

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING NOVEMBER 21, 2013 6:30 PM
ACTION SUMMARY**

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

ITEM NO. 1: ACTION SUMMARY

Receive Action Summary from the August 15, 2013, September 26, 2013 and October 17, 2013 meetings. Approve or revise and approve.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Arp, to approve the Action Summary from the August 15, 2013 meeting and to defer the Action Summaries for the September and October meetings.

Unanimously approved 5-0.

ITEM NO. 2: COMMUNICATIONS

- a) There were no communications from other commissions, State Historic Preservation Officer, and the general public.
- b) Commissioner Hernly declared his abstentions for Item 5A and Administrative Review DR-13-00435.

ITEM NO. 3: Multiple Property Documentation Form Historic Resources of Lawrence, Douglas County, Kansas 1945-1975

PRESENTATION

Mr. Dale Nimz, Consultant for the City of Lawrence, presented the item.

Commissioner Williams asked about homes with flat roofs and cited properties on Madeline Lane.

Commissioner Hernly said they all have a slight pitch but some have a pitch that was added later.

Commissioner Foster asked what the form means for the Historic Resources Commission (HRC).

Ms. Lynne Zollner said the document requires further editing and then will be presented to the State Historic Sites Board of Review. If it is approved, it will then be sent to the National Park Service for their review and will become part of the Multiple Property Documentation Form, which is used to list properties in the National Register and to explain why properties are historic. It is her hope that additional survey work will help generate new forms, educational opportunities, and National Register nominations.

Commissioner Foster asked if they would be encouraged to list locally as well.

Ms. Zollner said yes. She said a good example of the importance of listing on the Local Register is when arguing against a proposed demolition permit.

Commissioner Hernly said some properties he would like to see added to the document include the Immanuel Lutheran Church at 15th and Iowa Street and the Central United Methodist Church on Massachusetts Street.

Ms. Zollner said staff would look into those properties.

Commissioner Foster asked when City Hall was built.

Ms. Zollner said in the 1980s.

They discussed other properties and neighborhoods and the benefits of identifying and listing those structures on the Local and National Registers.

Ms. Zollner said commissioners should email her with specific properties for the purpose of submitting a grant proposal to facilitate a survey of those neighborhoods.

The Commission thanked Mr. Nimz for his presentation.

ITEM NO. 4: Review of Projects for Impact on Historic Resources

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Arp asked if a Certificate of Appropriateness is the same as a Chapter 22 Review.

Ms. Zollner said yes.

Commissioner Hernly said he was not aware of anyone who has used abrasives on the exterior of their properties. He also mentioned the stadium at Hobbs Park and asked if an addition to a structure like that would be permissible and if it would fall under No. 9 and 10 on the Secretary of the Interior's Standards.

Ms. Zollner said an addition to that stadium or any similar property would require careful consideration, so as to distinguish it is an addition but still make it compatible to the original structure.

Commissioner Foster cited the Carnegie building as a good example of a structure with a compatible addition.

Ms. Zollner agreed.

Commissioner Hernly asked if staff is aware of any additions or modifications to listed properties that caused them to be removed from the register.

Ms. Zollner said there are none that she is aware of, although removing properties from the register is more difficult than adding them. She said properties should be removed for demolition purposes or if, for example, a structure is damaged by fire.

Commissioner Hernly asked when the Chapter 22 Ordinance review was adopted.

Ms. Zollner said it was adopted 25 years ago and she would like commissioners to read over it so they can discuss cleaning it up at the December meeting.

Commissioner Foster asked if the purpose was to fill the void of items no longer reviewed under State Law.

Ms. Zollner said yes.

Commissioner Arp said he would like staff to compile a recommended list of changes to Chapter 22.

Commissioner Foster suggested possibly removing the \$10 fee for Landmark Nominations in an effort to encourage more nominations.

Ms. Zollner said she has discussed adopting a resolution with the city attorney that would essentially nominate all properties on the State and National Registers for local nomination. It would require the owners' consent but staff would initiate the nomination and there would be no fee. She mentioned they were trying to word the resolution in a way that did not have a 60 day time limit for reviewing the nominations.

Commissioner Hernly said it would be good to get the environs incorporated as soon as possible.

Ms. Zollner said staff will outline changes and bring them to the HRC for public hearing to discuss them, and then those recommended changes would be forwarded to the City Commission for approval.

Commissioner Hernly suggested amending the distance for historic environs to a 500 ft radius, citing a possible new development and 11th & Massachusetts St as an example of where a wider radius would be beneficial.

Commissioner Foster agreed.

Commissioner Arp asked if the 11th & Massachusetts development had been submitted to the Planning Department yet.

Ms. Zollner said staff has received nothing official on that project. She explained that the buildings surrounding that location currently are not listed on the Local Register so that development may not require review by the HRC.

Commissioner Foster asked if the boundaries for downtown are in Chapter 22.

Ms. Zollner said no they are part of the Downtown Historic District.

Commissioner Arp asked if the Douglas County Courthouse is listed on the Local Register.

