



Landmark Preservation Board
Thursday, November 21, 2019
Meeting Minutes

Room 215 City Hall

CALL TO ORDER

Chairman Don Radke called the meeting to order at 8:40 a.m.

ROLL CALL

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

Absent: Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES

C. Carter made a motion to approve the minutes of November 11, 2019, which was seconded by B. Haley. The minutes were approved unanimously with the following revision:

CA-19-20 332 Berkeley Drive. ... C. Carter made a motion to approve the application with the conditions that the new precast-concrete steps will have no decorative brick on the risers or sidewalls and that the concrete will be stained a dark grey. *In discussion, it was clarified that the existing brick landing would remain.* J. Romano seconded the motion, which passed unanimously.

OLD BUSINESS

No Old Business

NEW BUSINESS

CA-19-21 108 Circle Road. Evan White (Alyeska Services) presented the application to replace a large, fixed-window/door at the rear of the house at 108 Circle Road with paired, 6-over-6, double-hung sash, fiberglass windows with wood trim to match the original, upper-story windows. The infill below the window will be wood clapboard siding to match the existing siding and siding color. E. White explained that the owners are renovating their kitchen and want a large, wide window to replace the long, single-pane, fixed opening which does not appear to be original to the house. After discussion, J. Marshall made a motion to approve the application with the following conditions: The window will be a single, wide, double-hung-sash window matching the dimensions (width) and muntin pattern of the original windows as seen on the second and third floors of the rear façade of the house. In addition, the new window head will be the same height as the head of the kitchen door (to the left of the new window opening). L. Tonzi seconded the motion, which was approved unanimously.

DISCUSSION

Predevelopment discussion: Temple Society of Concord (910 Madison Street). The development team was represented by Mark Riley (Landmark Properties), John Harding (Cube3 Architects) and James Trasher (CHA Companies). J. Harding presented preliminary drawings including a site plan and elevations of the proposed 7-8-story, student housing development includes a total of 202 beds. As depicted, the development would require partial demolition of the sanctuary and complete removal of the ancillary buildings, including the original social hall located on the southeast corner of the sanctuary building, the late 1920s educational and administrative wing located on the northeast corner of the social hall, and a 1960s addition attached to the east side of the educational and administrative wing. The majority of the sanctuary would be retained up until the point along

the east wall just forward of the raised platform (*bimah*) where a semi-elliptical arch rises above the *bimah* and behind which the Torah ark is located. The new building would wrap around the temple building in an “L” shape. The long leg of the “L” is to the south of the temple. Fronting University Avenue and attached to the long leg of the “L” is a two-story, glass box. As proposed, the glass box would be positioned forward of the temple, but would provide transparency and views to the temple from the south. J. Harding explained that the new building is designed to present a “modest” background to the temple, which would remain free standing on three sides. Modern materials mixed in with more traditional materials are intended to provide a visual hierarchy to the site and reduce the visual impact of the new construction.

In discussion, the Board was pleased that the developers were now considering maintaining the majority of the temple sanctuary. However, they discussed the importance of the historic sanctuary design and encouraged the designers to retain the full east wall of the sanctuary including the raised *bimah* and rear wall containing the ark. The Board also noted that retaining the full interior of the sanctuary may provide greater opportunities for new uses and/or users of the space. The Board also discussed at some length the glass box feature facing University Avenue, in particular asking questions regarding its function, materials and form. Although designed to be transparent, some Board members believed it was obtrusive. Board members discussed ways of reducing the impact including reducing its size or removing it entirely and creating a courtyard between the new building and the sanctuary. J. Harding said that they will continue to work on the design of this feature. The Board also commented that it was hard to understand the full impact of the development on the temple complex and surrounding historic context based on the information provided. To that point, K. Auwaerter noted that immediately to the east of the temple is the National Register-listed Ward Wellington Ward-designed Sherbrook Apartments at the corner of Walnut Avenue and Madison Street; the National Register-eligible Madison School Apartment Building immediately to the north; and National Register-listed Grace Episcopal Church diagonally across the road from the temple at the corner of University Avenue and Madison Street.

D. Radke summarized the Board comments by stating that the Board was generally pleased that the sanctuary would be saved. However, the east wall of the sanctuary was an important architectural feature and should be retained. The Board remained concerned about the future use of the sanctuary and indicated that the reuse of the space must be a priority consideration of the project. He noted that the concept of the glass box extension needs further exploration and that the Board will require detailed information about the proposed exterior materials for all of the new construction. Finally, the Board requested renderings of the proposed development from all directions in order to understand the impact of the scale and height of the project on the surrounding context and historic resources. In closing, he reminded the development team that an application to demolish any portion of the temple complex will trigger a review by the Board of the complex’s eligibility for designation as a local Protected Site. For purposes of the designation, the Board would review the entire complex, not just the temple building.

Protected Site Designation: John Gridley House (205 E. Seneca Turnpike). K. Auwaerter reported that she is working with the owners of the John Gridley House on a designation application. The owners are interested in designating both the interior and exterior of the 1812 house, which they have owned since the late 1960s. K. Auwaerter said she would organize a walk-through for interested Board members.

ADJOURN

The meeting was adjourned at 9:40 AM.