

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING JUNE 20, 2013 6:30 PM
ACTION SUMMARY**

Historic Resources Commissioners present: Arp, Foster, Hernly, Tuttle, Williams

Historic Resources Commissioners excused: Quillin

Planning Commissioners present: Britton, Berger, Culver, Denney, Graham, Josserand, Lamer, Liese, von Achen

Staff present: Braddock Zollner, Buchanan Young, Cargill, Leininger, McCullough, Stogsdill

ITEM NO. 1: DOWNTOWN LAWRENCE REDEVELOPMENT

Joint meeting with the Lawrence-Douglas County Planning Commission

STAFF INTRODUCTION

Mr. Scott McCullough briefly discussed how the joint meeting would be conducted.

All Historic Resources Commissioners and Planning Commissioners introduced themselves.

STAFF PRESENTATION

Ms. Michelle Leininger presented the item.

JOINT COMMISSION DISCUSSION

Historic Resources Commissioner Foster asked if Downtown Redevelopment Item 2 Options 1 and 2 are the same thing.

Mr. McCullough explained the difference between the options.

Historic Resources Commissioner Hernly said that downtown parking is more of a planning issue than a historic issue. He stated that increasing the number of angled parking spaces could greatly improve parking density.

Historic Resources Commissioner Foster expressed his concern with how angled parking has been accommodated by pushing back the façade of new buildings and cited the project at the northeast corner of 9th and New Hampshire Streets as an example.

Historic Resources Commissioner Hernly acknowledged Commissioner Foster's concern and said that the aforementioned issue is unique to downtown streets other than Massachusetts Street.

Historic Resources Commissioner Tuttle explained that in previous Historic Resources Commission (HRC) meetings they discussed whether Downtown Design Guidelines implied party walls between buildings on New Hampshire Street and Vermont Street without a clear consensus on the subject.

Historic Resources Commissioner Foster said that, in his opinion, if more development is desired downtown, New Hampshire Street and Vermont Street should begin to look more like Massachusetts Street.

Historic Resources Commissioners Hernly and Tuttle discussed how parking has changed in the downtown area throughout history.

Planning Commissioner Lamer asked if those changes over time are what is still desirable for downtown.

Historic Resources Commissioner Hernly reiterated his opinion that it's more of a planning issue than a historic issue, and stated that he is in favor of Option 3 for parking.

Historic Resources Commissioner Foster said he prefers Option 1, but would like to see some façade alignment and height consistency.

Historic Resources Commissioner Hernly asked if it is possible to align façades to the property lines.

Mr. McCullough said it is a challenge to accommodate a reasonable path for pedestrians in front of buildings when angled parking is used, as is the case on the northeast corner of 9th Street and New Hampshire Street, without pushing back the façade.

Historic Resources Commissioner Tuttle disagreed that the parking issue is not a concern from a historic standpoint. She stated the reason the HRC is involved is because the downtown area is a historic district and that any changes, including parking, will affect the look and feel of the neighborhood.

Planning Commissioner Liese asked if the historical aspects of the downtown issue could be discussed in more detail.

Historic Resources Commissioner Arp said that he leans toward Option 3 and believes there should be a more comprehensive plan for parking in place to accommodate future development in addition to current development.

Planning Commissioner Liese asked if there is an optimal proportion of parking lot parking to street parking.

Mr. McCullough stated there is no requirement for a proper proportion; however, the parking options and capacity downtown is constantly reviewed. He further stated that in Downtown Redevelopment Item 1, Option 1, in the event a city parking lot is developed, the developer would be responsible for maintaining the current number of public parking spaces.

Planning Commissioner Liese expressed his opinion that parking in front of shops is more of an aesthetic than a practical matter because a garage could handle more parking.

Historic Resources Commissioner Sean Williams expressed his interest in maintaining the historic values and character of the downtown area while still being flexible to change and development.

Planning Commissioner Liese stated that Option 3 seemed irresistible.

Historic Resources Commissioner Foster said he likes the current guidelines and doesn't feel that any changes need to be made.

Historic Resources Commissioner Hernly said he disagreed and sited parking configurations that would not work for New Hampshire Street and Vermont Street despite the fact that they would

follow the current guidelines.

Planning Commissioner Liese stated he generally likes the current guidelines and would choose Option 1 if it did not seem so open-ended.

Planning Commissioner von Achen asked Historic Resources Commissioner Hernly what he liked and disliked about Option 1.

Historic Resources Commissioner Hernly said it provides an option to create more parking density to accommodate more building density.

Historic Resources Commissioner Foster stated the solution to creating more density is ultimately more parking garages.

Planning Commissioner von Achen asked what the objection is to angled parking along the aforementioned side streets.

Historic Resources Commissioner Foster explained his objection is the impact of angled parking on the alignment of the buildings as in the case of the 9th & New Hampshire project.

Historic Resources Commissioner Hernly asked if the Hobbs-Taylor Lofts building is pushed back.

Ms. Zollner said it is.

