



Landmark Preservation Board
Thursday, January 17, 2019
Meeting Minutes

Common Council Chambers

CALL TO ORDER

Chairman Don Radke called the meeting to order at 8:35 a.m.

ROLL CALL

Members Present: Cynthia Carter, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano

Excused: Joe Saya, Lisa Tonzi

Staff: Kate Auwaerter

APPROVAL OF MINUTES C. Carter made a motion to approve the minutes of December 20, 2018 as submitted, which was seconded by J. Romano. The motion was approved unanimously with the following minor modification.

DISCUSSION

104 Hampshire Road. ... B. Haley noted that the garage should appear as a secondary service ~~property~~ *building* to the house.

OLD BUSINESS

No Old Business

NEW BUSINESS

Zoning Referrals

Project Site Review (PSR 18-35): 214 W. Water Street (The Jacob). Mark Congel (owner/Granite Development), Richard Pascarella (Granite Development), Aaron Lasala (Hueber Breuer) and Andy Breuer (Hueber Breuer) were present representing the project. Heather Lamendola (Zoning Administrator) was also present. A. Lasala noted the revisions to the design since the last presentation, including the removal of the connection between the Amos Block and the proposed Jacob Building. The new building will not be internally connected to the Amos, rather it will be built up to the west wall of the Amos Block. The first two stories remain parking with the entrance to the parking on the north side of the building. The ground floor will have metal storefront systems and screen-covered openings on the second floor in the same configuration as the window openings above. The balconies were removed from the west façade; balconies remain on the east façade above the Amos Block's brick stair tower. The main body of the façade is brick-faced flanked by end bays faced in metal ("Alucobond") panels. The façade is divided into horizontal and vertical bays with precast limestone-colored, horizontal bands and vertical pilasters. The south façade features bays that rise above the roof line in a raised crenellation pattern.

The Board was generally supportive of the design revisions. H. Lamendola noted that the Planning Commission had comments on a previous iteration of the design, which she provided to the Board along with recommendations for revisions of the new design based on those comments. After further discussion with the applicants, the Board provided the following comments/recommendations:

- The precast, horizontal "datum" line between the fourth and fifth floors should be made wider and should be raised to the height of the base of the fifth floor windows. It is the developer's choice to continue the datum line to the edge of the building (similar to the line above the second story windows); however, the datum line should not wrap around the building.

- The three individual crenellations above the roof line on the south façade should be joined together into a single raised parapet.
- The west and east elevation stairwells should be recessed by a foot or so to create a shadow line.
- The profile of the storefronts on the ground floor should have lighter, narrower frames.

Finally, the Board emphasized the need for regular programming in the storefronts so that they do not read as dead space and recommended that the applicants submit a plan for programming the space.

DISCUSSION

519 Walnut Avenue: Common Council vote on local Protected Site designation. The Board discussed the Common Council's vote to deny the local Protected Site designation of 519 Walnut Avenue. K. Auwaerter reported that she had fielded a number of questions at the Council's study session about the application, but was unaware of the extent of the opposition to the designation. Noting that there were a number of new councilors on the Common Council, D. Radke requested that K. Auwaerter arrange a meeting between the Common Council and the Board to discuss the role of the Board and the historic preservation program.

ADJOURN

The meeting was adjourned at 9:30 AM.