

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING APRIL 17, 2014 6:30 PM
ACTION SUMMARY**

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

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to elect Commissioner Foster as temporary chair for the meeting.

Unanimously approved 5-0.

ITEM NO. 1: ACTION SUMMARY

Receive Action Summary from the March 20, 2014 meeting. Approve or revise and approve.

ACTION TAKEN

Item deferred.

ITEM NO. 2: COMMUNICATIONS

a) Receive communications from other commissions, State Historic Preservation Officer, and the general public.

Ms. Lynne Zollner said they received a communication from Lawrence Preservation Alliance (LPA) regarding brick streets.

Commissioner Foster asked if the communication can be included in next month's agenda packet.

b) Commissioner Hernly declared his abstentions from Item No. 5 and Administrative Review DR-14-00094.

ITEM NO. 3: DR-14-00036504 Louisiana Street; Demolition; State Preservation Law Review. The property is a contributing structure to the Pinckney I Historic District, National Register of Historic Places. Submitted by Carl Edwards for Nickel-Evan, LLC, the property owner of record.

ITEM NO. 4: DR-14-00060 1001 Massachusetts Street; Sign; State Law Review and Downtown Urban Conservation Overlay District Review. The structure is listed as a key contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is located in the Downtown Urban Conservation Overlay District. Submitted by Jarod Scholz for The Greenhouse Culture Church on behalf of Consolidated Properties, Inc., the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Foster asked if there was an image covering the lettering.

They came to the conclusion that there was an image covering the sign.

APPLICANT PRESENTATION

Mr. Jarod Scholz, The Greenhouse Culture Church, mentioned he had not seen staff's comments. He said they had a small sign on the north corner, but since they utilized grout lines to affix the sign, and due to limitations with securing it to the structure, the wind took it away. He said a bigger sign would allow them to use the grout lines for the first and second bottom panel; unfortunately, they don't line up so it would have to be secured. He further explained that the "Masonic Temple" sign at the top of the building has been confusing, despite the change in color, since they are operating a church. He said staff allowed them to paint the lettering but it is still visible. He noted the grout lines on either side of the "Masonic Temple" sign could be used to affix something over it and they are flexible with colors.

Commissioner Foster asked if he had a specific proposal for the upper "Masonic Temple" sign.

Mr. Scholz referred to an image on the overhead and said they are not set on the color but the size is accurate.

Commissioner Foster asked if he had seen the staff comments.

Mr. Scholz said no.

Ms. Zollner showed the applicant staff's comments.

Mr. Scholz said previously, staff was concerned with the size of the sign taking over the façade, but he feels like this fits in well with other signs on Massachusetts Street.

Commissioner Arp said he agreed with staff's comments that the building poses challenges for signage, so it seems it will be necessary to cover the "Masonic Temple" sign, ideally in a way that blends with the building and is reversible.

Ms. Zollner said it is staff's opinion that it doesn't meet standards because the "Masonic Temple" sign is an architectural detail that should not be covered.

Commissioner Arp asked if covering it in a way that is reversible would mitigate that concern.

Ms. Zollner said she didn't think so.

Commissioner Tuttle said even without the sign, it seems obvious that it's a Masonic Temple so covering the sign doesn't seem necessary and would take away from the character of the building.

Commissioner Arp said, since it is such a prominent sign, any future developer might find it to be a hindrance, so he can understand the desire to cover it up.

Mr. Scholz mentioned that other downtown buildings have similar signage but aren't specific to a particular tenant.

Commissioner Hernly asked Ms. Zollner if the two proposed signs would meet sign ordinance if they weren't reviewed by the HRC.

Ms. Zollner said she was not sure if they meet all of the sign ordinance requirements but size-wise they appear to meet sign code. The Downtown Design Guidelines and Secretary of Interior standards are the issue.

Commissioner Hernly asked if the sign height needs to be increased to reach the grout lines for attachment.

Mr. Scholz said yes, each slab has one grout line, so in order to attach on both sides the sign must span that entire area. He said the width is the same as the previous sign.

Commissioner Foster said the whole area of the sign doesn't necessarily need to be a strong color or graphic, and reducing it could diminish the impact of the sign.

Mr. Scholz said they could adjust that.

Commissioner Tuttle asked for clarification that it's not the size but the placement of the sign that is an issue, since the Downtown Design Guidelines support pedestrian-oriented signage as opposed to a higher position.

Ms. Zollner said it's a combination of both size and placement. She said the previous sign was a little high but smaller than the current proposal, and was approved administratively.

Mr. Scholz said it was on the 2nd section of stone and wasn't any lower than this one.

