

**Landmark Commission  
March 16, 2022  
Meeting Minutes**

**Meeting called to order:**

Chairman Alan Griffiths called the meeting to order at 5:01pm. The following members were present: Mr. Truka, Ms. Yandell, Mr. Whaley, and Ms. Defreitas. Alec Ochs and Arin Blair represented the Community Development Department. Sarah Chiappone represented the Law Department. Administrative Assistant Kristen Barone was also present.

**Review of minutes from March 16, 2022:**

Mr. Whaley made a motion to approve the minutes as submitted and Ms. Defreitas seconded. All voting members were in favor of the motion.

**Applications:**

**215 & 217 East Water Street**

Mr. Ochs stated that the building at these locations was the most recent home of ZINC Brasserie and Boom Town Coffee. The applicant is applying on behalf of the owner of Saucy Brew Works, who has entered into an agreement with the building owner to pursue the lease of the building for renovation into Saucy Brew Works and Saucy Coffee. They intend to operate the space very similarly to the way it was utilized as Zinc and Boom Town, as two connected restaurant/eatery establishments. The applicant seeks to rebrand the building with a treatment unique to this location. They wish to unify the existing storefronts and highlight the existing façade elements with a muted color scheme of gold and black. The design elevates the building's most distinct features – the ornate column details that are currently painted gold on black – by allowing them to stand out across a unified black façade. They have also proposed adding three gooseneck light fixtures to match the existing fixtures in style, size, and pace. Mr. Ochs stated that this structure is not a significant historic structure contributing to the Downtown Historic District. Therefore, the consideration of what is appropriate should focus on ensuring proposed changes do not detract from the overall character of the district. The proposed storefront is unified with a contemporary design appeal, while still falling within a historic color palate. While eye catching, staff does not consider it bold or detracting from the district in a way the guidelines suggest be considered. The proposed design highlights the structures' column patterns, in this case the details that contribute most to the character of this particular building. The exposed brick proposed to be painted may not be original and has been painted in the past. Staff recommends the granting of the Certificate of Appropriateness for the proposed storefront painting with the following conditions: 1. Paint used on exposed brick is appropriate to the surface to be painted, i.e., it will allow the brick to breathe as needed and contribute to the preservation of the material. Mr. Whaley stated that by looking at the pictures staff provided, it seems the brick that is there currently is not original so he does not think that the proposed changes are going to change any historical character of the building, especially since building has been drastically changed already. He also thinks the look of the building fits with the look of the neighborhood. Mr. Truka asked if the back of the building is going to be touched. Ms. Blair stated the front of the building is all that is being proposed at this time. Mr. Griffiths asked if the signage that is on the rendering is demo signage. Ms. Blair stated that is correct. She said the signage is not proposed to be internally illuminated so staff will be able to administratively approve that. Mr. Griffiths asked if the proposed color is within the downtown color palate. Ms. Blair responded that it is. Applicant, David Maison with Maison A + D, confirmed that at this time just the store front is being proposed for work, not the back side. Mr. Whaley motioned to approve the proposed changes and Ms. Yandell seconded. All members were in favor of the motion.