Planning Commissioner Lamer suggested the center turning lane may be the issue on New Hampshire Street and Vermont Street as far as accommodating angled parking and aligning the building façades. He further proposed the idea of replicating the look and feel of Massachusetts Street on those parallel streets.

They discussed whether there is a real need for a center turn lane, as Massachusetts Street functions well without one continuous center turn lane.

Planning Commissioner Britton said that the long term solution to parking downtown is garages. He said the focus should be on providing the ultimate pedestrian experience, and alleviating the traffic by way of cutting down on street parking would enhance the pedestrian experience on all downtown streets.

Historic Resources Commissioner Arp wondered if the original intent of providing parallel parking on arterial streets was to alleviate traffic on Massachusetts Street. In addition, he stated the southbound river bridge was constructed with a seemingly similar intent to keep the flow of traffic off Massachusetts Street. He expressed concern that attempting to reconstruct that flow may cause unintentional traffic issues.

Mr. McCullough said Massachusetts Street was originally intended for slow moving traffic and parking while the side streets were meant to carry all of the traffic.

Historic Resources Commissioner Williams redirected discussion to Item 1 on the memo agenda for Downtown Redevelopment.

Planning Commissioner Denney asked for input from the HRC on finding an ideal balance

between maintaining historical character in the downtown area and accommodating continuing growth and development.

Historic Resources Commissioner Williams expressed his opinion that it seemed everyone shared the perspective that there should be a balance between maintaining the history of downtown Lawrence and accommodating growth; however, he believes the current guidelines are well studied and can provide that balance.

Planning Commissioner Liese commented that the HRC plays a key role in preserving the beloved historical properties and character of Downtown Lawrence.

Historic Resources Commissioner Tuttle said the current preservation guidelines set forth by the Secretary of the Interior are fairly well defined and those are the criteria used by the Historic Resources Commission.

Planning Commissioner Liese commented that there will always be a difference in opinion as to what looks aesthetically pleasing but it is good practice to remain objective.

Historic Resources Commissioner Williams reiterated his viewpoint that he would like to find a balance between accommodating the citizens of the Lawrence while preserving the beauty and character of the area. He then shifted focus back to Downtown Redevelopment Item 1.

Historic Resources Commissioner Foster said he favored Option 2 regarding building height.

Historic Resources Commissioner Tuttle stated the City Code and Downtown Design Guidelines conflict because they outline different building height rules, and would like to see uniformity in those two sets of guidelines.

Historic Resources Commissioner Foster said he believes taller buildings should be the exception, not the rule, and he would like to come to a consensus as to what the rule should be.

Historic Resources Commissioner Hernly used an aerial map to point out the challenges in developing certain parts of New Hampshire Street due to the close proximity to existing residential neighborhoods and historic environs, noting that addressing building height alone is not sufficient.

Historic Resources Commissioner Tuttle said she felt that ultimately they are being tasked with providing an opinion on whether the building height rule should be changed or if the existing rule should be firmly upheld.

Historic Resources Commissioner Hernly said he believed that some areas have, and still could, accommodate a taller building than current rules allow but only as an exception on a case-by-case basis. He also stated he would be in favor of setting different height rules for each block.

Historic Resources Commissioner Foster expressed his concern that setting different height limits for each block of downtown would be a time consuming process; he said he would rather come to a consensus on a set height for the entire area and exceptions could be made case-by-case.

Planning Commissioner Lamer suggested that if the ultimate goal is greater density downtown, the height limitations would inevitably be an issue.

Historic Resources Commissioners Tuttle and Foster discuss their opinion that greater density can be achieved but only until it begins to damage or destroy the character of downtown, citing an abundance of taller buildings as the example.

Planning Commissioner Liese talked about tall buildings in bigger cities and how they still manage to feel quaint, depending on perspective. He then asked at what point and perspective the height of buildings in Downtown Lawrence begin to matter.

Historic Resources Commissioner Tuttle reflected on a presentation by a State Preservation Officer who provided photos of cities where historically preserved buildings were surrounded by tall structures of various heights. She explained how silly those areas looked, and said her hope in being involved with the Historic Resources Commission was to prevent similar situations in Lawrence. She included the fact that the downtown area is neighbored by two historic residential districts, so any decisions made regarding Downtown redevelopment would directly impact those neighborhoods as well.

Planning Commissioner Liese thought Historic Resources Commissioner Tuttle's input was helpful, but was still unclear as to how to make decisions on the issues at hand when they are not blatantly right or wrong.

Historic Resources Commissioner Foster referred back to the example of larger cities having taller buildings, but also having consistency in height.

Ms. Zollner added that when the Development Code changed in 2006, the building height limit went from 75 feet to 90 feet.

Planning Commissioner von Achen asked if 75 feet was comparable to three stories.

The commissioners came to the conclusion that 75 feet was approximately six stories.

