



**Landmark Preservation Board
Thursday, August 4, 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

Excused: Jeff Romano, Joe Saya.

Staff: Kate Auwaerter

APPROVAL OF MINUTES

L. Birkhead made a motion to accept the minutes of July 21, 2011, which was seconded by B. Haley. The minutes were approved unanimously with the following modifications:

CA-11-22 113 Hampshire Road. Randy Coogan (architect) presented the application to reconfigure a rear kitchen addition on the rear of the property. The one-story addition has a flat roof that is leaking. The owners would like to remove the flat roof and install a hip roof and rearrange windows and door openings on the addition. D. Leary commented and the board agreed that the hip roof was incompatible with the rest of the house. He also suggested that moving the large bay window from the south facade to the west facade of the addition might not be possible if it had a ~~turned~~ *terne* metal roof *due to the potential for lead contamination*.

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 ½inch-per-foot pitch. The board discussed the proposed layered roof system which included plywood, insulation and a rubberized roof with a decking that would allow them to walk out on the roof. D. Leary warned that the thickness of the roof system might bring the roof up to the level of the sill of the French doors leading out to the roof. J. Marshall noted that there are simpler membrane roof systems available that are made to walk on and she also described a permeable paver that was designed for roof top installation. B. Haley recommended that if the applicants discovered that they could not salvage enough brick to side the new addition that they side it with board and stucco similar to the front of the house. K. Auwaerter noted that if they found that they did not have enough brick that they would have to resubmit their plans to the Board for approval. B. Haley made a motion to approve the application contingent on the submittal of the exterior lighting plan, which was seconded by J. Marshall. The motion carried unanimously.

Project Site Review: 321 S. Salina Street. The applicants did not attend the meeting. K. Auwaerter referred the Board to a letter from the applicant that she believed only partially answered the Board's questions from the previous meeting. The Board agreed to hold the application open.

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. The proposed replacement sash is an all-wood, Pella brand sash kit. The sash would be painted to match the current sash color. The sash have simulated divided lights and the muntin pattern would match the existing windows. The applicant stated that the existing windows were in disrepair and that the owner sought to replace the windows with a more energy efficient sash. A few of the windows have aluminum storm windows; no wood storm windows exist on the house. Sills will be repaired or replaced in-kind as necessary. The Board noted that the applicant had not completed a comprehensive window survey, which it would need before making a final decision. R. Brooks agreed to submit the completed window survey. D. Radke noted that the Secretary of the Interior's Standards state that windows should be repaired when possible and if not possible, to be replaced in-kind.

CA-11-24 412 Sedgwick Drive. The applicant was not present. Speaking for the applicant, K. Auwaerter stated that the proposal included removing a tall arborvitae hedge at the edge of the driveway toward the rear of the property with a hemlock hedge. It also included a proposal to replace a deteriorated fence at the rear of the property with a new cedar fence featuring a lattice detail and scalloped top. D. Radke noted that the Board has approved fences with a similar lattice feature, but only with a straight top. T. Bonaparte made a motion to approve the application upon the condition that the replacement fence has a straight top. The motion was seconded by L. Birkhead and approved unanimously.

Special Permit 645-57 N. Salina Street. The applicant was not present. The Board reviewed the comments sent by the SHPO regarding the project and agreed that the overall design of the new construction was more in keeping with the surrounding 19th century historic district. However the Board differed with the SHPO's comments in that the Board saw no problem with the ornamental detail on the front and rear facades of the building. However, B. Haley noted that the proposed cornice brackets had not been drawn to be symmetrically arranged on the façades of the building. He recommended and the Board agreed that the brackets be located in line with the brick piers that divide the facades into symmetrical bays. The Board agreed that the patio enclosure should include more substantial masonry piers to give the enclosure a more commercial rather than residential appearance 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). Recognizing that the developer's desire to have drive-thru window dictated the location of the building, the Board agreed that the corner location would be the preferred location for the new construction. T. Bonaparte noted that there was insufficient information regarding the materials or dimensions of the proposed monument sign to be located at the corner of the lot. He also stated that monument signs are usually inappropriate for urban settings. The Board agreed to request additional information about the signs.

Project Site Review: 317-19 S. Salina Street. Roger Whelen (Whelen & Curry) presented the application to install a overhead garage door on the rear façade of the building. The purpose was to provide access to parking that would be located on the first floor of the building for the tenants above. Approximately 700 sf of retail space would be retained on the S. Salina Street side of the property and the garage parking would not be invisible from S. Salina St. B. Haley suggested that the design include a lintel above the proposed garage door to 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.

Site Plan Review: 438-46 N. Franklin Street. K. Auwaerter noted that she and Katelyn Wright and Don Radke had reviewed the existing property slated for demolition. She noted that it had been identified as “architecturally significant” in the City’s Historic Properties List. It was staff’s opinion that the property was significantly altered as well as in poor condition and recommended against Protected Site designation. B. Haley recommended that photographs be taken of the exterior the building prior to demolition and that elements of the existing building be included in the new construction. The Board agreed not to recommend local Protected Site status for the property, to recommend that photographs be taken of the existing property and that the new design follow the Franklin Square design guidelines.

ADJOURN

J. Marshall made a motion to adjourn which was seconded by L. Birkhead. The meeting adjourned at 9:45 a.m.