

HISTORIC RESOURCES COMMISSION ACTION SUMMARY

October 20, 2005 – 7:00 p.m.

Commissioners present: Antle, Marvin, Veatch, Hickam, and Sizemore
Staff present: Zollner, Miller, and Saker

ITEM NO. 1: ACTION SUMMARY

Motioned by Comm. Hickam, seconded Comm. Antle to approve the September 2005 Action Summary as presented.

Motion carried unanimously, 5-0.

ITEM NO. 2: COMMUNICATIONS

- Draft of letter to be sent by the Commission to KDOT in support of the Transportation Enhancement Applications (Item 10)
- Letter from the SHPO that the Breezedale Historic District nomination will be on the November 19th Site Board Review agenda
- Information regarding additional repairs proposed for 1145 Kentucky (Item 4)
- Additional pictures and information for 736 Mississippi (Item 9)

ITEM NO. 3: DR-09-66-05: 825 Maine Street; Ancillary Structure; Certified Local Government Review. Submitted by Sabatini Architects for the property owner of record. The property is located in the environs of the Ralph and Cloyd Achning House (846 Missouri), National Register of Historic Places.

STAFF PRESENTATION

Staff showed elevations of the subject property and views from the listed property toward the applicant property. Existing ancillary structures across the alley were also viewed.

APPLICANT PRESENTATION

Katie Nichols of Sabatini Architects spoke on behalf of the applicant. Ms. Nichols said the proposed project was an attempt to meet the space needs of the property owner while remaining sensitive to the character of the neighborhood and the environs.

Ms. Nichols said the applicant agreed with the analysis and conditions stated in the Staff Report.

PUBLIC COMMENT

No member of the public spoke on this item.

COMMISSION DISCUSSION

The Commission expressed appreciation for the information provided with the application, saying this made it easier to visualize the final design in context.

It was discussed with Ms. Nichols that an effort was made to address Staff's concerns about the size of the proposal, given the size of the subject lot. The applicant would be appearing before the Board of Zoning Appeals with variance requests for the reduced setbacks and increased rear yard coverage.

It was suggested that, although the materials might be somewhat "aggressive", the design and scale were not inappropriate compared to other ancillary structures in the area and considering this was an environs review.

ACTION TAKEN

Motioned by Comm. Sizemore, seconded by Comm. Marvin to approve the Certified Local Government Review in accordance with the *Standards and Guidelines for Evaluating the Effect of Projects on Environs* and based on a determination that the project will not encroach upon, damage or destroy any listed property or its environs. Approval was subject to the following conditions:

1. The applicant provide complete construction documents, with material notations to be reviewed and approved by the Historic Resources Administrator prior to release of a building permit; and
2. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work.

Motion carried unanimously, 5-0.

ITEM NO. 4: **DR-09-67-05:** 1145 Kentucky Street; Rehabilitation; Certified Local Government Review. Submitted by Holiday Apartments for the property owner of record. The property is located in the environs of Lawrence's Downtown Historic District, National Register of Historic Places.

STAFF PRESENTATION

Staff presented all elevations of the subject property.

APPLICANT PRESENTATION

Mr. Boumaza, Holiday Apartments representative, explained they had recently purchased the subject property with the intent of rehabilitating the existing structure. In the process, more repairs were found to be necessary than had been included in the original application. The added proposals were included in the additional materials provided tonight.

Among the added proposed changes were:

- Removal of the chimney, which was about 30 degrees off base;
- Addition of a set of French doors leading to what would eventually be a patio area. This would serve as the secondary egress once the existing rear door was removed;
- Replacement of the stained-glass window with a picture window to allow installation of interior kitchen counters;
- Provision of an HVAC system; and
- Removal of the sidewalk leading to the west elevation because it sat higher than the sill and was contributing to deterioration on the west side of the building.

Mr. Boumaza said the elevations might change by as much as 2" because the structure would have to be lifted for foundation repair. He said other modifications would be done to prevent this change from increasing the roof height.

Mr. Boumaza explained the existing cedar siding would have to be removed to complete repairs underneath and asked for permission to replace the cedar siding with cement lap or smart lap siding because the cost would be about one-third less.

It was verified that the proposal included removal of the existing rear addition.

