DESIGN ADVISORY BOARD
Tuesday November 10, 2020
Remote Meeting via Zoom

Present: Eric Morrow, Matt Bushey, Ron Wanamaker, Karyn Norwood, Jay White (alternate)
Absent: Tom Cullins.
Staff present: Mary O’Neil, Ryan Morrison, Scott Gustin
Applicants and guests present:
Alan Newman, Israel Smith, Cleary Buckley, David Schlansky, Steve Schenker.

Session I – 3:00 PM – 3:30 PM
21-0413CA; 400 Pine Street (ELM, Ward 5S) SpeakEasy Arts LLC dba Arts Riot, Alan Newman, Howard Space Partnership
Exterior building renovations including new entries, canopies, and awnings. New front deck and related seating.

Motion by Matt Bushey:
In the matter of 400 Pine Street, I move we approve the project with the following comments:
1. The patio wall along the street edge shall be modified to increase the line of sight directed at the horizontal along the sidewalk a minimum of 25% of the linear footage.
2. The Board approves the modifications to façade, masonry openings and new fenestration.
3. The Board suggests that any future murals along the street wall be interchangeable.
2nd: Ron Wanamaker
Vote 5-0.
Motion carries.

Session II – 3:30 PM – 4:00 PM
21-0374CA; 160 Bank Street (FD6, Ward 3C) Handy Sisters LLC, Catamount Hospitality LLC
Construct gallery seating area with canopy on south side – seeking alternative compliance as to gallery dimensions.

Motion by Jay White:
I move we support proposal allowing relief as proposed.
2nd: Karyn Norwood
Vote 5-0.
Motion carries.

Session III – 4:00 PM – 4:30 PM
21-0369CA; 219 North Winooski Avenue (NMU, Ward 2C) Jade Age LLC, Steven Schenker
Construct new 3-unit apartment building and related site work.

**Motion by Matt Bushey**

I move that we table the project and request the applicant to return with the following recommended modifications:

1. Provide a direct and unobstructed pedestrian path between the primary building entrance and the public sidewalk.
2. Pull the NE façade back from the street to align with the adjacent buildings and/or develop the façade to have more visual interest, such as by treating the ground floor differently, change the plane of the NE elevation, or variation in materials.
3. Shield, delete or relocate the ceiling mounted downlights to prevent glare from the sidewalk.
4. Show mailbox locations
5. Clarify roof access and parapet design.
6. Provide information on adjacent building heights, such as with elevations, renderings, or photos.

**2nd: Jay White**

**Vote 5-0**

**Motion carries**

**Other Business**

Eric Morrow requested resuming the discussion of design professional requirements for applications coming to the Design Advisory Board. Other board members concurred. Staff will place this item on an upcoming agenda.

Board members requested making alternate member Jay White a regular member. Tom Cullins has missed several meetings in a row and should step down to alternate member status. Staff will follow up with Tom. Changing membership status, except for resignation, requires action by the City Council.