A. Board Business

1. Roll Call

The Buffalo Preservation Board met in regular session on Thursday, the fifteenth day of November, 2007, in Room 901 City Hall, 65 Niagara Square, Buffalo, NY 14202, John Laping, Vice Chairman, called the meeting to order at 3:00 p.m. Thomas Chwalinski, Senior Planner, called the roll and noted there was a Quorum. Those present and absent were as follows:

<table>
<thead>
<tr>
<th>Members Present</th>
<th>Members Absent</th>
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<tr>
<td>John Laping, Acting Chairman</td>
<td>Chris Guerra, Excused Absence</td>
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<td>Barry Muskat</td>
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<td>Timothy Tielman</td>
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<td>Russell Pawlak</td>
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<td>Peter Grace</td>
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<td>Sam Gurney</td>
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<td>Paul McDonnell</td>
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<td>Carla Singleton</td>
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Office of Strategic Planning – Buffalo Preservation Board Staff
Michelle Brozek, Senior Planner for Historic Preservation
Thomas Chwalinski, Senior Planner
Pamela Walker, Senior Administrative Assistant

Mr. Laping, Acting Chair, welcomed Ms. Brozek as the new Senior Planner for Historic Preservation.

2. Approval of Minutes

October 18, 2007

DISPOSITION:
A motion to approve the minutes of October 18, 2007 was made by Mr. Pawlak, seconded by Mr. Grace and carried.
November 1, 2007

DISPOSITION:
A motion to table action on the November 1, 2007 minutes for two weeks was made by Mr. Pawlak, seconded by Mr. Grace and carried.

B. Public Hearing

3. NONE SCHEDULED

There were no public hearings.

C. Communications

4. City Planning Board
   Preservation Board as an interested agency for the gymnasium and science wing additions at Canisius HS.

   DISPOSITION:
   This item was acted on at the 11/1/2007 Board meeting. No Action Required.

5. City Planning Board
   Letter accepting the Preservation Board as the Lead Agency for the project at 249 North Street.

   DISPOSITION:
   On behalf of the Preservation Board, the Board Secretary would review the Environmental Assessment Form (EAF) and would forward any comments to the City Planning Board regarding the determination of significance of the project. A Design Review Subcommittee consisting of Mr. Laping, Guerra & Mr. McDonnell would be available to assist Ms. Brozek in process.

6. Letter from Alfred Coppola

   DISPOSITION:
   Receive & Filed.


   Ms. Brozek would send a letter to Commissioner Tobe stating why the Board has denied the request for demolition at the November 1, 2007 Board meeting along with the list of qualifying criteria as to why this structure should be listed as a local historic landmark.

   DISPOSITION:
   A motion to send the Memo “as is” to Commissioner Tobe and to direct Board Staff initiate the steps necessary to designate the structure as a local historic landmark was made by Mr. Tielman and seconded by Mr. Pawlak and carried.
Meeting with Commissioner Tobe
The Board has asked Ms. Brozek to communicate a request to meet with Commissioner Tobe prior to the next regularly scheduled Board meeting around 2:00 p.m.

Landmark Designation Application for the Heath House & Davidson House
Mr. Muskat would prepare landmark designation applications for these two properties.

List of Proposed Landmarks for 2008
A list of the proposed landmarks for 2008 would be compiled.

47 Orton Place and 92 Pearl Street
Councilmember Brian Davis did not consult the Board prior to sponsoring the override of the Board’s denial of these two items.

Ms. Brozek is requested to send a letter to the Zoning Board of Appeals requesting their review of these two items as they may be in violation of the City’s Zoning Ordinance.

D. Certificate Activity - Board Action Required

8. 35 Wadsworth
Remove rear portion of building and install clapboard to match existing “in-kind”. Install new wood entry door and wood replacement windows. Install a 10’x60’ driveway to the north of a 2.5 story building.

*STAFF RECOMMENDATION: Staff recommends requesting Full Environmental Assessment Form, drawings or sketches of proposed rear elevation, and a more detailed description of proposed windows and doors.

*SEQR TYPE: Type I Action (Partial demolition of a contributing structure in a National Register District).