Historic Resources Commissioner Williams said that they need to come to a consensus as to whether the current guidelines are sufficient or recognize and resolve the discrepancy between the City Code and the Design Guidelines. He added that originally the downtown area was viewed as the economic center of Lawrence, but he has seen many prospective developers get discouraged with the inconsistencies in the code and guidelines and take their business elsewhere. He expressed his opinion that downtown development can move forward if a transition area and overall relativity is maintained.

Historic Resources Commissioner Tuttle asked if there was a discussion between the Planning Commission and Historic Resources Commission when the building height limit was changed in 2006 from 75 feet to 90 feet.

Ms. Sheila Stogsdill replied that there was not.

Historic Resources Commissioner Williams invited comment from staff to help direct the commissions in making their decisions.

Mr. McCullough directed commission members to refer to page two of the memo regarding the

guidelines, and suggested additional discussion regarding the opportunity for greater density on the peripheral streets as opposed to Massachusetts Street. Additionally, he thought clarity was much needed in interpreting the language of the guidelines which refers to the height of a building in reference to its surroundings.

Historic Resources Commissioner Hernly asked if the guidelines had diagrams for referencing buildings heights.

Mr. McCullough said yes, but the issue is when the development is on the edge of two districts and there is an unclear direction as to which district to serve. He stated that this portion of the guidelines has led to many hours of interpretation and it would be beneficial to clarify it.

Planning Commissioner Bryan Culver arrived at 7:37 pm

Historic Resources Commissioner Hernly asked if the language should be changed to specifically address how tall a building can be in reference to the adjacent building.

Mr. McCullough said yes, that is one possibility, or it could outline requirements for stepping the building itself down to meet height requirements, as was accomplished with the 9th and New Hampshire project.

Planning Commissioner Liese thought their discussion had been constructive and wondered if they could focus it on the agenda options at hand.

Historic Resources Commissioner Tuttle said she felt they had been introduced to an additional option. She agreed with the point made about the expectation that density should be greater along Massachusetts Street, and proposed a more equal density among Massachusetts Street and peripheral streets provided building density upward would not damage or destroy the character of the downtown area.

Historic Resources Commissioner Foster said he agreed completely. He said he believed that Mr. McCullough was actually referring to Option 2 which addressed code and the guidelines.

Historic Resources Commissioner Tuttle agreed.

Planning Commissioner Brian Culver apologized for being late to the meeting.

Historic Resources Commissioner Williams moved the discussion to Downtown Redevelopment Item 3 and reviewed the corresponding options.

Historic Resources Commissioner Foster explained the consensus from the previous HRC meeting that the current code and guidelines are not developer friendly. For this reason, he preferred Option 1.

Planning Commissioner Lara Berger said it was her understanding that the parking structure for the new library had indeed added more parking downtown but not enough to fill the deficit. She also commented that there should possibly be traffic impact studies associated with the vision of higher density.

Mr. McCullough said there are traffic studies conducted for projects such as the 9th and New Hampshire project, but it is something that is reviewed administratively, not by the Historic

Resources Commission.

Planning Commissioner Liese agreed that Option 2 seemed unattainable, and asked what concerns others might have about Option 1.

Historic Resources Commissioner Foster said he felt that Option 1 was just too strict.

Historic Resources Commissioner Tuttle said she felt it would be a positive thing to engage the public in the debate over what they want for the downtown area as new development projects are submitted.

Planning Commissioner Josserand said, assuming a greater density downtown is the goal, parking definitely will be an issue. He voiced his concern that the ultimate solution will be underground parking garages, an expense that will be passed onto downtown merchants, and how it will remain a public liability if the initial development providing the parking structure does not succeed.

Historic Resources Commissioner Williams asked Mr. McCullough to clarify whether there is a uniform commercial building code that requires parking for commercial uses.

Mr. McCullough explained that there is no requirement for on-site parking in the Downtown District or in the Poehler District. The businesses that do provide their own parking tend to be those that have a corporate model that demands it or simply out of convenience for their customers.

Historic Resources Commissioner Foster stated that hotels seem to be the exception in that they would certainly need parking to accommodate their guests.

Mr. McCullough added that the hotel, referring to the 9th and New Hampshire project, was not required to provide parking.

Historic Resources Commissioner Williams mentioned that existing city surface lots and garages were designed to handle new development, but going forward that will not be the case.

Mr. McCullough said that as new developments come in and additional parking is created, those additional structures and more will have to be maintained in order to accommodate an increase in density.

Historic Resources Commissioner Foster said that if a city owned parking lot were to be developed that could be an opportunity to require the developer to pay a fee to fund a new a city parking structure elsewhere.

Mr. McCullough explained that it's a common urban design concept that mixed use developments will not have parking directly in front of their establishment.

Historic Resources Commissioner Hernly felt, from a historic preservation standpoint, it would not be feasible to require every redeveloped city lot to provide parking. He mentioned that a parking requirement added to Option 1 would be an excellent opportunity for the city.

Historic Resources Commissioner Foster referred back to his previous idea that a developer could provide a cash payment in lieu of re-constructing parking spaces.

