



**Landmark Preservation Board**  
**Thursday, February 21, 2013**

Meeting Minutes

Common Council Chambers

**CALL TO ORDER**

Chairman Don Radke called the meeting to order at 8:30 a.m.

**ROLL CALL**

Members Present: Andrew Besemer, Tom Cantwell, Cynthia Carrington Carter, Bob Haley, Julia Marshall, Don Radke, Jeff Romano,

Excused: Dan Leary, Joe Saya

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

C. Carter made a motion to accept the minutes of February 7, 2013, which was seconded by J. Marshall. The minutes were approved unanimously as submitted.

**OLD BUSINESS**

*No Old Business*

**NEW BUSINESS**

Hanover Square Site Improvements: Glen Lewis (City Parks Department) made a presentation regarding modifications to Hanover Square. The City has contracted with Appel Osborne to develop a site improvement plan that includes removal of overgrown yews to replace with perennial plantings, repair of concrete features (steps, curbs, walls), enlargement of tree pits and installation of new trees, and removal of concrete benches. K. Auwaerter noted that the SHPO had determined that the proposed work would have no adverse effect on the historic district. The board concurred and recommended approval of the proposed site work.

**DISCUSSION**

318-334 S Salina Street rehabilitation and addition. D. Radke explained that the presentation was for discussion purposes only. Ray Scruton (Zausmer Frisch, architects) and Kevin Semolis (owner) introduced the project for 318-334 S. Salina Street, which is located in the South Salina Street Commercial Historic District and is adjacent to the Armory Square Historic District. R. Scruton explained that the owners proposed to convert the now vacant second and third stories of the building into a full-service banquet/event venue, the main entrance of which will be accessed from a shared alleyway off S. Clinton Street. The main entrance to the event business will feature a 2-story, curved, glass stairwell that will project from the rear façade of the property. The retail function will remain on the S. Salina Street side of the property.

In discussion, J. Marshall noted that it was important to understand what the finished appearance of the neighboring Pike Block's rear courtyard will look like to assess if the proposed materials and massing of the new entrance and stair are appropriate. The board agreed that in concept glass was an appropriate material for a modern addition on the utilitarian side of the property. J. Marshall also asked why the doorway into the new entrance and stair was offset from the main axis with the alleyway.

B. Haley recommended that the owners consider rehabilitating the front façade, specifically by upgrading the signage and awnings so that they are more architecturally appropriate for the historic S. Salina Street façade.

The board agreed that it was generally supportive of the concept as presented. It also noted that the plans had not yet received all Zoning approvals, nor received necessary easements from neighboring properties. The board requested that when the applicant is ready to submit a Project Site Review application that they provide information about the treatment of their building in relation to the neighboring Pike Block courtyard. The board also requested specific information about the proposed cleaning and any other treatments for the front façade.

Comprehensive Plan: Councilor Jake Barrett initiated a conversation with the board regarding the Comprehensive Plan, the board's review of the plan and the upcoming revision to the Zoning Ordinance. D. Radke and K. Auwaerter explained the board's role in the preservation component of the Comprehensive Plan and the upcoming revisions to the Preservation Ordinance.

### **ADJOURN**

J. Romano made a motion to adjourn, which was seconded by J. Marshall. The meeting adjourned at 9:05 a.m.