



Landmark Preservation Board
Thursday, November 3, 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, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano, Joe Saya

Excused:

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Romano made a motion to accept the minutes as submitted, which was seconded by B. Haley. The minutes were passed with the following correction:

CA-11-35 105 Sedgwick Drive. John Viglioti presented an application to replace a concrete block retaining wall at the front and south sides of the property and to enclose an open breezeway on the ~~south~~ north façade of the house.

OLD BUSINESS

No Old Business

NEW BUSINESS

CA-11-375 301 Farmer Street. Bill Cass presented the application for a replacement window and installation of triple-track storm windows at his Farmer Street home. His original proposal was to replace all the windows in the house with an Andersen composite wood window. He reported that his contractor from Solvay Glass had said that the composite wood window was approved for the district and gave him a series of addresses in the district where the windows had been installed. Staff had informed him and the board confirmed that this type of window had never been approved in the district. When the applicant understood that the board would not approve the wood composite window replacements, he decided to narrow the project down to replacing a single set of casement windows on a modern addition to the rear of the house. The window to be replaced is a Pella wood casement window. T. Bonaparte noted that the drip edge above the window had failed and as a result water was washing down the face of the window and had rotted the windowsill, which was evident in the pictures the applicant provided. The board asked if the window was salvageable noting that window companies can repair wood sills and also can provide new hardware, which might be a cost-effective solution for the homeowner. The applicant also requested to install triple-track aluminum storm windows on all of the original windows, which would require removal of some wood storm windows. (About half of the windows on the house have wood storm windows.) The board asked the applicant to supply a catalogue cut of the new triple-track storm windows. L. Birkhead made a motion to approve the replacement of the casement window with a wood casement painted white and the installation of triple track storm windows in a color to match the trim of the house. The motion was seconded by B. Haley and it was approved unanimously. B. Haley also recommended that the applicant repair the drip edge above the window to prevent future water damage.

Special Permit (modification): 645-57 N. Salina Street. Staff reminded the board that when it had reviewed the application for the Dunkin' Donuts on N. Salina Street earlier in the year that among the board's comments was a request for information about the proposed monument sign to be located at the corner of the property at the intersection with N. Salina Street and Division Street. The new application provided detailed information about the proposed sign. After some discussion about the sign and its location, J. Marshall commented that signage in the N. Salina Street Historic District consists primarily of wall signs and projecting signs and that this sign type was appropriate for strip commercial development but not in an historic district. T. Bonaparte agreed noting that the proposed sign was out of context and incompatible with the historic district. The board agreed to send this statement to the Planning Commission.

Special Permit (modification): 219-25 W. Fayette Street. The board reviewed the proposed paint colors for the building. There was some question about the new paint colors, but it was agreed that if the trim was to be painted green (as submitted) and the brick is to be painted red (as submitted) that this was acceptable and the board would recommend approval. Staff will get clarification of the painting scheme.

DISCUSSION

Solvay Glass letter. D. Radke instructed staff to write a letter to Solvay Glass regarding the information the applicant from 301 Farmer had reported to the board. Specifically, the letter should clarify that there is no pre-approved window for the city's preservation districts and that the company should cease telling potential clients that it had such a window. K. Auwaerter also said she would contact the Code Enforcement office to assist with following up with the property owners who have replaced their windows without prior approval. B. Haley wondered if permitting for replacement windows in a preservation district could become a requirement of the city. Staff will discuss this with Code Enforcement.

Otisca Building: Emergency Demolition Order. D. Radke reported that staff was in receipt of an emergency demolition order for the Otisca Building. The condition of the property had degraded to such an extent that the city will be forced to tear it down.

ADJOURN

J. Romano made a motion to adjourn which was seconded by Julia Marshall. The meeting adjourned at 9:25 a.m.