



LAWRENCE HISTORIC RESOURCES COMMISSION
ACTION SUMMARY FOR **FEBRUARY 15, 2018**
CITY HALL, 6 E 6TH STREET
6:30 PM

Commissioners Present: Bailey, Evans, Hernly, Veatch
Staff Present: Dolar, Weik, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. All communications were included in the packet.
- B. No ex-parte communications.
- C. No abstentions from specific agenda items by commissioners.
- D. There were no Committee Reports. Ms. Zollner explained that the applicant did not appear for the scheduled Architectural Review Committee (ARC) meeting.

ITEM NO. 2: CONSENT AGENDA

- A. October, November, & January Action Summaries
- B. Administrative Approvals
 - 1. DR-17-00555 821 New Jersey Street; New Accessory Structure; Certificate of Appropriateness
 - 2. DR-17-00699 1201 Rhode Island Street; Mechanical Permit; State Law Review
 - 3. DR-17-00701 125 E 10th Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review
 - 4. DR-17-00702 933 Rhode Island Street; Sewer Replacement; State Law Review
 - 5. DR-18-00005 745 New Hampshire Street; Sign Permit; State Law Review and Downtown Design Guidelines Review

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to approve the October, November, and January Action Summaries.

Unanimously approved 4-0.

Motioned by Commissioner Veatch, seconded by Commissioner Hernly, to confirm the administrative approvals.

Unanimously approved 4-0.

ITEM NO. 3: PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said there isn't much to add to the letter he and the LPA board members submitted. He explained their holistic approach to addressing proposals for detached garages. He was curious to hear feedback from the commissioners regarding the thoughts in his letter.

Commissioner Bailey said they'll likely see more proposals for detached garages in the future; however, he pointed out that each application is unique and doesn't feel that they're setting a precedent. He said he understands Mr. Brown's concerns and felt it deserved more discussion.

Commissioner Veatch said the issue could possibly be addressed with a conservation overlay district. He felt they should remain cognizant of the difference between a State Law Review and an environs review, and he's not willing to say that residential forms such as detached garages encroach upon, damage, or destroy properties in the environs.

Mr. Brown said he respects the commissioners' opinions but feels the playing field needs to be further defined and that in the real world, it does set a precedent.

Commissioner Hernly asked about the status of short term rental regulations.

Ms. Zollner said it's due back on a City Commission agenda soon.

Commissioner Hernly felt the short term rental regulations might have an impact on the construction of accessory structures for the purpose of lodging.

Ms. Zollner said that will be a City Commission discussion and staff has been following its progress.

Mr. Brown pointed out that those residential forms are not appropriate in some areas where zoning precludes detached dwellings. He felt that the construction of the structures in question don't solve any real problems, they only create them.

Commissioner Bailey said there is a balancing act in meeting a property owner's desire to change something and still meeting the code guidelines.

Mr. Brown discussed his thought process in writing his letter.

Commissioner Veatch said he appreciates Mr. Brown's letter.

Commissioner Erby said she particularly appreciated the point about gentrification.

Mr. Brown thanked the commissioners.

Commissioner Bailey said the topic is definitely worth further discussion.

Ms. KT Walsh, East Lawrence Neighborhood Association (ELNA), read a letter they sent to the City Commission regarding the design for the curbs and sidewalks for the East 9th Street plan. She explained their concerns about removing limestone curbs and the historic brick sidewalks and ways they can be maintained and still be "ADA compliant". She asked for the Commission's support in maintaining those historic elements.

Commissioner Bailey asked if the main concern driving the plan to remove the curbs and sidewalks is ADA accessibility.

Ms. Walsh said it's the point everyone keeps bringing up.

Ms. Zollner said the East 9th Street plan will be a public hearing item on the March agenda.

Commissioner Bailey asked if ADA is the biggest concern with the plan.

Ms. Zollner explained that it has been a previous topic of discussion and staff plans to assess the condition of the curbs and sidewalks before a recommendation is made.

Ms. Walsh added that many of the bricks are crumbling and they understand that some will have to be replaced not reused.