Commissioner Arp asked if the "Masonic Temple" sign would be denied due to its placement if it were up for approval today.

Ms. Zollner said no, you can put the name of a building as part of its architectural detail.

Commissioner Arp asked if it could be that high.

Ms. Zollner said yes.

Commissioner Foster said he can understand why the "Masonic Temple" sign might be confusing since it's remotely similar to the current use; however, he felt that it could become a pervasive issue given the many buildings downtown with similar architectural characteristics.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said he is not fully aware of their last minute changes, but feels that having two symmetrical signs seems awkward. He said that he has never really noticed the "Masonic Temple" sign as much as the architecture. The honest approach, he feels, is to embrace the history of the building, sign included. He stated that, when the LPA sells the Turnhalle building, ideally it will be to a business who wants to be located in that building without covering up its history.

Ms. KT Walsh said she agrees with Commissioner Tuttle, in that the "Masonic Temple" sign tells the story of the building, and is one of many downtown buildings with the original name in tile. She is also in favor of restoring the painted ghost signs on buildings.

COMMISSION DISCUSSION

Commissioner Bailey asked if staff's main concern is the size or the graphics.

Ms. Zollner said staff doesn't typically get involved with the graphics so the concern is really the size and scale.

Commissioner Hernly asked what their other options are for sign locations, and noted possibilities in the staff report included a corner projecting sign or something above the door between the columns.

Ms. Zollner said it's a recess so it would set back and might be difficult. Finding something that will work for the applicant without disrupting the historical integrity is challenging. She suggested either a projecting sign or something smaller that utilizes only one panel instead of two, if possible.

Commissioner Hernly said it is kind of an odd building since most corner buildings have a corner focus whereas this building's focus is the front. He can understand the applicant's desire to do symmetrical signage although it might be hidden by trees a good part of the year. He suggested a straight corner sign as opposed to one that is diagonal.

Commissioner Foster mentioned the new hotel has a diagonal corner sign that was approved as part of their project.

Mr. Scholz also noted the new sign at Merchant's Pub.

Commissioner Foster asked if the applicant would continue working with staff on a solution in the Commission denies their request.

Ms. Zollner said yes, or they can appeal to the City Commission.

Commissioner Foster confirmed that, if a denial is not appealed, the new proposal would either come back before the HRC or be approved administratively.

Commissioner Tuttle said she sympathizes with the applicant for the issue the building presents. She asked Mr. Scholz for his thoughts on how the sign can be redesigned to meet approval.

Mr. Scholz suggested keeping the size but toning down the boldness of the graphics, possibly something more like Merchant's Pub. He also suggested the possibility of hanging the sign and bringing it down to pedestrian level, which would alleviate the need for two signs.

Commissioner Hernly said the size of the previous sign was nice because it fit one of the stone panels, and wondered whether a sign of that size could be affixed to something and hung by brackets for the right placement.

Mr. Scholz asked if the previous sign or the sign currently proposed is close to 10% of the front of the building.

Commissioner Foster said probably not.

Commissioner Tuttle said that percentage is required by the general City Sign Code, but this particular building must meet the requirements of the Downtown Design Guidelines.

Mr. Scholz asked if those guidelines have a required percentage.

Ms. Zollner said it must have compatibility with the structure, and the guidelines mention the amount of linear feet the sign encompasses.

Commissioner Foster said the building resembles a museum, buildings you often see with narrow, vertical signs on each side.

Commissioner Tuttle suggested something between the two columns in the center.

Commissioner Foster concluded that the applicant has options, but the current proposal needs to be revised.

Mr. Scholz mentioned that, if they were to do a long skinny sign, the fixtures would need to be screwed into the horizontal lines, and he is unsure whether they are actual grout lines. He indicated on a photo where the known grout lines are.

Commissioner Foster said he is in favor of an option that preserves the building material, but as Commissioner Hernly mentioned, the sign could be affixed in the proper places and dropped to the desired location.

Mr. Scholz said Buffalo Wild Wings has a sign similar to the aforementioned but their building has more tile which hides the attachments.

Commissioner Tuttle asked if the applicant can withdraw his request to revise the proposal for consideration at next month's meeting.

Ms. Zollner said it could be deferred.

Commissioner Hernly said he would not be in favor of covering the "Masonic Temple" sign.

The commission agreed.

Commissioner Tuttle felt the ARC could come up with great designs and solutions based on the applicant's needs.

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Tuttle, to defer the item and refer the applicant to the Architectural Review Committee.

Unanimously approved 5-0.