Staff was asked to comment on the additional repairs proposed. Ms. Zollner said Staff had concerns about making such obvious external changes to an historic structure. Although this building was not currently listed and was subject only to environs review, the changes proposed would preclude the property from future listing. If repairs were done in a manner that retained the original exterior appearance, it was possible the property could be listed and become eligible for tax credits to assist with repair costs. It was noted that listing the property could take as long as 2 years and it would have to be done as part of a district.

Mr. Boumaza said he would be willing to consider using cedar lap siding if it would make the property eligible for listing and federal funding in the future. Staff explained that,

even with cedar siding, the majority of other visual elements would have to be retained as well, specifically noting the windows should retain their size and division. Ms. Zollner responded to questioning that Staff recommended the use of wood windows 100% of the time, but aluminum clad windows might not significantly impact a future listing if the window dimensions and detail were retained.

PUBLIC COMMENT

No member of the public spoke on this item.

COMMISSION DISCUSSION

Comm. Hickam said there might be a difference of opinion about appropriate materials, but he was quite familiar with this house and was not surprised at the extent of repair needed. He commented on the time it had taken to get the Breezedale Historic District accomplished and said the property would continue to deteriorate if repairs were delayed until the property could be listed and (possibly) receive tax credits. Mr. Hickam said he understood the applicants' position on financial and timing considerations. However, he stated his strong preference for wood siding.

Other Commissioner's agreed wood siding would be highly preferable, although they understood it was not typical to make this a condition of approval for an environs review. Mr. Boumaza said the applicants would also prefer cedar siding, because it was long lasting, but the project had run into many unexpected expenses.

There was additional discussion about the extent of other exterior changes that would impact the potential listing of the property. Changes to the windows and doors were not commonly restricted in an environs review, and these changes would not be visible from the listed property. However, these modifications may result in a non-contributing status for the building if/when a historic district is proposed.

There was additional discussion about the Commission's ability to require wood siding for an environs property. All parties agreed it would be preferable but the applicant said he would like the ability to use other materials if cedar siding was not financially feasible in light of other financial considerations (added unforeseen repairs).

ACTION TAKEN

Motioned by Comm. Hickam to approve the project with a revision to condition #2 to require cedar lap siding.

Motion died for lack of a second and was withdrawn.

Motioned by Comm. Hickam to approve the project with condition #2 revised to require "wood siding".

DISCUSSION ON THE MOTION

It was clarified that the motion was intended to allow the use of smart lap siding, which was considered by some to be a wood product although it was a composite material.

ACTION TAKEN

Comm. Marvin seconded the motion on the floor to approve the Certified Local Government Review for 1145 Kentucky, in accordance with the *Standards and Guidelines for Evaluating the Effect of Projects on Environs* and based on a determination that the project will not encroach upon, damage or destroy any listed property or its environs. Approval was subject to the following conditions:

1. Complete construction documents with material notations, window details and trim details to be approved by the Historic Resources Administrator;
2. If replacement of the wood lap siding is necessary, then the applicant use wood lap siding as a replacement material;
3. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work; and
4. The property owner will allow staff access to the property to photo document the project.

Motion carried unanimously, 5-0.

ITEM NO. 5: **DR-09-71-05:** 736 Mississippi Street; Rehabilitation; Certified Local Government Review. Submitted by Dan Hermreck for the property owner of record. The property is located in the environs of the Old West Lawrence Historic District, National Register of Historic Places.

STAFF PRESENTATION

Staff presented photographs of all elevations, noting the new drawings provided tonight.

APPLICANT PRESENTATION

Dan Hermreck spoke on behalf of the property owner, saying there was “not much holding up” the existing structure. The building was constructed circa 1870 as a single-family home but had been split up and used as a rental at some time in the past.

Mr. Hermreck said the property owner had not been able to get insurance until the porch, which was falling off the house, was removed.

The entire structure was in a state of significant disrepair and the applicant intended to restore and rehabilitate the building, returning it to its original use as an owner-occupied single-family residence.

Mr. Hermreck explained the second floor of the structure was quite short, measuring 76 inches at the highest point of the gabled ceiling. The applicant intended to raise the knee walls from 3’ to 6’ to create a more functional second floor.

Mr. Hermreck said the building footprint would stay the same except for covering the existing front door with a roof overhang and the addition of a rear porch echoing the porch that was removed.

