

Landmarks Commission
February 28, 2018
Meeting Minutes

The Chairman called the meeting to order at 5:20PM. The following members were present: Mr. David Miller, Mr. Pete McGory, Chairman Michael Zuilhof, Mr. Joe Galea, Mr. Conor Whelan and Ms. Nikki Lloyd. Ms. Casey Sparks, Mr. Greg Voltz and Ms. Angela Byington represented the Planning Department; Mr. Trevor Hayberger represented the Law Department; and Debi Eversole, Clerk from the Community Development Department. Mr. Jackson was absent. There were 6 voting members present.

Mr. Miller moved to approve the minutes from the 8/23/17 meeting as written. Mr. Galea seconded the motion, which carried with a unanimous vote.

Mr. McGory moved to approve the minutes from the 11/15/17 meeting as written. Mr. Miller seconded the motion, which carried with a unanimous vote.

Ms. Sparks presented that Jeff Foster had submitted an application for exterior renovations to the property at 127 – 134 E. Market Street. Ms. Sparks stated that there may be some confusion to the correct address and stated that the Erie County Auditor's site references this parcel as **133 East Market Street**. Any discussion or motion will be for this parcel.

The building is a contributing building within the downtown commercial historic district and was erected after the fire of 1939 into art deco architectural style. The majority of the historic features are along East Market Street. The frontage facing Water Street was constructed to be the rear of the building.

North Elevation:

1. Revised muted color
2. Weathered wood cladding installed over existing wall
3. Replacing aluminum storefronts, expanding window openings
4. Accent band along northern elevation
5. Revisions to the existing canopy with metal roofing materials
6. Painted stone

Southern Elevation:

1. Weathered wood cladding installed over storefront
2. Removal of the metal awnings and replace with color band
3. Signage to be placed on the wood accents

Jeff Foster, 1220 W Sixth Street, representing Payto Architects stated that the scope of the project is to take what once was the Huntley Building and make it into a multi tenant retail building. These will include small retail storefronts. They are currently gutting the entire interior and removing the ceilings. He added that Market Street is the more historically significant side of the building which was built in 1939 after a fire. The rear portion of the building is less significant because it appears to be steel added on portion to the building. The stone is not actually stone, it's a manufactured stone. The end goal is to give the building some uniformity with a modern, clean look.

Starting with the back of the building, the windows will be replaced and the back side of the building will be a darker storefront, Market Street side will try to match what is there. The cladding over the existing canopy will be a metal roofing material with a galvanized finish. The western corner will be weathered wood material. There are 3 shades of gray to cover the building with 2 accent colors of blue which will be a band through the building and red for the railings. The awnings will be removed but the pockets will remain. Everything that is proposed to the building is reversible.

Ms. Lloyd asked if there was any research to find historic pallets of color, particularly the accent colors. Mr. Foster stated that there was no research for historic color pallets and that the accent colors are to blend with the interior colors of the building. The accent colors can be changed. Chairman Zuilhof asked if there was a particular color pallet within the standards. Ms. Byington stated that there used to be particular pallet but the standard now states that the colors should be historically appropriate. Mr. Foster stated that the brighter colors are only accent colors. Ms. Lloyd's opinion is that the red and the blue accent colors are very harsh and don't fit in with the rest of the area. She added that the pictures in the packet do not show much change to the Market Street side of the building and wondered what colors would be used for this side the building. Mr. Foster stated that it is intended to have a blue accent band where the awnings were removed and the pocket remains. The accent is intended to tie the front and back of the building together. In the recessed areas of the doors will be weathered wood. Everything proposed is reversible if the building changes hands. Mr. McGory stated that he agreed with Ms. Lloyd that the blue and red are just too bright. He would choose richer colors like a maroon to use as the accent bands. Mr. Miller stated that he was not sure that our view of muted colors being historic is accurate. He stated that there was a lot of vivid color in history for instance the World's Fair. It would not offend him to approve bright colors. This is something that can be changed in the future if needed. Chairman Zuilhof reminded the commissioners that personal preference should not play a role in these decisions, but what the standards permit and do not permit.

