original structure.

Ms. Katherine Harris, who lives at 916 Rhode Island Street, said she supports all nominations on the agenda.

Mr. Phil Collison, member of the East Lawrence Neighborhood Association and homeowner at 933 Pennsylvania, said he supports and appreciates the recognition and preservation of the neighborhood. He explained the houses provide a timeline and a story of how the neighborhood came to be and the significance of the area in regards to homes owned by newly freed slaves.

Mr. Phillip Kimball discussed the term "vernacular" and compared it to the history of the written word beginning with – Latin and stated that vernacular in this context is a way to describe regional dialects.

Mr. Dave Evans said he used to live across the street from 934 Delaware and explained the history of the property.

Mr. Collison thanked Mr. Evans for doing research on the property.

Commissioner Quillin asked if there were any additional public comments. The public comment portion of the meeting was closed.

COMMISSION DISCUSSION

Commissioner Arp asked if a property owner wanted to revert a home with Landmark status back to its original state by removing additions if he or she would be allowed and/or penalized for it.

Ms. Zollner stated it depends on the provisions of the Landmark ordinance and what items are chosen to be protected.

Commissioner Arp asked for clarification as to whether just the original core of a home can be protected.

Ms. Zollner said yes it was possible for an applicant to landmark just the core of a home or change which parts of the home are protected later on, provided those changes don't damage or destroy the original structure.

Commissioner Arp asked how the chosen houses differ from the other surrounding homes that also meet the criteria of having architectural integrity and are considered vernacular.

Ms. Zollner said the properties currently up for Landmark Designation were chosen based upon Dr. Domer's study and owners interested in being nominated.

Commissioner Hernly asked if any property owners were working on registering nationally as a historic landmark.

Ms. Zollner replied that currently one property owner was working on National Register status.

Commissioner Rasmussen asked if there was a plan for continuing the landmark process for more homes in the East Lawrence Neighborhood.

Ms. Zollner said the goal is to continue to identify homes and encourage homeowners to take part in the preservation process.

Commissioner Rasmussen confirmed that the preservation efforts extend to 15th Street, and thanked staff and public members for their research and input on all agenda items.

Commissioner Hernly commented on the Lawrence Journal World editorial previously mentioned and agrees that the goal of preservation was not to deter development in the city.

ITEM NO. 3: L-2-1-10 Hold public hearing for consideration of placing the A.J. Griffin House located at 645 Connecticut Street on the Lawrence Register of Historic Places.

No comments or discussion

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to recommend the structure located at 645 Connecticut for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to direct staff to draft a resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 4: **L-2-4-10** Hold public hearing for consideration of placing the R.W. Sparr House located at 742 Connecticut Street on the Lawrence Register of Historic Places.

COMMISSION DISCUSSION

Commissioner Rasmussen asked about maintaining architectural integrity and whether the original builder would recognize the property since the exterior had changed drastically over time.

Ms. Zollner stated it does have history and change over time, but marginal integrity. She suggested this should be discussed by the commission.

Ms. Young stated it does have the original front door.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to recommend the structure located at 742 Connecticut Street for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to direct staff to draft a resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 5: **L-2-6-10** Hold public hearing for consideration of placing the August Wahl House located at 1004 Connecticut Street on the Lawrence Register of Historic Places.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to recommend the structure located at 1004 Connecticut Street for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to direct staff to draft a resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 6: **L-2-9-10** Hold public hearing for consideration of placing the Speer House located at 934 Delaware Street on the Lawrence Register of Historic Places.

COMMISSION DISCUSSION

Commissioner Rasmussen asked if this property was part of the original farmstead.

Ms. Young explained where the original farmstead was and what it encompassed, and concluded that the property is included in the original farmstead because it pertains to the residential structures. She explained the secondary structures and environs areas, noting Area 3 is in Hobbs Park environs.

Commissioner Hernly asked if Area 2 retains character.

Ms. Young replied yes, it will have major and minor reviews.

Commissioner Rasmussen asked if that was an industrial area.

Ms. Young said that was correct.

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Arp, to recommend the structure located at 934 Delaware Street for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Hernly, seconded by Commissioner Arp, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Hernly, seconded by Commissioner Arp, to direct staff to draft a resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 7: **L-2-10-10** Hold public hearing for consideration of placing the William H. Schell House located at 945 Delaware Street on the Lawrence Register of Historic Places.

