



Landmark Preservation Board
Thursday, February 20, 2020
Meeting Minutes

Common Council Chambers

CALL TO ORDER

Chairman Don Radke called the meeting to order at 8:30 a.m.

ROLL CALL

Members Present: Tom Cantwell, Cynthia Carter, Bob Haley, Dan Leary, Don Radke, Jeff Romano, Lisa Tonzi

Absent: Julia Marshall

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Romano made a motion to approve the minutes of February 6, 2020, which was seconded by C. Carter. The minutes were approved unanimously with the following correction:

CA-20-01 226 Brattle Road: J. Marshall made a motion to approve the application as submitted, which was seconded by D. Leary. The motion passed with a majority vote, C. Carter abstaining *because she is related to the applicant*.

OLD BUSINESS

CA-20-03 311 Farmer Street. Robert Ryan of Ryan Windows and Doors came to the meeting to provide information about and show a model of the double-hung sash inserts proposed for 311 Farmer Street. He noted that the proposed windows – Marvin *Ultimate* – are wood windows clad on the exterior with aluminum. The 7/8” muntin bars are exterior applied with a metal spacer between the window panes to enhance the appearance of depth. Because these are window inserts, the original wood framing and trim will be retained. The Board reviewed the sample window. Members noted that it would be helpful to see this window compared to the Marvin *Ultimate* fiberglass window that has been approved in a couple other applications. K. Auwaerter will arrange a meeting with R. Ryan to visit the window showroom in order to compare the features and dimensions of both types of windows. D. Leary stated that he was concerned about allowing the use of aluminum cladding in residential settings. K. Auwaerter noted that the Board had approved aluminum-clad wood windows in certain, limited applications at a few residential addresses in the Sedgwick and Berkeley Park neighborhoods.

NEW BUSINESS

Project Site Review (PR 20-05): 500 Erie Boulevard E. Matthew Paulus presented the application for the rehabilitation of the Smith Restaurant Supply building into a 37-unit, residential/mixed-use facility. The structure consists of a 3-story, stucco-covered, wood section joined in the 1950s to a 6-story masonry section. The exterior alterations to the existing structure consist mainly of reopening the bricked and boarded over window openings and installing new operable, multi-pane windows, and restoring the ground floor commercial spaces and entrances. He noted that this is a historic rehabilitation tax credit project and shared photographic documentation of the historic appearance of the property.

The Board reviewed the materials and provided comment. The main comment was in regard to the 6-story, stair/elevator tower to be constructed on east end of the building. B. Haley noted that it needed to be clearly secondary to the historic building, but also in harmony with the older structure. He suggested that the addition as designed drew too much attention to itself because of the amount of glass. M. Paulus noted that he was still in conversation with the SHPO about the design details of the project. In summary, D. Radke noted that the

Board was enthusiastically in favor of the project, but that it would like to see the design of the stair/elevator tower after SHPO/NPS have provided their comments.

DISCUSSION

Housing Visions: Demolition of carriage house at 1540 E. Genesee Street. D. Radke reported that T. Cantwell, B. Haley and he had visited the site to review the condition of the carriage house. They reported that the carriage house is in a deteriorated condition. They also noted that at some point, a large addition was constructed on the back of the house in such close proximity to the carriage house that no vehicles can access the building anymore. Given the condition of the carriage house and the impact of the rear house addition on the functionality of the carriage house, they recommended that the carriage house could be removed without further LPB comment. They did recommend that the carriage house be photo-documented prior to demolition. T. Cantwell made a motion to allow demolition of the carriage house to proceed subject to the submittal of photographs of the interior and exterior of the building. This was seconded by C. Carter and approved by the board.

ADJOURN

The meeting was adjourned at 9:35 AM.