



**Landmark Preservation Board  
Thursday, August 16, 2012**

Meeting Minutes

8:30 am Common Council Chambers

**CALL TO ORDER**

Chairman Don Radke called the meeting to order at 8:30 a.m.

**ROLL CALL**

Members Present: Louise Birkhead, Cynthia Carrington Carter, B. Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano, Joe Saya

Excused: Tim Bonaparte

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

L. Birkhead made a motion to accept the minutes as submitted, which was seconded by J. Marshall. The minutes were approved unanimously.

**OLD BUSINESS**

CA-12-05 305 Sedgwick Drive (modification). Renee Wiles presented a modification to her original application. She originally applied to replace the brick sidewalls on her front porch with wood sidewalls and to the replace two paired sets of porch posts. The modification called for removing the inside post of each pair of porch posts so that the porch would feature only a single post to either side of the steps. She requested this modification because the inside posts appeared to be additions installed at a later date and not part of the original design. The interior posts consist of four pine boards made of newer wood and are decorative rather than structural. In contrast, the exterior posts were of aged wood which were connected into the beam of the porch roof. R. Wiles also stated that she preferred the more open appearance of the porch without the inside posts. J. Romano made a motion to approve the modification as submitted, which was seconded by L. Birkhead. In discussion, B. Haley noted that the physical evidence suggested that the four posts were original to the design of the porch and that the porch was similar in design to another house on Sedgwick Drive. He also noted the amount of original material already lost with the removal of the brick sidewalls. D. Radke called the vote and the motion passed on a majority vote, B. Haley voting to deny.

**NEW BUSINESS**

CA-12-17 114 Dorset Road. Claire and Joseph Sturr applied to the board to remove four original upstairs casement windows. K. Auwaerter provided the board with additional images of the original windows and of a replacement casement window that the Sturrs had installed previously. The original windows are inward swinging "French" casements (no center stile) with wood exterior storms. C. Sturr explained that the original windows are in excellent condition. However, she and her husband were unable to install the original wooden storms and wanted the convenience of a modern casement. The proposed casements are Marvin, wood-clad casements that swing outward with a center stile. The Sturrs indicated that the original windows and storms would be put in storage in the attic should a future owner wish to reinstall the original windows. D. Radke explained the Secretary of the Interior's Standards and noted that the proposed new windows did not match the function, design or material of the original windows. The board requested that the Sturrs investigate whether Marvin or another manufacturer made an all-wood casement and whether

they could find casements with thinner profile and frame. The board held the application pending additional information.

CA-12-18 2004 East Genesee Street. Dave Michel (UNPA) and Beth Crawford (Crawford & Stearns) presented the application on behalf of the University Neighborhood Preservation Association. D. Michel explained that UNPA had received New York State funds for the exterior restoration of the building, which will be converted into four condominium units. The project team will also utilize NYS Residential Rehabilitation Tax program and had received preliminary approval of the proposed work from SHPO. B. Crawford described the repair and restoration plans. She noted that the paint colors were based on historic colors of the house. Some of the windows will be replaced in-kind, but the majority will be restored. B. Haley made a motion to approve the application as submitted, which was seconded by J. Marshall. The motion carried unanimously. B. Crawford stated that the site work would be submitted separately.

CA-12-19 121 Windsor Place. Patrick Jones presented his application to install storm windows on the house. The storms are exterior, white aluminum, triple-track storm windows. Some of the storms will be sliders while others will be double-hung based on the design of the window. D. Leary made a motion to approve the application as submitted, which was seconded by B. Haley and approved unanimously.

CA-12-20 1658 James Street. Giuseppe Zavaglia presented his application for new paths and landscaping around the front and rear of his house. The board reviewed the application and recommended that the applicant consider a 4ft-wide front path to the house with a flair at the front steps instead of the proposed 6ft-wide path. The board also recommended that the proposed 4ft-wide side path leading to the driveway from the front porch be reduced to 2-3ft-wide. The proposed landscaping includes boxwood shrubs to either side of the front walk, planting beds at the base of the house in the front and rear which will feature low growing shrubs and perennials. D. Leary made a motion to approve the application as revised. C. Carter seconded the motion, which was approved unanimously.

Project Site Review: 622 James Street. Beth Crawford (Crawford & Stearns) presented the application for exterior paint colors. The owner had presented two color schemes that differed only in the color of the windows frames and storm windows. The owner preferred Dover White windows with white storms. The alternative was Ivoire, which is slightly darker than the proposed white. The colors for the body of the building were acceptable to the board with the exception of the windows and storms. B. Haley suggested that a dark color for the windows and storms was preferable so that the windows would read as a void. The board agreed to recommend that the applicant paint the windows a darker color than the proposed ivory or white and that the storm windows should match the color of the window frames.

Project Site Review: 615 James Street. Beth Crawford (Crawford & Stearns) presented the application for exterior paint colors. The colors for the body of the building were acceptable to the board with the exception of the windows and storms. She reported that the owners again preferred a Dover White for windows and storms. The justification in this case was that the new windows would match the color of the existing white vinyl replacement windows. The alternative presented was a tan colored window and storm window. The board noted that the vinyl windows represented a small fraction out of the total number of windows. It recommended the windows and storms be painted tan and recommended that the existing white replacement windows be painted tan to match.

Project Site Review: 101 College Place. Peter Daley (Psi Epsilon). Peter Daly represented the applicant. He stated that the college had received a Stop Work Order on the project which included replacing 12 vinyl windows with new vinyl windows, replacing the front porch and porch steps, replacing the siding, and replacing wood decorative moldings (capitals, frieze bands, base moldings and pilasters) with fiberglass replicas. K. Auwaerter noted that the property was individually listed on the National Register of

Historic Places. P. Daley stated that the porch deck had moisture problems, which was why the application called for a composite material decking. He also explained that the proposed composite wood siding had been selected because it would stand up to the weather better than painted wood. D. Radke explained the Secretary of the Interior's Standards in regard to retention of historic material. The board agreed that because the windows had already been replaced in vinyl that it could not comment on the new vinyl windows. However, board recommended against approval of the proposed "SmartSide" composite siding for the body of the building, Trex decking for the porch floor and steps, and fiberglass replica moldings and columns. These proposed alterations do not meet the Secretary of the Interior's Standards for Rehabilitation.

Special Permit (modification): 330 + 344 N. Salina Street. The board reviewed the proposed signage and agreed to recommend that the applicant abide by the City's Sign Ordinance in terms of number and size/area of signage allowed.

Screening Device Waiver: 788-90 Butternut Street. The board reviewed the application regarding the installation of a 6ft-high chain-link fence around the perimeter of the corner lot. This fence will replace an existing 3ft-high fence. Board agreed to recommend approval of the proposed application with no further comment.

#### **DISCUSSION**

Staff Review: Exterior painting and storm windows. K. Auwaerter requested a revision in the board's procedures allowing staff to review paint colors as well as the installation of storm windows. D. Radke expressed the opinion that these changes were acceptable as long as the board had the ability to rescind this staff function if there was a staff change. K. Auwaerter will revise the board procedures and prepare a copy for the board to review and vote on at the next meeting.

#### **ADJOURN**

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