

**SITE PLAN  
and  
APPEARANCE REVIEW COMMITTEE  
MEETING NOTES  
March 29, 2006**

**Attendees:**

**Committee Members - staff:** Carolyn Brzezinski, Chair, Arlova Jackson, Dale Fochs, Paul D'Agostino, John Burke, Jeff Cory

**Committee Members - design professional:** None present

**Other Staff:** Frank Aguado, Ingrid Eckersberg, Jill Chambers, Brian Barnes, Susan Guderley

**Chair Brzezinski determined that a quorum existed and began the meeting. The minutes of the March 22, 2006 meeting were approved**

**Projects Reviewed:**

**SPAARC                      555 Lincoln Street                      Preliminary**  
*Proposed filter shop expansion and administration office expansion at the water treatment facility.*

**PROJECT REPRESENTED BY:** Dave Stoneback, C.O.E. Water Dept.; Deborah Doyle, Carl Hunter, James Cooper, Architects

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

D. Stoneback stated that the City's Water Department proposes two additions to its facilities at this location. One will be located on the southeastern portion of the existing building which houses administrative offices. It will entail a second floor addition to house additional office space and a new public entrance. The other addition will be to the northwestern portion of the existing building. It will fill in a 20' x 100' space between two prior additions and accommodate an expansion of the filter maintenance shop. The western façade of the water treatment plant is a landmark.

Debra Doyle explained that, while the western façade of the building is a landmark, the entire building is composed of approximately six different additions, each from a different historical period. She noted that the eastern addition will affect 10% of the building's total southern façade (60 of a total of 600 feet). It's height and architecture will match that of an existing, adjacent 2-story façade. Second floor windows used in the addition will also be used to replace existing second floor windows. Ground floor windows will be repainted and reglazed.

This addition will also reestablish a public entrance to the administration building. The building is currently only accessed by a rear entryway, which is not ADA accessible. That entrance will remain, but will be used only by authorized personnel. The new entry area will feature both a non-ADA entrance, via steps, and an ADA accessible entrance, via a lift from the plaza. The plaza will match the grade of the sidewalk along the north side of Lincoln Avenue. Plans also show a decorative fountain as part of the plaza.

Chair Brzezinski stated that the building needed softening and asked whether the plans for the addition also included landscaping. The architects noted that there is an existing hedge that runs along most of the façade. They further explained that the project also includes adding three ADA parking spaces in front of the building, adjacent to the entrance plaza. D. Stoneback stated that an existing garage had been built over the original well structure. Both the garage and the well will be rebuilt as part of the project. The new second floor office space will be added above these two structures.

F. Aguado noted that portions of the plaza and the proposed fountain appear to be outside of the property boundary. The architects explained that they still need an accurate survey, but that they would likely still extend over the property line with the plaza.

Chair Brzezinski asked whether they had considered varying materials to break up the long façade. Mr. Hunter stated that they had reviewed their project with the Preservation Planner, who supported the project's design. Although he sympathized with her point about the length of the façade, he didn't want to make this 60' look like a mistake nor de-emphasize the focus on the entrance plaza. Mr. Hunter noted that the brick they are now considering is somewhat lighter in color than the original, although he hoped to find a better match.

J. Cory asked whether this project will be required to contribute 1% to art. Mr. Hunter observed that the plaza would be an ideal location for a sculpture.

The shop expansion also involves a second floor addition on the building's northwest corner. The architects stated that the original exterior wall will be preserved. They are still studying various designs for the new wall, in order to select an appropriate size and rhythm for its window openings. F. Aguado asked whether the door by the grinder will be used as an exit. Mr. Hunter told him that that opening will serve principally as a loading dock.

**ACTION:**

D. Fochs moved to grant preliminary site plan and appearance review approval. The motion was seconded by P. D'Agostino and passed unanimously. (6-0).

**SPAARC                      2031 Pratt Court                      Recommendation to ZBA**  
*Construct a front porch.*

PROJECT REPRESENTED BY:                      James Pilarski, owner

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Pilarski stated that he had purchased the house last August and has been working with an architect on plans for some remodeling. He would like to add a small (13' 10" x 8' 4.5") front porch, adjacent to an existing front vestibule. The porch will match the setback of the vestibule, but nevertheless needs a major variation because it encroaches more than 10% of the front yard setback. Mr. Pilarski had photographs of several nearby houses with similar porches. He has spoken with his nearest neighbors about his planned project and has received their support.

**ACTION:**

F. Aguado moved to recommend approval of the variation to the ZBA. The motion was seconded by P. D'Agostino and passed unanimously. (6-0)

**SPAARC                      1028 Central    Preliminary and Final**

*Site area improvement at Chandler building entry*

PROJECT REPRESENTED BY:                      Stephanie Levine, C.O.E. Parks and Forestry Dept.

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

S. Levine stated that this project will affect only the immediate entry area for the Chandler Recreation Center. An existing concrete apron, which is cracked, will be replaced with one constructed of unit pavers. The new design will add a flagpole, a couple of benches, five bike racks and some trash receptacles. No new landscaping is part of this proposal as the center was re-landscaped last summer.

No new exterior lighting is proposed as part of the project. There are several Talmadge light poles leading up to the building

**ACTION:**

D. Fochs moved to grant preliminary and final site plan approval. The motion was seconded by J. Burke and passed. (6-0).

**SPAARC                      429 Greenwood Street    Recommendation to ZBA**

*Locate fence and patio in front yard.*

PROJECT REPRESENTED BY:                      Lanius Coldwell, property owner

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Ms. Coldwell stated that she is seeking this variation to allow her to erect a wrought iron fence across her front yard. This fence, together with a side yard hedge will provide a way for her to close in her front yard and discourage trespass and break in problems. Additionally, she is proposing to correct a foundation drainage problem by constructing a new terrace along the side of her home. She stated that she has spoken to neighbors and have their support.

**ACTION:**

P. D'Agostino moved to recommend approval to the ZBA. The motion was seconded by D. Fochs and passed unanimously. (6-0).

Respectfully submitted,

Susan Guderley  
Neighborhood Planner