



**Landmark Preservation Board  
Thursday, November 20, 2014**

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, Dan Leary, Julia Marshall, Don Radke, Jeff Romano

Excused: Joe Saya

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

The minutes of November 16, 2014 were approved unanimously as submitted on the motion of J. Romano, which was seconded by J. Marshall.

**OLD BUSINESS**

CA-14-01 501 Park Street. Mirza Tihic (applicant's representative), Dennis Earle (architect) and Jim D'Aloisio (engineer) presented the revised drawings for the proposed decorative finials to replace the four masonry crosses and two metal steeple crosses on the former Holy Trinity Church. The finials that will replace the masonry crosses will be "onion" shaped masonry features with a urethane foam core. A metal lightning rod will run through each onion-shaped finial and is incorporated into the overall design. J. D'Aloisio described how each would be anchored to its masonry base. The steeple crosses will be replaced each with a steel rod (that will function as a lightning rod). Each rod will feature three oval-shaped, copper-covered ornaments evenly spaced running up the rod. At the top of the rod will be a copper crescent. D. Leary noted that the steel and copper will react if they come into contact. J. D'Aloisio stated that there would be a gap and sealant between the steel and copper to prevent reaction. After short discussion, B. Haley made a motion to approve the revised drawings as submitted, which was seconded by J. Marshall. The motion passed on a majority vote, with D. Leary abstaining.

**NEW BUSINESS**

CA-14-25 116 Windsor Place. Kathleen Boudreau and John Joyce presented a window survey and application for the removal of 23 double-hung wood windows. The proposed new windows are aluminum-clad wood windows that will be custom made to fit into each opening. The applicants described the existing condition of the windows as beyond repair. They also mentioned the amount of work they have put into the house since purchase and their desire to move forward with the windows as quickly as possible. The Board reviewed the information presented. T. Cantwell noted that he was not opposed to the proposed window replacement. D. Radke presented the Board's procedure with window replacement projects, first focusing on the reparability of the current windows. He also noted that the Board had never approved aluminum clad windows in a residential context. Recognizing the urgency of the situation, the Board organized a small subcommittee (Don Radke, Bob Haley, Jeff Romano and Tom Cantwell) to visit the site as soon as it could be organized in order to review the condition of the windows. The application was held open pending the site visit.

CA-14-26 117 Circle Road. Gary Engelhardt (owner) and Michael Villa (VC Associates) presented the application to construct a 20' x 20' garage on the existing slab of their recently demolished garage. The new garage will feature a front-gable roof (5/12 pitch) with 6" eaves and a 16' steel panel, white overhead door. The roofing material will be asphalt shingle to match the color of the roof on the house, and the siding will be composite wood shingles (LP Smart Shingles) to match the color of the main body of the house. The Board discussed the application including the rear retaining wall, the shape of the roof and the wood composite shingle siding. D. Leary questioned whether fire code would permit the proposed siding given the proximity to the property line. T. Cantwell made a motion to approve the application subject to the required Variance as well as code compliance. J. Romano seconded the motion, which was approved on a majority vote, with B. Haley and C. Carter abstaining.

CA-14-27 115 Circle Road. Collin Leech (owner) and Michael Villa (VC Associates) presented the application to reconstruct a garage that was partially demolished. The original foundation and walls of the garage will be reused. The new upper framing of the garage will match the height and massing of the original garage, including a pyramidal roof, overhanging eaves, and exposed rafter tails. The garage door will be a 16", white, steel paneled door. The roofing material will be asphalt shingle to match the color of the roof on the house, and the siding will be white, wood-composite (SmartSide) siding. J. Marshall made a motion to approve the application as submitted, which was seconded by T. Cantwell. The motion passed on a majority vote, with C. Carter abstaining.

### **Zoning Referrals**

Site Plan Review: 800 N. Clinton Street. Wayne LaFrance (architect) presented preliminary plans for the rehabilitation of the former factory building into universally designed apartments marketed toward returning veterans. He noted that the exterior work includes primarily repointing and repair of the masonry and full replacement of all the windows. He noted that they are researching the original appearance of the windows and that they are currently considering a hopper window assembly that could span the large window openings. They are considering a number of types of windows, including a vinyl replacement product. D. Radke noted that the Board has never approved a vinyl product. The Board discussed the project and agreed that it would recommend the overall direction of the project; however, would like to review the final specifications on the windows and doors.

### **Discussion**

Amos Block Addition: For informal discussion purposes only, Wayne LaFrance presented a new concept drawing for the Amos Block addition. After discussion, the Board noted that it would be willing to consider a more modern appearance for the addition. However, any alterations to the previously approved design would have to come through the Zoning process.

### **ADJOURN**

The meeting was adjourned at 9:45 AM.