



Landmark Preservation Board
Thursday, August 15, 2019
Meeting Minutes

Common Council Chambers

CALL TO ORDER

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

ROLL CALL

Members Present: Tom Cantwell, Dan Leary, Don Radke, Jeff Romano, Lisa Tonzi

Absent: Cynthia Carter, Bob Haley, Julia Marshall, Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Romano made a motion to approve the minutes of July 18, 2019, which was seconded by L. Tonzi. The minutes were approved unanimously as submitted.

OLD BUSINESS

No Old Business

NEW BUSINESS

Certificates of Appropriateness

CA-19-15 1303 James Street. The applicant was not present. K. Auwaerter presented the application to install an ornamental metal gate and two short sections of fence between existing hedges located at the top of the front walk to the house. The purpose of the fence and gate is to discourage people from cutting through the yard to reach Sedgwick Drive from James Street. The owner intends to trim the adjoining hedges to the height of the fence and gate (4' tall). In discussion, it was noted that front yard fences are discouraged in the Sedgwick "Garden District"; however, the house is located on James Street, which has a different character and overall history than Sedgwick Farms. T. Cantwell noted that the increased care of the property and improved landscaping will in itself dissuade people from walking across the property. L. Tonzi made a motion to approve the application as submitted, which was seconded by T. Cantwell. The motion passed unanimously.

Zoning Referrals

PR-19-14 246-48 E Water Street. J. Knittel presented the project site review application for the façade renovations at 246-48 and 250 E. Water Street, which are located in the Hanover Square Historic District. K. Auwaerter noted that the Board had reviewed an earlier version of the façade renovations at its June 6, 2019 meeting. J. Knittel shared an historic image of the block dating to the construction of the adjacent State Tower Building's garage. The image shows that the second floor of the Falker Building featured a wide band of windows (now significantly altered), which provided a basis for the proposed new fenestration pattern. He noted that there would be a transom line along the second floor windows that would line up with the height of the second floor windows on 250 E. Water Street. On 250 E. Water Street, he stated that the building would be clad in metal panels and that the façade would feature subtle back lighting delineating each floor and the cornice area. The three window openings on the third floor will be retained. On the second floor, the appearance of the original window pattern will be retained by the rhythm of glass and metal panels. In discussion, T. Cantwell commented that the proposed façade accent lighting on 250 E. Water Street was inappropriate to the character of the building. After further discussion, the majority of the Board agreed to recommend approval of the application, noting the small modifications that J. Knittel had made to the design including the introduction

of the transom line on the second floor windows of the Falker Building and the 1-over-1 windows on the third floor of 250 E. Water Street.

PR-19-15 242-60 Wolf Street. Michael Wolniak (Wolniak Architects) presented the application to renovate the façade at 242-60 Wolf Street, which is identified as architecturally significant in the City's historic properties list. He explained that the scope of work involved only the renovation of the shopfront. The renovations included the introduction of a new tenant door next to a storefront entrance and shop window. The baseboards and vertical paneling will be painted wood and the storefront will be metal frame. He shared the proposed paint colors, which are browns and yellows. The Board agreed to recommend approval of the application as presented.

PR-19-16 484 S Salina Street. Andrew Merriam (VIP Structures), Maarten Jacobs (Allen Foundation) and Joe Falco (EDR) presented the project site review application. The site of the Salt City Market is located in the S. Salina Street Downtown Historic District. A. Merriam summarized the project again to the Board, noting that it will be a 4-story, mixed-use building with a food hall on the ground floor, offices on the second floor and apartments on the top two floors. The ground floor will be approximately 80% glass and 20% opaque paneling. The paneling on the ground floor will be an engineered stone. The upper stories will be clad in metal panels. The color scheme for the building consists of dark greys. The applicants shared a letter from the State Historic Preservation Office (SHPO), indicating that SHPO had determined that the project would have "no adverse effect" on the surrounding district. The Board considered the application and commented on the materials, specifically asking for clarification regarding the engineered stone cladding. The applicants provided a sample of the proposed materials, which the majority of the Board found acceptable. The majority of the Board agreed to recommend approval of the application as proposed. D. Radke noted that the variety of types, ages and materials of the surrounding buildings in the historic district provided latitude with the design of the new building. L. Tonzi stated that she remained opposed to the material and color choices for the new building, which she believed to be out of character and incompatible with the historic district.

Other

Verizon Small Cell Installations: review and comment. Greg Hanley, Robert Wilson and Chris Boyce (representatives of Verizon Wireless) presented for discussion five proposed locations for the installation of small cell antennas to be installed on top of existing poles or as new poles. The selected sites are all in locations in close proximity to historic sites or within historic districts within downtown. G. Hanley confirmed that the equipment housing would be painted to match the pole to which it was being attached. If attached to a wooden pole, the housing would be a standard grey. The Board reviewed the locations and agreed that the installations would not have a negative effect on the downtown surrounding districts or historic sites. The Board had greater concern regarding installations in historic neighborhoods. G. Hanley noted that the equipment would not be attached to any of the ornamental poles, but stated that it might require installing separate, new poles. The Board noted that in most of the designated historic neighborhoods, power lines ran behind the houses. It recommended that Verizon consider utilizing the rear yard easements for the installation of the new equipment. G. Hanley stated that they would take this under consideration. The Board asked that G. Hanley send an image of one of the 5G units to staff for review.

DISCUSSION

339, 343 and 345 W. Jefferson Street eligibility discussion. Honor and Jim Sherlock, the owners of 339, 343 and 345 W. Jefferson Street, came to the meeting to discuss the three properties. K. Auwaerter explained for the Board that in 2013, there had been a proposal to demolish the buildings at 339, 343 and 345 W. Jefferson Street in order for the factory that operates on the adjoining parcel to the south to expand its operations. Because the buildings were on the historic properties list, the Board asked Crawford & Stearns to prepare an assessment report of the properties in order to determine if they should be designated local protected sites, or as a small preservation district. However, the project did not move forward and the Board never made a determination

regarding the buildings' eligibility for local designation. K. Auwaerter noted that since 2013, the property at 345 W. Jefferson Street has been demolished after a portion of a side wall collapsed. The other two remain, but are in moderate to poor condition. The owners are interested in selling the properties and asked the Board for clarification regarding whether or not it would consider designating the properties in their current state individually or as a preservation district.

The Board discussed the history of the property and reviewed the Crawford & Stearns report again. The Board determined that with the loss of 345 W. Jefferson and the condition of the remaining two properties that a preservation district did not exist. In addition, neither of the remaining properties appeared to be individually eligible for local designation.

ADJOURN

The meeting was adjourned at 9:40 AM.