



**Landmark Preservation Board
Thursday, April 4, 2013**

Meeting Minutes

Common Council Chambers

CALL TO ORDER

Vice chairman Bob Haley called the meeting to order at 8:30 a.m.

ROLL CALL

Members Present: Andrew Besemer, Tom Cantwell, Cynthia Carrington Carter, Bob Haley, Dan Leary, Julia Marshall, Jeff Romano, Joe Saya

Excused: Don Radke,

Staff: Kate Auwaerter

APPROVAL OF MINUTES

C. Carter made a motion to accept the minutes of March 21, 2013, which was seconded by J. Romano. The minutes were approved unanimously with the following correction:

Project Site Review: 214-18 S. Warren Street.

The board was concerned that the modifications were already built or underway prior to Zoning and LPB review. B. Haley commented that the density of the new window pattern on the first and mezzanine levels of the Merchant's Building was *in contrast to* the Snow Building.

OLD BUSINESS

Project Site Review: 214-18 S. Warren Street. K. Auwaerter reported that the architect for the project was unable to attend the meeting. The board reviewed additional photographs of the former Merchants Building and Snow Building. The board determined that, although joined, the two buildings read at the street level as two separate buildings. The board concurred that the alterations to the window fenestration pattern in the former Merchants Building does not impact the architectural quality of the Snow Building. The board also determined that the penthouse expansion did not appear to adversely impact the Snow Building. However, B. Haley requested additional information about the exterior cladding of the expanded penthouse as it was not clear on the plans.

In addition, A. Besemer noted that there was a large HVAC unit on the roof of the Snow Building that did not appear in any of the plans. The board noted that the placement of the unit was critical; the closer to the edge of the parapet the more visible. K. Auwaerter noted that she would request that a representative of the project be present at the next meeting.

NEW BUSINESS

Project Site Review: 537-539 N. Salina Street. Joe Falcone (owner) and Bob Abbott (architect) described the project which consists of the rehabilitation of the property into two units of housing and ground-floor commercial space. The board commended them for the proposed project and discussed in depth the proposed façade work.

In regard to the storefront design, B. Abbott noted that the existing doors are only 30" wide and do not meet code, therefore requiring a redesign of the shopfront to accommodate 36"-wide doors. The board recommended that instead of an equal (1/3-1/3-1/3) division of the storefront as proposed, the applicant should consider a 2/3 – 1/3 division (the larger portion devoted to the shopfront). This division of space would help to clearly delineate the shop entrance from the residential entrance. In addition, the board

recommended that the transoms over the doors and storefront window be maintained to allow for maximum transparency. This would eliminate the proposed signboard proposed above the shopfront. The board recommended that signage could be placed on the glass of the store window or in the transom. The board approved the proposed paint colors. It also approved the use of AZAK trim on the bottom (street-level) 8" of the storefront. In discussion, the board made the decision to allow this material in this location and in this instance because of the damage that would be caused to any wood at grade level from rain, snow and salt. The remaining trim (above 8") should be painted exterior-grade wood. The board recommended that the brick be power washed at a maximum pressure of between 200 and 400 psi to protect the older brick and mortar. In addition, before any repairs are attempted to the metal features on the façade, the applicant should identify the type of metal present. D. Leary noted that the metal features may be terne metal, which will react if in contact with other metals accelerating deterioration. In addition, he noted that the abrasive methods shown on the preliminary drawings for what might be terne metal should not be employed because of the thinness of the surface coating and the material itself. Instead, a mild scraping would be appropriate with the thin tip of a small cedar shingle. Correct identification will help to dictate the appropriate repair or cleaning methods to use.

DISCUSSION

Thornden Park planting plan. Steve Harris (City/County arborist) presented the board with the proposed plan for replanting trees in Thornden Park. Referring back to earlier discussions with the board, S. Harris noted that the goal was to balance diversification of species with the appropriate aesthetic choices. Historic images of the park show that both elm and maple were planted in abundance. In the effort to avoid becoming a host to the Asian Longhorn Beetle (ALB), the planting plan includes trees that are similar to the historic planting in height, silhouette and leaf type but are less attractive to ALB. The board was in agreement with this approach and with the proposed planting plan.

ADJOURN

A. Besemer made a motion to adjourn, which was seconded by J. Marshall. The meeting adjourned at 9:35 a.m.