Ms. Lauren Kosta, neighbor and broker for 35 Wadsworth, representative for Noel Sutton appeared before the Board. She stated she had tried to purchase this property for herself years ago when the former owner had it and had a contract on it for nine months and is very familiar with the house.

The back section of the house is caving in; it is not original and is one of the main projects that have to take place to save the house. It has deteriorated very rapidly over the years. The previous owner had approvals from the Board, which has since expired. The proposal is to take the addition down, put clapboard up to match the siding, remove the existing driveway and replace it with a concrete driveway; install posts and railings for front staircase because there is nothing there presently; install a entry door.

Upon discussion, the Applicant is requested come back in two weeks and provide additional detailed information in the form of site plans and a sketch of the rear indicating where the driveway would be, type of materials used and detailed pictures showing the dilapidated condition of the house.
A Design Review Subcommittee of the Board consisting of Ms. Singleton, Messrs. McDonnell and Laping would conduct a site visit on Tuesday, November 20, 2007 at 8:30 a.m. with the Owner’s representative at the house. They would review specifications for the driveway and fence, review the rear addition that is dilapidated and the site survey and provide their recommendations to the Board for consideration at the November 29, 2007 Board meeting.

**DISPOSITION:**
A motion to table action on this item for two more weeks was made by Mr. Muskat, seconded by Mr. McDonnell and carried.

9. 433 Franklin St.
Remove three non-original windows on addition and replace with three wood casement windows. Remove T-111 wood siding on addition and replace with 4” exposure beveled cedar siding to be painted to match the remainder of the building. Install new handicap ramp on courtyard elevation. Remove two non-original doors on courtyard elevation and replace with new wood panel doors with transoms. Remove concrete block from basement window openings and install glass block windows in all basement window openings. Remove existing front and rear gates and replace with black metal gates. Remove original doors and concrete block on carriage house and replace with glazed wood doors.
*STAFF RECOMMENDATION: Staff recommends approval of new single-pane wood casement windows on the courtyard elevation addition to match the windows throughout the remainder of the building. Recommend new beveled cedar siding on courtyard elevation addition. On courtyard elevation, recommend approval of handicap ramp and installation of new wood panel doors with transoms. Recommend installation of fixed wood windows in basement on front elevation and glass block windows on side and rear elevations. Recommend installation of black metal gates on front and rear elevations. On alley elevation, recommend the installation of new wood doors to match the original in design, with single-pane glazing to allow for light.
*SEQR TYPE: Unlisted Action.

Mr. Kevin Murrett stated this is a charitable project that his office is undertaking down the street from where his office is between the block of Franklin Street between Virginia and Edward on the east side of the street. This is a historic structure that has been vacant for 2 years.

The Missionary Sisters of Our Lady of Mercy currently run a Charter School for Kindergarten, 1st and 2nd Grade Program on the corner of Edward and Franklin and would be expanding into this location. The majority of the renovation would be interior.

**DISPOSITION:**
A motion to approve with the exception of the Glass Block windows and the fence, was made by Mr. McDonnell and seconded by Ms. Singleton and carried. Applicant would return for approval of the basement windows and the fence Mr. Grace abstained.
E. **Certificates of No Effect - INFORMATIONAL ITEMS**

10. **1 Symphony Circle**
    Rake out all loose deteriorated mortar on south and west sides of the bell
tower from chapel roof ridge to open breezeway of the tower; Re-point all
open mortar joints using historically correct lime rich mortar tinted to match
the existing “in-kind”.
    *SEQR TYPE: Type II Action.

11. **26 Whitney**
    Remove deteriorated rear patio/porch from structure;
    Install ½” treated wood for flooring, posts and railings to match existing porch
    “in-kind”.
    *SEQR TYPE: Type II Action.

12. **19 Allen St.**
    Repair and re-point damaged front pillar of structure;
    Paint front of building.
    *SEQR TYPE: Type II Action.

13. **212 Northland**
    Remove deteriorated roofing materials and gutters from structure; Install ½”
exterior plywood sheathing, #15 felt, ice & water shield, metal edging & ridge
vents, where required; Re-roof with * dark gray, 30-year Landmark architectural
style shingles; Install new 5K aluminum gutters/downspouts/conductors.
    *SEQR TYPE: Type II Action.

