

## Development Activities Meeting Report (Version: 06/24/2020)

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

Logistics	Stakeholders
<b>Project Name/Address:</b> 1320 E Carson Street (Façade Renovation)	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b>
<b>Parcel Number(s):</b> 3-H-41	SSCC members
<b>ZDR Application Number:</b> DCP-ZDR-2022-04463	Local Review Committee Area residents Friends of South Side Park
<b>Meeting Location:</b> Zoom	Presenters/applicants DCP staff
<b>Date:</b> 6/16/22	
<b>Meeting Start Time:</b> 6:00pm (overall community meeting); this specific DAM started at ~8:00pm	
<b>Applicant:</b> Margittai Architects (Sara Harris and Peter Margittai)	<b>Approx. Number of Attendees:</b> 16
<b>Boards and/or Commissions Request(s):</b> HRC for storefront 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.*

1320 E Carson is a typical late nineteenth century structure. Upper floors (second and third story) are essentially historically pristine with original details and masonry and maybe original windows. However, the lower level storefront is not original in any way. There are some original elements of storefront that will try to preserve: original buttress piers on each side, the decorative sign board, the cornice, brackets on each side, and transom bar. Applicant is fairly convinced that original transom windows are likely still in place behind that sign – but will know for sure when do demolition. Attempt per historic design guidelines is to keep everything original and restore it. There are no plans to do any restoration work on upper floors at this time.

Showed aerial image of location, which is fairly central on the 1300 block on northern side of the street. Showed street views looking in eastern and western directions. Sal’s Pizza is next door. The owner of 1320 E. Carson is Sal who owns both buildings and the Sal’s Pizza building.

Applicant design proposal is to do storefront infill, use storefront material in combination with metal channels to fill out storefront (showed image of proposal). There would be an aluminum and glass main entry door. There would be pre-cast concrete bulkheads with a limestone look. Existing transom bar is to remain. Steel channel to be introduced. Bronze aluminum storefront identified. Existing signboard to remain. There is a second door, which in the future would be main entry for apartments above, but not sure when those upper floors would be renovated -- since it is not currently connected, that second door would be there as a placeholder in the meantime.

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Are those wooden shutters on the second floor?	They are just blinds, but they do look a bit like shutters
In plan, this is all up on the front line of façade, no setback? Will doors open in?	They will open in
The steel channels – are they an exposed structural steel channel that frame the aluminum storefront?	Correct, it's a painted steel channel.
What are the relative dimensions of the doorways?	These were designed on a 3'-6" module. So each transom is 3'-6" and then we carried those lines down
At some point, there will be some signage or additional lighting but that's not part of this application?	That will not be part of this application
Your restoration is from the sidewalk up to the top of the cornice?	Up to the sign board cornice – essentially to the sills of the second story.
So the original stuff -- you should indicate those for clarity going in.	Got it.
I've noticed that with HRC, they sometimes have been asking for what storefront looked like years ago. Because we know certainly it's not what's on there now.	We weren't able to come up with any historic photos
But leaning into that question, if you exposed the transom lights... and found original transoms...	We'd keep those. Glad you brought that up. We'll be more clear on final submittal that bronze aluminum storefront should the existing transom lights not be intact.
Appreciate that. And whatever that rhythm might be might inform some other revision should it come to that, if something historic is found under there. I know you'd react to that and deal with that.	Yeah, sure.
Anyone else chime in. This is pretty straightforward.	
If the owner [Sal] is not ready to do pizza place, but is pizza signage within the historic review regulations?	
There are separate E. Carson Street neighborhood sign regulations that are part of the overall district regulations.... <i>[discussion of signage review]</i>	

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Ok, and it looks like the Pizza sign has been there for a while?	You're asking about next door property?
Yes.	
Good question. I'm unaware of this being a violation or a 311 currently but it showed up at some point, I don't remember us reviewing it. But there is a lot of signage that is allowed to be approved over the counter without coming through a review process to the public.	
Or they just put it up. That's a separate issue I'd like to talk to you about with signage, but that's another point.	I believe this sign has been there for at least a decade.
I believe so too. I don't recall us reviewing and approving it, but if staff approve over the counter it doesn't come through public review process or HRC hearing.	
Looking back at your proposed elevation...In the storefront you show an aluminum door. What is the rest of the storefront assembly? Aluminum or wood? I know you said if you unearth a clear story you would modify to address that – is that clear story replaced with wood frame or aluminum? [To LRC member:] what is acceptable in terms of historic review?	I'll answer the question first. We are not proposing any wood. The only wood that would remain are the original elements: the transom bar rendered in salmon pink color and then the green and red sign board and brackets – those are all wood and would be restored as such. There is then a metal channel in light green that fills out the space between aluminum storefront system and the original elements of building.
To answer the part of the question about the guidelines, we suspect most of the original storefront has been lost. When opening up buildings, Peter [applicant] has been diligent about coming back to us and pointing out the things in good enough condition and original fabric that the guidelines would want preserved. Guidelines are clear: when find anything original that can be restored, it should be preserved and restored. When everything else is lost, this is a contributing building, meaning it is a perfect example of what E Carson St. district represents, with turn of century architecture, first-floor commercial, upper stories probably residential at one point. This three-part storefront with the upper transom, the larger middle kind of display windows, and then a base rendered in pre-cast concrete is very typical of the era. Without being faux-historic (that is where his contemporary steel channel comes in), he can play without having to necessarily duplicate or recreate an old historic storefront. He is making some differences that show it is contemporary, but kind of follows the massing, the rules, and the patterns established in the district, at the first floor. Everything he is doing is right on the money.	

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<p>As to the question about the metal use vs. wood: especially in the thirties wood storefronts switched over to metal and those are kind of historic in their own way, and that is also considered in the guidelines. When we did the mall building with Jerry R. and were dealing with storefronts that had been completely lost, we were allowed to use aluminum storefronts. So that's allowed. Applicant seems to be following all the patterns, and he's being playful a bit, and changing door sizes which gets in some asymmetry. It is a lot of good things happening here. I don't see issues. It's just a matter of what he finds and what might be original and could be saved behind all that stuff, for which we would ask him to come back and talk to us about if he finds that.</p>	
<p>But if he were to change the windows and they are wood now, he would have to replace with wood?</p>	
<p>If the original transoms are up there, and they are wood, yes, he should save them and restore them. But there are caveats to that in sense of what does it take to do that. If only one stick of it is left, there would be a debate of whether there is enough fabric left to really make that work. I don't think that LRC, or HRC or the applicant would have a difference of opinion if it was wood transoms or metal storefront – they don't necessarily have to match. If there is nothing there, he proposes to do it all out of aluminum and/or steel.</p>	
<p>Understood. And does color palette reflect your final color palette?</p>	<p>This is not necessarily our final color palette – we'll do a bit more in depth of an exercise and put color chips out on site and put up against existing brick. We typically don't like to go to that level of detail at this point in the process since it is time-consuming and we want to make sure broad strokes are accepted first. Those elements like color and small details are reviewed by staff preservation planner at the City who has authority to accept or deny those things. So we leave it to her to give us her judgment call on those details.</p>
<p>It's always good to hear that you're working on the storefronts on E. Carson - we always know we get good quality work.</p>	<p>Thank you very much.</p>
<p>[Complimentary back and forth about the quality work of applicant team]</p>	
<p>[There were no other questions about 1320 E. Carson. SSCC shared opportunities to give public comment.]</p>	

**Other Notes**

**Planner completing report:** Thomas Scharff