### **237 West Washington Row**

Mr. Ochs stated that the applicant would like to paint the window trim and replace the six awnings. The awnings are proposed to match the existing style, design, and material, but change to a black cherry color. The awnings are currently green. The awnings are not believed to be original in design or an original material to the building. However, there is evidence some awnings existed in the 1950's and could be considered a contributing factor to the historic significance of the building. The current green awnings match the color of the window frames throughout the exterior of the building. The first-floor window trim is proposed to be painted as a part of this proposal. The proposed black cherry awning color meets the color standards for signage. The signage will be reviewed by staff for permitting and for a Certificate of Appropriateness at a later time. Staff has the power to approve sign proposals administratively. The proposed color for the existing trim and entryway trim is black. The original color for the store front and window trim on the street level are unknown. The current window and storefront materials are not original to the building and are not considered historically significant. Staff has no opposition to the black paint color proposed. Staff would like to note for the record that repainting the second and third floor window trim black to match the applicant's proposed changes is preferred. However, it would fall onto the building owner and not the applicant to make changes above the first floor. Despite the mismatch, staff does not believe this should affect the applicant's ability to receive approval to replace the awnings and paint the first floor trim. Staff recommends the granting of the Certificate of Appropriateness with the following conditions: 1. All applicable permits are obtained through the Building Department, Engineering Department, Planning Department, and any other applicable agency prior to construction, 2. Retain and repair any original hardware as possible as part of the awning replacement process. If it must be replaced, match the original as closely as possible. Nathan Glass with Brady Signs and Michelle with Berkshire Hathaway Home Services Professional Realty stated that with Berkshire Hathaway being a franchise, they have to go with the color scheme they are given. Mr. Glass then said that the awnings are actually not going to be replaced, they are just going to be recovered with the black cherry color. Mr. Griffiths stated that the upper floor windows should match the windows on the ground floor and asked if they had any conversations with the landlord about that. Mr. Glass stated that there has been a discussion but he has not heard if a decision has been made. He said that Berkshire Hathaway is only going to be leasing that corner space in the building, but the owner asked them to recover all of the awnings in the entire storefront so that they all match, so they are doing that, but they did not agree to paint the upper floor windows as well. Ms. Defreitas asked that when Berkshire Hathaway leaves that space, will that awning have to keep getting recovered because of the signage on the awning, or could they put the signage on the window instead of the awning. Ms. Blair states that if this tenant leaves the space, she would expect the building owner or new tenant to recover the awning. She stated that it is preferable for all six awnings to match and if a new tenant or the building owner proposed mismatched awnings in the future, that staff would bring the case to the commission for review. Michelle stated that she is not sure how long the lease is for the space but she does know that they plan on being there long term as there is room to grow in that space if needed. Mr. Whaley moved to approve the proposed changes and Mr. Truka seconded. Mr. Griffiths then asked staff if they could reach out to the owner to let him know that they would hope to see the upper floor window trim painted to match what the applicant is doing and that if the tenant is to change, the building owner would ultimately be responsible for changing out that awning because under the signage rules they technically have 30 days to take the signage down after a business closes or moves. All members were in favor of the motion.

### **532 Wayne Street**

Mr. Ochs stated that the owners of this home seek to replace the temporary wooden support two by fours. The two by fours were in place as an effort to save the structure from structural failure two owners ago. The applicant wishes to replace them with square chamfered fiberglass columns with custom capes of cedar. This design would be historically accurate to Italianate architecture. The applicant noted that the previous porch utilized wooden fluted columns with ornate Greek Corinthian pillars. The Greek Corinthian style pillars that were in place previously are believed to not be

original. Staff is supportive of the applicant's stance of installing columns that best match the original architecture of the home. There is substantial evidence from other local examples provided by the applicant, as well as examples of the column style on the back porch of the property in question, to support square, Italianate-era style columns are more accurate to the time frame of the home. This meets the National Rehabilitation Standards. Staff is appreciative of the applicant's efforts to best match this home to the original architecture. Staff is also supportive of the material. Based on the examples provided it seems that it looks like a close match, especially from the sidewalk perspective and would be less susceptible to future weathering. Staff recommends the granting of the Certificate of Appropriateness for the proposed squared chamfered fiberglass columns with custom capes of cedar with the following condition: 1. All applicable permits are obtained through the Building Department, Engineering Department, Planning Department, and any other applicable agency prior to construction. Applicant Nolan Murray stated that they are proposing fiberglass columns to be used as they believe that material will hold up against the weather much longer than wood. The top portion however will be cedar and will be carved to match what is on the back porch. Mr. Whaley stated that they have approved fiberglass in the past for the reason that it will hold up better over time and most people cannot tell a difference between that and wood. Ms. Yandell motioned to approve the proposed changes and Ms. Defreitas seconded. All members were in favor of the motion.