Mr. McCullough stated that, in accordance with the city's current process, if parking was identified as a needed requirement the developer would have to provide it.

Historic Resources Commissioner Williams said he personally would like to accommodate all of the code identified demand generated by all of the proposed uses.

Mr. McCullough said that's a sort of zero sum clause, where you're maintaining, not adding. He added that currently, many places are providing parking on-site for their users, not just in the downtown area.

Historic Resources Commissioner Williams opened the public hearing portion of the meeting.

PUBLIC HEARING

Mr. Dick Heckler, member of the Brook Creek Neighborhood Association (BCNA) and Lawrence Association of Neighborhoods (LAN), said he and LAN do not support large development projects and prefer Lawrence as a small but vibrant community. He added that height restrictions should remain as they are, and that parallel parking is safer for bicyclists and doesn't reduce sidewalk space that could be used by existing merchants and pedestrians. Mr. Heckler said they would like to see Lawrence remain a walking-friendly community and are concerned about the loss of existing city parking to new development without reimbursement to the taxpayers.

Ms. Leslie Soden welcomed any questions commissioners might have regarding the decision-making process throughout the 9th and New Hampshire project. She said she dislikes the sidewalk in front of the Hobbs-Taylor Lofts because it is so narrow, a result of the angled parking. She expressed her desire to see more renewable energy atop buildings in the area and added how important the neighboring residential districts are to the character of the downtown area.

Ms. KT Walsh, member of the East Lawrence Neighborhood Association (ELNA), said she supports the memo provided by LAN. She added that, in regards to adding density downtown, the issue of large empty buildings in the area should first be addressed. She explained that buildings such as the old Allen Press facility, buildings currently owned but not in use by the Lawrence Journal World, and space in the Riverfront Mall that is currently unoccupied needs to be filled before new buildings are created.

Mr. Kurt McClure, president of the Old West Lawrence Neighborhood Association and member of LAN, suggested different building height guidelines are needed for areas directly next to residential neighborhoods. He proposed that the city should take on the responsibility of initiating the construction of new parking structures as opposed to waiting for developers to initiate the need for them.

Historic Resources Commissioner Williams invited Ms. Zollner to express her perspective on the discussion.

Ms. Zollner said she had not yet heard a consensus on any of the items, and some direction would be helpful in moving the items forward to the City Commission.

Historic Resources Commissioner Hernly asked how the current parking guidelines pertaining to parallel versus angled parking compare to National Park Service guidelines.

Ms. Zollner said it is a complicated subject. She stated the Downtown Design Guidelines were a community effort, and that the idea was to direct traffic to New Hampshire Street and Vermont Street. She further explained that the angled parking would slow traffic down on Massachusetts Street and parallel parking would facilitate thru traffic on side streets ensuring traffic stays out of the residential areas. Ms. Zollner brought up the previously considered idea of a roundabout at 9th and New Hampshire as opposed to the current four-way stop and suggested that concept in general could be discussed, as well as the overall Urban Concept Plan and whether it needs updating. From a state law review standpoint, she said, they are looking at just the Downtown District not the environs or overlay district, so the majority of review would be just for Massachusetts Street. Historically patterns have changed over time. It would not be against the guidelines to change the parking on any of the streets in question; they would just want thorough and thoughtful consideration before any changes are made.

Historic Resources Commissioner Hernly said Ms. Zollner's input was helpful.

Historic Resources Commissioner Williams asked what the importance of the historic district will be in the future, how it will change and how it can be maintained.

Ms. Zollner expressed her opinion that the Downtown District is one of the most important things in Lawrence to protect, not only due to its history but also because of its vibrancy. She stressed the importance of making decisions within the Downtown District thoughtfully and to take into account the whole package, not just specific issues individually.

Historic Resources Commissioner Hernly asked Ms. Zollner if there are areas on the side streets where different height limits would be appropriate.

Ms. Zollner said yes, the draft update to the Downtown Design Guidelines stated that no building could be over five stories tall; however, that guideline did not support the goal of greater density. She said the consensus of the HRC at that time was to base the height limitation on adjacent building height as opposed to setting a strict height limitation.

Planning Commissioner Liese motioned to approve Downtown Redevelopment Item 3, Option 1, with recommended changes.

Historic Resources Commissioner Foster seconded the motion.

They briefly discussed what modification to Downtown Redevelopment Item 3, Option 1 they would be approving.

Planning Commissioner von Achen referenced the memo from LAN and asked about their request to include privately owned parking lots and whether that is something they could impose.

Mr. McCullough said the scope of the review remains on the city owned lots.

Historic Resources Commissioner Hernly asked if the City Commission could add it at their discretion.

Mr. McCullough said yes, but the issue at hand only applies to city lots and the possibility of their development and what parking standards should be imposed. He said due to the fact that

there is no requirement for on-site parking downtown, privately owned lots are not a factor in their discussion.

Planning Commissioner Culver said he agreed with Mr. McClure in that the city's role and involvement should be clarified.