It was noted that nearly every element of the existing structure would have to be replaced or repaired, including the foundation, roof and joists. The applicant intended to replace all these elements in kind to retain the original appearance of the existing building, except the windows would have to be modified to meet today’s egress requirements. Replacement windows were described as wooden double-hung, and the existing wood siding, of unknown condition, would be repaired/replaced as needed. Existing trim and molding details would stay the same and be repaired/replaced as needed.

It was verified that the roof height would be increased by 3’, and suggested this was not out of place because the majority of homes on this block were much larger.

PUBLIC COMMENT

No member of the public spoke on this item.

COMMISSION DISCUSSION

Comm. Marvin commented that she had lived in a home with a smaller second story for several years and it was not “unlivable”. She pointed out that the condition of the

second floor was a known quantity when the property owner bought the house and she questioned why he purchased the home knowing it did not meet his space needs.

It was stated that, considering the scale of other homes in the area, the 3' height increase would not have a significant impact on the environs. It was noted that this change would, however, make the property ineligible for listing in the future.

ACTION TAKEN

Motioned by Comm. Veatch, seconded by Comm. Antle to approve the Certified Local Government Review for 736 Mississippi, in accordance with the *Standards and Guidelines for Evaluating the Effect of Projects on Environs* and based on a determination that the project will not encroach upon, damage or destroy any listed property or its environs. Approval was subject to the following conditions:

1. Complete construction documents with material notations, window details and trim details to be approved by the Historic Resources Administrator;
2. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work; and
3. The property owner will allow staff access to the property to photo document the project.

Motion carried unanimously, 5-0.

ITEM NO. 6: **DR-09-72-05:** 10 E. 9th Street; Façade Rehabilitation; Certified Local Government Review. Submitted by Dan Hermreck for the property owner of record. The property is located in the environs of Lawrence’s Downtown Historic District and the North Rhode Island Street Historic District, National Register of Historic Places. The property is also located in the Downtown Conservation Overlay District.

Item 6 was withdrawn by the applicant prior to the meeting.

ITEM NO. 7: **DR-09-73-05:** 1400 Massachusetts Street; Addition; Certified Local Government Review. Submitted by Treanor Architects for the property owner of record. The property is located in the environs of the South Rhode Island Street Historic District, National Register of Historic Places.

STAFF PRESENTATION

Staff showed several elevations of the subject structure and the view toward the listed property from the applicant property.

APPLICANT PRESENTATION

Doug Cook of Treanor Architects spoke on behalf of the applicant. Mr. Cook described the efforts made to balance the historic importance of the structure and the character of the neighborhood with the modern needs of the school.

The intent of the project was to provide a competitive gymnasium within the limited space available on the site. Many of renovations would be interior to limit the visual and greenspace impacts on the area.

Mr. Cook stated the applicant's agreement with Staff's recommended conditions.

It was verified that the proposal included removal of the 1955 addition. Ms. Zollner said the applicant had worked with Staff through several design options in an attempt to retain the 1955 addition and/or to place the new construction on the south side of the building. Staff agreed with the applicant that the current proposal showed the best design possible on this restricted site.

Mr. Cook said the project would be designed to match the primary structure more closely than the 1955 addition, while clearly delineating that it was also new construction.

PUBLIC COMMENT

Betty Alderson, 1920 Maine, explained her connection to the building and asked for clarification on the proposed changes. It was established that the 1955 addition would be removed. It was anticipated that this corner would remain a main entrance point, although in a different configuration.

COMMISSION DISCUSSION

As a matter of disclosure, Comm. Marvin stated that her child attended this school.

Comm. Hickam said he would prefer the changes take place on the south side of the building, away from the listed property, but he believed the applicant had provided adequate evidence that the project as proposed was the best design achievable on this site.

It was suggested that the project would have little impact on the visual perception of the site and that, with the additional parking lot screening recommended by Staff, would be an improvement over the existing portable addition.

It was discussed that additional screening between the new parking lot and the gymnasium would visually block the eastern half of the property from Massachusetts Street.

It was noted that Staff recommended the proposal go to the ARC to review of revised elevations providing details that were currently missing. As a member of the ARC, Comm. Sizemore said he had no objection to this requirement.

