



**Landmark Preservation Board
Thursday, December 15, 2011**

Meeting Minutes

8:30 am Common Council Chambers

CALL TO ORDER

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

ROLL CALL

Members Present: Louise Birkhead, Tim Bonaparte, Bob Haley, Dan Leary, Jeff Romano, Joe Saya

Excused: Julia Marshall, Don Radke

Staff: Kate Auwaerter

APPROVAL OF MINUTES

D. Leary made a motion to accept the minutes as submitted, which was seconded by L. Birkhead. The motion passed unanimously.

OLD BUSINESS

CA-11-39 203 E. Water Street. Anthony Catsimatides (Open Atelier Architects) and Jim Leana (SNL Specialty Contracting) made a presentation to the board regarding the window replacement, storefront remodel and fire escape installation. J. Leana began with the window survey, noting that the windows had been categorized by condition: "1" being damaged but repairable and "3" being the most damaged and beyond repair. The report summary indicated that 10 windows or roughly 20% are in Category 1. The remaining windows are in Categories 2 and 3 and all in need of replacement. J. Leana also noted that four windows had been replaced already and were poor matches to the originals. The cause of most of the damage was poorly vented interior storm windows that had trapped moisture which in turn rotted the wooden window components. The applicants proposed to replace all the units with aluminum sash windows that would match the dimensions and appearance of the existing windows. They noted that structurally the current windows were very wide (48") for a wood window and that the aluminum window required less maintenance and could be made to look identical to the original. J. Romano, referring to the Secretary of the Interior's Standards, noted that a wood window was the most appropriate replacement window. In addition, it was noted that the windows that were in a repairable condition (Category 1) were all located on the north side of the building so there would be no obvious visual disparity between the new windows (located on west and south sides) and the original, restored windows (north side). The applicants said they would submit specifications for a replacement wood window. They also agreed to consider repair of the windows on the north façade.

The storefront treatment was discussed next. The application called for dark glass spandrel panels to replace metal panels above the shop windows. The board noted its concern that this might not be the most appropriate treatment and requested that they search for historic images of the building. D. Leary noted that the building was rehabbed in 1987 and that the drawings for that work may give clues to the original arrangement of the storefront. K. Auwaerter said she would assist in the search for earlier files.

The application also called for replacing the doors on the Erie Blvd, Warren and Water Streets sides of the building with aluminum doors. The board recommended that the bottom panel of the doors match the height of the storefront panels. The applicants stated that they would conduct more research and return with a storefront plan for the board.

Finally, the applicants discussed the preliminary plans to introduce a fire escape on the Erie Blvd side of the building. A. Catsimatides stated that he had spoken to City codes officials, local fire officials and

others to determine that they could install a fire escape. Based on these conversations he had developed a preliminary drawing of a fire stair on the building. The board indicated that from a preservation point of view a fire escape would be acceptable although specific plans, materials, and paint colors, etc., would need to be submitted for review. B. Haley noted that the stair should be attached in a way that minimizes or avoids damage to any significant historic feature of the building such as decorative molding, cornice or other feature.

CA-11-41 1658 James Street Giuseppe Zavaglia presented the additional information that the board had requested from the previous (December 1, 2011) meeting. In regard to the front porch, G. Zavaglia noted that the porch flooring would be replaced with a yellow pine decking with a heat-treated finish. All other features of the porch would be repaired in-kind, including scraping and painting the porch railing, repairing and reinstalling a missing front porch column, and replacing the sections of missing porch skirt board with finish wood. He also noted that he planned to replace in-kind the aluminum fascia and soffits around the porch roof and reinstall an aluminum porch ceiling. The board recommended that he consider returning these features to a finish wood instead of the aluminum as it may be less expensive and would improve the condition of the porch. He also plans to install the missing balcony railing with a plain, metal railing, 36" high, 8' feet deep and 11' wide. All of the existing doors will be restored and painted with the exception of the rear basement door, which will be replaced with a steel half-light, paneled door. This door will be painted the same color as the other doors. The rear porch door will be screwed shut and sheetrocked from the interior. The trim around the door will be restored to its original condition. B. Haley recommended that the applicant consider painting this door the same color as the main body of the house rather than the selected door color.

Finally, G. Zavaglia introduced a preliminary plan for a 3-car new garage. K. Auwaerter noted that there was originally a garage on the site that had been demolished by the City as an emergency action in 2009. The drawing depicted a front-gable garage with shingles in the gable-end and fiber-cement clapboard siding. One of the bays of the garage is stepped back from the main plane of the garage. The board recommended that he consider a hipped roof design that would help bring the scale of the new building down. It also recommended a 9' overhead door rather than the 10' door depicted in the drawings and the board also suggested that the bump-out be removed from the front of the garage; if the depth was needed, the bumpout be located at the rear of the garage. Finally, the board suggested a plain rather than wood-grain finish to the siding.

J. Romano made a motion to approve the application for the front porch repair, basement door replacement, rear porch door sealing, and painting as submitted with recommendation to replace the aluminum features of the front porch with finish wood. The motion was seconded by L. Birkhead and approved unanimously. G. Zavaglia said that he would revise the drawings for the new garage and resubmit in time for springtime construction.

NEW BUSINESS

Project Site Review (modification) 317-19 S. Salina Street. Roger Whelan (Whelan & Curry Construction) submitted the modification for the board's review. He noted that the owners had found a retail tenant to occupy the entire first floor. So rather than a garage door, the plans were revised to show a 42" service door at the rear of the property to be painted the same color as the surrounding brick. He also clarified that the panel above the entrance canopy on the rear façade would be the same galvanized material that was approved for the adjacent elevator tower. The board recommended approval of the application as submitted.

ADJOURN

T. Bonaparte made a motion to adjourn which was seconded by D. Leary. The meeting adjourned at 10:07 a.m.