



Landmark Preservation Board
Thursday, January 19, 2023

Meeting Minutes

Common Council Chambers

CALL TO ORDER

Vice chairperson Bob Haley called the meeting to order at 8:30 a.m.

ROLL CALL

Members Present: Tom Cantwell, Cynthia Carter, Bob Haley, Julia Marshall, Jeff Romano

Excused: Don Radke, Patrona Rowser, Lisa Tonzi

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Romano made a motion to approve the minutes of January 5, 2023, which was seconded by C. Carter. The minutes were approved with the following revision:

Predevelopment discussion: 350 Montgomery Street (Mizpah Tower). Mike Frisina (+modum studio) presented preliminary information regarding window replacements at Mizpah Tower...In addition, exterior glass panels will be installed over all the stained-glass windows *of the sanctuary space and on third floor* to protect the stained glass and provide better energy efficiency. Finally, M. Frisina noted that the owner had replaced a service entrance on the E. Jefferson Street side of the building with a new bronze colored, metal-frame storefront door.

OLD BUSINESS

No Old Business

NEW BUSINESS

CA-23-01 350 Montgomery Street/Mizpah Tower. Mike Frisena (+modum studio) presented an application to replace 140 wood casement windows on the third through sixth floors of the former Mizpah Tower with black, double-hung, vinyl windows with interior muntins. He noted that the owner of the property had already replaced 120 of the windows prior to receiving board approval. He also stated that each window is custom fit to the opening, retaining original trim on the interior. Finally, he noted that the double-hung windows were selected as a safety precaution to prevent accidental falls.

The board reviewed the images provided of the new windows as well as an image that represents a side-by-side comparison of the new and original windows. In discussion, C. Carter noted that the new windows are a change in type and material. She also noted that the muntin pattern of the double-hung replacements versus the original casements were different in number, which affects the overall appearance and scale of the windows. J. Romano noted that the original casement windows accentuate the vertical expression of the building. This is in contrast to the double-hung windows, which have a predominantly horizontal quality that is accentuated by the windows' wide meeting rails and different muntin pattern. B. Haley quoted the Secretary of the Interior's Standards for Rehabilitation (Standards 2, 6 and 9) to illustrate the problematic nature of the material change in appearance of the new windows. He also noted that modern hardware can be installed on casement windows limiting how wide they can open, which provides protection from falls. Finally, the board noted that it does not typically approve vinyl as a historically appropriate material.

In further discussion, T. Cantwell noted that the windows that face the street front on Montgomery and E. Jefferson streets should receive the board's greatest scrutiny, with greater allowance made for those windows not visible from the street. He also noted the importance of the height of the windows from the street and how height may mitigate some of the negative effect of the new window design. J. Marshall noted that the muntin bars on the new windows appear to be interior applied, which further alters the appearance of the windows. She noted that manufacturers make exterior-applied muntin bars that adequately imitate original windows with true divided lights.

The board determined that it would hold the application open in order for the applicant to update the drawings to show the new configuration of the windows and the new door on the E. Jefferson Street side of the building. It was also suggested that staff organize a site visit for interested board members.

CA-23-02 910 Madison Street/Temple Concord. Brian Bouchard and James Trasher (CHA), Mike O'Shea (QPK Architects), Stef Theall (Cube Architects) and Aaron Strange (Landmark Properties) were present at the meeting. B. Bouchard described the project which includes the demolition of the rear portions of the former Temple Concord complex for the construction of a 110 student apartment building with 210 parking spaces. The temple sanctuary structure will be retained and the front steps to the main, west entrance will be rebuilt. The sanctuary structure will be connected to the new construction at the sanctuary's east wall.

B. Bouchard described the Board of Zoning Appeal (BZA)'s review process, which included a State Environmental Quality Review Act (SEQRA) review. The SEQRA review determined that the project would have an adverse impact on the National Register-listed Temple Concord property. The developers entered into a Letter of Resolution with the State Historic Preservation Office which stipulates the specific steps the developer will take to mitigate the adverse impact. At the conclusion of the SEQRA process, the BZA approved the developer's requests for variances to the allowable setbacks, density and lot coverage.

As requested, B. Bouchard presented revised plans that depict the sixth-floor setback along the west, north and east sides of the property. M. O'Shea described the plans for the interior of the sanctuary, including leveling the floor so that it can function more easily as a community space. He also provided drawings detailing the cutline on the eastern wall of the sanctuary structure where it meets the new construction. He noted that they were treating the connection as a distinct structure from the temple building and proposed to clad it in a dark panels to create a strong contrast.

In discussion, J. Marshall cautioned the project team about protecting the temple's foundation during construction, also noting the concern about possible damage to the sanctuary from vibration during construction. Further discussion centered around the treatment of the cutline where the former temple meets the new construction. B. Haley noted that there is currently a secondary appendage connected to the east wall of the sanctuary structure. He recommended and other board members agreed that rather than designing a distinct "hyphen" as proposed, that the designers use the existing structure /appendage as the connection between the sanctuary and the new construction, so that the connection would feature the continuation of the stone facing, full cornice, and trim of the historic building. In addition, the board reviewed alternative proposals for the steps from University Avenue to the front entrance of the former temple. After reviewing historic precedent images, it was agreed that the proposal with the open handrails was more in keeping with the original appearance of the stairs.

After discussion concluded, B. Haley noted that staff had received a request from the lawyer representing the owners of the Sherbrook Apartments as well as other interested parties to hold a public hearing regarding the proposed development. Rather than hold a public hearing, which is not required of Certificate of Appropriateness applications, B. Haley recommended and the board agreed to hold the application open to provide the public time to submit comment for the board's review.

DISCUSSION

No discussion items

ADJOURN

The meeting was adjourned at 9:40 AM.