

**LAWRENCE HISTORIC RESOURCES COMMISSION  
AGENDA MEETING JANUARY 15, 2015 6:30 PM  
ACTION SUMMARY**

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

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**ITEM NO. 1: COMMUNICATIONS**

- A. No communications from other commissions, State Historic Preservation Officer, or the general public.
- B. No disclosure of ex-parte communications.
- C. Declaration of abstentions for specific agenda items by commissioners.

Commissioner Hernly declared his abstention from Administrative Review DR-14-00528.

**ITEM NO. 2: CONSENT AGENDA**

- A. December 18, 2014 action summary.
- B. Administrative Approvals

DR-14-00541 1010 E 19<sup>th</sup> Street; Plumbing Permit; Certificate of Appropriateness Review.

DR-14-00537 825 Massachusetts Street; Rental License; State Law Review.

DR-14-00531 913 W 6<sup>th</sup> Street; Rehabilitation; Certificate of Appropriateness Review.

DR-14-00528 720 E 9<sup>th</sup> Street; Site Plan; State Law Review and Design Guidelines 8<sup>th</sup> and Penn Redevelopment Zone Review.

DR-14-00524 900 Massachusetts Street; Communication Equipment; Downtown Design Guidelines Review and Certificate of Appropriateness Review.

DR-14-00523 1200 Oread Avenue; Sign; Certificate of Appropriateness Review.

**ACTION TAKEN**

Motioned by Commissioner Wachs, seconded by Commissioner Hernly, to approve consent agenda items with the exception of DR-14-00528, removed for separate vote.

Unanimously approved 4-0.

Motioned by Commissioner Quillin, seconded by Commissioner Wachs, to confirm DR-14-00528.

Motion Carried 4-0-1.

**ITEM NO.3:** DR-14-00479706 Illinois Street; Demolition of Accessory Structure; Certificate of Appropriateness Review. The property is located in the environs of the John Robert Schieles House, Lawrence Register of Historic Places. Submitted by Haris Mehmedovic, the property owner of record.

**ITEM NO. 4: MISCELLANEOUS MATTERS**

- A. Provide comment on Board of Zoning Appeals applications received since December 18, 2014.

Ms. Zollner said there is a Board of Zoning Appeals (BZA) application for consideration this evening that will show as an administrative review at the next meeting, if staff is given that authority, and will go to the BZA before review by the Historic Resources Commission (HRC). She explained that the variance is for 707 W. 12<sup>th</sup> St, a contributing structure to the Hancock Historic District, for existing conditions because it doesn't meet current front and side yard setback requirements.

Commissioner Foster asked if there are any proposed changes.

Ms. Zollner said not to the footprint, but they are adding a driveway and new parking lot, and since the drive aisle doesn't meet the current code requirement, the variance request includes a reduction in the drive aisle. She said the purpose of the project is to rehabilitate the structure into a duplex, and since there is no current on-street parking, the added driveway will lead to the parking area in back.

Commissioner Foster asked staff to clarify the location.

Ms. Zollner said it is the one in from the corner. She added that there are people who park in the right-of-way in front of the house right now.

Commissioner Foster said that should be an enforcement issue.

Ms. Zollner said correct.

Commissioner Foster said he'd hate to do anything that encourages them to trash their side yard.

Commissioner Wachs asked if there is an alley behind the property.

Ms. Zollner said no.

Commissioner Wachs said that would be the only way in or out of the parking area.

Ms. Zollner said correct.

Commissioner Foster asked for clarification as to the HRC's purview regarding the site.

Ms. Zollner said a site plan is not required for a duplex, so there will be no site plan review. She said the only reason the Commission is reviewing the project is because they have requested variances, but the interior and exterior alterations will be reviewed as part of the building permit process. She said there will be some work on the west exterior portion of the structure.

Commissioner Foster said he doesn't support the project.

Commissioner Wachs said he's concerned about the space and guessed that to get a large vehicle down the driveway, some trees and other items might need to be removed.

Ms. Zollner noted the grade change on the property.

Commissioner Hernly excused himself from discussion.

Commissioner Wachs asked what the width is between the two properties where the driveway will go.

Ms. Katherine Simmons said nine feet.

Commissioner Foster asked if it's a single family home.

