

The motion carried by the following vote:

Ayes: Skorpanich, Fox, McDermott, Imboden, and McCormack

Noes: None

Absent: None

3.2. Design Review No. 5011-20, Old Towne Gateway, 401 W. Chapman Avenue

A proposal to rehabilitate two historic buildings for restaurant uses, demolish non-historic sheds, and construct a new two-story commercial building.

Marissa Moshier, Historic Preservation Planner, provided an overview of the project consistent with the staff report.

Leason Pomeroy, applicant, spoke on behalf of the project.

Chair Skorpanich asked if any public comment was received for this item.

Jessica Wang, Administrative Specialist, stated a voicemail and email was received from Adam Feliz on behalf of the Old Towne Preservation Association in favor of the project with some concerns.

Chair Skorpanich closed the item for public comment.

Committee members had questions and comments on the following:

- The historic commercial building has more of a neoclassical revival rather than an international style described by the applicant. The applicant stated the reference was not intended.
- There is a discrepancy with the Historic Resources Survey form for 112 N. Cypress which indicates it is circa 1920 and brick. The staff report indicates it is an addition. Ms. Moshier explained that the survey form was in error.
- Given that this addition is cited for demolition, will the City update the survey form to correct the record? Ms. Moshier explained that the survey form would be updated after this project is approved. The Committee recommended that the survey form be corrected in the near term so that the record is accurate when the project returns for approval.
- Is the location of the Paseo further north or behind the historical structure?
- Are there flush tree wells inside the historic building? Mr. Pomeroy explained that trees were proposed inside the historic commercial building.
- It appears that the entry doors on 401 W. Chapman open onto the public right-of-way. There was concern that the doors were not allowed to swing out onto the public right-of-way.
- The site plan is very well done and creates inviting semi-public urban spaces.
- The trellises are a heavy, significant design feature and overshadow the historic buildings that are adjacent to it. They should become leaner or interspaced with trees. There are too many trellises that are heavy-handed.
- The landscaping is well-integrated into the project.
- The new building is a contemporary form with contemporary materials and is not compatible with Old Towne Design Standards.

- One Committee member stated no opposition to the size of the new building; however, the materials and form do not fit with the historic district.
- Per the Secretary of Interior Standards and the Old Towne Design Standards, the new building should be subordinate to 401 W. Chapman Avenue, the historic commercial building.
- Consider placing a very large tree on the site.
- Heavy steel trellises are out of scale with the historic building on Atchison Street and would obscure it. Consider umbrella tables instead of trellises.
- Consider strategically placed trees on the southwest quadrant to cast shadows to the east and north.
- Materials and forms of new building #4 upstage the historic buildings. Aluminum windows and large cantilevers are out of place adjacent to historic building #1. Massing, bulk, and modern international style does not relate well to the historic context.
- Cantilever forms and exposed metal do not relate to the commercial character of the historic buildings to remain on the site. Massing and materials are too contemporary.
- Size of the new building is okay but the scale needs to be broken down and mitigated with smaller detail elements.
- The architectural style of the new building does not respond to its immediate neighbors. The windows introduce a new vocabulary. The height should be lowered to keep the new building subordinate to the historic building.

Mr. Pomeroy agreed to minimize the number of trellises and remove the indoor trees. There is an enormous tree on the northeast corner which can be seen from anywhere; another landmark tree may be in competition with that one and other large trees to the west.

4. ADJOURNMENT

There being no further business, the meeting adjourned at 8:30 p.m.

The next regular meeting will be held on Wednesday, November 4, 2020 at 5:30 PM via various teleconference locations.



MARISSA MOSHIER
HISTORIC PRESERVATION PLANNER
DRC STAFF LIAISON