



**Landmark Preservation Board  
Thursday, May 19, 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: Tom Cantwell, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano, Joe Saya

Excused: Cynthia Carter

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

The minutes of May 5, 2016 were approved unanimously as submitted on the motion of J. Romano, which was seconded by D. Leary.

**OLD BUSINESS**

Project Site Review (PR-16-18): 201-19 E Genesee St (State Tower Building). Bruce King and Chris Norris (Holmes, King & Kallquist) presented additional information regarding the reflectivity of the glass proposed for the new windows at the State Tower Building. B. King explained that the application of the low-E coating on surface 3 of the double pane (rather than surface 2) will help to significantly reduce the reflectivity of the glass. He also explained that the color of the window sash and coatings have a 20-year fade guarantee. It is the intention of the owner to replace all the windows eventually, although there will be a period of time when there will be a mix of older, c. 1990 windows and the new windows. The Board members were satisfied that the applicant had addressed all their concerns regarding the exterior renovations.

**Certificate of Appropriateness Applications**

CA-16-11 102 Burlingame Road. James Smith (owner) presented the application to replace the 15' x 49' rear deck on the house with a smaller 9' x 30' deck. The existing deck was constructed c. 1970. The steps, railings, posts and decking of the new deck will be made of cedar with a clear finish. The "Craftsman" style railings will include an open balustrade. The structural members of the deck will be hidden behind landscaping rather than skirting. The owner/applicant confirmed that the edge of the deck will be set in from the corners of the house. J. Marshall made a motion to approve the application as submitted, which was seconded by D. Leary. During discussion, D. Leary commended J. Smith for the design of the new deck noting the improvement over the existing deck. The motion passed unanimously.

CA-16-12 408 Sedgwick Drive. The Board reviewed a window survey provided by the applicant/owner, who was not present at the meeting. The window survey detailed the condition of the metal casement windows at 408 Sedgwick Drive. The Board appointed a subcommittee that included T. Cantwell, B. Haley and D. Radke to conduct a site visit in order to review the condition of the windows firsthand and to discuss with the owner the options available to him.

## **ZONING REFERRALS**

Project Site Review: 300 Erie Blvd W. Richard Applebaum (Klepper Hahn & Hyatt) presented the application to encase the cast-stone parapet caps on the Niagara Mohawk/National Grid Building in a grey colored copper coping. He explained that the parapet caps are made of cast stone that dates to the 1933 construction of the building. The cast stone is deteriorating causing pieces to fall to the sidewalk. Approximately 4 years ago, the condition of the capstones was evaluated and about 15% of the cast stone was replaced in-kind. The other original caps have continued to deteriorate and now the owner is seeking to encase all of the cast stone capstones in copper coping that will be molded to fit profile of the caps so that it is minimally visible from the street. There are 5 different types of capstone and cast stone panels that they propose to wrap. B. Haley stated that the owner's original solution to recast the damaged elements was the best preservation solution and asked if the owner had considered replicating at least the most decorative of the panels. R. Applebaum explained that the owner found that solution to be cost prohibitive. D. Leary questioned whether the proposed coping would be strong enough to prevent pieces of cast stone that would continue to deteriorate underneath the copper from falling to the sidewalk. R. Appelbaum indicated that the State Historic Preservation Office had been asked to review and comment on the proposed project as well. Noting its concern about the proposed project, the Board requested to see the SHPO's response to the scope of work before it made a final determination. D. Radke noted the local, state and national significance of the building.

## **DISCUSSION**

Steeple project: St. John the Baptist (406 Court Street). Murray Gould (PACNY), Gerald Mott (St. John the Baptist/Holy Trinity church) and Mike King (Catholic Diocese) attended the meeting to discuss the steeple at St. John the Baptist/Holy Trinity Church, a local Protected Site. The windstorm in February 2016 opened up a 3'x 4' hole in the steeple when one of its large circular windows blew out. This event uncovered extensive deterioration of the structure. After consulting with engineers and roofing contractors, the parish has considered three scenarios: complete removal of the steeple to the tower; restoration of the steeple and all of its ornamentation; and reconstruction of the steeple without the louvered dormers or circular windows and with asphalt shingle instead of slate. The parish considers the reconstruction of the steeple as the only feasible alternative as restoration is cost prohibitive. The parish is not interested in the complete demolition of the spire.

The Board discussed the project and the review process. Board members discussed the financial implications of restoring the steeple. Noting the level of decorative detail of the steeple, Board members suggested ways to retain some of the features of the original spire. Specifically, it was suggested that the parish investigate whether the spire could be reconstructed to include the substructure of the windows and dormers so that they could be reinstalled at a later date when the funding becomes available. B. Haley recommended that they remove the original features (window moldings, dormer details) carefully so they could be repaired and/or reproduced and reinstalled at a future date. J. Marshall suggested that they look into modern materials such as composite shingles that can be cut to any design, are highly durable but lighter than asphalt or slate. K. Auwaerter noted that the project will require a Certificate of Appropriateness.

## **ADJOURN**

The meeting was adjourned at 9:33 AM.