



**Landmark Preservation Board
Thursday, May 4, 2023**

Meeting Minutes

Common Council Chambers

CALL TO ORDER

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

ROLL CALL

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

Excused: Patrona Rowser

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Romano made a motion to approve the minutes of April 20, 2023, which was seconded by T. Cantwell. The minutes were approved as submitted by majority vote. C. Carter abstained.

OLD BUSINESS

CA-23-01 350 Montgomery Street. David Herkala representing owner Tom Cerio presented proposed design revisions relative to the former hotel entrance on the E. Jefferson Street side of the building and the replacement windows. Regarding the entrance, he presented a historic postcard image that indicated that the entrance featured bronze-colored, double doors. Each door is divided into two lights at the push-bar level and features a high bottom rail. The applicant proposed to replicate this appearance with wood-clad aluminum doors. The board noted that the doors were most likely bronze and so recommended that the new doors be a dark bronze colored aluminum. The board requested that the applicant submit the specification sheet on the doors including the selected color with the final application.

Regarding the ornate, wooden doors to the church located at two entrances on E. Jefferson and one on Montgomery Streets, D. Herkala noted that the applicant was seeking to remove the doors and install "place holder" doors. The historic doors will be taken for analysis to see if they can be repaired. If they cannot be repaired, they will be replaced in kind. The board stated that before removal, the applicant must document fully each door in photographs and measured drawings including their frames and hardware.

Regarding the vinyl windows, which were installed without board review or approval, the applicant proposes to apply a muntin grid to the exterior of the windows in a 6-over-6 pattern. The board noted that the recently installed windows feature 4-over-4, between-the-glass grids that would not be in line with the proposed, 6-over-6, exterior grids. The board noted that an 8-over-8 pattern would line up with the existing 4-over-4 interior grids. The board also suggested that the applicant apply the proposed grids to a window on the building for the board to review.

CA-23-06 136 Circle Road. Michael Andersen (Pella Windows) was present to represent the applicants. D. Radke reported that he and K. Auwaerter had met with the owners to discuss the window replacement project. The owners agreed to seek additional advice on the project and at the recommendation of K. Auwaerter met with a local window restoration expert. According to the contractor, the windows are repairable, but he would not be able work on the windows until 2025 and he knew of no other qualified local contractors who could either. The owners noted that they had met with three other contractors who either said they could not do the job or were unable to do the work for a significant period of time.

In discussion, D. Radke commented on the serious condition of the windows and frames as seen during the recent site visit. M. Andersen noted that the owners agreed to store the original windows so that they could be reinstalled at a later date by a future owner. He also noted that the exterior-applied grids will be custom made

at 3/8" wide with a flat profile, matching closely the width and profile of the lead came of the historic windows. He also stated that the basement windows will be awning style windows to match the existing (rather than the proposed sliders). In addition, the eyebrow windows will be repaired and retained. He also noted that any trim around the windows that must be replaced will be replaced with wood (hemlock) trim and painted. The windows themselves will be factory-painted black fiberglass. B. Haley noted that significance of the original windows and their contribution to the unique character to the house.

J. Romano made a motion to approve the application as follows: replace a total of 52 windows including 35 casement windows, 13 fixed windows and 4 hopper windows. The windows will be replaced matching the style (casement, fixed, hopper) of the original window with Pella Impervia, black fiberglass windows. The windows will have 3/8", exterior-applied muntins grids. The frames will be repaired or replaced in kind (hemlock) and painted. The eyebrow windows in the attic will be repaired and retained. The diamond pane fixed windows in the front stairwell will be retained and single-pane fixed units will be attached from the exterior to each window frame as protection. C. Carter seconded the motion, which passed on a majority vote. B. Haley voted to deny.

CA-23-08: 205 Highland Avenue. Eric Neu (Graves Brothers) was present to represent the owner. The board reviewed the additional images provided and reviewed the molding proposed for the roof edge. J. Marshall made a motion to approve the proposed wood crown molding as presented by E. Neu. The motion was seconded by C. Carter and approved by majority vote. J. Romano recused himself because the applicant is his brother.

NEW BUSINESS

Certificates of Appropriateness

CA-23-09 300 Berkeley Drive. Daniel Kearney (owner/applicant) presented his application to replace four double-hung, wood, 6-over-1 windows and a large, fixed-glass window in a small room on the second floor at the rear of the house. The board reviewed the window survey materials including images of the windows that indicated significant deterioration of the sash and frames. The proposed replacement windows include aluminum-clad wood, 6-over-1 windows and a single aluminum-clad, wood, fixed picture window all made by Marvin.

B. Haley made a motion to approve the application as submitted, which was seconded by J. Romano. The motion passed unanimously.

Zoning Referrals

Project Plan Review (Z-2855) 208 Walnut Place. Brian Bouchard (CHA Engineers) and Jared McCormick (Daniel Manning Architect) presented the proposal for an addition to the former fraternity house at 208 Walnut Place, which is being converted into a sorority. The board noted that the design reflected the board's comments from the predevelopment discussion on March 16, 2023, including the retention of the shed-roof dormer on the front façade and the simplification of the materials on the addition, which helps to distinguish the addition from the original structure. The board indicated that it was satisfied that the proposed addition will not detract from the overall historic character of the house.

DISCUSSION

No discussion items

ADJOURN

The meeting was adjourned at 9:35 AM.