

ADDENDUM: January 22, 2008

Meeting Date: June 14, 2007

Attending: Sandra McSweeney and Pat Balon, HPC Commissioners
Bob Greenstreet, Vanessa Koster, Paul Jakubovich & Greg Patin: DCD Staff
Scott Kindness, Melissa Modjeska & Grant Reginato: Workshop Architects
Joel Lee and Boris Gokhman: DAPL LLC, Development Team

Absent: Matt Jarosz, HPC Commissioner

RE: HPC sub-committee meeting summary held at Workshop Architects

In addition to discussing the items on which the sub-committee was empowered to act by the Historic Preservation Commission, the sub-committee had additional conversation about the possibility of altering the footprint of the east façade of the approved building. Ms. McSweeney requested that an official record be made of this discussion.

Developer Joel Lee indicated he had met with the neighbor/property owners to the east, Peter and Thea Kovak. The Kovak's requested Mr. Lee to review the possibility of preserving the tree and open space west of their property in exchange for using their backyard. The neighbor offered to sell a portion of his property to the developer. Workshop Architects prepared concept sketches that saved the tree, created greater open space to the west of the Kovak's house, eliminated the basement, and encroached into the Kovak's backyard.

After discussion, questions and answers, a sub-committee member stated that the alternate design sounded like a win-win for all. Department staff raised concerns and was troubled by the commercial building intruding into a state-listed-historic residential neighborhood closer to the neighbors to the east. Several approvals would be required, including amending the approved zoning, creating a certified survey map for the new property boundaries, Board of Zoning Appeals approval for non conformities to the neighbor's property, and negotiation with the State Historical Society for encroaching a commercial building into a residential nationally registered and state-listed district. After it was explained by planning staff that these approvals would take a minimum of several months, Joel Lee indicated that the alternate plan using the neighbor's backyard was not a viable alternative due to office tenant lease commitments. The subcommittee subsequently endorsed a plan to retain the tree and open space at the northeast corner of the building and the eliminate the basement.