



# City of Lawrence

PLANNING & DEVELOPMENT SERVICES

## LAWRENCE HISTORIC RESOURCES COMMISSION

AGENDA MEETING APRIL 21, 2016 6:30 PM

### ACTION SUMMARY

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Commissioners present: Bailey, Buchanan Young, Fry, Hernly, Quillin

Staff present: Braddock Zollner, Ewert, Simmons

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**ITEM NO. 3:** L-16-00121 Public hearing for consideration of placing Oak Hill Cemetery located at 1605 Oak Hill Avenue on the Lawrence Register of Historic Places. Adopt Resolution 2016-07, if appropriate.

### STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

### PUBLIC COMMENT

Mr. Matthew Herbert said the property environs were very large for Oak Hill Cemetery. He asked that they further redefine the environs definition to allow for demolition and new construction to be approved at the administrative level.

Ms. KT Walsh supported this landmark nomination. She understood Mr. Herbert's concerns but felt it was fairly easy to get approval for improvements of homes. She encouraged Historic Resources Commission to pass this.

### COMMISSION DISCUSSION

Commissioner Fry thought that a new structure could be built with staff approval.

Ms. Braddock Zollner said yes. She said the environs definition was written as 'significant new construction.' She said they could define the word 'significant' as new construction of a new structure and not as additions to existing structures. She said the cemetery was a unique situation since it was difficult to impact the cemetery.

Commissioner Hernly asked if the environs definition was included in the staff report.

Ms. Braddock Zollner nodded yes.

Commissioner Bailey said the difference between administrative review and coming before Historic Resources Commission would be time.

Ms. Braddock Zollner said that was correct.

Commissioner Hernly asked if new construction along with demolition of an existing structure would go through the demolition permitting process.

Ms. Braddock Zollner said that was correct, a 30 day wait.

Commissioner Hernly said he did not like to approve demolition without new construction that went with it. He said he would support it how it was written so that they don't start a trend of approaching this different than they do others.

Commissioner Quillin wondered if they should define significant.

Commissioner Buchanan Young said she hesitated to define significant because it could create a loophole for developers to leave a small portion of the building so that it would be considered an addition and not new construction.

Ms. Braddock Zollner asked Commissioner Hernly if he was recommending looking at the definition of environs as presented in the packet or the revised one.

Commissioner Hernly said he was referring to the definition from the packet.

Ms. Braddock Zollner said one of the alternatives that they could consider was to remove the 'significant' and that it would be primary structure demolition with new construction. She said another option was that it all could be administrative unless it did not meet the standards, in which case it would come to Historic Resources Commission.

Commissioner Buchanan Young said she was in favor of anything that didn't meet the standards coming to Historic Resources Commission. She said if it did meet the standards then it could be administratively approved.

Commissioner Hernly said significant demolition was hard to define but demolition of primary structure was more clear and should come to Historic Resources Commission. He wondered how new construction would tie in with that.

Ms. Braddock Zollner suggested that additions not come before Historic Resources Commission, but rather administrative review. She said an alternative could be demolition of primary structure and new construction of primary structure could come before Historic Resources Commission.

Commissioner Bailey said he was comfortable with everything being administratively approved except demolition of primary structure.

#### **ACTION TAKEN**

Motioned by Commissioner Bailey, seconded by Buchanan Young, to adopt Historic Resources Commission Resolution 2016-07 to nominate Oak Hill Cemetery, 1605 Oak Hill Avenue, as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 5-0.

Motioned by Commissioner Bailey, seconded by Commissioner Hernly, to adopt the environs review and allow all projects, with the exception of demolition of a primary structure, be reviewed administratively.

Unanimously approved 5-0.