ACTION TAKEN

Motioned by Comm. Hickam, seconded by Comm. Antle to approve the approve the Certified Local Government Review for 1400 Massachusetts Street, in accordance with the *Standards and Guidelines for Evaluating the Effect of Projects on Environs* and based on a determination that the project will not encroach upon, damage or destroy any listed property or its environs. Approval was subject to the following conditions:

1. The applicant provide complete construction documents, with material notations to be reviewed and approved by the Architectural Review Committee prior to the release of a building permit;
2. The applicant work with the Architectural Review Committee to incorporate architectural detailing on the west and north façade of the addition;
3. The applicant provide sufficient vegetative screening of the parking lots and the addition to minimize the impact on the environs of the listed property. The proposed screening shall be submitted to and approved by the Historic Resources Administrator prior to the release of a building permit;
4. The applicant sufficiently complete the site plan process pursuant to Chapter 20, Article 14 of the Code of the City of Lawrence, if required by the Director of Planning, as well as obtain any necessary variances from the Board of Zoning Appeals;
5. This recommendation is given with the understanding that the City Commission must approve the associated site plan. Approval of this request by staff or the HRC does not guarantee the City Commission will approve the associated site plan; and
6. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work.

Motion carried unanimously, 5-0.

ITEM NO. 8: DR-09-74-05: 1901 Louisiana Street; New Construction; Certified Local Government Review. Submitted by GLPM Architects for the property owner of record. The property is located in the environs of the Dudley Wiggins Residence (840 W. 21st), Kansas Register of Historic Places.

STAFF PRESENTATION

Staff showed elevations of the subject property, noting the location of the proposed greenhouse and additions. Staff also presented views from subject site to the listed property.

APPLICANT PRESENTATION

David Dunfield of GLPM Architects spoke on behalf of the applicant, stating no objection to the analysis and conditions listed in the Staff Report. Mr. Dunfield added that the proposal would appear before the Board of Zoning Appeals and the City Commission for variance requests and site plan review, respectively.

Mr. Dunfield responded to questioning that the maintenance shed was an unsightly but necessary addition and the applicant had tried to place the shed in the least conspicuous location.

PUBLIC COMMENT

Betty Alderson, 1920 Maine, expressed concern that she and other area residents had not been notified about this proposal. She said this was a frequent occurrence and suggested the public notice requirements should be revised to support community involvement and keep residents aware of what was going on in their neighborhoods.

Ms. Alderson said she had a number of concerns about the project that she did not believe were related to the environs review, such as stormwater drainage.

It was discussed that current legal notification for environs review includes only publication in the local newspaper. Staff additionally posts the monthly agenda on the Planning Department website and sends each agenda to all of the Lawrence Neighborhood Associations.

Mr. Dunfield said if the neighborhood had not been properly informed, that oversight should be corrected.

COMMISSION DISCUSSION

There was discussion about possible additions to the typical public notice policy, including notice to specific property owners, at least the owner of the listed property, as well as the impacted Neighborhood Associations. Staff pointed out that expanding the notice requirements would increase the cost and may lengthen the time between submittal and public hearing.

It was established that all of the proposed new buildings would be well outside the 500' environs review notice boundary.

ACTION TAKEN

Motioned by Comm. Sizemore, seconded by Comm. Antle to approve the Certified Local Government Review for 1901 Louisiana Street, in accordance with the *Standards and Guidelines for Evaluating the Effect of Projects on Environs* and based on a determination that the project will not encroach upon, damage or destroy any listed property or its environs. Approval was subject to the following conditions:

1. The applicant provide complete construction documents, with material notations to be reviewed and approved by the Historic Resources Administrator prior to release of a building permit; and
2. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work.

Motion carried unanimously, 5-0.

ITEM NO. 9: **DR-09-75-05:** 1029 New York Street; New Construction; Certified Local Government Review. Submitted by Pete Laufer, the property owner of record. The property is located in the environs of the North Rhode Island Street Historic District, National Register of Historic Places.

STAFF PRESENTATION

Staff showed pictures of elevations and internal/external details.

APPLICANT PRESENTATION

Pete Laufer, applicant, apologized for difficulties at the September meeting, explaining he was possibly uncomfortable with the project at that time because he shared many of the Commission's concerns. He said the revised proposal shown tonight addressed many of these concerns and was, he believed, a much better solution to the challenges if this project.

