



**Landmark Preservation Board**  
**Thursday, April 2, 2020**  
**Meeting Minutes**

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**CALL TO ORDER**

Chairman Don Radke called the meeting to order at 8:30 a.m.

**ROLL CALL**

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

Absent: none

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

C. Carter made a motion to approve the minutes of March 5, 2020, which was seconded by J. Marshall. The minutes were approved with the following revision.

CA-20-05 362 South Salina Street. ...B. Haley made a motion to approve the application as submitted, which was seconded by J. Romano. *The motion passed on a majority vote, J. Marshall abstaining because she is employed by Holmes King Kallquist.*

**OLD BUSINESS**

*No Old Business*

**NEW BUSINESS**

CA-20-06 362 South Salina Street. James Williams (Holmes King Kallquist & Associates) presented the application to replace the seating in the Landmark Theatre. He noted that the metal stanchions, wood armrests and wooden outside seatbacks would be restored and reinstalled with the all new seat cushions and upholstered inside seatbacks. The original seating layout and aisle configuration will remain; however, there will be one seat less per row and one less row per section. He explained that the existing 1927 seats are now too small for the average American, both in terms of legroom and width of the seat. The new seats will be wider and will sit up slightly taller creating more legroom. In addition, new ADA seating areas have been inserted in several locations of the theater in order to accommodate wheelchairs, including a section behind the soundboard in the orchestra section. B. Haley asked if the raised ventilation caps under the seats would be retained. J. Williams explained that the caps would be retained in all areas where the caps and the new seating arrangement did not conflict. L. Tonzi asked about the color choices for the stanchions and the new seats. J. Williams confirmed that the stanchions would be repainted to match the original paint scheme. In addition, he noted that because the seat cushion material is leatherette and inside seatbacks are upholstered, the colors (deep red/burgundy) for the seats and seatbacks do not match perfectly. He noted that the outside seatbacks are a natural stained wood. L. Tonzi made a motion to approve the application, which was seconded by J. Romano. In discussion, J. Williams confirmed that the concrete flooring will be repaired and painted a deep red. He noted that the carpeting in the theater will be replaced, but at a later date. The motion passed on a majority vote. J. Marshall abstained noting that Holmes King Kallquist is her employer.

Following the vote, there was a brief discussion of the new marquee that was approved for the Landmark Theatre at the March 5 meeting. L. Tonzi and B. Haley expressed their concern that the lighting levels may overpower the architecture of the building. J. Williams stated that all the new lighting will be dimmable and

that once it is installed, the theater will work to modulate the lighting to an appropriate level. He also mentioned that the digital panels on the new marquee would not have running or flashing text.

Project Site Review (PR-20-09) 437 N. Salina Street. Dan Queri presented the application to rebuild the façade at 437 N. Salina Street, which is located in the N. Salina Street Historic District. The building was constructed in 1892 and had been used for various purposes including as a tailor shop and as a photographer's studio. At some point in the 1960s the façade of the building was substantially altered including the removal of the paired second-story bay windows and the ornate brick cornice.

The rehabilitation will reestablish the recessed, ground-floor entrance for a janitorial supply business. Next to the entrance will be a large plate-glass, shopfront window. The upper floors will be residential. On the second floor, each of the original bay window openings will feature a large plate glass window above paired hopper windows. The third floor will feature four double-hung windows, which is the original fenestration pattern. The brick sills and lintels of the third-floor window openings will be restored. A new, simple cornice made of EIFS will be installed. In addition, an EIFS band will be installed above the storefront to cover what is now an exposed beam.

In discussion, B. Haley recommended that the entrance be narrowed in order to align with the large window opening above to improve the symmetry of the façade. C. Carter suggested that side-by-side, double-hung windows would be more appropriate than the large plate glass windows on the second floor. D. Queri said that instead of double-hung windows, he preferred to install two fixed glass windows divided symmetrically with a vertical mullion and in line with the hoppers below. J. Marshall noted that there were dimensional differences in the windows that could impact the symmetry of the facade. D. Queri noted that it was the intention to create a symmetrical façade and that the discrepancies in the drawings will be adjusted.

In summary, the Board recommended approval of the application with the recommendations that the ground-floor entrance be narrowed to align with the upper-story window opening. In addition, the Board recommended that each second-story window opening feature two fixed panes above the hopper windows. The fixed panes will be separated by a vertical mullion that would be aligned with the hoppers below. Finally, the board recommended that the drawings and dimensions on the drawings be reviewed and revised as needed.

Special Permit (SP-06-18M1): 700 N. Salina Street. Andrea Wandersee (NEHDA) was present at the meeting to speak in support of the proposal. K. Auwaerter explained that the Board's purview was to review the exterior alterations to the building, which in this case are related to signage. The Board reviewed the signage and agreed that it appeared to exceed the amount allowed by the sign ordinance. The Board recommended that the sign and screening attached to the second-floor balcony facing N. Salina Street be removed. It also recommended that the signage for parking and restaurant hours in the easternmost window on the E. Division Street-facing facade be removed. The signage on the entrance awnings appears appropriate. In addition, B. Haley suggested that the owner consider removing the awnings along both sides of the building, which would reveal the architectural detail and character the original building. J. Marshall agreed that removal of the awnings would be preferable; however, she noted that the removal of the awnings would also require repair of the brick façade. D. Radke suggested and the Board agreed that it would recommend that the signage be removed from the N. Salina and E. Division street sides of the building as noted above and that staff would suggest to the applicant or owner that he meet with members of the Board to discuss how the façade could be improved with the removal of the awnings for the betterment of the building and for the business on the ground floor.

## **DISCUSSION**

Follow up from 3/19/20 agenda items (cancelled meeting). K. Auwaerter provided updates regarding the items that were on the March 19, 2020 meeting which had been canceled due to the COVID 19 health emergency.

CA-20-07 111 Circle Road. K. Auwaerter reported that the owner of 111 Circle Road was willing to amend the material selections for the deck and so this project can be administratively approved as submitted (based on the Board's previous approval).

Special Permit (SP-20-08): 125 Green Street. K. Auwaerter reported that the owner was willing to redesign the roof of the proposed new garage at 125 Green Street. Specifically, a front-gable roof would be constructed over the garage bay that faces the street. The benefit of this arrangement is a more historically compatible appearance for the portion of the garage visible from the street. In addition, the applicant would be able to maintain the height of the roof ridge across the entire garage, eliminating the need for the bump-up over the garage bay. The applicant has since redesigned the garage as suggested and will be resubmitting the plans to Zoning.

Project Site Review (PR-20-08) 530 N. Salina Street (Flat Iron Building). K. Auwaerter stated that she has asked the applicant for historic photographic evidence of the conical roof that is proposed to be rebuilt on the circular tower at the northern most point of the building.

**ADJOURN**

The meeting was adjourned at 9:47 AM.