



Meeting Minutes of the Design Review Board

REGULAR MEETING OF THE DESIGN REVIEW BOARD TUESDAY, July 14, 2009

Board Members Present

Gilbert Addo, Chairman
Frank Simpson

Staff Present

Roger J. O'Brien
Kim Holden
Stephanie Krueel

Chairman Addo called the regular meeting of the Design Review Board to order.

I. Minutes

Minutes of May 12, 2009 were tabled.

II. Design Review

- a. 901, 909, 941 Main Street-** Amendment to consider design changes to the rooftop restaurant structure and egress at 901 Main Street and façade treatment of 909 Main Street. Applicant- 901 Main Street Associates, C/O College Street LLC. B-1 district.

Mr. O'Brien reviewed the project's background: Over the past five years the façade and the rooftop structure have been redesigned multiple times by various designers. The building was sold by the City to College St LLC as a redevelopment project to be renovated from office to residential use. At previous recent meetings, egress from the rooftop was presented as a stair tower, a stairway within the alleyway, and as utilizing an existing stairwell exiting to the alleyway (this presentation). Minor façade changes are also to be presented at this meeting.

Architect Stephen Varenhorst represented the applicant. The rooftop structure was changed replacing a sloped roof with a slightly taller parapet wall. The façade treatment will be a fine plaster finish made to resemble limestone. There are two exits from the second floor- one through the structure and a second one through an existing rear stairwell via a covered walkway. The newly proposed exit will utilize an existing exit door to the alleyway that will be shared with the basement. The engineer is finalizing the detail for the roof support for the walkway. The

building department requested that the walkway be covered to keep it free of water. Clear polycarbonate sheeting will be used between the pergola joists. The remainder of the outdoor area will be open to the sky with the pergola providing shade and character. The Board and staff unanimously preferred this stairway option to those previously presented.

As proposed, the existing windows on Pratt Street will remain. The Pratt Street and Main Street facades will utilize a brown tone plaster finish rather than the previously considered wood paneling system. The previously proposed granite and cedar finishes continue to be specified. As Mr. Varenhorst was not aware that the façade would be discussed at this meeting, he had neither drawings nor samples of the new proposed materials. These will be provided at the July 28th meeting.

Mr. O'Brien raised the point that the developer of Sage-Allen building across the street requested the use of alternative materials rather than brick and the DRB required brick. There is concern that use of an alternative material on 901 Main would be inconsistent with that requirement as well as the character of Main Street. Examples of how the proposed materials have been used on other projects are required to show that this would not be the case. Mr. Varenhorst reiterated that the material is NOT a Dryvit (EIFS) product, but rather is a fine, hard plaster material that can be given any texture or color.

The windows on 901 Main facing Main Street were discussed. Mr. Varenhorst presented a "half window" while the board, particularly Ms. Norko (not present), favored a window of the original size. A photograph of the original larger window was presented by Planning staff. After some confusion over the exact configuration of the window, Mr. Varenhorst stated that he believes the window can be enlarged at the bottom and will check with the applicant and engineer.

The Board wondered whether the raised height of the roof box posed any fire safety hazards. As fire glass is already specified, no problems are anticipated. Planning Staff noted existing ductwork in the alleyway and recommended boxing it in. Mr. Simpson expressed concern that the exhaust would be bothersome to the surrounding customers and tenants, however since no complaints have been made, it would be better to leave the duct in its current location. Mr. Addo and Mr. Vanderhorst both agreed that it would be preferable to leave the duct work as is. Photos of issues on the existing rooftop were presented by Planning staff to the architect. They will be addressed in the plan.

The façade of 909 Main was also discussed. The spandrel and granite panels are damaged. These will be covered with the plaster material as shown in the elevation. Also, the corners of the building near the top, currently covered with Dryvit, will be refinished with plaster material.

Mr. O'Brien requested that the architect present the overall plan to the board rather than return each time with a new item so that the board is able to see the entire context of each element. However, the DRB could only take action at the July 14th meeting on the items legally advertised. The Board is in support of moving forward with the project, but cannot do so until the finishes are presented.

Project items that are moving forward include demolition (complete), steel fabrication (underway), and measuring for window shop drawings (well underway). Failure to approve new materials today will not hold up other progress. Mr. Varenhorst will work with the contractor to finalize a schedule for the roof.

Items in the suggested resolution numbered 1 (re: spandrel), 2 (re: metal fascia and roof), and 4 (re: sign package) were agreed to by the applicant. Item number 3 will be removed.

Mr. Addo noted that the applicant has been responsive to DRB's needs.

The applicant will present new materials to the Board on July 28th.

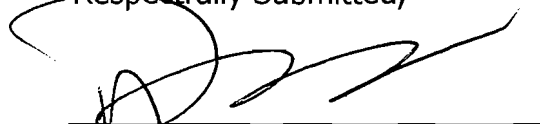
Mr. Simpson moved to recommend adoption of the suggested resolution. The motion was seconded by Mr. Addo. The motion passed.

b. 1-7 Myrtle Street-

Mr. O'Brien reported that the architect withdrew the application following a negative report from Planning staff.

The meeting was adjourned

Respectfully Submitted,



Roger O'Brien
Director of Planning, PhD, AICP