



**Landmark Preservation Board
Thursday, May 17, 2012**

Meeting Minutes

8:30 am Common Council Chambers

CALL TO ORDER

Vice Chairman Bob Haley called the meeting to order at 8:30 a.m.

ROLL CALL

Members Present: Louise Birkhead, Tim Bonaparte, Cynthia Carrington Carter, Julia Marshall, Don Radke, Jeff Romano, Joe Saya

Excused: Dan Leary, Don Radke

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Marshall made a motion to accept the minutes, which was seconded by C. Carter. J. Romano noted the following correction:

ADJOURN

~~J. Romano~~ D. Leary made a motion to adjourn which was seconded by B. Haley. The meeting adjourned at 9:50 a.m.

The minutes were approved unanimously as revised.

OLD BUSINESS

CA-12-05: 305 Sedgwick Drive. K. Auwaerter noted that the subcommittee appointed at the May 3 meeting had met with the owner to clarify the proposed front porch repair at 305 Sedgwick Drive. Based on the report of the subcommittee, K. Auwaerter had sent an email to the owner outlining what had been determined at the site visit, which was as follows: The solid brick side walls will be removed and replaced with a wood railing; the railing will be 4' tall (rather than the 36" indicated in the Woodford Bros. drawing) – the same height as the cap of the existing brick wall; the four wooden posts that flank the porch entrance will be replaced in-kind; all new wooden components will be painted brown to match the color of the dark brown trim on the main body of the house; the stone treads will be replaced in-kind (Bluestone); and the new metal hand railing will be plain in design, painted black. Staff has requested revised drawings and a catalogue cut of the proposed new railing.

CA-12-06: 531 Oak Street. Joe Saya, owner and applicant, described the steps that he had taken to address the board's concerns regarding the new security lighting at his property. He noted that he had replaced four flood lights on the rear of the property and two flood lights on the non-driveway side of the property with direct spot lights that have a 10 degree radius. Don Radke (not present at the meeting) had written staff to say that he had reviewed the changes at night and recommended that J. Saya replace all the bulbs around the house with the new spot bulbs and physically remove a bulb in the rear and two on the non-driveway side of the building. C. Carter reported that she had also visited the property and recommended that he also consider removing the lights from the front of the house and installing a single dome light in the porch which would be in keeping with the other houses in the neighborhood. Joe Saya said that he would take the actions recommended by D. Radke and that he will have taken these steps prior to the next meeting so that the subcommittee could review the overall effect.

NEW BUSINESS

CA-12-07 200 Berkeley Drive. The owner/applicant was not present. K. Auwaerter reported that the application was a request to paint the trim of the house a taupe color. The existing color is an aquamarine. J. Romano made a motion to approve the application as submitted. L. Birkhead seconded the motion which was approved unanimously.

CA-12-08 206 Sedgwick Drive. Sheila McConnell presented her application to change the color of her house at 206 Sedwick Drive from a light gray to a dark gray. She presented three variations on a dark gray for the board to review and approve. The trim of the house will remain white and the shutters will remain black. T. Bonaparte made a motion to approve the application as submitted leaving it up to the owner to determine which gray to select. The motion was seconded by J. Marshall. In discussion, the board recommended that the applicant apply test patches of each color to help make the decision. The motion was approved unanimously. The applicant will inform the board of her final decision.

Site Plan Review: 721 N. Clinton Street. Jim Knittel (Delpo Architects) presented the formal application for the new development in Franklin Square, noting the discussion points from the previous meeting including the pedestrian landscaping and the requirements of the Lakefront Overlay. In regard to material selection, the board was pleased with the selection of a real stone for the foundation and brick for the main body of the building. C. Carter noted that the faux-grain textured finish to the fourth floor was inappropriate. B. Haley also questioned the use of EIFS on the south façade of the building. J. Knittel explained that this façade was not street-facing and that economics was the reason for the material selection in this location. J. Marshall requested a color rendering of the south façade to evaluate the appearance of the EIFS. The board agreed to comment that it was supportive of the project, but recommended that the fourth floor siding have a plain finish rather than the proposed faux wood grain. The board also agreed that full brick was the most appropriate for the south façade, but requested a drawing in order to determine the full impact of the EIFS.

Project Site Review (modification): 601-11/615 S. Crouse Ave (Hotel Skyler). Ed Harrington presented the Project Site Review modification application to enclose the proposed patio area with EIFS panels and sliding glass doors. K. Auwaerter reminded the board that it had approved an open patio with a metal roof, but that the Planning Commission had approved an asphalt shingle roof. After discussion of the roof and the enclosure, the board recommended to the applicant that the patio be enclosed with full-glass panels in order to retain the open appearance of the addition. The board also recommended strongly that the applicant install a metal rather than an asphalt roof.

DISCUSSION

105 Sedgwick Drive: K. Auwaerter noted that the owners of 105 Sedgwick Drive had agreed to the subcommittee's recommendations regarding the front wall which included the following: lower the wall by a single block course (approximately 8"); plant ivy or myrtle between the boxwood and the wall so that it can grow over the wall; paint the wall a dark gray; remove the piers at the base and top of the front steps must be removed completely; include the wall surrounding the trash receptacles in the revised Certificate of Appropriateness.

The discussion of this project led to further discussion regarding the need to enforce application requirements, including the requirement for drawings and material lists, and the sense that the board and staff, in an effort to be accommodating, had become too lenient in what they expect from applicants.

ADJOURN

T. Bonaparte made a motion to adjourn which was seconded by J. Romano. The meeting adjourned at 9:50 a.m.