#### **124 East Market Street**

Mr. Ochs stated that the applicant is proposing window glass replacement, porcelain replacement and addition of decorative molding, and front door replacement. The applicant seeks to replace the windows in the same size, location, and orientation of the existing windows. The proposal specifies 1" clear tempered glass with black aluminum frames. The black frames replacement is a change from the current chrome window frames. The applicant seeks to replace the storefront black porcelain siding with black LP (engineered treated wood) siding panels. A decorative azek picture frame molding, in matching black color, is proposed to be applied on the lower panels and the top panel where signage will be installed. One note on the design installation/inspiration example, the applicant is not proposing to paint any brick on this building. The applicant seeks to replace the existing glass panel door with a smooth fiberglass door that has lower panel detail and a glass window. The door is proposed to be painted black and be installed with chrome hardware. The current storefront configuration is believed to be a more contemporary renovation that drastically altered the original storefront. The design and configuration of the existing storefront has not been documented as having historic significance. The proposed façade renovation will increase the curb appeal of this storefront while maintaining the historic significance of the building. All items to be replaced, including the windows, door, and porcelain panels are believed to not be original in design or material the building, and therefore do not count as "distinctive materials" nor contribute to the historic significance of the building. Overall, staff feels that these improvements will bring modern texture and appeal to the building façade, without disrupting the historical integrity of the building or the district. Staff recommends granting a Certificate of Appropriateness with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, Planning Department, and any other applicable agency prior to construction and 2) No brick is painted as a part of this project. Mr. Whaley made a motion to approve the proposed changes and Mr. Truka seconded. All members were in favor of the motion.

#### **101 East Water Street**

Ms. Blair stated that there is one more application that staff want to present to the Landmark Commission that was not on the agenda. The owners of Landmark Bar and Grill want to extend their current patio along the backside of the building. She said that normally when someone submits plans to the Building Department, it will flag them if it is a property that needs to go to Landmark Commission for approval first, but that did not happen for this case. There might have been some confusion because there was a patio deck that was approved by Landmark Commission last year, but that was proposed to be put on the other side of the building where there is vacant land currently. So staff will be having

some conversations to try to prevent any confusion in the future. The proposed extension elevation, materials, and design are to complement the existing patio. The Building Department and Public Works Department have signed off on the project. The design does align with the design guidelines. Staff recommends approval of the Certificate of Appropriateness because it matches the existing character of the patio, it matches the character of the previously approved side patio, it is not detrimental to the historic character of the architecture, and it aligns with the Downtown Plan and feedback heard from residents and stakeholders for more waterfront/outdoor dining. Mr. Truka stated that this may be out of the Landmark Commission realm but stated that it looks like the steps were taken out so there must not be any issues with egress. Jeff Foster with Payto Architects stated there is not. Mr. Truka approved the proposed changes and Ms. Defreitas seconded. All members were in favor of the motion.

**Administrative Approvals:**

**169 Washington Row**

Mr. Ochs stated that applicant is Moto Mortgage and they said that they needed to cover the windows as proposed in order to be in compliance with the Credit Bureau and Mortgage Compliance Standards. Since window coverage is not considered a sign, staff was just looking at the words on the windows. Staff went back and forth with the applicant a bit to come up with what staff believed is appropriate based off of the code, which states that signs cannot be more than 25% of the window. Staff felt the color and scheme did match the historical guidelines, so staff granted approval. Mr. Griffiths stated that since there were two applications today where the applicants needed to abide by corporate standards that maybe that could be something to consider when updating the guidelines.

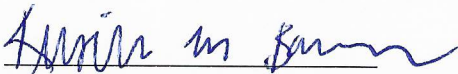
**Other Business:**

Ms. Blair stated that staff have not had the capacity to bring to the committee more information on adding historic districts, but that will be coming in the future.

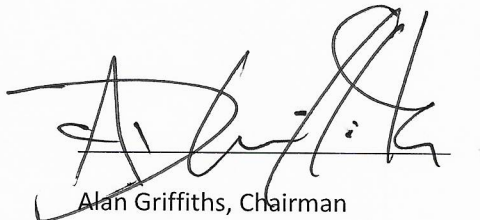
**Meeting adjourned:**

Ms. Defreitas motioned to adjourn and Mr. Whaley seconded. The meeting ended at 5:57pm

**Approved by:**



Kristen Barone, Clerk

  
Alan Griffiths, Chairman