

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of March 21, 2017

Members Present

<input checked="" type="checkbox"/> Larry McEwen, Co-chair	<input type="checkbox"/> Business Assn.
<input checked="" type="checkbox"/> John Landis, Co-Chair	<input type="checkbox"/> TT&P
<input checked="" type="checkbox"/> Cynthia Brey, LUPZC	<input type="checkbox"/> Mark Keintz, Parking Foundation
<input checked="" type="checkbox"/> John Haak, LUPZC	<input type="checkbox"/> John Romano Streetscape Committee
<input checked="" type="checkbox"/> Patricia Cove, HDAC	<input type="checkbox"/> Bob Rossman, VP Physical
	<input type="checkbox"/> Laura Lucas, CHCA President

Others Attending

Cecil Baker, Cecil Baker + Architects
Eric Leighton, Cecil Baker + Architects
Nicholas Connelly, Cecil Baker + Architects
Adam Thiel, Fire Commissioner
Fire Department Reps
Celeste Hardester
Melissa Nash, recorder

The meeting opened at 7:34pm. The meeting will first review the Engine Company 37 addition, followed by other committee business.

Addition to Engine Company 37

•Presentation: Eric Leighton began the presentation, reviewing the history of the building and the site; context plans, existing plans and elevations were included. The programming diagram, first presented at the LUPZC meeting was reviewed, as were the prior options. The garage bay doors will be recreated to match the original solid wood doors. The watch room still extends beyond the front of the building. The latest scheme was presented. This is similar to Option C, presented at LUPZC. Cecil Baker described the design. He described the side elevation of the addition, which now features a stone veneer wall sitting on a recessed brick base. There are metal panels. Windows are placed to be reflections (as in water) of the windows of the older building. A stainless steel center piece is meant to be a reflection of the gentle buttressing at the base of the old building. The stone will be smooth. The bricks will have deep cut joints to emphasize the individual bricks. The mullions in the windows pick up the sense of the windows in the older building. The watch room windows will be clear glass where needed for vision; other glass will be fretted and textured for privacy. In the interior the connector piece will retain the existing covered windows. Barrels vaults will allow light to enter the connector. In addition, there will be light monitors. The classroom will have a glass wall in the entry area. There is a narrow space between the two pieces at the watch room. On the rear elevation the stone turns the corner and then the brick come up from the base to become the wall. There will be metal siding at the top and on the connector infill. The exhaust stacks will be removed. Glass will be grey colors. The watch room is 12' wide at the front of the build but gets wider. The present apron will have a flagpole.

•Committee Discussion: John Landis suggested the addition is not distinguished and asked why not conversational vernacular or highlight the difference between the old and the new. Patricia Cove questioned the metal piece in the front as cold in contrast to the warmth of the original building. Cynthia Brey asked about the metal panels on the side elevation. They will have deep profiles. P

Cove asked if the existing walls will be visible in the connector piece. They will. The design will need to be reviewed by the Historic Commission.

- Audience Comments: An audience member asked if the new piece were torn down, would the original building be intact. It would. A Shawnee neighbor stated that there were few neighbors present as there was no email announcing it. Another asked about the new exhaust system. Its placement on the roof of the addition will move it away from neighbors. Parking is along the side of the building. The rear impervious surface will be removed. There will be a pathway into the rear of the new building, a small patio, and green areas. It was asked if the apparatus could be seen through the bay doors. The doors are usually open. It was noted that the rear wall was not part of the language of the building.

- Summary: L McEwen stated the plan is generally sound. The parking is acceptable as long as the Fire Department accepts it. The green space in the rear is good. C Brey noted the massing was generally okay. J Lenhardt suggested the equipment placing be moved to improve massing. The fire department has not filed for zoning permit. The project will probably be shown again at the May LUPZC. It should be ready to be submitted for zoning. It also needs approval from Historic and Arts Commissions. P Cove suggested a visit to the Historical Society may be requested. The May 4 meeting with Historic will be at 6:30 with LUPZC following at 8.

Other Committee Business

- CH Hospital Parking Lot: Patricia Cove reported that the Conservancy has met about the lot. A neighbor at 8833 Norwood complained about the lot. It seems the hospital is more receptive of the easement after learning that the neighbors object to the lot. The hospital has not supplied real needs data. It has agreed to have a consultant regarding its parking needs. It was not aware of violations cited by L&I as they went to the corporate headquarters. The lot is now chained off. The hospital may add a rain garden and is willing to work on runoff. The neighbors and the hospital should be notified of the next DRC meeting.

- Garage 227 E Highland: The proposed building is refused as it is too large for an accessory shed although the project was submitted as a garage. The garages in the alley are all different. The owner wanted to leave space on either side of the building. It is only slightly larger than the original building; now the plan is 14' x20' and is one story. It was suggested that the owner or his rep ask L&I to review at the refusal. It does seem that it should be allowed as of right.

- 210 E Evergreen: The community association prevailed.

- The meeting was adjourned at 9:41pm.