

**Design Review and Preservation Commission**  
**May 18, 2022, Meeting Minutes**

**Commissioners Present: Peter vonGlahn (chair), Toren Williams, David Ross, Jay Macklin; scheduled absence, Michael Freda**

**Staff Present / Virtual Attendance: Pat Maley and John Kurth, Planning / Tim Lucas, Planning, Rose Tassone DiNardo, Law**

**Administrative Business –**

- Reading of rules of procedure – Peter von Glahn
- Acceptance of March and April minutes – moved by David Ross, seconded by Jay Macklin, and approved unanimously.

**Permit Referral DR–1719: 2316 Baynard Boulevard. Request for signage, privacy fence, ramp, and light fixtures for new café. Baynard Boulevard City Historic District. Resolution 10-22.**

Presentation was made by new owner, Osama Nicholas Qaabar. He recounted his discovery of the building a year ago and his work with the city to ready his purchase to become a café (cleaning out overgrown vegetation, clean up the building, erect privacy fence between his building and the neighbor next door, ramp, repaint façade (already painted), etc.)

PowerPoint Slides were narrated by Pat Maley, who called it a “subtle little building that fits well into the small site.” She noted the “toothed” joins on the rear elevations. Discussion occurred regarding the placement of the ramp – it will be in the front yard from the front door to the public sidewalk – concrete, flagstone on top of concrete if such reuse is possible. Toren noted that rails will be necessary if the slope is called a “ramp” since it will be used by visually impaired in addition to mobility challenged folks. The owner said he would work with his architect to get something that was less than a 5% slope so no ramp would be necessary.

The neighbors’ presence is conspicuous and will be dealt with by a privacy fence that will be as high as can be allowed by L & I. Peter vonGlahn displayed the renderings from the application, and Nick talked about the neighbors having a special needs child who needs the privacy as much as the business does.

Nick called for 8’ as the high level he wishes and 4’ for the lower portions – discussion was had regarding the variances needed from Jim Dipinto/L & I for these heights. Nick notes that he wishes to have outdoor seating which will benefit from the fencing.

Painting – white with black trim.

### **Commission comments**

Dave Ross and Toren – both like it.

Jay Macklin asked about the menu – mostly breakfast and lunch items.

Parking was discussed – 4-5 cars on either side of Van Buren.

Toren called out that variances would be necessary – Nick said he had already had his variance hearing and walked the neighborhood and talked to the neighbors – a good job with due diligence.

There were no Community Comments.

Peter vonGlahn read the resolution in full (because it is the first case of the evening, and the reading puts the wording in the minutes for posterity/legal requirements).

Jay Macklin seconded, and it was approved unanimously.

### **Permit Referral DR-1720: 1811 North Lincoln Street. Request for 11 replacement windows (change in window pattern) and new front entry door and storm door from Renewal by Andersen. Forty Acres Neighborhood Conservation District. Resolution 11-22.**

Presentation was made by John Smiko, a representative of Renewal by Andersen (Pennsylvania location) who said he was representing the owner who had to attend a class.

The request is for 11 replacement windows – 4 in front elevation and 7 in back elevations, with simulated divided lites, and a new “entry system” of a 6-panel steel door (no glazing) and a storm door. All elements will be provided by Renewal by Andersen.

Pat Maley narrated the PowerPoint slides and discussed the problem of windows with the division of lites. She gave a photo tour of the block and discussed the missing transom with chopped vinyl siding filling the previously glazed area on the subject house.

She noted that of the 25+/- homes on the block only 5 have divided lites – and to illustrate the difference in the geometry, Peter used one of the slides which he had modified to illustrate true simulated divided lite versus grill between the glass. Pat noted from that image how that changes the balance of the streetscape image, asking the Commission, “Are you changing what is worthy of being a character defining element on the streetscape? And if it is allowed here how long will it take to “mushroom” all over the area?”