Historic Resources Commissioner Williams redirects discussion to Planning Commissioner Liese's original motion.

ACTION TAKEN

Motioned by Planning Commissioner Liese, seconded by Historic Resources Commissioner Foster, to approve Downtown Redevelopment Item 3 Option 1 with modifications.

Unanimously approved 14-0.

Motioned by Planning Commissioner Liese, seconded by Historic Resources Commissioner Foster, for a vote on each of the Options under Downtown Redevelopment Item 2 since there are three choices, as well as a modification that forwards their consensus on the subject of traffic circles (roundabouts).

Unanimously approved 14-0.

The commissions voted as follows on the Options for Item 2:

- 9 commissioners in favor of Option 1.
- 1 commissioner in favor of Option 2.
- 4 commissioners in favor of Option 3.

They discussed the pros and cons of roundabouts in the downtown area.

Motioned by Planning Commissioner Liese, seconded by Historic Resources Commissioner Foster, to discourage the use of roundabouts in the Conservation Overlay District.

Motion carried 10-3 with one abstention.

JOINT COMMISSION DISCUSSION

Planning Commissioner Josserand suggested that commissioners express why they are voting for a particular item, regarding Downtown Redevelopment Item 1.

Historic Resources Commissioner Foster and Tuttle said they were in favor of Option 2 because the current guidelines contain a discrepancy as demonstrated by the 9th and New Hampshire project.

Planning Commissioners Josserand, Liese, Lamer, and Denney, as well as Historic Resources Commissioner Hernly, said they favored Option 2 because they support higher density but believe a 90 foot height limitation is too high.

Planning Commissioner von Achen said she supports Option 2 because she doesn't feel taller buildings belong in a historic district.

Planning Commissioners Britton and Culver stated they support Option 2 and do not feel it

would be difficult to set different height limits for each block.

Historic Resources Commissioner Arp said he supports Option 2.

Planning Commissioner Berger said she was in favor of Option 2 and voiced her support for increasing density as long as it is done purposefully, specifically taking into account the large vacant buildings in the area.

Planning Commissioner Graham said she supports Option 2.

Historic Resources Commissioner Williams said he supports Option 2 but does not agree with imposing a height limitation on buildings.

ACTION TAKEN

Motioned by Historic Resources Commissioner Hernly, seconded by Historic Resources Commissioner Arp, to approve Downtown Redevelopment Item 1 Option 2.

Unanimously approved 14-0.

COMMISSION DISCUSSION

Planning Commissioner Josserand asked, in reference to the memo from LAN, for any thoughts or comments on the downtown corridor study.

Mr. McCullough explained the efforts that different commissions and city staff have made to address the downtown area and agreed that a more strategic level of planning would be welcome provided the resources are available.

Planning Commissioner Josserand said Mr. McCullough's comments were helpful.

Joint Commission portion of the meeting adjourned at 9:02 pm

ITEM NO. 2: ACTION SUMMARY

Receive Action Summary from the May 16, 2013 meeting.

ACTION TAKEN

Item deferred

ITEM NO. 3: COMMUNICATIONS

Ms. Lynne Braddock Zollner advised a communication regarding the State Preservation Law change would be discussed toward the end of the meeting with miscellaneous matters.

There were no abstentions from specific agenda items by commissioners.

ITEM NO.4: University of Kansas Free Historic District

Deferred

ITEM NO.5: **L-2-3-10** Hold public hearing for consideration of placing the Stephen Fox House located at 739 Connecticut Street on the Lawrence Register of Historic Places.

STAFF PRESENTATION

Ms. Zollner summarized the landmark process.

Ms. Brenna Buchanan Young presented the item.

COMMISSION DISCUSSION

Commissioner Arp asked what criteria the property meets for nomination.

Ms. Buchanan Young stated that the property is the best example of a four-over-four with stair hall entry and also retains integrity in its materials.

Commissioner Hernly asked if the stone landscaping is from the previous home.

Ms. Buchanan Young replied that it was possible since the house next door reused materials from an old building on campus.

Commissioner Williams asked if the history of the occupant alone can be a contributing factor in making a landmark designation.

Ms. Zollner said if there is significant documentation that an individual has ties to a particular property it can be a contributing factor, but often there is not enough documentation to submit on that criteria alone.

Commissioner Arp asked if a property would still be designated as a landmark if no historically significant person was associated with it but it met other criteria.

Ms. Zollner replied that it would not be the best candidate for landmark designation unless additional documentation was provided that would distinguish it from similar properties.

PUBLIC HEARING

Mr. Mike Green, homeowner at 1002 Pennsylvania, said he supports all of the landmark nominations.

Ms. KT Walsh, ELNA, said she encourages and supports nominations to the local register and recognized the hard work that went into research for each nomination.

Mr. Phil Collison, ELNA, expressed the importance of the landmark process as a way to preserve and document the history of the properties.

Ms. Leslie Soden, ELNA, stressed that the houses up for nomination as landmarks are not modest, and would in fact be quite costly to recreate today.

