



**Landmark Preservation Board
Thursday, February 6, 2014**

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: Tom Cantwell, Cynthia Carter, Bob Haley, Dan Leary, Don Radke, Jeff Romano, Joe Saya

Excused: Julia Marshall

Staff: Kate Auwaerter

APPROVAL OF MINUTES

B. Haley made a motion to accept the minutes of January 16, 2014 as submitted, which was seconded by D. Leary. The motion passed unanimously.

OLD BUSINESS

No Old Business

NEW BUSINESS

Project Plan Review (modification): 706 North Clinton Street. Andy Breuer (developer) and Bruce MacKnight (project architect) presented the revised information. The modifications consisted primarily of new exterior cladding for the c. 1950s former factory building. Originally, the project team had hoped to be able to clean and repair the original glazed masonry tile on the exterior of the building. However, it was damaged beyond repair. The proposed new materials include a combination of red terra cotta tile and corrugated aluminum panels. The Board recommended approval of the proposed modifications as submitted.

Project Site Review: 426 Montgomery Street. Project architect Daniel Fay presented the proposal to install a new wheelchair accessible entrance through an existing window opening immediately south of the main entrance of the former school building. The Board had an extensive discussion with D. Faye about other potential locations for the entrance that would be less visually obtrusive. Acknowledging the technical difficulties associated with other possible entrance points, the Board concluded that the proposed location on the front of the building would compromise the symmetry of the historic façade as well as destroy a significant amount of historic fabric. Therefore, the Board determined that it could not recommend approval of the project as proposed.

The Board encouraged the applicant to seek another solution. Specifically, it recommended the installation of a wheelchair ramp to the primary entrance as possible alternative. In making this recommendation, the Board recognized that ramps can be visually intrusive and also require maintenance, especially in winter. However, it noted that the ramp could be designed so that alterations to the original fabric of the building would be minimal and it could be removed in the future, as appropriate, without damage to the building.

Project Site Review: 200-38 W. Water Street (Amos Building). Dan Queri and representatives from Bergmann Associates presented the project. In anticipation of this discussion and for the edification of the SLBP members, preservation staff had requested comment from the State Historic Preservation Office (SHPO) regarding the project. SHPO comments were distributed to the applicants at the meeting for discussion. D. Radke acknowledged that the applicant had not seen the comments prior to the meeting. K. Auwaerter noted that it was common practice for the preservation staff to request SHPO comment for projects involving National Register listed properties as part of the Project Site Review process.

The Board reviewed the SHPO comments with the applicant. D. Queri described the developer's goal to build a 4-story, brick, 18-unit residential addition onto the eastern side of the Amos Block toward Clinton Square. The new addition includes parking on the first floor-- accommodated by a 9' encroachment into the public right-of-way-- and a 720sf commercial space facing Clinton Square. K. Auwaerter emphasized the importance of the design of the addition given both the significance of the Amos Block and the proximity of the site to Clinton Square.

After extensive discussion, the Board concluded that it could not recommend approval of the addition to the Amos Building as currently proposed. It concurred with SHPO comments, which were in summary:

Site plan/encroachment: The new addition should remain within the footprint of the existing lot without an encroachment into the public right-of-way. The encroachment for parking permanently alters and is incongruous with the traditional street-sidewalk-storefront setting of the Amos Block. In addition, the proposed expansion into the right-of-way will block the views of the primary façade of the Amos Block looking west from Clinton Square.

Mass/scale/detail: With the exception of the encroachment, the mass and scale of the new addition is generally compatible with the Amos Block; the addition does not visually overwhelm the Amos Block. However, the insertion of parking on the first floor, even with screening, creates a void along the streetscape on both the south and north facades which is incongruous with the highly articulated, historic commercial storefront setting established by the Amos Block. In addition, the semi-castellated roof edge is not compatible with the context of the Amos Block or other nearby historic buildings.

Materials: The proposed building materials and colors are generally appropriate.

D. Radke noted that he and preservation staff would have an additional conversation with the SHPO office to discuss the SHPO comments and would seek ways to help the developer move forward.

DISCUSSION

No Discussion

ADJOURN

C. Carter made a motion to adjourn, which was seconded by J. Romano. The meeting adjourned at 9:00 a.m.