Pat Maley recounted a conversation with the vendor’s rep (Maggie McDermott) who she told that if the one-over-one was retained the entire request could be approved administratively.

Ms. McDermott approached the owner with that possibility, but the owner pushed for the divided lite appearance.

Commission discussion ensued about the other changes that had been made on the subject building (soffit, fascia, transom removal) without review or permit and whether they had to be reversed (no – Rose said that she did not remember anything in the Code that required thusly). Toren noted that he would like to see the actual lights in the door rather than the 6-panel steel door proposed. Pat asked the Andersen rep if there was anything behind the filled in transom, and John said he remembered a filled in area with drywall over it.

Toren expressed that he believes the windows must be maintained as 1/1.

Peter expressed that was the mindset he was coming from also (and elaborated it was characteristic of the homes from the 1920s in the neighborhood).

David Ross said he agreed.

Jay was ok with the door and Pat noted that the resolution was written approving the door.

Peter stated that his sense was that the door was acceptable, the multi pane window is ok in the rear but not in the front. Jay agreed, saying the divided lites looked out of place on that block.

Peter expressed that without the owner being there to negotiate with he was hesitant to mandate something – but John from Renewal said he was authorized to come up with a solution and take that back to the owner. Discussion led to a shared understanding of the requirements for approval.

John called out that he saw two avenues – 1) either all windows being one over one (no grids) or just 2) no grids on the front.

Pat Maley clarified that if John, as Mr. Underhill's representative, agrees to the above (both options calling for the 4 windows in the front to be one-over-one, double-hung undivided windows), and DRPC passed it, then there was no need for a further DRPC hearing and the matter could move along to immediate permitting.

### **Community Comment**

Lisa Hemphill spoke, saying that she approves on behalf of the 40 Acres Civic Association that one-over-one windows with no grids is what they want to see to maintain the streetscape.

Peter read the prepared resolution (correcting the numbering typo to DR-1720), with the following wording change at the close of the resolution:

**“Now Be IT Resolved, that DRPC recommends approval** except that the front windows will have no grids.” There was unanimous commission approval with the wording.

**Permit Referral DR-1721: 801 Market Street. Multiple renovation elements for basement and ground floor commercial use and 2<sup>nd</sup> floor multi-family residential use. Market Street City Historic District. Resolution 12-22.**

Presentation was made by Rick Herrera, partner at 9<sup>th</sup> Street Development Company.

Part I and Part II for this application for the reuse of the 1923 Kresge Building have been submitted to NPS; Part I has been accepted, and Part II is pending.

The project calls for Commercial use on basement and first floor levels, then residential on second floor and construction of a recessed residential section as a new third floor snugged up to the utility section (elevator/ stairwell) existing on the current roof.

The presentation used older photos as references for fenestration recreation in the new project. The blocked-in windows on first floor 8<sup>th</sup> street side will be reopened and glazed with one-over-one windows.

The applicant built a mockup of the 3<sup>rd</sup> floor new section to take sightline photos for both the DRPC and the National Park Service application to show the lack of visibility of the new residential element from the sidewalk. They had to go 120 yards down the street for the new addition to be seen. The 3<sup>rd</sup> floor addition is intended to be modern which meets with the requirement of the Secretary of the Interior's Standards for Rehabilitation.

This is one of the most well thought out projects the commission has seen in a very long time and incorporates compliance with the Secretary of the Interior's Standards. All the Commission members offered praise for the project. Pat Maley mentioned that this is the type of project that could be put in for awards. David Ross said it will change Market Street for the better. Peter vonGlahn said that he could not think of any way that that the project could be made better.

Rob Herrera noted that they did the 3D model work in house.

Jay Macklin said, "Invite us to the launch!"

There were NO Community Comments.

Peter vonGlahn read the prepared resolution; it was seconded by David Ross and approved unanimously.

Since there was no other business before the Commission, motion to adjourn was made by Jay Mackling, seconded by Toren Williams, and approved unanimously.