Mr. Dave Evans, homeowner at 739 Connecticut, said the history of the neighborhood is significant in documenting and representing early African American homeownership in Lawrence.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Arp, to recommend the structure located at 739 Connecticut Street for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 5-0.

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

Unanimously approved 5-0.

Motioned by Commissioner Foster, seconded by Commissioner Arp, to draft the resolution to recommend nomination to the City Commission.

Unanimously approved 5-0.

ITEM NO.6: **L-2-5-10** Hold public hearing for consideration of placing the William Watts House located at 946 Connecticut Street on the Lawrence Register of Historic Places.

STAFF PRESENTATION

Ms. Buchanan Young presented the item.

NO PUBLIC COMMENT

ACTION TAKEN

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

Unanimously approved 5-0.

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

Unanimously approved 5-0.

Motioned by Commissioner Foster, seconded by Commissioner Arp, to draft the resolution to recommend nomination to the City Commission.

Unanimously approved 5-0.

ITEM NO.7: **L-2-19-10** Hold public hearing for consideration of placing the structure located at 715 New York Street on the Lawrence Register of Historic Places.

ITEM NO.8: **L-2-22-10** Hold public hearing for consideration of placing the structure located at 1016 New York Street on the Lawrence Register of Historic Places.

ITEM NO.9: **L-2-28-10** Hold public hearing for consideration of placing the structure located at 1002 Pennsylvania Street on the Lawrence Register of Historic Places.

STAFF PRESENTATION

Ms. Buchanan Young presented the item.

Deferred
Deferred

NO PUBLIC COMMENT

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Arp, to recommend the structure located at 1002 Pennsylvania Street for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 5-0.

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

Unanimously approved 5-0.

Motioned by Commissioner Foster, seconded by Commissioner Arp, to draft the resolution to recommend nomination to the City Commission.

Unanimously approved 5-0.

ITEM NO.10: **L-2-33-10** Hold public hearing for consideration of placing the structure located at 319 E 7th Street on the Lawrence Register of Historic Places.

ITEM NO.11: **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.12: **DR-13-00177** 929 Delaware Street; New Construction; State Preservation Law Review and Certificate of Appropriateness Review. The property is in the environs of the East Lawrence Industrial Historic District, National Register of Historic Places; and Hobbs Park (702 W 11th), Lawrence Register of Historic Places. Submitted by Dan Hermreck, on behalf of Ann Cobb, the property owner of record.

STAFF PRESENTATION

Ms. Buchanan Young presented the item.

COMMISSION DISCUSSION

Commissioner Foster asked if staff would have been ok with the original drawings.

Ms. Zollner replied that staff still would have made the recommendation to work with the Architectural Review Committee because the corrugated metal siding is not typical for primary residential structures in the environs.

APPLICANT PRESENTATION

Mr. Dan Hermreck, applicant, said the original sets of drawings indicated three different materials for the project that ultimately would have been too costly. He explained the delineation of materials between the metal siding and the enclosed cedar porch and said the owner is willing to change the color of the metal siding.

Commissioner Foster mentioned that they intended to use a lot of non-standard materials.

Commissioner Williams asked the applicant if he knew the cost per foot.

Mr. Hermreck said he did not have those numbers.

Commissioner Williams said it was unfortunate the project required changes due to rising costs as he preferred the original drawings and materials.

Mr. Hermreck stated that the owner appreciated the low maintenance and cost of the corrugated metal.

Commissioner Hernly asked what the environs are for the property.

Mr. Hermreck said it is just south of Hobbs and the proposed materials are consistent with the rest of the buildings on the block and the neighboring industrial district.

Commissioner Hernly asked if the industrial district was also included in the local register.

Ms. Zollner said it was not.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Arp, to approve the new construction with conditions at 929 Delaware Street.

Unanimously approved 5-0.

ITEM NO.13: DR-13-00178 814 Massachusetts Street; Addition & Remodel; State Preservation Law Review, 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 located in the Downtown Urban Conservation Overlay District. The property is also in the environs of the Carnegie Library (200 W 9th), Lucy Hobbs Taylor House (809 Vermont), National Register of Historic Places; House Building (729 Massachusetts), Register of Historic Kansas Places. Submitted by Eric Jay, Struct/Restruct LLC, on behalf of Gerling LLC, the property owner of record.

ITEM NO.14: MISCELLANEOUS MATTERS

A. Provide comment on Board of Zoning Appeals applications received since May 16, 2013.

Ms. Zollner said one application for a variance would be on the July agenda.

B. Review of any demolition permits received since the May 16, 2013 meeting.

Ms. Zollner said there would be one demolition permit on the July agenda.