14. **251 E. Delavan Ave.**
    Remove deteriorated roofing on porch; Install 1/2” exterior plywood
sheathing, #15 felt, ice & water shield; metal edging & ridge vents, where
required; re-roof with modified bitumen.
    *SEQR TYPE: Type II Action.

15. **60 - 62 Days Park**
    Replace old concrete with new and two pads at rear of structure, both 12x20
for two car parking spaces.
    *SEQR TYPE: Type II Action.
A motion to approve the Negative Declaration was made by Mr. O'Donnell, seconded by Mr. Grace and carried.

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A motion to a Design Team of Mr. Tielman to approve the porch lighting and the remainder of the items are approved as presented was made by Mr. Pawlak, seconded by Ms. Singleton and carried.

17. 230 Blaine
Replacing windows after fire damage to the structure. Contributing structure with some wood windows per Buffalo Fire Department.
*SEQR TYPE: Unknown (Dependent on type of window proposed).

DISPOSITION:
Tabled. Applicant/Representative did not appear before the Board to address this item.

18. 770 Elmwood Ave.
Demo to grade a two-story masonry office building.

DISPOSITION:
Tabled from previous meeting. Applicant did not appear before the Board to address this item.

19. 517 Niagara St.
Demo to grade a one-story gas filling station.

DISPOSITION:
A motion to have No Objection to the Demolition was made by Mr. Muskat, seconded by Ms. Singleton and carried. Mr. Tielman opposed.

20. 180 W. Utica
Demolish to grade a two-story, one-family dwelling for Kaleida Health.

DISPOSITION:
A motion to Receive & File was made by Mr. Pawlak, seconded by Ms. Singleton and carried.

21. Durham Memorial Church
Remove/replace existing doors on front/side elevations with new bronze aluminum door/frames with lettering/graphics.
*SEQR TYPE: Unknown (Dependent on type/style of new doors).

DISPOSITION:
Tabled for two more weeks. (Wood Replacement doors is suggested by the Board)

22. 841 Delaware Ave. (Himalayan Institute)
Remove/replace 15 windows: 6 on the first floor and 9 on the second floor to a three-story commercial building.
*SEQR TYPE: Unknown (Dependent on type of window proposed).

DISPOSITION:
Tabled action on this item for two more weeks, Applicant would be notified that the SEQR Forms need to be completed so that the Board can complete their review otherwise this item would be Received & Filed and Applicant would have to reapply to the Board.
23. North Pearl

Replace and rebuild columns, rails and deck of the porch of a 2.5 story dwelling to original use.
*SEQR TYPE: Type II Action.

DISPOSITION:
Tabled action on this item for two more weeks, Applicant would be notified that the SEQR Forms need to be completed so that the Board can complete their review otherwise this item would be Received & Filed and Applicant would have to reapply to the Board.

24. Loring Ave

Place vinyl siding on all sides of a two-story two-family frame dwelling, strip roof, install shingles, replace all windows, install patio door on 2nd floor front. Side over former door at 2nd floor right side, replace front and rear doors on 1st floor, remove aluminum awning on front porch of 2nd floor and replace with wood framed roof.
*SEQR TYPE: Type II Action (Non-contributing structure).

DISPOSITION:
Tabled action on this item for two more weeks, Applicant would be notified that the SEQR Forms need to be completed so that the Board can complete their review otherwise this item would be Received & Filed and Applicant would have to reapply to the Board.

25. Linwood Ave

Installing 31 new wood windows, aluminum clad exteriors in black to match existing. Exterior casings to be capped in natural clay color aluminum to maintain same color scheme. Most units to remain double hung units and some are being reverted back to double hung where over the years casements were used. FIRST & SECOND FLOOR APPROVED - MUST RETURN FOR THIRD FLOOR REVIEW APPLICANT TO MEET WITH PAUL MCDONNELL.
*SEQR TYPE: Type II Action.

