



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday, April 8, 2025
7:00 P.M. Council Chambers, Floor 2, 909 Davis Street

Members Present: Carl Klein, Thomas Ahleman, Amanda Ziehm, Sarah M. Dreller,
Stuart Cohen, Lesa Rizzolo

Members Absent: John Jacobs, Matthew Johnson, Charles Smith, Joshua Bowes-Carlson.
Beth Bodan

Staff Present: Cade W. Sterling

Presiding Member: Carl Klein, Chair

Minutes Taken by: Cade W. Sterling

CALL TO ORDER/DECLARATION OF A QUORUM

PUBLIC COMMENT

Members of the public are afforded three minutes per person to provide testimony related to items listed under discussion, or to otherwise address the Commission generally. Members of the public wishing to provide testimony on new or unfinished business shall be given the opportunity to do so during those agenda items in a manner and under time limits determined by the Chair.

DISCUSSION

605 Davis Street – Planned Development

Representatives from SCB Architecture, Planning, Interior and Urban Design, Campbell Coyle Real Estate, and Vermillion Development, submit for review and comment on a proposed planned development at 605 Davis Street that includes the landmark designated University Building at the northwest corner of Davis Street and Chicago Avenue. The Commission shall review the planned development per code section 2-8-3 (G) 15, and may provide comments on its potential affect on historic,

cultural, architectural, or archaeological significant areas, sites, structures, or objects, and submit its written testimony to the Land Use Commission for consideration per code section 2-8-3 (G) 20.

- Members of the development team provided an overview of the proposal.
 - The proposed development on a vacant lot and underutilized drive-through provides an opportunity to repair and strengthen the street wall and sense of enclosure in the heart of the downtown area.
 - The development provides opportunities to support the downtown by adding new residents
 - The proposed structure is broken into distinct volumes in an effort to better compliment the surrounding built fabric including the adjacent university building.
 - The University building is included in the development site, but no alterations are proposed for it. Including it as part of the planned development lowers the developments overall FAR and provides an additional layer of protection for the landmark by removing its development potential.
 - The proposed structure will have no basement, and requires minimal ground disturbance.
 - The development has minimal on-site parking, allowing for more sympathetic ground floor and street level treatment superior to a traditional podium design.
- Commissioners acknowledged the effort to study the design vocabulary of the landmark structure and create more compatible forms that are sympathetic yet authentic in architectural expression.
- The University Building is a masterpiece and a difficult act to follow, but what is proposed is much better than many new developments.
- The effort to break the buildings south volume into three distinct masses is successful. These masses include a diversity of building materials and proportional facade articulation that strengthens the street's human-scale identity.
- Although the mass directly adjacent to the University Building is extruded to the full height of the tower, its perceived mass is reduced through intentional changes in material and the canted amenity space above floor 12.
- The Commission asked about construction management and assurances that the University Building would not be impacted structurally.
 - The development team noted that extensive construction management and site monitoring would be implemented including vibratory monitoring, moisture monitoring, and constant monitoring of the University Building and its foundation to ensure no adverse effect occurred.
- Commissioners asked about the material treatment at the proposed structures

east volume adjacent to the University Building.

- The development team noted that it was a brick veneer set within concrete. There would be no mortar and no future maintenance needs.
- Commissioners expressed some concern in the authenticity of this material and its ability to mimic brick effectively.
- Commissioners asked if the southern volumes along Davis Street could be better articulated to be more complimentary of surrounding design vocabularies. Although the overall proportion and scale of these volumes is sympathetic, the use of materials, material changes, glass area, and façade articulation is lacking depth and detail.
- Commissioners asked that these volumes be further studied in the context of their surroundings and encouraged the development team to look to interpret historic development patterns in an authentic way that helps better activate and provide human-scale and human connection to these elements.
- The Commission recommended further study the use of materials, facade articulation, and detailing for the easternmost mass adjacent to the University Building to create additional visual interest, texture, and definition in an effort to further break down the scale of the brick volume and create a more legible composition that takes inspiration from adjacent design vocabularies.
- The Commission recommended that the development team continue to study the physical connection between the proposed structure and the University Building, particularly the University Buildings southwest corner, to ensure that the proposed development is setback from the street to neither obscure portions of the landmark structure, nor expose portions of the building historically meant to abut an adjacent structure.
- The Commission asked the development team to continue to explore more visually appealing and authentic solutions capable of activating the second-floor of the facade abutting the interior parking of the building.
- The Commission recommended exploring additional horizontal and vertical articulation of the facades adjacent to Davis Street that reduce the scale of the proposed window openings, and better mimic the scale of solids to voids within the storefront levels of the structures to which the development is visually related.

Staff Led Training and Orientation

In advancement of Initiative 4.4 within Preserve 2040 and the Commissions annual work plan for 2025, staff will lead a presentation for discussion intended for use as a future training document.

- Mr. Sterling provided a training followed by questions. The training focused on the foundation of the preservation program, national and local preservation movements, the loss of built fabric across the City in a short period of time, and the early work of the Commission that formed the bulk of the resources protected today.

APPROVAL OF MEETING MINUTES

Minutes of March 11, 2025

- Approved without amendment

The meeting adjourned at 9:30 pm.