



**Landmark Preservation Board**  
**Thursday, August 19, 2021**

Meeting Minutes

Room 215 City Hall

**CALL TO ORDER**

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

**ROLL CALL**

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

Excused: Dan Leary

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

C. Carter made a motion to approve the minutes of July 15, 2021, which was seconded by B. Haley. The minutes were approved unanimously (J. Marshall and L. Tonzi abstaining) with the following revisions:

**NEW BUSINESS**

CA-21-17 812 N. Salina Street (Assumption Church). ... The board noted that the applicant had presented the project at the June 3, 2021 board meeting and that the proposal before the board was in keeping with the board's overall recommendations from this earlier project discussion, *with the exception that the applicant had not included the recommended metal baseplate in the final design of the door. K. Auwaerter explained that the applicant's contractor had recommended against the metal plate due to corrosion concerns.*

**OLD BUSINESS**

CA-21-09 213 Scottholm Terrace. K. Auwaerter informed the board that the applicant continues to work with his contractor and architect to identify solutions for the leaking roof. The complete tear-off and replacement was too expensive. The board agreed to close the project in anticipation of a new application later in the year or early next year. J. Marshall disclosed that her firm, Holmes King Kallquist, has been hired by the applicant to work on the roof project. She stated that although she is not involved in the project, she would recuse herself in any future vote related to this project.

Project Site Review (PR 21-08) 344 N. Salina Street. The board agreed to continue to hold this application pending the submission of new information.

**NEW BUSINESS**

CA-21-18 120 Circle Road. K. Auwaerter explained that the applicant was unable to attend the meeting. She introduced the application to rebuild the existing two-car garage behind the house. The project involves jacking the frame of the garage up in order to replace the deteriorated, rusticated concrete-block foundation with plain cinder block. The asphalt shingle roof will also be replaced with new black asphalt shingles and the two overhead doors will be replaced with paneled overhead doors featuring a row of rectangular lites at eye level. The garage will be repainted white to match the house. K. Auwaerter noted that she had confirmed with the applicant that the garage windows located on the side facades will be repaired (the scope of work indicated new windows). The board observed that there was a discrepancy between the size of the garage doors noted in the contractor's scope of work and the manufacturer's materials. The board recommended that if the garage doors are too short for the openings and an additional row of panels is required, that the additional panel be

added above the row of lites. J. Romano made a motion to approve the application with the condition that the garage windows be repaired and retained. C. Carter seconded the motion which was approved unanimously.

CA-21-19 535 Oak Street. J. Romano introduced his application for exterior repair, restoration and new construction at his home on Oak Street. J. Romano summarized the history of the property noting that he planned to return to the house to single-family occupancy. The scope of work includes the following: reconstruct a portion of the original wraparound porch; remove a non-original side porch on the south façade and replace it with a new addition and solarium; repair/replace in-kind deteriorated siding where needed and repaint the house; install a terrace with a plunge pool at the southwest corner of the property; replace a failing retaining wall along the Highland Avenue driveway; reinstall a concrete service walk from the sidewalk to the rear yard from Highland Avenue; install a solid wood privacy fence to enclose the rear and side yards at a height to match the projecting drip course just above the house's stone foundation, which forms a strong horizontal datum line around the house; install skylights on the west (rear) roof slope for light and ventilation; remove the fire escape on the west façade of the house and install in its place a metal balcony at the third floor with a new full lite wood door to replace the existing steel door; replace the basement overhead garage door on the Highland Avenue side of the property with new horizontal sliding garage door; install aluminum triple track storm windows on the house; and remove a mature black walnut tree in the rear yard.

The board reviewed the application and drawings provided. In discussion, the board focused on several key design elements starting with the solarium. The consensus opinion was that the form of the solarium was not compatible with the historic character of the house. It recommended that the metal framing of the solarium be a dark color rather than white so that it visually recedes and that the scale of the glazing panels be reduced. There was also discussion regarding the curved roof profile. Board members suggested a couple different solutions that would eliminate the curved profile, including replacing it with a short, flat roof (though it was acknowledged that this would make shedding water off the solarium more difficult).

The board also discussed briefly the privacy fencing along the Highland Avenue side of the property. It was noted that some portions of the fence will be over 8' tall, which is far taller than allowed by Zoning.

In regard to the partial rebuild of the front porch, J. Romano explained that he has not been able to locate any historic images of the house or porch, so he used physical clues and design features of the house to guide the appearance of the porch. The board was appreciative of the design, but recommended that he remove some of the decorative details so that it reads as a newer addition to the house and does not create a "false sense of history". The board also asked that J. Romano revise the elevation drawings to include the proposed porch paneling so that it could assess the appearance of the solid panels on the overall porch design.

The board agreed to hold the application open while J. Romano considers the board's comments. At the request of the applicant, J. Marshall made a motion to approve the proposed paint colors for the house, which was seconded by L. Tonzi. The motion was approved unanimously.

## **ADJOURN**

The meeting was adjourned at 9:40 AM.