ITEM NO. 5: DR-14-00092 1327 New Hampshire Street; Rehabilitation; State Law Review. The property is a contributing structure to the South Rhode Island and New Hampshire Streets Historic Residential District, National Register of Historic Places. Submitted by Mike Myers of Hernly Associates, Inc., on behalf of Kyle and Katherine L Weiland, the property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Mike Myers, Hernly Associates, Inc., said the main issue with the house is sleeping accommodations for the master bedroom. He said the owners would like to change the roof line on the sleeping porch to meet their needs as well as City code. He explained the changes would also allow them to insulate the area. In addition, the windows are not meant for use in a living space and need to be replaced. He said the sleeping porch will be lower than the existing house, and the north portion of the porch will remain low so as not to affect the primary façade. On a personal level, he is very excited to be working on the home as he lives in the area and appreciates the new energy and ideas the owners bring after it was a rental for many years.

NO PUBLIC COMMENT

COMMISSION DISCUSSION

Commissioner Arp said it is a great project.

Commissioner Foster asked if the portion of the staff report regarding the recommendation was so brief due to the changes in State Law.

Ms. Zollner said no, there are no conditions of approval because they have already submitted construction detail documents.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Tuttle, to approve the project and that the project will not encroach upon, damage or destroy any listed property.

Unanimously approved 4-0-1, with Commissioner Hernly abstaining.

ITEM NO.6: DR-14-00103 615 Vermont Street; Solar addition and signs; Certificate of Appropriateness Review and Downtown Conservation Overlay District Review. The property is located in the environs of the J.B. Shane Thompson Studio (615 Massachusetts), Lawrence Register of Historic Places, and is located in the Downtown Urban Conservation Overlay District. Submitted by Aron Cromwell of Cromwell Environmental on behalf of Luminous Neon Inc., the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Foster asked how many signs are proposed.

Ms. Zollner said four.

Commissioner Foster asked if four signs will be permissible, or if requirements are just based on square footage issue.

Ms. Zollner said the square footage and placement of the signs are both factors, but the proposed signs have already been approved by Development Services. She added that there are two buildings.

APPLICANT PRESENTATION

Mr. Chris Rogge, Cromwell Solar, said their business originally started at 825 Vermont and then moved to 1008 New Hampshire, and as business grows they are now ready to purchase their own building. He explained that the new location has warehouse in back and a perfect roof for solar panels.

Commissioner Foster asked if, regarding the number of signs, there are two separate entrances.

Mr. Rogge said yes, but they plan to direct people to just one entrance. He said they have the option to use both sides since each entrance has a reception space, which could be useful since the company is split into two areas- air quality/environmental, and solar.

Commissioner Foster suggested they could possibly do without one sign if they'll only be utilizing one entrance.

Mr. Aron Cromwell said the signs are actually different, one says "Cromwell Solar" and one says "Cromwell Environmental".

Mr. Rogge said City staff asked them to reduce the solar panel grid, which has since been addressed by using fewer, larger panels.

Commissioner Hernly asked if the proposed sign on the roof is the same size as the existing one.

Mr. Rogge said it has less square footage, and that the existing sign has 3D letters so there isn't an option to re-face it. He showed the Commission an example of a solar panel grid and explained how it would look for the proposed project.

Commissioner Foster thanked the applicant.

Commissioner Bailey asked for staff's opinion regarding the proposed grid reduction.

Ms. Zollner said it's much better. She said she and the applicant discussed the possibility of using panels with a dull finish as opposed to a shiny finish which would reduce the visual impact.

Commissioner Foster asked if they plan on changing the color.

Mr. Rogge said they plan on leaving the roof red and maybe six inches of red border visible. He showed an example of blue panels on a red roof.

Commissioner Foster asked if a galvanized or aluminum trim is truly an option.

Mr. Cromwell said yes, the trim could also be black instead of silver.

Commissioner Tuttle said she doesn't have a strong opinion on the project but feels they might be setting a precedent for other downtown owners to use solar panels.

Mr. Cromwell said there are very few pitched roofs downtown.

Commissioner Foster asked if, in general, they would be placed behind the parapet.

Mr. Cromwell said there are possibilities to mount something above the roof.

Commissioner Foster asked if they're typically saw tooth as opposed to stacked above the parapet.

Mr. Cromwell said it could be done but would require some structural changes. He gave an example of a structure in Kansas City with a solar panel structure built atop its flat roof system. He said awning systems were another possibility.

Commissioner Bailey asked if the block sign will be the same size.

Mr. Cromwell said yes, it's identical minus the neon.

Commissioner Foster asked if all the signs are backlit.

