

Development Activities Meeting

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 1209 E. Carson St.	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): South Side Community Council (SSCC) Project Development Team Local Review Committee (LRC) Residents
Parcel Number(s): 3-H-164	
ZDR Application Number: DCP-ZDR-2020-12148	
Meeting Location: via Zoom	
Date: November 19, 2020	
Meeting Start Time: 6:00pm	
Applicant: David Morgan	Approx. Number of Attendees: 20
Boards and/or Commissions Request(s): Historic Review Commission approval for storefront and rear courtyard renovations.	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Shared images of site; explained storefront renovation for El Dorado Restaurant portion of project; select demolition to start; explained materials and elevations shown; proposed signage for restaurant; request to paint on side of building over ghost sign; propose install fencing, steel columns and beam along parking lot; create seating along parking lot; showed color schemes; explained back portion of project with dumpster enclosure and gate with sign; explained this is one project, all properties consolidated into one single lot.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
This should be two projects – E. Carson St. and Bedford Square.	We did consolidate all of these properties into one address.
Storefront – great that you are changing it, nothing worth keeping. The masonry piers are all stone. We would want those uncovered and returned to the original stone. Old transom and part of trim molding – instead of tile added, try to restore a glass, transom panel system to mimic or recreate what was there. Also, storefront steps back 3	Looked at bringing the storefront out, due to economy for restaurants, trying to keep the original framing as much as possible. Will to keep discussing this stuff. We did have every intention to do selective demolition and see what exists before we move forward.

Questions and Comments from Attendees	Responses from Applicants
<p>feet. Would you consider pulling it back out to the street façade and not having it recessed?</p> <p>Try to strip the 2nd floor paint and expose the original material. Or, leave it alone for now.</p> <p>We are not in favor of your outright design. Can we bring a bit more of the original design back in play and save as much as possible, what was original?</p> <p>Would it be helpful to reduce down to one entrance and have more storefront glass?</p> <p>Try not to have solid transom with the tile, have more transparency. And, original material on the stone piers... that would be minimum base recommendation. Let's get together more individually and discuss.</p>	
<p>Back side of Bedford Square – history of building demo. was for building replacement. Not up to code with prior commitment. I'm not hearing approval from the LRC because of all of these gaps. Better changes of support for the storefront. Need more information. Various zoning questions to consider. Want you to talk with LRC later.</p>	<p>Future new building is still in the plans but not in this proposal. Maybe I should pencil that new building in and show where it would be. The new building is to go in the open space to the left of the patio entrance.</p> <p>Got zoning permission before DAM for existing parking lot.</p>
<p>Met with John about a year ago to look at the plans. Looks like you are increasing the occupant load on the rear.</p> <p>The parking seems to be the same but we have to look at that again.</p> <p>The change of use made sense for the district.</p>	<p>Not necessarily. We are still building the patio. The building was shown when we met with you.</p> <p>The parking shouldn't change. We will get that on paper.</p>
<p>Ghost sign – faded sign on side of building is part of the historic district and needs to remain – not sure if painting is part of the guidelines. A comment but need some guidance.</p>	
<p>I'm not sure about LRC but I would be opposed to painting over the ghost sign. Leave it there, part of the history.</p> <p>I agree to bring the transit back and maybe have other areas for the decorative tile. I assume the second door leads up to the second floor apartments so you won't want to get rid of that. Agree with bringing façade up to the street, maybe slightly inset so doors don't open onto sidewalk. Greater visibility if glass along the front.</p>	
<p>At meeting a year and ½ ago, will you expand kitchen now with seating in the back patio?</p>	<p>No. The outside would not be covered so only seasonal use. Will be additional bathroom space.</p>

Questions and Comments from Attendees	Responses from Applicants
If anything, I would think one would want to see the ghost sign restored, and the remainder of that side-façade brick cleaned. Thoughts?	
General guidelines allow for some signage for a business. We would not want to paint over the ghost sign. But, in general, we haven't encouraged murals or additional signage beyond what the guidelines allow for the business – a store front and projecting sign. Shrink those letters down to 18" inches. Guidelines state 18" inches. Not sure about zoning requirements for what can go on sign besides business name.	Intended for signage letters to be 18" tall and sign 9 sq. ft. Not looking for variances.
Would either of those signs light up – front or hanging?	No, only external lighting. A sign designer working on this. I can get more detail.
What is logic behind leaving the ghost signs as they are?	
I would think it is the history behind it. The historic backdrop of a historic neighborhood – the character. Could be confusing to the public if you restore it – should leave it as is.	
What is a cantina? A fancy word for a restaurant?	Yes. It is a Mexican-themed restaurant.
	We might do some outdoor cooking but that is to be determined.
	When could we continue the discussion of the front exterior of the building?
Another reason to get you into a meeting with us (LRC).	

Planner completing report: Anthony Kobak