No comments or discussion

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to recommend the structure located at 945 Delaware Street for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to direct staff to draft a resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 8: **L-2-12-10** Hold public hearing for consideration of placing the Sargent S. Whitcomb House located at 1029 Delaware Street on the Lawrence Register of Historic Places.

COMMISSION DISCUSSION

Commissioner Rasmussen asked how the garage affects the nomination.

Ms. Zollner stated that was an issue for the commission to determine, but if there is an addition you may choose to include it as a non-contributing element to the property or exclude it entirely. She stated this one was not identified as a contributor.

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to recommend the structure located at 1029 Delaware Street for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to direct staff to draft a resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 9: **L-2-20-10** Hold public hearing for consideration of placing the Edward Manter House located at 821 New York Street on the Lawrence Register of Historic Places.

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Arp, to recommend the structure located at 821 New York Street for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Hernly, seconded by Commissioner Arp, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Hernly, seconded by Commissioner Arp, to direct staff to draft a resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 10: **L-2-26-10** Hold public hearing for consideration of placing the Edmondson House located at 936 Pennsylvania Street on the Lawrence Register of Historic Places.

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Hernly, to recommend the structure located at 936 Pennsylvania for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Rasmussen, seconded by Commissioner Hernly, to direct staff to draft a resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 11: L-2-27-10 Hold public hearing for consideration of placing the Mann-Gray-Edmundson House located at 946 Pennsylvania Street on the Lawrence Register of Historic Places.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to recommend the structure located at 946 Pennsylvania Street for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to direct staff to draft a resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 12: DR-13-00079 923 Alabama Street; Demolition and New Construction; State Preservation Law Review. The property is in the environs of the Ralph and Cloyd Achning House (846 Missouri), National Register of Historic Places. Submitted by Kern Management Company, LLC, on behalf of Barry Billings, the property owner of record.

ITEM NO. 13: DR-13-00116 934 W 21st Street; Set-back Variance and New Construction; State Preservation Law Review and Certificate of Appropriateness Review. The property is listed as the Double Hyperbolic Paraboloid in the National Register of Historic Places, Register of Historic Kansas Places and the Lawrence Register of Historic Places. The property is in the environs of the Dudley Wiggins Residence (840 W 21st), Register of Historic Kansas Places. Submitted by Randy Mastin and Kathleen King-Mastin, the property owners of record.

Commissioner Hernly abstained from this item and was not present.

STAFF PRESENTATION

Ms. Lynne Braddock Zollner presented the item.

APPLICANT PRESENTATION

Mr. Mike Myers, Hernly Associates, Inc., explained that the solar features of the home are a cutting edge, modern design built at a reasonably low cost. He said there is an existing carport but no screening for the yard or yard implements. He further stated the idea is to create extra storage and renewable energy without hindering major views of the structure while maintaining its original features.

Commissioner Rasmussen asked how many kilowatts the feature used.

Mr. Matt Bellemere, Good Energy Solutions, said it used 4 kilowatts.

Commissioner Arp asked for clarification as to the amount of kilowatts used.

Mr. Bellemere explained typical kilowatt usage and explained the savings benefit of solar energy.

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to approve the setback variance and new construction at 934 W 21st Street.

Unanimously approved 3-0-1.

ITEM NO. 14: DR-13-00118 1725 Ohio Street; Demolition; State Preservation Law Review. The property is in the environs of the Ludington Thacher House (1613 Tennessee), National Register of Historic Places. Submitted by William Schulteis, on behalf of Cherry Hill Properties, the property owner of record.

Commissioner Hernly abstained from this item and was not present.

STAFF PRESENTATION

Ms. Lynne Braddock Zollner presented the item.

PUBLIC HEARING

Commissioner Arp asked why this particular property is up for review.

Ms. Zollner explained that the applicant has submitted a design schedule, but does not wish to move forward until the demolition is approved. Staff is not comfortable approving the demolition permit until plans for a replacement structure are received.

Commissioner Rasmussen addressed the general process of obtaining a building permit.

