



Landmark Preservation Board
Thursday, September 7, 2017

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, Bob Haley, Dan Leary, Julia Marshall, D. Radke, J. Saya

Members excused: Cynthia Carter, Jeff Romano

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Marshall made a motion to approve the minutes as submitted. The motion was seconded by D. Leary and approved unanimously.

OLD BUSINESS

No Old Business

NEW BUSINESS

Certificate of Appropriateness Applications

CA-17-15 134-36 E Genesee Street. Jim Monahan (Monahan Development/property owner) presented the application to repair the storefronts at 134 and 136 E. Genesee Street in Hanover Square. He explained that the work was primarily repair or replacement in-kind of deteriorated features, such as the wood trim on the storefronts and upper story windows. The work also includes small improvements to the storefronts including installing bases to the free standing columns on the entrance to 134, adding missing decorative features to the trim on the wood pilasters that flank both storefronts, installing wood trim over the exposed I-beam over the storefront at 136, and painting both facades. All of the proposed work is in keeping with the specifications and drawings that were approved by SHPO and NPS in 2001. J. Monahan will provide the approved drawings to staff for the file.

The application also includes the installation of a new sign above the entrance of 134. The sign will consist of five galvanized sheet metal letters spelling ORBIS. The letters are 20-1/2" tall. The letters will be installed approximately 3" off the face of the building to avoid any damage or modification to the existing storefront. The letters will each contain rear facing LED lighting strips, which will provide a soft backlight to highlight the signage against the building's façade.

J. Marshall made a motion to approve the application with the condition that the new column bases match the height and profile of the bases as depicted in the 2001 drawings (rather than as depicted in the hand renderings submitted with the application). D. Leary seconded the motion, which was approved unanimously.

CA-17-16 362 South Salina Street/Landmark Theatre. James Williams (Holmes King Kallquist) presented the application for the alteration of a storefront on the Jefferson Street side of the theater. He explained that the storefront functions as the stage personnel door and provides stage elevator access inside for wardrobe cases. In preparation for the Lion King, the storefront door and vestibule must be widened to accommodate the show's large wardrobe cases. In addition to making the theater accessible to the larger cases, the proposed alteration will result in better egress capacity and handicap accessibility to the stage. The new storefront will remain

recessed, but will be widened to accommodate a wider door. The upper transom directly above the storefront will remain. The grates to the vents at the base of the storefront will be cut to fit the new dimensions of the bulkhead and the marble base panels will also be cut to size and reused. D. Leary made a motion to approve the application as submitted, which was seconded by B. Haley. The motion passed unanimously.

CA-17-17 712 Rugby Road. K. Auwaerter reported that the owner was not able to attend the meeting. She explained that the application was for a new section of privacy fencing and the installation of a 10'x10' shed at the rear of the property. The new fencing would run 150' along the eastern property line from the rear of the lot to a point approximately 40' from the street line. The fence is a picket-style, cedar fence with a flat top and matches fencing that is already installed on his property.

The prefabricated shed has a gable-roof and wood-siding and will be located on a concrete pad. The shed will be oriented so that the gable-end and door face the house. The door will be plain with no extraneous detail (such as decorative hinge straps). The shed will feature a window on each side wall. The windows will be plain and with no decorative features such as shutters. The shed walls and trim will be painted the same color as the house. The roof will be a black shingle.

J. Marshall made a motion to approve the application as submitted. T. Cantwell seconded the motion, which was approved unanimously.

CA-17-18 1236 & 1238 James Street/Bishops House Estates. Steve Buechner presented the application for the property owners. He explained that a car fire in 2016 had damaged the garage doors on the historic Carriage House. The proposed new matching doors are aluminum-panel, overhead doors featuring a top row of fixed glass panes with an arch design. B. Haley recommended that the top row feature a straight row of rectangular window panes with no curve or arch, which would be more compatible with the context of the building. In addition, the doors should not feature any decorative hinge straps, as depicted in the catalogue cut. T. Cantwell made a motion to approve the application with the condition that the new overhead doors feature a straight row of rectangular windows and no other extraneous decorative details (such as hinge straps). The motion was seconded by B. Haley and approved unanimously.

Zoning Referrals

Special Permit (SP-17-15): 410-14 S. Clinton Street. David Schlosser (Schopfer Architects) and Max Chutinhranond (owner) presented the application for an addition to 410-14 S. Clinton Street. The building sits on a parcel that fronts Jefferson and Clinton Streets and includes a parking lot facing Walton Street. The application calls for the construction of an addition on the parking lot. The addition will house a restaurant and banquet facility, the main entrance for which will be from the new addition on Walton Street. There will be no changes to the exterior existing building. The addition is 1-1/2 stories tall with a peaked glass skylight that extends back down the length of the addition. The Walton Street façade features two multi-light storefronts with wide sign bands that flank a center bay that extends above the roof line into a peaked clearstory of the skylight. The Board recommended approval of the application as submitted.

Project Site Review (PR-17-22): 751 North Salina Street. James Shattell (owner) and Mike Geraghty (MG Architects) presented the application for the restoration of 751 N. Salina Street. The project involves removing a rear addition on the building and constructing a new addition in order to accommodate three residential units on two floors. The commercial space will be rehabilitated, including the reconstruction of the storefront. The storefront design is based on historic images as well as physical evidence. The applicants also stated that the dimensions (sill and head heights as well as width) of the original upper story window openings would be verified based on the remaining physical evidence. The Board noted that it had completed a preliminary review of the application at its August 3, 2017 meeting. It recommended approval of the application as submitted noting that any design revisions would need to be resubmitted to Zoning for review.

Special Permit (PR-17-25): 101 Gertrude Street. Hilary Mansur (Group 1 Design) and Mike LaFlair (NEHDA) presented the project to rehabilitate 101 Gertrude Street, which is the headquarters building for NEHDA. The project includes repairing and replacing clapboard siding where needed, repair of the foundation walls, removal of a Bilco door in the rear of the building, and installation of new deck boards on the back porch. It also includes painting the entire building a new color scheme. The Board reviewed the proposed work and the color chips. It agreed that the proposed work was in keeping with the historic character of the property and district and recommended approval of the application as submitted.

Screening Device Waiver: 219 Crawford Avenue. The owner was not present to discuss the application to install deer fencing along the existing fence in the back of the property. D. Radke noted for the record that the owner, Cynthia Carter, is a member of the Board. The deer fence will be 8' tall, which is 2' taller than is allowed by right. The deer fencing will be black mesh. The Board determined that it did not have sufficient information to complete its review. It requested that the owner provide a description of how the new fence will be attached to the existing fence, a better description of the deer fence itself and how it will enclose the back yard.

DISCUSSION

128 N. Salina Street. Ben Lewis (JWP Commercial) and Josh Podkaminer (owner) requested comment from the Board regarding the project to replace the damaged stone window sills and headers on 128 N. Salina Street. The original red sandstone sills and headers had deteriorated to the point that pieces were falling on the sidewalk. Because it was an emergency situation, they had a masonry company "shave" the sills and heads to remove the crumbling stone. They are now considering how to replace the features and propose to do so with concrete sills and headers stained to match the original material. The Board reviewed the proposed materials and noted that the color selection seemed appropriate. However, they recommended that they consider replacing the sills and headers with new stone rather than the concrete. K. Auwaerter noted that she would check with Zoning to determine if a change in material (stone to cement) would trigger a Project Site Review requirement.

ADJOURN

The meeting was adjourned at 9:45 AM.