Ms. Lloyd asked if there is currently metal on the Market Street side of the building and should it not stay metal. Mr. Foster stated that they intend to add wood to the existing metal to attach signage. Technically the metal will remain and the wood would be part of a sign. Mr. Whelan stated that according to the legend, the cladding appears to be over the wood and it does not show the metal. Mr. Foster stated on the record that if it is not part of the plan to keep the metal, he agreed that it needs to stay because there is nothing behind it. He added that there is no intention to paint any stone.

Mr. Galea asked if the wood elevation matches the architectural style of the neighborhood. He added that he understands that art deco would be in line with the 1930's and does not believe that distressed wood accomplishes that. In his opinion, it does not make sense. Mr. Foster stated that being on a waterfront, a building made of wood would have a weathered look and that is what they are going for. Chairman Zuilhof stated that the building is not exactly on the waterfront.

Mr. McGory stated that he felt that an art deco design would be the hardest to work with. A smaller art deco building may be a little easier but this is a large structure. The struggle that he was having is trying to bring the building back according to the standards while allowing an art deco look. He does not agree with the weathered wood on the front of the building.

Mr. Foster stated that they are not looking to restore art deco. According to the National Park Service Guidelines, they prefer modern treatments to be complimentary, not direct copies of what's there. He offered a compromise of painting an off white color across the front of the building. Chairman Zuilhof stated that the paint should be an appropriate color to compliment the style. He stated that an example would be the doors. It is unknown what the colors of the doors were so he would suggest using something that does not clash with but enhances it. Mr. Foster asked if everyone would feel more comfortable if the distressed wood were eliminated or limited and the paint would be an off white color. Ms. Lloyd suggested obtaining paint samples of historic colors to see that it is not that the color blue doesn't fit the neighborhood, that it is the shade of blue that might not fit. She also suggested that to keep the continuity of the distressed wood, keeping the original metal band and when it's time for signage, you could create a sign with the stressed wood within the square footage that is allowed. Mr. Foster then asked if the commission would allow a projected sign as this is what was historically there. Ms. Sparks stated that for blade or projected signs, the zoning clearance and material would have to be approved by staff, but this would be permitted. Mr. Foster stated that he would advocate for not putting wood on the face of the building, but putting it on a projecting sign. Looking at the elevation it is apparent that the building is flat. History shows that there was always a projecting sign coming from the building.

Mr. McGory asked how many doors were going to be replaced. Mr. Foster stated that both sets were to be replaced. Mr. McGory stated that the color seemed bland. He understood that the applicant did not want to replace the edges of the windows, but he thought that a dark color rather than plain aluminum would look good on the sandstone. Chairman Zuilhof disagreed. The applicant stated that the framing is anodized aluminum, and semi-original. He added that the building was a department store. Mr. McGory felt that unpainted aluminum has no appeal. He added that you could get the doors in a specific color and match that color of paint for the frame around the doors and windows. Mr. Foster stated that the storefront windows are extremely large and when the building is occupied with tenants, the appearance will be much different than what we see today. He stated that if the wood is an issue of the front of the building, he would advocate for replicating it and moving it into the signage itself. For this approval, he would be an advocate removing it during this phase with the intent that it will show up somewhere in the signage. Mr. Foster asked if the weathered wood would be appropriate for the back of the building. Mr. Whelan stated that what the Landmarks Commission was here to do is protect the architectural integrity of the building. Chairman Zuilhof stated that the back of the building has its own history and could stand a facelift.

Ms. Lloyd asked if Staff had any recommendations prior to a motion so that it could be included. Ms. Sparks stated that most of the items of concern have been discussed. The items that may need more clarification include:

- Canopy material – is the material ok? There is not as much historic significance on the back of the building. Galvanized Metal is the proposed material which is not normally a preferred material; however, the rear of the building is not as architecturally significant.
- The stone at the base of the building in the back is actually a faux stone material. Chairman Zuilhof stated that if the applicant wished to paint the stone-like material, a silicone or mineral paint must be used. Ms. Lloyd stated that stained stone would offer no maintenance.

- Southern elevation - Do not remove any existing hardware from the awnings. Today it was discussed that if the hardware was removed, the pockets would remain in case they want to bring them back.

Chairman Zuilhof suggested a motion was in order, subject to Staff recommendations, in addition the wood element from the front will be removed and become a sign element later, also the applicant be required to work with staff to find colors most consistent with design guidelines.