DISPOSITION:
Tabled action on this item for two more weeks, Applicant would be notified that the SEQR Forms need to be completed so that the Board can complete their review otherwise this item would be Received & Filed and Applicant would have to reapply to the Board.

26. Elmwood Park

Informational resolution from the Committee requesting landmark status for School #46 and adjoining green space along with the parking lot.
*SEQR TYPE: Type II Action.

DISPOSITION:
Paul Carroll to complete landmark designation application and would for it to the Board Chairman at a future date to be acted on by the Board.
27. 664 Washington St.
Install new glazed storefront system in masonry openings at Washington Street level; a new perforated copper overhead door with custom graphics; new linear windows on 2nd floor; a masonry opening halfway down the alley; new fiberglass windows in openings on 2nd and 3rd floors to match existing profiles; new roof top terrace and skylight at one-story portion of the building.
*SEQR TYPE: Type II Action.

The revised proposal Mr. Brad Wales made was sent to SHPO some time ago by Mr. Bernas; SHPO has since responded and their response was forwarded to Mr. Wales and Art Voice by Mr. Bernas and Strategic Planning and Board Staff has not heard from them since, the 45 days has expired, the application is not complete.

Mr. Bernas stated he would send a letter to Art Voice and Mr. Wales stating they cannot build the project until the federal review procedures as outlined in the Secretary of the Interior’s Standards are completed. Therefore the project is on hold. They would be asked to appear before the Board for approval and if they don’t agree that would trigger a list of things Mr. Bernas would have to do. (SHPO had questions on the storefront work that Mr. Wales proposed on behalf of Art Voice, they did not have a problem with the proposal for the glazing of the windows on the Washington Street side of the building.)

DISPOSITION:
Tabled.

28. 185 Allen St.
Board review of repair work being done at the site via request of Chris Guerra.
Applicant requested to appear to discuss work.
*SEQR TYPE: Type II Action.

DISPOSITION:
The Board to issue a letter rescinding the STOP WORK ORDER and issue a Certificate of No Effect for the proposed work as described in the letter to the City Planning Board from the Owner’s representative of the repair work as “replacement in-kind”.

G. New Business

29. 83 Milburn St.
Demolish to grade a 1.5 story one-family dwelling.

DISPOSITION:
A motion to have No Objection to Demolition was made by Mr. Muskat, seconded by Mr. McDonnell and carried. Mr. Pawlak voted no.

30. 70 Sweet Ave.
Demolish to grade a 2-story two-family dwelling.

DISPOSITION:
A motion to have No Objection to Demolition was made by Mr. Muskat, seconded by Mr. McDonnell and carried.
31. 26 Livingston
Demolish to grade a 1.5 story two-car garage

DISPOSITION:
A motion to recommend Not to Demolish was made by Mr. Pawlak, seconded by Mr. Tielman and carried.

32. 30 Livingston St.
Demolish to grade a one-story one-family dwelling.

DISPOSITION:
A motion to recommend Not to Demolish was made by Mr. Pawlak seconded by Mr. Tielman and carried.

33. 115 Ericson St.
Demolish to grade a 1.5 story two-car garage.

DISPOSITION:
A motion to have No Objection to Demolition was made by Mr. Muskat seconded by Mr. McDonnell and carried.

34. 261 Fox St.
Demolish to grade a 1.5 story one-family dwelling.

DISPOSITION:
A motion to have No Objection to Demolition was made by Mr. Muskat, seconded by Mr. McDonnell and carried.

35. 378 Massachusetts Ave.
Demolish to grade a two-story city-owned, masonry Community Center (Massachusetts Pool) FIRE DAMAGED.

DISPOSITION:
A motion to have No Objection to Demolition was made by Mr. Muskat, seconded by Mr. McDonnell and carried.
H. **Adjournment**

There being no further business before the Board, a motion to adjourn the meeting at 5:00 p.m., made by Mr. McDonnell, seconded by Mr. Pawlak and carried.

Respectfully submitted,

BUFFALO PRESERVATION BOARD

Michelle Brozek
SENIOR PLANNER FOR HISTORIC PRESERVATION

MB:pw
Transcription by: Pamela Walker
Senior Administrative Assistant