Ms. Zollner said it's a rental. She mentioned that they've had some code enforcement issues for the property to the west that removed a historic brick chimney without a permit. She said about 9 ½ feet from the property line to the building line creates the driveway.

Commissioner Wachs asked what the code says about driveways for residential use.

Ms. Zollner said there's a maximum width but not a minimum width.

Commissioner Foster assumed the telephone would come down.

Commissioner Wachs asked what would happen to the utility pole.

Ms. Zollner said there's not an easement there so the property owner will have to work that out with the utility company.

Commissioner Wachs asked where the residents park on that street.

Ms. Zollner said in the neighborhood wherever they can find a place.

Commissioner Foster said it seems they are bending over backward to encourage something they don't want.

Ms. Zollner asked if the request should be on the February HRC agenda.

Commissioner Foster said he'd like the BZA to know that the HRC does not support the request.

Ms. Zollner said that they can send communication to the BZA that the item will be added to the next HRC agenda and request they defer action until that time.

The Commission agreed that was appropriate.

### **ACTION TAKEN**

Motioned by Commissioner Foster, seconded by Commissioner Wachs, to place the variance requests for 707 W 12<sup>th</sup> St on the February 2014 HRC agenda and to direct staff to draft a request to the BZA for deferral of said item until that time.

Motion carried 4-0-1.

- B. No demolition permits received since the December 18, 2014 meeting.
- C. Architectural Review Committee approvals since December 18, 2014.

Commissioner Foster mentioned they reviewed 100 E 9<sup>th</sup> St.

Ms. Zollner said she reviewed via email alterations to a house at 1016 New York St, which was on last month's agenda but ARC review was not required. She said they took the wraparound portion of the porch off and changed a window, changes that the ARC is comfortable with. She said staff thanked them for working with the Commission and they are actually happy with the changes that were made.

- D. 2015 Historic Preservation Fund Grants and Douglas County Heritage Conservation Commission Grant

Ms. Zollner said they'll have a public hearing in February for Historic Preservation Fund Grants, but she wanted to give a preview of some things that staff is working on for consideration. She said staff has been working for several years to prevent the demolition of the holding vault at Oak Hill Cemetery. She proposed staff's plan which includes a Historic Preservation Fund Grant for a complete historic resources survey of Oak Hill Cemetery, a National Register nomination for the cemetery identifying the vault and several other mausoleums as contributing structures, a preservation plan for the cemetery, and a Teaching with Historic Places Program utilized in the schools. She said staff would also like the Commission to consider applying for a Douglas County Natural and Cultural Heritage Grant to do the restoration of the monument, which is estimated at about \$50,000. She said another item for consideration is to

expand the survey of the City of Lawrence. She explained how to access and use the interactive survey map on the Historical Society's webpage, which showed several areas of town that have yet to be surveyed. She suggested they survey the remaining areas or hire someone to survey parts of it. She said she welcomes other ideas for grant projects that could be discussed at the next meeting.

Commissioner Foster asked if the Breezedale Monument restoration was a product of this grant.

Ms. Zollner said the historic district was but the monument restoration was a Transportation Enhancement grant. She said in the past they've used this grant for interns, surveys, National Register nominations, workshops, and hosting the State Preservation Conference.

Commissioner Williams asked if the map is at [www.kshs.org](http://www.kshs.org).

Ms. Zollner said yes. She said she's hoping they will soon have an interactive map for the Lawrence Register of Historic Places.

Commissioner Foster asked if they won't host the local landmarks on their site.

Ms. Zollner said it will be on the City's existing interactive map.

E. General public comment.

Ms. KT Walsh said the holding vault is very dear to her. She said it was used to store bodies when the ground was too cold or if family was coming from out of town. She said in the last issue of Preservation magazine, they talked about choosing the most historic time period of a building. She wondered if that is common or unusual and if it could be embraced in Lawrence.

F. Miscellaneous matters from City staff and Commission members.

Ms. Zollner mentioned the HPF grant that sent staff and Commissioner Hernly to Philadelphia, part of which was a youth education workshop that they are now working on and plan to hold in May. She said it will be open to the public and there will be several speakers.

Commissioner Hernly asked about the March meeting date.

Ms. Zollner said it is the week after spring break, March 26<sup>th</sup>, at the Lawrence Public Library. She said there will be reminders next month.

**ADJOURN 6:57 PM**