



**Landmark Preservation Board
Thursday, January 19, 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, Tim Bonaparte, Cynthia Carrington Carter, Bob Haley, Dan Leary, Don Radke, Jeff Romano,

Excused: Julia Marshall, Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES

D. Leary made a motion to accept the minutes with the following correction:

APPROVAL OF MINUTES

J. Romano made a motion to accept the minutes with the following correction: ...

The motion was seconded by ~~J. Romano~~ D. Leary. The motion passed unanimously.

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OLD BUSINESS

CA-11-39 203 E. Water Street No new information, the board agreed to hold the application open.

CA-12-01 101 Durston Avenue No new information, the board agreed to hold the application open.

NEW BUSINESS

Project Site Review (modification): 622 James Street (New Kasson Apartments)

Project Site Review (modification): 615 James Street (Leavenworth Apartments).

Randy Crawford (Crawford & Stearns) presented both projects together. He recapped the history of the projects noting that renovation plans had been approved earlier in 2011, but the budget came in significantly higher than the project could afford necessitating design revisions and a resubmittal. However, the revised plans in the resubmittal were no longer valid based on SHPO comments.

R. Crawford explained that the plans – now under revision again -- called for all-aluminum replacement sash windows on the front facades of both buildings and vinyl replacement sash windows on the side and rear facades of both buildings. The SHPO, in an informal discussion with R. Crawford, had recommended that the developers consider rehabilitation of the windows on the first two floors of each façade with aluminum replacements on the upper stories. R. Crawford recommended rehabilitation of the windows on the first four floors on the front façade of each building and two floors on the secondary elevations. He also commented that the dimensions of the proposed aluminum sash replacement windows were incorrect (measurements had been taken based on inserting a new sash into the existing sash opening without removing the jams so that the actual glass size was smaller than the existing) and was working to correct this error.

The application included a cost comparison between restoration and replacement, however, the board noted that it was a lump sum comparison and nowhere did the application address the condition of the

windows that would justify replacing all the window units. After discussion, the board recommended that the developers consider repair of all windows on the front façade of each building. R. Crawford commented that some of the windows on the Leavenworth had been replaced by the previous owners and in those instances for visual consistency he recommended “cannibalizing” original windows from secondary facades. As for the side and rear facades, the board requested additional information on the condition of the windows on a façade by façade basis. B. Haley suggested that a prioritized value could be applied to the windows based on condition and location. D. Radke asked K. Auwaerter to contact SHPO to coordinate reviews.

In addition to the window issue, R. Crawford noted that instead of a brick face, the developers were now proposing EIFS on the single-story rear vestibule and new recessed stair tower on east façade of the Leavenworth Apartments. Noting precedent, the board said this was acceptable upon the submittal of color and joint pattern.

R. Crawford also discussed the new entrance on the Leavenworth, which will replace the enclosed brick entrance. The new entrance will be a simple flat projecting canopy with a sheet metal face with a clear glass aluminum storefront system below. The canopy will be hung on chains from existing hooks on the façade. The new entrance canopy will also expose two windows to either side of the entrance that are currently covered. The board agreed that the entrance was a significant improvement over the existing condition.

Project Site Review: 617 E. Hiawatha Boulevard. Jim Knittel (architect) and Cosimo Zavaglia (owner) presented the application for the renovation of the former Muenz-Kreuzer candle factory into market-rate apartments. The exterior work is limited to the removal of loading docks, repair and repointing of brick as necessary and the replacement of all the windows with a full-frame aluminum sash window. The current windows are predominantly paired, 4-over-4, double-hung sash with concrete sills and set into an arched openings. The new windows would match the muntin pattern of the original windows and maintain the other design features. The board recommended that the muntins have a raised profile rather than the flat strap proposed. J. Knittel said he would investigate the cost of the raised muntin and get back to the board.

DISCUSSION

NR Nomination: Scottholm Tract Historic District. K. Auwaerter reported that the SHPO has requested comments regarding the proposed Scottholm Tract Historic District nomination. The nomination will be reviewed at the State Review Board meeting in March. B. Haley made a motion in support of the nomination which was seconded by J. Romano. The motion passed unanimously with C. Carter and D. Radke abstaining from the vote as both are residents of Scottholm and C. Carter assisted with writing the nomination.

Green Street properties. K. Auwaerter noted that two Local Protected Sites, 215 and 220 Green Street, will be redeveloped in Hawley Green. She noted that she, D. Radke, B. Haley and D. Leary had met with one of the developers to discuss the proposed work.

Variance: 1009 Willis Avenue. D. Leary asked for the outcome of the ramp discussion. K. Auwaerter said she had provided the BZA with LPB comments and would find out how the BZA had ruled.

ADJOURN

J. Romano made a motion to adjourn which was seconded by D. Leary. The meeting adjourned at 9:40 a.m.