Ms. Zollner said it is not. She mentioned that she had a pre-submittal meeting for the Watkins National Bank building regarding landmark nomination.

Commissioner Hernly asked if the Downtown Overlay District is different than the Downtown Historic District.

Ms. Zollner said it is.

Commissioner Hernly asked what, if anything, comes before the HRC involving the Overlay District.

Ms. Zollner said the HRC will typically get items that staff cannot approve so they will be appealed to the HRC.

Commissioner Hernly asked if that process of review has adequately addressed concerns over projects submitted.

Ms. Zollner said staff is partial to the administrative review process for State Law Review because larger projects could be automatically assigned a full commission review. She said in order to change the review process for the Overlay District, the Downtown Design Guidelines would need to be amended.

Commissioner Foster asked if proposed changes to Chapter 22 would be best received if they did not come directly from staff.

Ms. Zollner said yes, they should come from the HRC. She said the HRC could adopt a subcommittee to better define changes.

Ms. KT Walsh asked for clarification as to whether the 45-60 day time limit for reviewing Landmark nominations is related to the demolition permit process.

Ms. Zollner said she is not sure why the time limit was originally included in Chapter 22.

Ms. Walsh said she appreciates the time limit because it protects properties that might be threatened by demolition projects.

Ms. Zollner said they would be looking into any changes that need to be made to the time limit.

Commissioner Foster asked if staff could provide proposed changes to the HRC before their meeting.

Ms. Zollner said they could be provided in the packet before the meeting. She further mentioned some helpful educational tools on the National Park Service website.

ITEM NO. 5: MISCELLANEOUS MATTERS

- A. Provide comment on Board of Zoning Appeals applications received since October 17, 2013.

1900 Massachusetts Street

COMMISSION DISCUSSION

Commissioner Bailey asked where they are putting their five parking spaces.

Ms. Zollner said they are putting them straight across the back.

Commissioner Arp asked if it is an administrative review.

Ms. Zollner said technically no because there is no building permit, although HRC still has the opportunity to comment due to the planning submittals received and because it is in historic environs.

Commissioner Hernly asked if they will eventually submit a building permit.

Ms. Zollner said they are not making any changes to the exterior of the building that would require a permit. She said Chapter 22 clearly states that it must be an exterior building alteration.

- B. No demolition permits were received since the October 17, 2013 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since October 17, 2013:

Administrative Reviews

DR-13-00436 1109 Massachusetts Street; Sign; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is located in the environs of South Park, Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Application submitted by Barbara Bosch for Francis Young and Brenda Young, the property owners of record.

DR-13-00435 922 Massachusetts Street; Sign; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is located in the environs of the Hanna Building (933 Massachusetts Street), the Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Application submitted by Midwest Sign Company for Terra Firma LTD, the property owner of record.

DR 13-00434 120 E 9th Street; Sign; Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is located in the environs of the Social Service League (905 Rhode Island Street). The property is also located in the Downtown Urban Conservation Overlay District. Application submitted by Tammy Moody for Legacy Properties LLC, the property owner of record.

DR 13-00418 745 New Hampshire Street; Sidewalk Dining; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is a

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. Application submitted by Leticia Cole of Paul Werner Architects for Central Management LLC, the property owner of record.

DR 13-00416 920 Massachusetts Street; Sign; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places, and is located in the environs of the Hanna Building (933 Massachusetts Street), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Application submitted by Lawrence Sign Up for Terra Firma LTD, the property owner of record.

COMMISSION DISCUSSION

Commissioner Foster said the proposed sign for Jimmy John's does not seem pedestrian oriented.

Ms. Zollner asked if he thinks the sign is too large.

Commissioner Foster said he felt that it is too large in comparison to other signs in the area and in keeping with the review for previous signs downtown.

Ms. Zollner said they did approve a similar size sign for La Parilla, but staff will take direction from the HRC.

Commissioner Williams asked for clarification as to what Commissioner Foster dislikes about the sign.

Commissioner Foster said his concern is over previous signs that have been disapproved due to their lack of being pedestrian friendly.

Commissioner Hernly mentioned that the sign is removable and somewhat screened by trees.

Commissioner Williams said he feels the sign is not out of scale compared to other signs in the area.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Bailey, to confirm the Administrative Reviews.

Unanimously approved 5-0.

D. General public comment.

Ms. KT Walsh thanked the commission for clearing up questions the East Lawrence Neighborhood Association (ELNA) had regarding a blanket nomination for properties to be added to the Local Register. She also commented that the Brick Streets Draft Plan organized by Mark Thiel is

online and ELNA would like the HRC to express their support for the project.

Ms. Zollner said she would get in touch with Mr. Thiel to see when he would be returning to present the plan to the HRC.

Ms. Walsh added that only a small percentage of the city's streets are brick so the project would not be a huge undertaking. She said it is very encouraging that the city has been using a special snowplow blade specially designed to preserve the face of the brick on those streets.

- E. Miscellaneous matters from City staff and Commission members.
Adopt 2014 Calendar

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Arp, to adopt the 2014 Calendar.

ADJOURN 8:14PM