



**Landmark Preservation Board
Thursday, August 18, 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, Bob Haley, Julia Marshall, Don Radke, Joe Saya

Excused: Tim Bonaparte, Dan Leary, Jeff Romano

Staff: Kate Auwaerter

APPROVAL OF MINUTES

B. Haley made a motion to accept the minutes of August 4, 2011, which was seconded by J. Marshall. The minutes were approved unanimously with the following revisions:

OLD BUSINESS

CA-11-21 121 East Water Street/Gere Building. Linda DeFrancisco presented a revised application to apply Jahn M-160 product as a patch to the damaged granite stairs. She noted that the contractor (Viau Construction) said that they could replicate the bull nose profile of the steps and would use stainless steel pins to anchor the patch. D. Leary still questioned whether it would hold. B. Haley suggested another possible solution that would involve saw cutting a 3' wide x 4" deep section out of each tread and replacing it with new granite, which would still appear as a patch but would utilize original materials and *match the original profile*. Although it was suggested that this may not work because of the damage to the risers, L. DeFrancisco said she would look into it. J. Marshall made a motion to approve the application as revised, which was seconded by T. Bonaparte. The motion carried unanimously.

CA-11-22 113 Hampshire Road. The owner, Cecile Ilacqua, presented the revised plans for the rear kitchen extension, which reinstated a flat roof (rather than the previously proposed hip roof) with a ½ inch-*per-foot* pitch.

NEW BUSINESS

CA-11-23 206 Berkeley Drive. Roger Brooks (contractor) presented the window replacement project for the owner. The project includes replacing *all of* the sash of 30 wood, double-hung and hopper-style windows.

Special Permit 645-57 N. Salina Street. *B. Haley noted and J. Marshall concurred* that a better urban response to the site would have been to locate the new construction at the corner of the lot (corner of Division and N. Salina Streets).

Project Site Review: 317-19 S. Salina Street. B. Haley suggested that the design include a lintel above the proposed garage door *in line with other façade elements*. The Board agreed to recommend approval of the application as submitted with the suggestion to add the lintel detail above the garage door.

OLD BUSINESS

CA-11-22 113 Hampshire Road. The applicant was not present. As requested, the applicant had provided a lighting plan for the rear of the property and images of the proposed light fixtures to be installed, which had been salvaged from another property. B. Haley noted that the salvaged lights were Gothic Revival style rather than the Tudor Revival of the house. J. Marshall also noted that based on the image provided, the fixtures appeared to be oversized for the proposed use. The Board agreed to recommend to the applicant that she select a fixture that was appropriately sized and in a style more in keeping with the style of the house.

CA-11-23 206 Berkeley Drive. K. Auwaerter reported that the applicant had requested a hold on the application while he prepares the window survey. The Board agreed to hold the application until the next meeting.

Project Site Review: 321 S. Salina Street. The Board reviewed the new information provided regarding the condition of the rear windows that face Bank Alley as well as the window openings on the front façade facing Salina Street. According to the information and images provided, only rough openings remain on the front façade. The Board discussed the proposed design of the front façade, in particular the second floor window opening, which currently has glass block infill. The board agreed that it needed more information regarding the original appearance of the front façade. J. Marshall also noted that the existing windows on the rear façade are 6-over-6, metal, double-hung sash and the proposed replacements are 1-over-1, which would alter the appearance of the building. The Board held the application pending the submittal of historic images of the property.

NEW BUSINESS

CA-11-25 937 Comstock Avenue. Darlene Bender, the applicant, presented her application to widen and pave over an existing gravel driveway to her house. It was noted that the house is a non-conforming structure in the Berkeley Park District. The current gravel driveway is roughly 16' wide. The applicant proposes to widen the driveway half way in (about 28' from the house) to 20' so that she can turn around in the drive. She cited the difficulty of backing on to Comstock Avenue which is very heavily traveled especially when the University is in session. D. Radke noted that the Board of Zoning Appeals would have the final say in the application. The Board discussed various options regarding the driveway including creating a hammer-head configuration closer to the garage as well as widening the driveway to one unified width the entire length of the driveway. B. Haley noted that the character of the driveways in the surrounding historic district is narrow. He also noted that hammer-head configurations were troublesome because they allow cars to be parked in front yards. He recommended the installation of a border material such as brick pavers to help visually reduce the size of the driveway. J. Marshall recommended that the applicant look into Grasspave as a possible border, which would limit the extent of the asphalt by allowing grass to grow as a border, but could also withstand the occasional car driving over it. The application also called for the installation of a front step to the house. Currently there is a painted concrete slab. The owner proposes to install the front step and then face the step and slab in brick. J. Marshall made a motion to accept the application as submitted, which was seconded by J. Saya. The motion was carried unanimously.

CA-11-26 338 Berkeley Drive. The applicant, Jennifer Abdella, presented the application to reinstall 6" rafter tail extensions and roof sheathing in order to create an overhanging eave line along both sides of the house. She noted that a previous owner had removed the overhang during a remodeling and she showed the Board plans from the 1950s for an addition that was never constructed, which showed overhanging eaves on the house. The house is experiencing significant water damage due to ice damming that sends ice down the side of the house during the winter. The applicant's contractor had recommended reinstalling the overhang to help stop water from washing down the face of the building. The applicant also noted it would be an aesthetic improvement to the house. J. Marshall and B. Haley both noted that the addition of the rafter tails was a good aesthetic decision, but that they did not believe that the proposal would address the issues of the ice damming. After discussion of possible solutions, the Board recommended strongly that the applicant contact a design professional who could address the attic insulation and ventilation issues. B. Haley made a motion to approve the application as submitted, which was seconded by L. Birkhead. The application was approved unanimously.

Area Variance: 913 Euclid Avenue. The board reviewed the information provided. Staff explained that the applicants were seeking to retain a 15'-wide driveway in front of the house. D. Radke disclosed that his firm has sold the house in the past and that he knows the property well. The board questioned whether the variance was required due to the width of the driveway or whether the variance was required for the driveway itself. The board recommended that if a driveway is legal, that it should be no more than 12'-wide. If the driveway is not legal, then the board recommended against allowing the driveway. K. Auwaerter said she would contact the Zoning office for clarification.

DISCUSSION

Rose Hill Cemetery: New monument. K. Auwaerter reported that there is a family interested in erecting a memorial to a family member buried in Rose Hill Cemetery. The City owns the cemetery under the jurisdiction of the Parks Department. The Board agreed that its primary interest would be the location, materials and dimensions of any proposed memorial.

Calendar for 2012: D. Radke recommended that there be no meetings in the month of August, which he noted was allowed according to the adopted rules and procedures. K. Auwaerter said that when the Board takes the vote on the schedule in the fall that she will send out notifications and post it on the web site.

ADJOURN

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