Related to the previous item and the issue of public notice, Mr. Laufer said the East Lawrence Neighborhood Association had been pleased with developer involvement in their neighborhood meetings. He said the developer's attendance and participation at these meetings was an ideal arena for neighborhood involvement.

Mr. Laufer said the demolition permit supported by the Commission at the September meeting had been approved. The work was complete and inspected without problems.

The applicant referenced revised elevation drawings which he believed addressed all of the Commission's comments from the September meeting. All dimensions had been scaled back and additional information was provided.

PUBLIC COMMENT

No member of the public spoke on this item.

COMMISSION DISCUSSION

The Commission expressed their appreciation for the changes and said the revised proposal appeared much more suitable for this location. Specifically, the addition reflected the Commission's direction that the addition should be scaled back to appear secondary to the primary structure.

It was verified that photo documentation was taken prior to demolition of the removed section. Staff's recommendation for further documentation referred to the need for pictures of the site between demolition and new construction.

ACTION TAKEN

Motioned by Comm. Veatch, seconded by Comm. Marvin to approve the Certified Local Government Review for 1029 New York Street, in accordance with the *Standards and Guidelines for Evaluating the Effect of Projects on Environs* and based on a determination that the project will not encroach upon, damage or destroy any listed property or its environs. Approval was subject to the following conditions:

1. The applicant provide complete construction documents with material notations to be reviewed and approved by the Historic Resources Administrator prior to release of a building permit;
2. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work;
3. The property owner will allow staff access to the property to photo document the project before new construction begins.

Motion carried unanimously, 5-0.

ITEM NO. 10: Transportation Enhancement Grants

STAFF PRESENTATION

Staff explained that the three projects proposed this year for transportation enhancement grant funding had historic elements.

Hickam said the proposal to repair existing brick streets was laudable but he hoped the City understood the challenges of this kind of operation.

Staff referenced multiple letters of support from residents whose property would be directly impacted by the proposed projects.

ACTION TAKEN

Motioned by Comm. Sizemore, seconded by Comm. Hickam to grant the Chair authority to sign a letter of support on behalf of the Commission to send to KDOT.

Motion carried unanimously, 5-0.

ITEM NO. 11: MISCELLANEOUS MATTERS

- A. Review of any demolition permit applications received since the September 15, 2005 regular meeting.

There were no demolition permit applications for review.

- B. Architectural Review Committee and Administrative Reviews since the September 15, 2005 regular meeting.

There were no ARC meetings to discuss.

Administrative Reviews

DR-09-65-05: 1011 Massachusetts; Sign; Certified Local Government Review. Submitted by Abracadabra Murals for the property owner of record. The property is a non-contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District.

DR-09-68-05: 901 West 5th Street; Accessory Structures; Certified Local Government Review and Certificate of Appropriateness Review. Submitted by Landplan Engineering for the property owner of record. The property is located in the environs of the Witter S. McCurdy House (909 W. 6th), National and Lawrence Register of Historic Places.

DR-09-69-05: 932 Arkansas Street; Minor Exterior Building Addition; Certified Local Government Review. Submitted by William F. Boswell, the property owner of record. The property is located in the environs of the Ralph and Cloyd Achning House (846 Missouri), National Register of Historic Places.

DR-09-70-05: 125 E. 10th Street; Sign; Certified Local Government Review and Certificate of Appropriateness Review. Submitted by Fast Signs for the property owner of record. The property is located in the environs of Lawrence's Downtown Historic District, the North Rhode Island Street Historic District, Watkins Bank (1047 Massachusetts), English Lutheran Church (1040 New Hampshire), National Register of Historic Places, and the Shalor Eldridge Residence (945 Rhode Island), Kansas and Lawrence Registers of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District.

ACTION TAKEN

Motioned by Comm. Hickam, seconded by Comm. Veatch to approve all Administrative Reviews as presented by Staff.

Motion carried unanimously, 5-0.

C. Provide comment on variance (BZA) requests received since September 15, 2005.

There were no variance requests for comment.

D. General public comment.

There were no comments from the public.

E. Miscellaneous matters from City staff and Commission members.

- There was additional discussion about possibly expanding the public notice policy for environs review proposals. Staff was directed to draft a revised policy for consideration at the November meeting. The revisions should include specific notification for effected Neighborhood Associations and the owner of the impacted listed property.

ADJOURN – 8:30 p.m.

Official minutes are on file in the Planning Department office.