



**Landmark Preservation Board**  
**Thursday, September 20, 2018**

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, Cynthia Carter, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano, Joe Saya, Lisa Tonzi

Staff: Kate Auwaerter

**APPROVAL OF MINUTES** C. Carter made a motion to approve the minutes of September 6, 2018 as submitted, which was seconded by J. Romano. The motion was approved unanimously.

**OLD BUSINESS**

CA-18-12 104 Hampshire Road: K. Auwaerter reported that a D. Radke and L. Tonsi had revisited the address to review more closely the condition of the garage that is proposed for demolition. Shawn Patane (owner) and Dan Manning (architect) were present. The owner had removed a section of the interior paneling to reveal the damaged sill and framing around the chimney section of the garage. D. Manning said he was preparing a statement regarding the condition of the garage to submit to the Board. D. Radke requested that the owner document the condition of more areas of the garage as well as the condition of the roof rafters for the Board's review. The owner plans to submit a new application (because CA-18-12 was withdrawn) at the October 4 meeting.

**NEW BUSINESS**

*Zoning Referrals*

Project Site Review (PR 18-31): 701-703 N. Salina Street. Jamie Stevens (owner) and Bruce King (Holmes King Kalquist) presented plans for the rehabilitation of 701-03 N. Salina Street. J. Stevens noted that the building has been vacant for over 10 years and that this project was 3½ years in the planning. The proposed project will create 2000 sf of commercial space and 3 apartments in the upper two floors. B. King described the deterioration of the whole roof structure resulting from the failure of the Yankee gutters. The ground floor including storefront was entirely bricked in decades ago for the former Union Smoke Shop. B. King stated that they have used the remaining physical evidence to reconstruct the first floor. The corner entrance is original and accurate as are the window openings on the ground floor of the building along Division Street. The wooden storefront has a traditional storefront design. The windows on the upper floors will be 1-over-1, double-hung, aluminum-clad wood. A new pent house will be constructed on the roof. The penthouse will be pushed back from the edge of the parapet and will be invisible from the street. The penthouse will be clad in dark grey cement board paneling, the same color as the roof shingles on the sloped roof portion. The Board also briefly discussed the proposed site work. It was noted that the curb cut along Division Street will be narrowed and the existing gravel lot will be paved. The Board was complimentary of the project and recommended approval as submitted.

Sign Waiver (AS-18-17): 301 S. Salina Street. The Board reviewed the application for replacement of the Rite Aid signage on 301 S. Salina Street with new Walgreen signs. The sign package calls for smaller and fewer signs (the corner flag sign will be removed). The Board recommended approval of the application as submitted with the recommendation that the applicant/owner repair the terra cotta where it has been damaged by the larger Rite Aid signage and to limit further damage to the terra cotta from the installation of the new signs.

### **DISCUSSION**

Preservation Review and Comment. K. Auwaerter provided a summary to the Board of the changes to the preservation ordinance, noting that the revisions are part of the entire ReZone project. The major changes include the introduction of a public hearing requirement for all Certificate of Appropriateness applications, a new appeal procedure that removes the Planning Commission from the appeal process, a new hardship provision, and an affirmative maintenance requirement. K. Auwaerter stressed that these revisions and new provisions will bring the ordinance in line with current best practices. T. Cantwell commented that the public hearing requirement will require advertising and posting, which is costly. K. Auwaerter noted that there will be a new fee structure for all zoning applications including Certificate of Appropriateness applications. She also stated that part of the goal will be to establish more categories of projects that the staff can review and approve administratively. The end result will be fewer Certificate of Appropriateness applications that will come to the Board; only the more complicated and significant projects will require public hearings. Radke noted that in hardship cases, the Board will have the authority to hire outside expertise to analyze data at the owner's expense. D. Radke requested that if any Board member has questions regarding the new ordinance that they contact K. Auwaerter as soon as possible.

### **ADJOURN**

The meeting was adjourned at 9:15 AM.