



Landmark Preservation Board
Thursday, January 16, 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, Julia Marshall, Don Radke, Jeff Romano, Lisa Tonzi

Absent: Dan Leary, Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES

C. Carter made a motion to approve the minutes of December 19, 2019, which was seconded by T. Cantwell. The minutes were approved unanimously as revised (below):

Sign Permit (AS-19-19): 201 West Street:...The Board noted that the display boxes were installed by the former theater. *Now that the theater is no longer in the building, it recommended that the boxes along with the signage in the boxes be removed.*

OLD BUSINESS

No Old Business

NEW BUSINESS

Authorization of Public Hearing: Protected Site Evaluation of the Temple Society of Concord (910 Madison Street): *Note: The Board deferred the authorization vote until after the discussion and presentation regarding the development history of the temple complex.* C. Carter made a motion to authorize a public hearing to consider whether the property at 910 Madison Street (Temple Concord) should be recommended for designation as a local Protected Site. L. Tonzi seconded the motion, which was approved unanimously.

DISCUSSION

Presentation on Temple Society of Concord: History and development of the temple complex. Members of the development team were present, including Mark Riley (Landmark Properties), John Harding (CUBE 3), and James Trasher and Brian Bouchard (CHA). Constance Brace (QPK) presented a history of the development of Temple Concord. The presentation began with a review of the existing site and neighborhood context, including current and future zoning and land use plans, and a review of the properties adjacent to the temple complex that are listed in the National Register (Grace Episcopal Church, Sherbrook Apartments and Walnut Park Historic District) and properties identified as eligible for the National Register (Madison Street School/Madison Court Condominiums). This was followed by a review of existing conditions, which included exterior and interior views of the property showing areas of deterioration – primarily from water damage-- and areas where there have been modifications to the structure. Next was an analysis of the construction phases of the temple, which included the following construction periods: 1910 sanctuary and school wing designed by Arnold Brunner; 1929 social hall and classroom addition by an unknown architect; 1960 classroom and administrative office addition; 1990's ADA ramp modifications located between the 1910 and 1929 construction; and the 1997 Berinstein Memorial Chapel installation within the 1929 classroom wing, designed by Allen Kosoff.

A large part of this discussion focused on how the 1929 addition significantly altered and expanded the original education wing and turned it into what is now known as the Jacobs Social Hall. C. Brace shared images of the original Brunner drawings as well as other later drawings to illustrate the alterations including the removal of the school rooms and second floor in the education wing to make way for the large, 2-story assembly hall and stage. Other alterations noted by C. Brace included window replacements in the social hall that took place when the addition was constructed, modifications to the roof plan, toilet room relocations, reorientation of a basement stair, and removal of the original kitchen that was converted to circulation and introduction of a new kitchen of an undetermined date.

In discussion, Sam Gruber provided additional background regarding Jewish sacred architecture and nomenclature. There was discussion about the relative significance of each of the building eras with the original 1910 Brunner design being of most importance. C. Carter noted that the 1929 addition fell within the period of significance for the building according to the National Register nomination. It was generally agreed that the 1960 education and administration wing was of least significance.

D. Radke thanked C. Brace for her thorough analysis of the temple complex.

ADJOURN

The meeting was adjourned at 10:20 AM.