



**Landmark Preservation Board
Thursday, June 2, 2016**

Meeting Minutes

Common Council Chambers

CALL TO ORDER

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

ROLL CALL

Members Present: Tom Cantwell, Cynthia Carter, Bob Haley, Dan Leary, Jeff Romano, Joe Saya

Excused: Julia Marshall, Don Radke

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of May 19, 2016 were approved unanimously as submitted on the motion of J. Romano, which was seconded by D. Leary.

OLD BUSINESS

CA-16-12 408 Sedgwick Drive. Roy Huchzermeier (owner) and Spencer Rhodes (Solvay Glass) presented information regarding the proposed replacement of the original steel casement windows at 408 Sedgwick Drive. B. Haley reported to the Board that the appointed subcommittee (T. Cantwell, B. Haley and D. Radke with K. Auwaerter) had visited the house on 5/26 to review the condition of the windows. He reported that the subcommittee was in agreement that replacement was a reasonable option given the advanced deterioration of the windows. Issues include extensive rusting, broken hinges and other hardware, and warped and broken frames resulting in windows that cannot be closed. In preparation for the discussion about the replacement options, B. Haley quoted Secretary of the Interior's Standard 6, which states in part: "Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials."

The S. Rhodes introduced the proposed window replacement. It is an Anderson Renewal product made of a wood composite material called "Fibrex" with a hard baked-on finish. The house has a variety of windows sizes and configurations, the majority of which are single casements with the exception of several large double and triple casement windows with upper operable transoms in the main living space. The single casement windows would be replaced by new casements with exterior-fixed muntins to match the configuration of the originals. The larger double and triple paired casements are proposed to be replaced by full-height slider windows with exterior applied muntins to match the configuration of the grille pattern of the originals. No transoms are proposed for these windows.

In discussion, the Board determined that it did not have sufficient information to make a determination. It noted its concern that the proposed slider windows would not match the appearance of the original casement windows. In particular, the Board was concerned about the elimination of the transoms from the large living room windows.

The Board requested from the applicant comparative dimensional drawings of the following:

- A sample of an existing window with a transom
- Full height sliders with thickened mullion to imitate the transom.
- Sliders with a fixed transom above.

In addition, the Board requested a section drawing that depicts the current window frame and how it fits into the opening with the proposed new window frame overlaid over the existing so that the impact of the thicker frame could be assessed.

Certificate of Appropriateness Applications

CA-16-13 248 Brattle Road. The applicant was not present. K. Auwaerter presented the application for exterior painting and a fence replacement at 248 Brattle Road. She explained that the applicant was seeking to paint the second-story shingles, shutters and front door with new colors. The first floor brick would remain unpainted. She circulated the proposed paint colors. In addition, the application included a project to replace a 52' section of stockade fence in the rear of the property and install along the same alignment a new 6' cedar privacy fence with flat top rail and featuring posts with square caps. C. Carter made a motion to approve the application as submitted, which was seconded by D. Leary. The motion carried unanimously.

ZONING REFERRALS

Project Site Review: 200 W. Jefferson Street (Museum of Science and Technology). Tony Ortega (MOST) and Christopher Prinzi (Solar Liberty) presented the proposal to install a solar array along the east facing roof slope of the former Armory. The solar panels will be placed in two rows running parallel to and just below the roof line and will be visible from W. Jefferson Street. T. Ortega explained that the panels are part of a \$600,000 educational exhibit regarding renewable energy. The visibility of the panels is important to the project and will be used as a learning tool. The Board questioned whether they had considered a ground mounted array. T. Ortega explained that they wanted to preserve the green space in front of the museum and also keep the panels out of harm's way. The Board agreed to approve the proposed solar array, noting that the array's visibility served an educational purpose. The Board also noted that the design of the array running just below the ridgeline was sympathetic to the form of the roof and lessened the visual impact of the array on the historic building and its setting.

Special Permit (SP-11-20 M4): 649 N Salina Street. The Board reviewed the proposal to install a black vinyl covered chain-link fence around the tenant parking lot behind the Dunkin' Donuts on N. Salina Street. The parking lot faces trailers on N. State St and I-81. The Board agreed that the proposed fence would have no impact on the character of the North Salina Street Historic District and recommended approval of the proposal as submitted.

ADJOURN

The meeting was adjourned at 9:40 AM.