



**Landmark Preservation Board
Thursday, January 6, 2011**

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, Tim Bonaparte, Kelly Colabello, Fouad Dietz, Bob Haley, Julia Marshall, Don Radke, Jeff Romano

Excused: Dan Leary

Staff: Kate Auwaerter

APPROVAL OF MINUTES

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

OLD BUSINESS

Board Policy for Steel Windows Repair/Replacement. (*The board discussed this item at the end of the agenda.*) The board reviewed the draft policy that staff had prepared for review. D. Radke commented that condition and efficiency were the primary reasons applicants applied for steel window replacements. F. Dietz commented that the installation of steel windows in this climate had been a poor decision and the board should not insist that the error be perpetuated. J. Marshall concurred noting her concern that if property owners are not able to upgrade their properties then the result will be gradual disinvestment and eventual degradation of the district. The board agreed that it should be stated clearly that the policy pertained to steel windows only and was not intended to set a precedent for any other type of window replacement. Each decision would be made on a case by case basis. It was also agreed that a window survey will be required with the application for any window replacement project.

In reviewing the three step process outlined in the draft policy, T. Bonaparte expressed his fear that if the language were too vague that applicants would jump immediately to Step 3, which allows for consideration of replacement windows. The board agreed that the progression in the review process would be determined by the board and only after all options had been thoroughly investigated and exhausted.

There was discussion of acceptable alternative materials for steel. J. Marshall noted the importance of the appropriateness of materials and design over pure aesthetics. F. Dietz commented that the historic materials were sustainable and non-toxic, unlike many of the newer products, such as wood/plastic composites, whose current and future impacts are unknown. The board determined that steel, aluminum or wood would be acceptable alternative materials for the original steel windows. B. Haley made an argument for fiberglass, but the board agreed to stay with materials that would have been available when these houses were built. K. Colabello argued against using language that qualifies what might make repair or in-kind replacement "not feasible", specifically language regarding cost. K. Auwaerter noted that the current preservation ordinance does not include any language regarding hardship. The board agreed that although cost was an important issue regarding steel window replacements and would be taken into consideration that the policy should not include these qualifiers.

The board provided its recommendations for rewording the policy. K. Auwaerter read the revised policy for the board. It was agreed that it should be reviewed by Corporation Counsel before being made public.

CA-10-18: 1666 James Street. The application was held open.

CA-10-20: 409 Sedgwick Drive. The application was held open.

NEW BUSINESS

CA-11-01: 901 Rugby Road. Kevin Hines presented his application for replacing approximately 25 steel casement windows in his house with vinyl double-hung sash windows. D. Radke noted that the board would finalize its policy toward steel window replacement shortly but pending the policy completion would not be able to make a decision regarding his application at the meeting. F. Dietz commented that the house has been altered significantly over the years, all of which happened prior to the current owner's purchase of the property. It was noted that this might give the board greater latitude for what it might recommend. The board requested a window survey to document the severity of deterioration of the windows. J. Marshall asked that staff provide direction to K. Hines and other applicants regarding the window survey. She recommended creating a form and instructions that applicants could use. In discussion about whether or not some of the windows might be saved, K. Hines noted that uniformity was important. T. Bonaparte commented that the board needed to understand the full extent of the deterioration before it would consider a replacement option, which is why it had requested a window survey. K. Hines explained that his deadline was March. D. Radke promised a timely decision by the board on his application.

CA-11-02: 209 Brattle Road. The board discussed the proposal to replace a portion of the fencing enclosing a backyard pool with new fencing and gate. K. Auwaerter noted that it included only the portion of the fence closest to the house and it would replace an existing modern metal fence and gate with a slightly more ornate aluminum fence. F. Dietz moved to approve the application as submitted which was seconded by J. Marshall. The motion passed unanimously.

CA-11-03: 122-126 E. Genesee Street. William Walton (Walton Architectural Group) presented the application to redesign the storefront that will allow the current business to expand on the first floor and provide for better separation between the commercial and residential spaces in the building. W. Walton reported that they were awaiting SHPO comments on the design. The proposed redesign will allow Anthony's Pasta Cafe to expand into the entire first floor. In addition, a new door at the center of the façade will provide direct access to the upper-story apartments and will be more in line with the historic appearance of the façade. The new storefront system will be glass with dark bronze anodized aluminum framing and the wooden doors will be stained or painted a dark mahogany or ebony. A sign band will be installed above the storefront. The applicant is considering whether or not to install lighting for the sign band. L. Birkhead made a motion to approve the application pending the submittal of a color scheme and exterior lighting installation. The motion was seconded by J. Romano and approved unanimously.

Project Site Review: 317-319 S Salina Street. Peter Elitzer (owner), Roger Whelan (Whelan and Curry Construction) and architect Lee Snyder introduced the project to convert the currently vacant building into a commercial-residential space. The ground floor will have up to two retail spaces. Floors 2 through 5 will feature 3 apartments on each floor. The main entrance to the apartments will be located at the rear of the property along Bank Alley. On the rear façade, the windows will be unblocked and new double-hung aluminum sash windows will be installed. The fire escape will be removed and the block freight elevator shaft will be covered with a corrugated aluminum with a galvanized finish. On the front façade, a new storefront will be installed that will be more reflective of the historic appearance of the building. Two entrances located toward the center of the façade will provide access to the retail spaces. Aluminum sash

windows will be installed, replacing the large wood pivoting windows on the upper stories. The applicants proposed natural anodized aluminum window frames, but it was the opinion of the board that the frames would be too reflective and recommended that a powder coat with a mat finish would be more appropriate. The applicants noted that the upper story brick and metal work would be cleaned. The board recommended that the applicants follow SHPO guidelines for masonry and decorative metal cleaning. B. Haley noted that the decorative elements in the cornice area were not detailed in the drawings. The applicants assured the board that they would stay in place. R. Whelan noted that SHPO comments were anticipated any time. The board was fully supportive of the project, but D. Radke noted that they may need to return to the board if the SHPO required any major alterations from the plans already presented.

P. Elitzer noted that the project was ready to go, but was pending a decision regarding the clean-up and improvements along Bank Alley. R. Whelan explained that a new streetscape design had been proposed that would include overnight parking along the alley and the removal of the dumpsters. Martha Maywalt (Dept. of Neighborhood and Business Planning) explained that the city's Engineering Department had completed a survey of the alley and DPW was now reviewing it to determine if it is wide enough for on-street parking and also to determine the cost of the proposed streetscape improvements. The decision regarding overnight parking requires state legislative action. The city is also looking into a plan for the removal of the dumpsters to be replaced by roll-away cans that can be stored inside the buildings. B. Haley recommended finding precedents from other cities to determine how they manage on-street alleyway parking. The board was in full support of the proposed alley improvements and was ready to assist in any way possible.

ADJOURN

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