C. Review of Administrative and Architectural Review Committee approvals since May 16, 2013:

Administrative Reviews

- DR-13-00133** 1 Riverfront Plaza; Special Event Permit; State Preservation Law Review and Certificate of Appropriateness Review. The property is in the environs of the Consolidated Barb Wire Building (546 New Hampshire), Register of Historic Kansas Places and the Otto Fisher House (621 Connecticut), Lawrence Register of Historic Places. Submitted by Rachel Warren, Heartland Community Health Center, on behalf of the City of Lawrence, the property owner of record.
- DR-13-00134** 1029 Massachusetts Street; Commercial Mechanical Permit; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is also in the environs of The Douglas County Court House (1100 Massachusetts), English Lutheran Church (1040 New Hampshire) and the Watkins Bank Building (1047 Massachusetts), National Register of Historic Places. The property is located in the Downtown Urban Conservation Overlay District. Submitted by Niehoff/Dunco Heating and Cooling, on behalf of S&A Properties LLC, the property owner of record.
- DR-13-00140** 500 S Powerhouse Road; Special Event Permit; State Preservation Law Review. The property is in the environs of the Consolidated Barb Wire Building (546 New Hampshire), National Register of Historic Places. Submitted by Sarah Hill Nelson, on behalf of Bowersock Power Co. and the City of Lawrence, the property owner of record.
- DR-13-00141** 702 Louisiana Street; Driveway Permit; State Preservation Law Review. The property is a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Douglas McKean, the property owner of record.
- DR-13-00142** 14 E 8th Street; Sign Permit; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is within the Downtown Urban Conservation Overlay District. The property is in the environs of the Eldridge Hotel (701-703 Massachusetts), National Register of Historic Places. The property is also in the environs of the House Building (729 Massachusetts), Register of Historic Kansas Places. Submitted by Tobacco Bazaar & Gifts, Inc. on behalf of Central Management LLC, the property owner of record.
- DR-13-00146** 1400 Massachusetts Street; Commercial Mechanical Permit; State Preservation Law Review. The property is in the environs of the South Rhode Island and New Hampshire Streets Historic Residential District, National Register of Historic Places. Submitted by Aaron Etzkorn, 360 Energy Engineers, on behalf of USD 497, the property owner of record.
- DR-13-00147** 803 Massachusetts Street; Sign Permit; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. It is in the environs of the Carnegie

Library (200 W 9th) and the Lucy Hobbs Taylor House (809 Vermont), National Register of Historic Places and the House Building (729 Massachusetts), Register of Historic Kansas Places. It is also within the Downtown Urban Conservation Overlay District. Submitted by John Sebelius for David and Susan Millstein, property owners of record.

- DR-13-00154** 1101 Indiana Street; Site Plan Review; State Preservation Law Review. The property is in the environs of the Hancock Historic District, the Oread Historic District, the Jane A. Snow Residence (704 W 12th), and the Ecumenical Christian Ministries Building (1204 Oread), National Register of Historic Places. Submitted by Verizon Wireless, on behalf of Berkeley Flats Apartments LLC, the property owner of record.
- DR-13-00155** 1 Riverfront Plaza; Sign Permit; State Preservation Law Review and Certificate of Appropriateness Review. The property is in the environs of the Consolidated Barbwire Building (546 New Hampshire), National Register of Historic Places; and the Otto Fisher House (621 Connecticut), Lawrence Register of Historic Places. Submitted by Ben Kohen, Lawrence Sign Up, on behalf of the City of Lawrence, the property owner of record.
- DR-13-00158** 745 New Hampshire Street; Commercial Remodel; State Preservation Law Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is within the Downtown Urban Conservation Overlay District. The property is in the environs of the Eldridge Hotel (701-703 Massachusetts), National Register of Historic Places. The property is also in the environs of the House Building (729 Massachusetts), Register of Historic Kansas Places. Submitted by Brandon Rapp, First Management Construction, on behalf of Central Management LLC, the property owner of record.
- DR-13-00159** 306 W 12th Street; Foundation and Porch Repair; State Preservation Law Review. The property is in the environs of Lawrence's Downtown Historic District and the Oread Historic District, National Register of Historic Places. Submitted by Crawford Construction Inc., on behalf of Barking Dog LLC, the property owner of record.
- DR-13-00160** 737 Connecticut Street; Remodel; State Preservation Law Review and Certificate of Appropriateness Review. The property is in the environs of Lawrence's Downtown Historic District, North Rhode Island Street Historic Residential District, National Register of Historic Places; and Octavious W. McAllaster house (724 Rhode Island), Lawrence Register of Historic Places. Submitted by Timothy and Kristin Morland, the property owner of record.
- DR-13-00163** 1126 Tennessee Street; Site Plan and Dormer Addition; State Preservation Law Review. The property is in the environs of Lawrence's Downtown Historic District, Oread Historic District and Dr. Fredrick D. Morse House (1041 Tennessee), National Register of Historic Places. Submitted by Ron Hutchens, Paul Werner Architects, on behalf of Cole Rentals, the property owner of record.
- DR-13-00173** 630 Ohio Street; Interior Remodel; State Preservation Law Review. The property is listed as a contributing property to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Brett Groene Remodeling, on behalf of Karen Kressin and James O'Malley, the property owner of record.