Mr. McGory asked if Staff was ok with the colors suggested. Ms. Sparks stated that Staff had no objection to the colors and would work with the applicant to acquire an appropriate look. Mr. Miller stated that the color sample does not match the rendering, which Chairman Zuilhof stated is expected. Mr. Miller stated that he associates art deco with cobalt, emerald, glasswork/glassware of art deco pieces.

Mr. Miller moved to follow the Chairman's suggested motion to approve the application subject to Staff recommendations, in addition the wood element from the front will be removed and become a sign element later, and also the applicant be required to work with staff to find colors most consistent with design guidelines. Mr. Galea seconded the motion. The applicant requested the clerk read the motion as presented.

Ms. Sparks asked for clarification on the motion. Specifically if the motion would also include Staff's recommendation of not allowing paint to the stone at the base of the building and if the Commissioners agreed that if the awnings were removed, the hardware could also be removed if the pockets would remain in case they want to bring them back. Mr. Miller stated that he understood that paint or stain would be allowed on the northern elevation. Therefore, Mr. Miller moved to amend his motion to include permission to paint or stain the stone or faux material at the base of the building and removing the canopies and hardware be allowed if the pockets remain. Ms. Lloyd seconded the amendment to the motion. The amended motion was approved by unanimous vote. Chairman Zuilhof asked for a roll call on the Mr. Miller's motion to approve the application subject to Staff recommendations, in addition the wood element from the front will be removed and become a sign element later, the applicant be required to work with staff to find colors most consistent with design guidelines, the applicant has permission to paint or stain the stone or faux material at the base of the building and when removing the canopies and hardware, the pockets must remain in case the canopies are brought back at a later date. The application was approved with unanimous vote.

Ms. Sparks presented that Scott and Ray Thom, Market Street LLC had submitted an application for exterior renovations to the property located at **301 E. Market Street**. The building is a noncontributing building within the downtown commercial historic district. The larger addition along Market Street was constructed in 1980's, the portions of the original building along Hancock Street and Market Street was constructed in a Victorian styling and constructed in 1890.

The applicant had proposed two openings for garage doors along the frontage Market Street. The doors will be glass, which will allow ventilation within the space but also increase natural light. The proposed use will be a gym within the building. Staff recommended approval of the

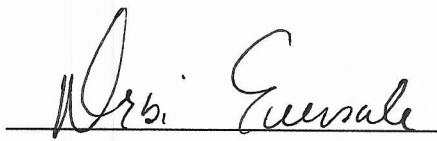
proposed openings as this portion of the building does not have any historical significance as it was constructed in the 1980's.

Mr. McGory stated that his preference would be for the framing of the doors to be a dark color to match the rest of the building. Chairman Zuilhof asked if there was an encroachment easement for the ramp to the door. Ms. Sparks answered that there is an existing easement to the doors but this is not part of the application. The application is for 2 garage doors to be installed in the portion of the building that was added in the 1980's.

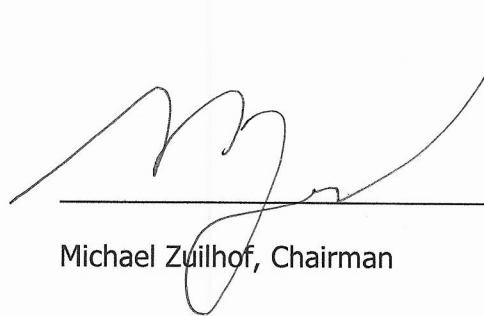
Mr. McGory moved to approve the application subject to Staff recommendations in addition, the Commission would like for the framing of the doors to match the brick façade of the building. Ms. Lloyd seconded the motion, which was approved by unanimous vote.

Ms. Sparks stated that Mr. Greg Voltz had applied for a grant to get State funding to update our design guidelines and provide training for the Landmarks Commission.

Ms. Lloyd moved to adjourn the meeting. Mr. Whelan seconded the motion. The meeting adjourned at 6:37PM.

A handwritten signature in cursive script, reading "Debi Eversole", written over a horizontal line.

Debi Eversole, Clerk

A handwritten signature in cursive script, reading "Michael Zuilhof", written over a horizontal line. The signature is stylized with a large, sweeping flourish.

Michael Zuilhof, Chairman