

PRELIMINARY REVIEW

12. 928 STATE ST

C-2 Zone

(4:33) Assessor's Parcel Number: 039-322-032
Application Number: MST2007-00615
Owner: Llewellyn Goodfield Jr., Trustee
Applicant: Cearnal Andrulaitis

(This structure is on the City's List of Potential Historic Resources: "Rogers Furniture Building." This is a revised project description: Proposal to remove an existing 4,375 square foot interior mezzanine and stairwell and the replacement of an existing elevator and stairs with new elevator and stairs at the rear of the building. Also proposed is a new secondary exit stair at the northeast corner of the building and construction of 3,706 square feet of new second story floor area. The existing north and south parapet wall will be raised to the height of the existing tile roof. The rear facade improvements include the relocation of the secondary exit door, restoring the existing rear door, and the addition of seven new windows.)

(Revised Preliminary Approval of a revised project is requested.)

Present: Adam Cunningham, Designer/Project Manager

Public comment opened at 4:39 p.m.

Kellam de Forest, local resident, commented that he would like to be assured that no change to the State Street façade is being proposed because it is a very important historical part of the building and this is one of the buildings that contribute to the ambiance on State Street.

Public comment closed at 4:40 p.m.

Motion: **Continued two weeks with the following comments:** 1) The design of the parking lot elevation should be more integrated. 2) The following details should be corrected as follows: a) The exterior doors should be recessed per Detail 13 on page A09.5. b) Sheet metal over flashing should never be placed in visible locations; therefore, Details 12-8 are not acceptable. c) Detail 15 is not acceptable as shown on Sheet A09.5. d) There is concern that, on Details 3 and 12, the vents in the corner's moldings are too visible. e) Place a note on Detail 9 to include a mortar to cover exposed flashing.

Action: Hausz/Adams, 6/0/0. (Murray/Naylor stepped down. Curtis absent.) Motion carried.

Staff comment: Historic Resource findings will need to be made once preliminary approval of the project is given.