APPLICANT PRESENTATION

Mr. Mike Myers, Hernly & Associates, Inc., stated that structures in this area are largely multi-family and have vastly different features, but none have the historic character of the aforementioned property and its neighboring structure. He further explains that the owners would like some assurance that their project can move forward before incurring design fees.

Commissioner Arp asked for clarification as to whether the owners intend to build a new structure.

Mr. Myers replied that there are plans to build a structure in line with the area.

Commissioner Arp asked if the property is currently vacant.

Mr. Myers said no, the property would be vacated when it is necessary after demolition plans are approved.

Mr. Bill Shulteis, property owner, explained the need for removing the structure and building something new on the property, as well as his intended timeline.

Mr. Josh Davis asked for clarification as to what the staff recommendation is for this property.

Ms. Zollner clarified that the demolition permit would be approved provided plans are submitted for a new structure.

Mr. Davis suggested the demolition permit should be contingent upon not only the submittal of new construction plans but the HRC approval of said plans.

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to approve the demolition permit with conditions as noted in the staff report.

Unanimously approved 3-0-1.

Commissioner Hernly returns to the meeting.

ITEM NO. 15: L-10-1-11 Hold public hearing for consideration of placing the structure located at 1734 Kent Terrace on the Lawrence Register of Historic Places.

STAFF PRESENTATION

Ms. Lynne Braddock Zollner presented the item. She stated this item was previously recommended and approved but would like a new resolution to submit to the City Commission.

PUBLIC COMMENT

Mr. Josh Davis, a structural engineer, explained the exceptional historical qualities and soundness of the home's existing original structure.

Commissioner Rasmussen asked if the limestone is deteriorating.

Mr. Davis explained that there is some deterioration due to new mortar application that doesn't blend well with limestone.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to recommend the structure located at 1734 Kent Terrace for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Rasmussen, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to adopt the resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 16: MISCELLANEOUS MATTERS

- A. There were no Board of Zoning Appeals applications received since April 18, 2013.
- B. There were no demolition permits received since April 18, 2013.
- C. Review of Administrative and Architectural Review Committee approvals since April 18, 2013:

Administrative Reviews

- DR-13-00096** 932 Arkansas Street; Addition; State Preservation Law Review. The property is in the environs of the Ralph and Cloyd Achning House (846 Missouri), National Register of Historic Places. Submitted by Evan Scoboria, the property owner of record.
- DR-13-00121** 1801 Massachusetts Street; Site Plan Review; State Preservation Law Review. The property is in the environs of the Eugene F. Goodrich House (1711 Massachusetts), National Register of Historic Places. Submitted by Jonathan Duncan, Lawrence VFW, on behalf of Bruce Banning, the property owner of record.
- DR-13-00127** 708 W 9th Street; Sign Permit; State Preservation Law Review. The property is in the environs of the Old West Lawrence Historic District and Oread Neighborhood Historic District, National Register of Historic Places. Submitted by Ryan Schurle, Schurle Signs, on behalf of Carlton Howell, the property owner of record.

STAFF PRESENTATION

Ms. Lynne Braddock Zollner presented the items.

COMMISSION DISCUSSION

Commissioner Rasmussen asked for clarification as to what the review at 1801 Massachusetts pertained to.

Ms. Zollner stated the review at 1801 Massachusetts was for a site plan.

Commissioner Arp suggested it would be helpful to see photos of what is being installed or constructed for the Administrative Reviews in the future.

Ms. Zollner agreed and said that would not be a problem.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to confirm the administrative reviews.

Unanimously approved 4-0.

- D. General public comment.

Ms. KT Walsh voiced her concern over parking issues downtown in response to a discussion at the previous week's City Commission meeting.

She suggested the possibility of angled parking along Rhode Island Street and asked if it would be appropriate in a Historic District.

Commissioner Arp asked if the issue would come to the Historic Resources Commission.

Ms. Zollner stated it would depend on the decision making process of the City Commission but ultimately it would not be a decision made by the Historic Resources Commission.

E. Miscellaneous matters from City staff and Commission members.

No items to discuss.

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to adjourn the Historic Resources Commission meeting.

Unanimously approved 4-0.

ADJOURN 9:00 PM

Official minutes are on file in the Planning Department office.