



**Landmark Preservation Board  
Thursday, July 19, 2018**

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, Julia Marshall, Don Radke, Jeff Romano, Joe Saya, Lisa Tonzi

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

J. Romano made a motion to approve the minutes of June 21, 2018 as revised, which was seconded by C. Carter. The motion was approved unanimously. The revisions were as follows:

**OLD BUSINESS**

CA-18-07 223 Brattle Road. The natural limestone for the treads and porch floor would match as closely as possible the color of the main field of the brick. The dimensions of the walkway and overall dimensions of the porch were not proposed to change, although the subcommittee noted to the owner that the ~~tread~~ *risers should be of equal heights would need to be adjusted to meet* code.

The Board discussed the application and proposed materials. C. Carter made a motion to approve the application with the following scope and recommendations: the existing two-car garage will be removed and replaced by a three-car garage with a gable-front, two-bay section and a slightly recessed, side-gable, single-bay section. The overhead garage doors will be plain paneled doors with a single row of *rectangular* fixed lights.

**OLD BUSINESS**

CA-18-01 1408 Park Street. K. Auwaerter provided an update to the Board from Ed King (Catholic Diocese) regarding the steeple repairs at St. John the Baptist/Holy Trinity. She confirmed that the paint color of the dormers and roof hips would be an off-white (Pittsburgh Paints 521-3 *Gray Palomino*), which was matched to the original paint color. The new copper on the dormer roofs and spire ridges will be natural and not be painted as it is now. Finally, the steeple cross, which is currently yellow-painted wood, will be clad in copper. D. Leary expressed concern that the bright visual character of the steeple will be altered by the natural copper, which will eventually oxidize from a brown to green. It was also noted that E. King and the parish had requested the natural copper for reasons of maintenance and durability given the expense and difficulty of repaint that would be required at a later date.

**NEW BUSINESS**

*Local Protected Site*

CA-18-09 941 Comstock Avenue. Brian Morris (owner) presented the revised application for the front stoop at 941 Comstock Avenue. The revised plans show a rectangular concrete stoop centered on the front door with three, curved steps leading to the front door. B. Morris confirmed that the decorative handrails would be set at an angle down the steps. The Board was appreciative of the revisions, which reflected earlier Board comment. J.

Romano made a motion to approve the application as submitted, which was seconded by C. Carter. The motion passed unanimously.

CA-18-10 812 North Salina Street. Chad Rogers (King & King Architects) presented the application to install a couple new doors and several new windows at the basement level of the main church and adjoining friary at Assumption Church. He explained that these alterations were necessary following the sale of the former parish hall. The basement of the church and friary would now accommodate a new parish hall and kitchen. The Board discussed the scope of the project, which includes the installation of two new exterior, side doors to the basement level of the main church. Doors will be brown-painted wood, featuring paired, pointed-arch lights over raised panels. It also includes the replacement of four basement-level windows on the friary with double-hung, aluminum-clad wood sash windows and six basement-level windows at the main church basement with fixed, aluminum-clad wood windows. D. Leary made a motion to approve the application as submitted, which was seconded by B. Haley. The motion passed unanimously.

#### *Zoning Referrals*

Special Permit (SP-18-18): 400 S. Clinton Street/109 Walton Street. Jim Williams (Time Cap Development Corporation) presented plans to reconfigure the façade of the pizza shop. He explained that the exterior west wall of the property had to be replaced and the foundation repaired prior to the construction of the new building located on the parcel immediately west of the property. The proposed new storefront includes a center, recessed entrance flanked by large shop windows on paneled bulkheads. The plans show tile installed on the walls of the recessed entrance. The Board reviewed the application and recommended approval of the proposed project with the following comments: the display windows should feature painted wood, exterior-applied muntins (~3/8" profile) to reflect the shop windows that are being removed as part of this project. The storefront entry sidewalls should be wood paneled or glass, rather than the proposed tile surface treatment. All the panels and trim on the storefront should be painted wood except for the storefront bulkhead panels, which may be made of a material such as "Azek" or equivalent, and painted to match the color of the storefront. The Board noted that this material is acceptable in this location because the bulkheads are subject to damage from moisture and salt exposure.

Project Site Review (PR-18-23): 123-29 Willow St E. Jim Knittel (Dalpos Architects) presented revised plans for 123-29 E. Willow Street. The property owners are no longer considering constructing a pergola on the north façade of the property. J. Knittel indicated that they are now seeking to rebuild the roof at the rear of the building to bring it back to the height it was prior to an explosion at the building in the 1970s. In addition, they plan to install a rooftop penthouse on the rear roof. It will be faced in light-grey, metal panels. The Board recommended approval of the application with no comment.

#### **ADJOURN**

The meeting was adjourned at 9:30 AM.