



**Landmark Preservation Board  
Thursday, July 17, 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, Don Radke, Jeff Romano, Joe Saya

Excused: Dan Leary, Julia Marshall

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

The minutes of June 19, 2014 were approved unanimously as submitted upon the motion C. Carter, which was seconded by J. Romano.

**OLD BUSINESS**

Project Site Review: 1601 Park Street. Jonathan Anthony was present at the meeting representing the applicant. He described the installation of a ramp with a built-in seating area to be built on the west elevation of the Westminster Church. The ramp will provide access to a door on a side addition to the church. The ramp will be made of exterior grade, painted wood and will have a polycarbonate roof. J. Anthony noted that the ramp will be constructed so that it does not touch the historic church structure. C. Carter expressed her concern that the ramp roof would partially block one of the main church windows and would be visible from the interior of the church. B. Haley cautioned that the applicants would need to be aware of ice and snow build up between the ramp and the church. The Board agreed to recommend approval of the application as submitted.

CA-14-01 501 Park Street. The Board held the application pending submission of additional information.

**NEW BUSINESS**

CA-14-11 219 Brattle Road. The applicant was not present. The Board reviewed the application which included the installation of a 115' x 6', double-sided cedar fence along the southern property line. The proposed fence design has a low scallop edge, matching the scallop detail of the fence along the north property line (a fence installed by neighbors). The application called for pressure treated interior posts that would not be visible behind the closed pickets. J. Romano suggested that the posts could be metal, since they will not be visible, and that the metal would be longer-lasting. The Board discussed the appropriateness of the scallop-shape of the fencing. It was noted that the Board generally recommends flat rails or flat edges as more appropriate to the historic character of a Garden District design. However, recognizing that the existing privacy fences along the north and west property lines (belonging to the neighboring properties) have a minimal scalloped edge, the Board determined that in this case it was preferable to maintain the visual consistency and so allow the scallop design. B. Haley made a motion to approve the application as submitted, which was seconded by T. Cantwell. The motion passed unanimously.

CA-14-12 264 Brattle Road. Michael Davis, the applicant, presented his application to re-landscape the front of his house. The application included extending the existing planting beds and creating a new

planting bed that together will form a wide arc that travels from the southwest corner of the house to the driveway. The beds will be planted with native, low-growing perennials. J. Romano made a motion to approve the application as submitted, which was seconded by B. Haley. The motion was approved unanimously.

CA-14-13 202 Berkeley Drive. The applicant, Yuh Hwai Liu, presented the application. The application included relocating the 4'-wide front walk from the center of the front yard to the left (south) side of the yard and reusing the existing concrete block pavers for the realigned walk. The concrete front steps will be relocated from the center bay of the front porch to the left (southernmost) bay of the porch immediately in front of the front door and in-line with the relocated walk. The low, stone wing walls that flank the center walkway at the City sidewalk will be removed. The stone will be reused to fill the void in the front retaining wall created by the relocation of the front walk. The front yard will be re-graded and reseeded and, finally, the hedge along the retaining wall will be relocated to the right (north) side of the front yard. The Board discussed the application with the applicant and recommended that the applicant not reuse the concrete block pavers for the relocated front walkway. B. Haley made a motion to approve the application with the condition that the front walk be a poured concrete rather than concrete block. The motion was seconded by C. Carter and approved unanimously.

Project Site Review: 200-38 W Water Street. Mark Congel, the applicant, was present at the meeting. M. Congel provided a summary of the revisions to the design of the proposed addition to the Amos Building. The Board reviewed the drawings. Referencing the Secretary of the Interior's Standards for Rehabilitation 1, 2 and 9, D. Radke stated to the applicant that the Board's opinion remained that the ground floor parking was not compatible with the historic character or setting of the Amos Block. B. Haley commented that the large, nearly full-width projection (encroachment) on the upper stories on the south elevation is incongruous with the historic spatial relationship of the property to the streetscape. He suggested that bay window projections may be more appropriate than a single large projection. The Board provided general comment regarding the design. It was noted that the different elevations of the property had different characters: the Erie Boulevard side of the property (north side) is the "common" or utilitarian side of the property, so decorative features should be kept to a minimum. In contrast, the Water Street elevation is a presentation side, so greater articulation is appropriate, achieved through decorative material choices (belt courses) and fenestration patterns that echo the highly articulated, south elevation of the original Amos Block. Finally, the east elevation of the new addition is equally important as the Water Street side as it faces Clinton Square. This elevation should be designed as a prominent "head house" to the addition. The Board also discussed that the building should be entirely red brick, rather than two different colors of brick. At the conclusion of the discussion, the Board concurred that parking and the encroachment remained obstacles to Board recommending approval of the project.

Project Plan Review: 206 Walnut Place. Michael Villa (VC Associates) was present at the meeting representing the applicant. The application called for the complete rebuild of the front porch. M. Villa noted that the porch would be rebuilt to match the design, dimensions and materials of the original with exception of the porch flooring. Because the property is used as a fraternity house, the applicant was requesting a composite flooring rather than wood. Noting that composite wood decking was not a historically appropriate material, the Board recommended that the decking be made of an exterior grade wood. It also recommended that the porch skirting should be a vertical wood lattice. The Board agreed to recommend approval of the application with these two recommendations.

Project Site Review: 476-80 S Salina Street. Ed Harrington (architect) and Tom Goodfellow (owner) presented the plans to do an exploratory removal of the modern metal façade on 476-80 S. Salina Street in order to determine what remains of the original front elevation. They shared images of the property from when it was known as the Whitlock Building, to when it was home to Lorenzo's restaurant, to when it was

converted into the Goldberg's furniture store and an addition was added to the rear of the property (in the 1960s). The Board agreed to recommend approval of the application as submitted.

### **DISCUSSION**

Local Protected Site application: 723 James Street. Sandra Martin presented a draft local Protected Site application for 723 James Street, which is currently owned by Home Aides of CNY. The original property was constructed in the 1850s by General James Peck and was one of the early mansions that lined James Street. S. Martin provided history of the property along with images. She noted that the property was currently for sale and was concerned about its long-term preservation. The Board reviewed the materials. B. Haley made a motion for the Board to hold a public hearing immediately prior to the August 14 regular Board meeting to determine whether or not the property should be designated a local Protected Site. The motion was seconded by T. Cantwell and approved by majority vote.

### **ADJOURN**

The meeting was adjourned at 9:40 AM.