



Department of Development Services
Planning Division
Meeting Minutes of the
Design Review Board
(Subject to Commission Approval)

REGULAR MEETING OF THE DESIGN REVIEW BOARD
TUESDAY, JANUARY 13, 2009

Board Members Present

Gilbert Addo, Chairman
Rozanne Norko
Karin Peterson

Staff Present

Roger J. O'Brien
Kim Holden
Kenneth Anderson
Jonathan Mullen

Board Members Absent

Frank Simpson

1. Chairperson Gilbert Addo called the meeting to order. Everyone introduced themselves.
2. **50 Church Street, renovation and expansion to the Hartford State Theater and lobby.**

The applicant presented the Hartford Stage application, located between Trumbull and Main, in a B-1 district. The building is a mid-seventies building, Architect is Robert Venturi.

Roger asked applicant to label plans that's being presented so that we can refer to them as exhibits.

Applicant stated that the program for Hartford Stage consist of some internal and some external objectives. One is to make the building seem more open, whereas the existing building is closed and standoffish, the addition is open. Where the existing building is brick, dark color and rough, the new addition is transparent and slick and smooth. The lobby had a community space which is a multiuse space for meetings and other gathering. Handicap accessibility will be provided to the building. In addition a neon channel picture frames the second story window and continues to the end of the new windows on the first floor.

There is no change in the sidewalks, walkways, or circulation.

The increase in glass on the building will improve the streetscape environment by the transparency of the wall allowing people to see the theater while in use and seeing promotional posters inside the building. The second floor community room addition will add additional flexibility and capacity to the building.

Roger commented that the Hartford Stage has been terrific to deal with and is delighted that we are at this point.

Chairman Addo asked for a motion for the suggested resolution

Commissioner Peterson motion and Rozanne second. Rozanne commented that this was a great presentation.

3. 214-269 High Street and 11-31 Atlantic Street

Roger stated that he will be waiving our rule to allow Mr. Crosini to present something that staff hasn't fully vetted.

Mr. Doug Roberts from JCJ Architects introduced Lynn Lesniak and Dan Lamontagne also of JCJ Architects stated that he is pleased to present the Hartford Public Safety for our review and consideration. It is a complex project comprising of three different structures. The total square footage of the facility is over 195,000 square feet, 146,000 square feet comprise of the new construction and the former north central second district school, 46,000 square foot two level parking. The design intent of the site layout was to respect historic neighbors, historic nature of school building as well as the Isham Terry House. The new construction was created to the rear as a back drop building and the materials are selected to be compatible with the school building itself. A visitor parking lot was created for the City complex building and preserving the opportunity for some landscape in the front yard. On site there are 397 parking spaces provided, 30 in the visitor lot in the fore court, 29 visitor parking spaces to the lot to the north and the balances of the parking is controlled parking to the west. 132 parking spaces in the parking deck, 68 on both levels.

Commissioner Addo asked about the main building and how high it is. Mr. Roberts stated that its 3 stories. The main level which is the middle level is at the elevation of high street.

Commissioner Nortto ask Mr. Roberts to tell us what are the functions going on in all of the buildings. Mr. Roberts stated that the public entrance is essentially the Police Station, on the lower level is the Detention area, on the main level is a hearing room immediately to the south of the entrance, EOC is

on the main level. On the Upper level you have the primary police functions within the newly constructed building. The Police Chief office is located in the south west east corner, Intelligence and Juvenile, Major Crime and Comstat room.

Roger asked if they were putting new sidewalks on both side of the street and Mr. Roberts stated no, and that the scope of work is limited to the west side of High Street. Roger stated that they shouldn't put anything on a rendering that they don't intent to build.

Mr. Roberts stated that in the former school building on the lower level, on the north end there is a credit union that will be leasing space. All the communications area are on the lower level. The Fire Department and the Dispatch area are on the north end on the main level.

Commissioner Rozanne asked about the Fired Department and Mr. Crosini stated fire administration, fire marshal functions and 911 dispatch are all located in the renovated school building.

Mr. Roberts stated because of the nature of the construction of the existing building they are preserving the exterior shell and all the interior will be all new construction, all new system.

Commissioner Rozanne asked if the entire Police Department will be coming over and Mr. Crosini stated that there are two pieces that will stay at Jennings Road, primarily for the isolation, one is Internal Investigation and moving the Police Academy from Holcomb Street to Jennings Road. Fire Training, Police Training, and Cadet Training program will be at Jennings.

Mr. Crosini that the building is being powered heated and cooled by the United Technology fuel cell. They will be saving approximately 30% on fuel, cooling and heating cost.

Roger asked if they could go through the pedestrian circulation

Mr. Roberts stated with the streetscape ornamental fence, they are going to encourage that pedestrian remain on the sidewalk, and where they have points of entry that's where the walks will then lead them to the front door

Roger asked how do you get from the garage to the building. Mr. Roberts showed on map the connection between the upper level and the lower level. The garage is controlled access as well off Walnut Street. On the upper level only vehicle that have proper transponder will have access and showed the stair tower that joined the parking with the new construction

Commissioner Addo asked about the Decorative Fence and wanted to know how far back does it go, does it continue over the retaining wall and Mr. Roberts stated yes, it does come along the retaining wall.

Commissioner Addo also if a fence goes along the parking garage and Mr. Roberts stated that the lower level of the parking garage is below Walnut Street, the parking garage created the retaining wall.

Roger asked what about a fence to the parking garage itself, what does it look like, and it was stated that it is in the packet, L10, site fencing plan

Rozanne wanted to know what the old building looks like because of talks about matching it and Dan Lamontagne showed brick that was selected as the closest match.

Commissioner Addo asked for a motion to move on the application

Commissioner Peterson moved with addition of axing copulas

Roger recommend walkway instead of going to the parkway be moved some place else instead of going into a handicap spot

Commissioner Rozanne seconded.

Mr. Crocini stated the application will be going out to bid later this week and completion is scheduled for March 2011.

4. 3281 Main Street, Façade Improvement

Mr. Fritz Farquhar, who is covering for Jim Vance who is out of town presented and answered questions.

Mr. Farquhar showed exhibit 1, drawing P, shows façade facing Main Street, and also showed façade on map that they will be reworking the existing brick opening and put new fascia panels up above.

Commissioner Addo asked where the Auto dealership in relations to where they are and it was stated that it was across Tower Avenue.

Commissioner Addo stated that maybe if they can show consistency what the sign will look like and where it will actually fit

Mr. Farquhar stated that they are assuming right now that there will be three tenants and there will be three signs located in each of the bays.

Chief Staff Planner Kenneth Anderson stated that wires and fonts will remain consistent throughout.

Commissioner Rozanne stated that she is satisfied with the presentation and moved that we go with the suggested resolution, Commissioner Addo second and by proxy Commissioner Peterson agreed.

5. Adjournment

1. The meeting was adjourned.

Respectfully Submitted,

Roger O'Brien, PhD, AICP
Secretary