Mr. Rogge said yes with the exception of the cube which will be front-lit.

COMMISSION DISCUSSION

Commissioner Bailey asked if the Commission is comfortable with the solar panel grid.

Commissioner Foster suggested a stipulation in their motion regarding the color of the panel edges.

Commissioner Arp asked if they were considering black rather than silver trim panels.

Commissioner Foster replied yes.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Tuttle, to approve the project with conditions as outlined in the staff report.

Unanimously approved 5-0.

ITEM NO.7: MISCELLANEOUS MATTERS

- A. There were no Board of Zoning Appeals applications received since March 20, 2014.
- B. There were no demolition permits received since the March 20, 2014 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since March 20, 2014.

Administrative Reviews

- DR-14-00053** 1025 Massachusetts Street; Storefront rehabilitation; State 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 and is located in the Downtown Urban Conservation Overlay District. Submitted by Mike Warner of Paul Davis Restoration for Gary B. Strong, the property owner of record.
- DR-14-00067** 1103 Massachusetts Street; Interior Rehabilitation; State Law Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. Submitted by Matthew Baysinger on behalf of William Moore, the property owner of record.
- DR-14-00068** 603 Tennessee Street; Special Use Permit; State Law Review. The property is a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Serina Hearn for Rainbow Works LLC, the property owner of record.
- DR-14-00069** 342 Indiana Street; Solar addition; State Law Review. The property is a non-contributing structure to the Pinckney II Historic District, National Register of Historic Places. Submitted by Mark Horst for Shaun Trenholm, the property owner of record.
- DR-14-00086** 1103 Massachusetts Street; Sign; State 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 and is located in the Downtown Urban Conservation Overlay District. Submitted by Lawrence Sign Up for Mass Street Soda on behalf of William Moore, the property owner of record.
- DR-14-00094** 1327 New Hampshire Street; Interior rehabilitation; State Law Review. The property is a contributing structure to the South Rhode Island and New

Hampshire Streets Historic Residential District, National Register of Historic Places. Submitted by Kyle Weiland, the property owner of record.

DR-14-00101 1345 West Campus Road; Exterior alteration and patio addition; State Law Review. The property is listed in the Register of Historic Kansas Places. Submitted by Reed Dillon and Associates of behalf of Chi Omega Fraternity, the property owner of record.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to confirm all Administrative Reviews *except* DR-14-00094.

Unanimously approved 5-0.

Motioned by Commissioner Tuttle, seconded by Commissioner Arp, to confirm the Administrative Review for DR-14-00094.

Motion carried 4-0-1, with Commissioner Hernly abstaining

D. General public comment.

Mr. Dennis Brown said LPA's next housewarming will be at the Kibbee Farmstead, 1500 Haskell Avenue, on April 27th. He said Susan Ford and the homeowners will be speaking at 2:00 about the nomination process to the Local Register and about the history of the property. He explained that the property used to be outside the city limits, and it still resembles a farmstead due to its large lot and outbuildings. He said the community is fortunate that so many people have taken the initiative to preserve the property and many others in the surrounding area.

Ms. KT Walsh passed around an article from a newspaper in California about the preservation of a boxcar that Merle Haggard grew up in. She then mentioned that some staffing changes are taking place at the Santa Fe Train Station and she is concerned about the future of a Quonset hut they have been using. She said she isn't sure what year it was built, but another hut, owned by Black Hills, is just north of the Poehler building and was built in the 1930s. Ms. Walsh feels that Quonset huts should be preserved and suggested that staff and perhaps Tony Krsnich discuss expanding the historic district to include those structures.

Commissioner Hernly said he likes Quonset huts a lot, and mentioned one on Pennsylvania Street is nice and commissioners should keep their eye on it. He asked if there has been a survey of Quonset huts in Lawrence.

Ms. Zollner said no.

Commissioner Foster asked under which criteria the huts could qualify for preservation.

Ms. Zollner said they are a unique building type.

Ms. Walsh recommended the book *Quonset Huts* at The Raven Bookstore.

Commissioner Hernly explained that there was a Quonset hut at Ball State University where he went to undergraduate school. He said someone cut into the side of the hut to build an addition, and when snow built up there were problems with the alterations to the structure due to its unique design.

Ms. Zollner said she can get more information, but Quonset huts are not a type listed on the Multiple Property Documentation Form.

Commissioner Hernly commented that if the BNSF staff were to remain in the Quonset hut, it may strengthen the City's status with that building.

- E. There were no miscellaneous matters from City staff or Commission members.

Meeting adjourned 7:31 PM.