



**Landmark Preservation Board
Thursday, February 4, 2016**

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: Cynthia Carter, Tom Cantwell, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano

Excused: Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of January 21, 2016 were approved unanimously as submitted on the motion of C. Carter, which was seconded by D. Leary.

OLD BUSINESS

CA-16-01: 259-277 E Onondaga St (Cathedral of the Immaculate Conception Parish Center). Connie Brace (QPK Design) and Wayne Palmetter (Hueber-Breuer Construction) were present representing the applicant. C. Brace presented potential colors for the elevator overrun. The Board reviewed the colors and agreed that the Kynar 500/Hylar 5000 Aluminum Fluorocarbon "Charcoal Grey" was the most appropriate color for the overrun. In regard to the proposed window replacements, C. Brace agreed that many of the windows could be repaired, but that the cost of the repair, which would include lead abatement, would be very high. The applicant is also seeking to make the windows more easily operable by removing the exterior triple-track storm windows. The Board reviewed new drawings and a chart provided by C. Brace comparing the dimensions of the original windows to those of the proposed new windows. Board members noted that the information provided indicated that the new windows would have substantially less glass area than the historic windows. B. Haley asked if they had investigated other window manufacturers that may have products that are a closer match to the original windows than the proposed Quaker brand windows. C. Brace said that they had not. The project representatives asked for time to discuss the window replacement scope with the applicant. They also asked to be allowed to move ahead with the site work, roof work and masonry repairs, which were approved at the January 7 meeting. The Board agreed to separate the window replacement from the otherwise approved scope of work in the application.

CERTIFICATES OF APPROPRIATENESS

CA-16-02: 616 Rugby Road. The applicant was not present at the meeting. The Board reviewed the application for the installation of solar panels at 616 Rugby Road. K. Auwaerter explained that the house is a non-conforming structure within the district. The application calls for the installation of solar arrays on the roof of the house. The installation includes five (5) Winaico WST-260 P6 Modules on the west-facing roof plane and ten (10) Winaico WST-260 P6 Modules on the south-facing roof plane. Each module is 65"x39"x1.38" with dark blue glass in black frames. It was noted that the south-facing slope of the roof faces Rugby Road and the solar panels would be highly visible. The panels on the west-facing slope would not be visible. The Board discussed the project and the majority of Board members agreed that the panels facing the street would alter the character of the roof of the house and would be a visual intrusion within the surrounding historic district and streetscape. J. Marshall made a motion to deny the installation

of solar panels on the street facing (south-facing) roof slope and to approve the solar panels on the west-facing roof slope that will not be visible from the street. In discussion, D. Leary recommended that the west-facing array add a panel (from 5 to 6) and J. Marshall suggested that the applicant consider installation of panels on the north-facing roof slope (on a framework that would angle the panels toward the sun, but would not be visible from the street) or as a free standing array in the back yard. C. Carter stated that she did not agree with the resolution, noting that the property was non-contributing and that the visual impact was lessened due to the set back of the house. The motion passed on a majority vote with C. Carter voting against the motion.

ZONING REFERRALS

No Zoning Referrals

DISCUSSION

Predevelopment Discussion: 124 Burnet (CabFab Building). Jake Hanford (owner) and Bill Ferraldo (Harmony Architects) presented preliminary plans for 124 Burnet. J. Hanford explained the multi-phased proposal to convert the property into affordable housing. The project includes the rehabilitation and reuse of the historic sections of the property that will include the use of the Federal and State rehabilitation tax credit programs. It also includes new construction. The Board was generally positive about the direction that was being proposed for the redevelopment. It discussed the importance of the material selection as well as the overall scale of the new construction and pattern of openings. K. Auwaerter explained that this project would come to the Board as a Project Site Review.

ADJOURN

The meeting was adjourned at 9:45 AM.