



**Landmark Preservation Board
Thursday, October 17, 2013**

Meeting Minutes

Common Council Chambers

CALL TO ORDER

Chairman Don Radke called the meeting to order at 8:30 a.m.

ROLL CALL

Members Present: Tom Cantwell, Cynthia Carter, Bob Haley, Julia Marshall, Don Radke, Jeff Romano, Joe Saya

Excused: Dan Leary

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Romano made a motion to accept the minutes of September 19, 2013, as submitted, which was seconded by C. Carter. The motion passed unanimously.

B. Haley made a motion to accept the minutes of October 3, 2013, as submitted, which was seconded by T. Cantwell. The motion passed unanimously.

OLD BUSINESS

No Old Business

NEW BUSINESS

CA-12-26 (Modification) 109 Hampshire Road. The applicant was not present. The application called for expanding the original application for gutter installation from a single gutter to four gutters (over the front door, along the north side of the house and at the rear of the house). The modification also specified that all the gutters will be 5" copper, half-round design with ball end caps. The downspouts will also be 3" smooth copper. The Board reviewed the information provided. J. Marshall made a motion to approve the application as submitted, which was seconded by C. Carter. The motion was approved unanimously.

CA-13-24 431-435 & 437-441 South Warren Street/WFBL Building. Bob Abbott (Robert Abbott Jr Architect) and Maureen Keser (Wladis Law Firm) made the presentation for the renovation of the former WFBL Building. B. Abbott presented drawings of the main (west) façade of the building, highlighting the six new window openings to be installed at the second floor level under the decorative stars on the northern section (431-435) of the main façade. The window openings are in line with and match the width of the windows on the third story above. Four new window openings of the same design will be installed on the third story addition that will be setback on the southern section (437-435) of the façade. The plans also included the rearrangement of the ground floor commercial spaces, which will be reduced to two main commercial spaces with entrances located to either side of the center residential entrance. All the new windows, doors and shopfront framing is proposed as clear, anodized aluminum.

The Board discussed the six new window openings on the north side of the façade at length. The new windows will be tall, 2-over-2, horizontal light, double-hung sash. The window openings are designed to match the width of the windows above, which is slightly narrower than the tile blocks. To fill the space between the window frame and tile joint, B. Abbott proposed to install narrow panels in a light accent

color next to each window. The consensus was that the window openings should be widened to meet with the tile joint in order to eliminate the filler panel. The Board also recommended that the windows have a dark finish rather than the clear anodized. Black finish would match the color of the original windows and would help to lessen the visual impact of the new windows. The Board also reviewed the new rear façade, which is modern in appearance featuring cement board panels with joint patterns that are reminiscent of the front historic façade, a tall central stair tower, sliding glass doors leading to balconies with glass guards and aluminum frames, and double-hung windows matching the new windows on the front façade.

B. Haley made a motion to approve the application with the following conditions: The 6 (six) new window openings on the second floor of the northern section (431-35) of the front (west) façade should be widened to match the width of tile pattern (rather than the width of the windows above). The new windows should fit entirely within the new openings. In addition, the window sash and frames of all the new windows on the front (west) façade should have a black finish (rather than the proposed clear anodized finish). J. Romano seconded the motion. In discussion, the Board expressed its appreciation for the efforts put forth to preserve the façade. The motion passed unanimously.

CA-13-25 1507 James Street/Eternal Hope Worship Church. Terry Baker (representative of the applicant) presented the application. The application calls for replacing the badly deteriorated metal doors on the church with new aluminum doors matching the configuration and color of the original doors. K. Auwaerter noted that the property is a non-conforming structure in the district. The Board reviewed the proposal. B. Haley made a motion to approve the application as submitted, which was seconded by T. Cantwell. The Board approved the motion unanimously.

Project Site Review: 325 East Water Street. The Board reviewed the application to install red fabric awnings along the East Water Street and Erie Blvd East sides of the property. The Board recommended approval of the application as submitted.

Project Site Review (modification): 622-26/628-30 North State Street. The Board reviewed the application for new windows and façade repairs. It noted that the proposed Eagle Brand, aluminum clad windows appeared to be appropriate to the historic character of the property and recommended their approval. However, the Board noted that the brick veneer that is proposed to extend from the second story window sills to the head of the storefront windows is not appropriate. The Board noted that although the storefront had been significantly altered, there may still be some interior structural components visible from the interior that would indicate the original configuration of the storefront that likely included a glass transom and sign board above the shop windows.

Project Site Review: 210 Hawley Avenue. The applicant, Yu Fan, was present at the meeting. He presented plans for the rehabilitation of the property that has been significantly altered. The Board reviewed the plans and commended the applicant for his effort to restore the property. The Board recommended approval of the project with two recommendations: that the applicant installs aluminum clad windows instead of vinyl and that they be 1-over-1 windows instead of the 9-over-9 and 12-over-12 as proposed. The Board noted that 1-over-1 windows were more appropriate to the age and style of the property. In addition, the Board recommended that the applicant seek to restore or replace in-kind the clapboard siding on the house, which had been exposed when portions of the existing vinyl siding had been removed. K. Auwaerter noted that as part of the Hawley-Green Historic District, work on this property may be eligible for the state and federal rehabilitation tax credit program.

ADJOURN

J. Romano made a motion to adjourn, which was seconded by J. Saya. The meeting adjourned at 9:35 a.m.