- DR-13-00175** 715 Illinois Street; New Accessory Structure; State Preservation Law Review. The property is in the environs of the John Robert Greenlees House (714 Mississippi), Register of Historic Kansas Places. Submitted by David and Pam Crawford, the property owner of record.
- DR-13-00176** 1344 Tennessee Street; Commercial Remodel; State Preservation Law Review. The property is in the environs of John Palmer and Margret Usher House (1425 Tennessee) and William Priestly House (1505 Kentucky), National Register of Historic Places. Submitted by Paul Werner Architects, on behalf of Lynn Investments LLC, the property owner of record.
- DR-13-00194** Jayhawk Boulevard/Chi Omega Circle Road Improvements; State Preservation Law Review. The property is in the environs of Strong Hall, National Register of Historic Places; and Chi Omega Sorority (1345 W. Campus Road), Register of Historic Kansas Places. Submitted by James Modig, Design & Construction Management, on behalf the University of Kansas, the property owner of record.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Arp, to affirm the administrative reviews.

Unanimously approved 5-0.

D. There was no general public comment.

E. Miscellaneous matters from City staff and Commission members.

Ms. Zollner said that there is some follow-up information on the brick streets discussion from a previous meeting included in the agenda packet.

Ms. Zollner stated there is an opening for a member on both the Architectural Review Committee (ARC) as well as the Oread Design Guidelines Working Group, and asked if there were any volunteers to fill those positions.

ACTION TAKEN

It was motioned by Commissioner Williams, seconded by Commissioner Foster, to appoint Commissioner Hernly as volunteer member to the ARC and Oread Design Guidelines.

Unanimously approved 5-0.

Ms. Zollner addressed the changes effective July 1, 2013 that will no longer require state environs reviews. She presented a map indicating the current and future environs that would be affected. She emphasized that the local register will still exist, and explained the possibility and process for homeowners to list their properties on the local and national registers.

Commissioner Hernly asked if a letter could be sent out to property owners notifying them of the change.

Ms. Zollner said staff would like guidance and recommendations from the HRC on methods of notification and educational opportunities regarding the importance of listing properties. She added that the application process could be streamlined by staff to encourage new listings.

Commissioner Foster stressed that the easier the process is for homeowners the more likely they will be to apply.

Commissioner Williams asked how many total properties are on the Local Register of Historic Places.

Ms. Zollner said there are 36 properties and one district.

Commissioner Williams asked how many are on the state and national registers but currently not listed on the local register.

Ms. Zollner said they anticipate a 20% decrease in reviews due to the state preservation law change.

The HRC reached consensus to recommend that staff begin contacting homeowners of properties currently listed on the state and national registers for inclusion on the Local Register of Historic Places.

Commissioner Hernly stated it seemed that the local landmark process would be a lot of work and wanted to know if the aforementioned goal is feasible.

Ms. Zollner said she did not anticipate the workload to be too cumbersome.

Commissioner Arp asked if it would be possible to first fill in the gaps in existing areas with previously landmarked properties.

Ms. Zollner said that yes, staff would take direction accordingly from the HRC. She felt that the individually listed properties would be the easiest to notify, but the historic districts will require more education to get the number of property owners' support as required by Chapter 22.

Commissioner Arp asked if that would be a percentage.

Ms. Zollner replied that yes, it depends on the size of the district. She noted that the most notable change for historic districts will be the loss of their 500 foot buffer.

Commissioner Tuttle asked what other historic districts exist besides those currently being discussed.

Ms. Zollner listed the North Rhode Island Historic District, South Rhode Island and New Hampshire Streets Historic Districts, two Pinckney Historic Districts, the Breezedale Historic District, East Lawrence Industrial District- which also includes the Conservation Overlay District- and the Oread Historic District.

Commissioner Tuttle suggested contacting the neighborhood associations and presenting the changes and local register education at upcoming meetings.

Ms. Zollner agreed that it would be a good idea.

Commissioner Williams asked if the Barker Neighborhood could be designated as a historic district.

Ms. Zollner said she would have to research it. The challenge for that particular neighborhood is the lack of an existing historic resources survey.

Commissioner Williams asked if the HRC could request a historic resources survey.

Ms. Zollner said yes, it will depend on when and what grant funds are available to facilitate it.

Commissioner Williams asked what the threshold of time and historic significance is.

Ms. Zollner said the Lawrence Thematic Multiple Property Documentation, which divides the development of the city into time periods based on when buildings were constructed, is currently underway for the 1945-1975 period, and is used to determine significance.

Ms. Buchanan Young mentioned that the East Lawrence Neighborhood financed its own historic resources survey.

PUBLIC HEARING

Ms. Soden mentioned the Cultural District overlay in the downtown and east Lawrence area and suggested more involvement with the Cultural Task Force as it pertains to historical preservation.

Commissioner Williams agreed and said he was glad to hear Ms. Soden's recommendation.

ADJOURN 10:24 PM

Official minutes are on file in the Planning Department office.