Commissioner Bailey said he doesn't understand how the comfort of the sidewalks is an ADA accessibility issue.

Ms. Walsh said it's their goal to make it a smooth ride for everyone.

ITEM NO. 4: DR-18-00007 726 Massachusetts Street; New Addition; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is located in the environs of Miller's Hall (723-725 Massachusetts Street) and the House Building (729 Massachusetts Street), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by TreanorHL on behalf of BWB2 LP, property owner of record.

ITEM NO. 6: MISCELLANEOUS MATTERS

- A. No comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since January 18, 2018.
- B. No demolition permits received since January 18, 2018.
- C. Miscellaneous matters from City staff and Commission members.

Historic Preservation Fund/Certified Local Government Grants

Ms. Zollner mentioned that scholarships are available for the July 18-22 National Alliance of Preservation Commissions Forum. She reminded commissioners that the City is the Certified Local Government and as such will make the final selection of grants, and proceeded to explain staff's recommendation for grant opportunities: a resurvey and PSIQ for University Place Neighborhood, as well as a survey for half of the Barker Neighborhood. She explained that East Lawrence Design Guidelines would need more preliminary work before a grant proposal would be feasible. She said staff recommends the neighborhood and staff

work to get those preliminary items in alignment to prepare for a grant application next year.

Commissioner Hernly asked if any of the preliminary items could be funded through a grant this year.

Ms. Zollner said they could apply for the resurvey of the area and look at preparing a neighborhood plan, although typically that's something the City has done.

Commissioner Hernly asked if it would be possible to update the revitalization plan that was written 20 years ago.

Ms. Zollner said they could update the old plan or create a new one, noting that a resurvey of the area would provide better information.

Commissioner Hernly asked if a two-stage grant is favorable or if preliminary City staff work gives them a better chance.

Ms. Zollner said they certainly like to see City support- they prefer survey grants followed by National Register nominations in the second year, but have also granted preservation plans.

Commissioner Hernly said they'll need a lot of momentum to get the design guidelines grant on pace for next year.

Commissioner Erby asked how the grant process works.

Ms. Zollner explained the process.

Commissioner Hernly said all of staff's recommendations are for good projects, but he noted how important East Lawrence Design Guidelines are for the Commission's review processes.

Ms. Zollner recommended the Commission narrow down their grant choices to no more than two.

Commissioner Hernly asked if grants are requested for the University Place and Barker neighborhood surveys, if there is something the Commission can do to jumpstart the East Lawrence Design Guidelines effort.

Ms. Zollner said yes. The Commission could hold a public discussion and forward comments and concerns to the Planning Director.

Commissioners Bailey & Hernly suggested they accept staff's recommendation to prepare grants for University Place and Barker neighborhoods, and add a public discussion on East Lawrence Design Guidelines to a future agenda.

PUBLIC COMMENT

Ms. Norma Pierce, resident of University Place Neighborhood, said they formed a committee to research and discuss survey grants and living in a historic district. She said they created a website with information and have sponsored two public meetings to discuss their ideas. She said they are excited about the recommendation for a survey grant.

Mr. Brown explained that LPA has also been working with University Place to help with education and he explained LPA's preferences for grant opportunities.

Ms. KT Walsh, ELNA, said they're experiencing a great deal of pressure so they appreciate the idea of a pre-planning grant for East Lawrence Design Guidelines. She asked if staff can help get the Rhode Island Street National Historic District on the local register.

Ms. Zollner said she can work with them on it.

Ms. Pam Burkhead, University Place Neighborhood, said she would appreciate any funding for their survey.

COMMISSION DISCUSSION

Commissioner Bailey said they don't want to overburden staff with grant requests.

Commissioner Hernly said as long as they get the East Lawrence process started, he's ok moving forward with the surveys for University Place and Barker neighborhoods.

Commissioners Erby and Bailey agreed.

Commissioner Bailey said they should add the discussion to their next meeting.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to adjourn the meeting.

ADJOURNED 7:21 PM