



THE CITY OF BUFFALO
The City of Buffalo Preservation Board

901 City Hall

Minutes • July 27, 2017

Buffalo, NY 14202
<http://www.city-buffalo.com>
 Paul McDonnell

Regular

OSP Conference Room
 901 City Hall, 65 Niagara Sq., Buffalo, NY 14202

3:00 PM

I. Board Business

Attendee Name	Present	Absent	Late	Arrived
Paul McDonnell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Don Gilbert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sam Gurney	<input type="checkbox"/>	<input type="checkbox"/> Excused	<input type="checkbox"/>	
Gwen Howard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
John Laping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Eric Lander	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Terrence Robinson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Richard Lippes	<input type="checkbox"/>	<input type="checkbox"/> Excused	<input type="checkbox"/>	
Ruth Bryant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

1. Preservation Board - Regular - Jul 13, 2017 3:00 PM

RESULT:	ACCEPTED [6 TO 0]
MOVER:	Gwen Howard
SECONDER:	Ruth Bryant
AYES:	McDonnell, Gilbert, Howard, Laping, Lander, Bryant
ABSTAIN:	Terrence Robinson
EXCUSED:	Sam Gurney, Richard Lippes

II. Public Hearing

2. 467 Richmond Avenue (Aka 527 West Ferry Street) - Demolish a Rear Garage, Considered to be a Contributing Resource to the Elmwood Village (West) Historic District (National Register of Historic Places).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gwen Howard
SECONDER:	John Laping
AYES:	McDonnell, Gilbert, Howard, Laping, Lander, Bryant
ABSENT:	Terrence Robinson
EXCUSED:	Sam Gurney, Richard Lippes

3. 29 Tillinghast Place - Demolish a Single-Unit Dwelling, Considered to be a Contributing Resource to the Parkside East Historic District (National Register of Historic Places).

McDonnell moved to recommend denial of the application, and the motion was seconded by Gilbert. The motion failed with a vote of 3 in favor, 2 in opposition, and one in abstention. With no action taken on a recommendation, the application is by default received and filed.

RESULT:	RECEIVED AND FILED [3 TO 2]
MOVER:	Paul McDonnell, Chairman
SECONDER:	Don Gilbert
AYES:	Paul McDonnell, Don Gilbert, Terrence Robinson
NAYS:	John Laping, Ruth Bryant
ABSTAIN:	Gwen Howard
EXCUSED:	Sam Gurney, Richard Lippes
AWAY:	Eric Lander

III. Communications

4. National Register of Historic Places - the State Historic Preservation Office (SHPO) Informs the Preservation Board that the Following Properties Are Being Considered by the NYS Board for Historic Preservation for Nomination to the National Register of Historic Places: Ziegele/Phoenix Refrigeration House & Office, 835 Washington Street; Temple Beth Zion, 805 Delaware Avenue; Kreiner Malt House & Grain Elevator, 50 Elk Street; and Shea's Seneca, 2178 Seneca Street.

IV. Certificate Activity - Board Action Required

5. 298 Main Street - Extend the Period of Duration for a Temporary Banner Sign by One Year (Originally Approved 12/26/16).

RESULT:	APPROVED [6 TO 0]
MOVER:	Gwen Howard
SECONDER:	John Laping
AYES:	McDonnell, Gilbert, Howard, Laping, Robinson, Bryant
EXCUSED:	Sam Gurney, Richard Lippes
AWAY:	Eric Lander

6. 618 Main Street - Erect an Internally Illuminated Blade Sign.

The Preservation Board approved with conditions, as follows: The blade sign must extend just beyond the capital of the pilaster.

RESULT:	APPROVED WITH CONDITIONS [6 TO 0]
MOVER:	John Laping
SECONDER:	Gwen Howard
AYES:	McDonnell, Gilbert, Howard, Laping, Robinson, Bryant
EXCUSED:	Sam Gurney, Richard Lippes
AWAY:	Eric Lander

7. 618 Main Street - Install an Internally Illuminated Wall Sign on the Rear Facade.

The Preservation Board approved with conditions, as follows: Only the 22"x144" wall sign is approved, and the sign must be mounted through the mortar joints.

RESULT:	APPROVED WITH CONDITIONS [6 TO 0]
MOVER:	John Laping
SECONDER:	Gwen Howard
AYES:	McDonnell, Gilbert, Howard, Laping, Robinson, Bryant
EXCUSED:	Sam Gurney, Richard Lippes
AWAY:	Eric Lander

8. 599 Delaware Avenue - Install Two Halo-Lit Wall Signs.

RESULT:	APPROVED [6 TO 0]
MOVER:	Don Gilbert
SECONDER:	Ruth Bryant
AYES:	McDonnell, Gilbert, Howard, Laping, Robinson, Bryant
EXCUSED:	Sam Gurney, Richard Lippes
AWAY:	Eric Lander

9. 34 Elmwood Avenue - Replace a Front Door and Sidelights.

The Preservation Board approved with conditions, as follows: The front door must have a square-shaped top panel, rather than an arched top panel.

RESULT:	APPROVED WITH CONDITIONS [6 TO 0]
MOVER:	Gwen Howard
SECONDER:	Terrence Robinson
AYES:	McDonnell, Gilbert, Howard, Laping, Robinson, Bryant
EXCUSED:	Sam Gurney, Richard Lippes
AWAY:	Eric Lander

10. 768 Delaware Avenue - Expand a Parking Lot.

RESULT:	DENIED [UNANIMOUS]
MOVER:	Gwen Howard
SECONDER:	Don Gilbert
AYES:	McDonnell, Gilbert, Howard, Laping, Lander, Robinson, Bryant
EXCUSED:	Sam Gurney, Richard Lippes

11. 200 Summer Street - Undertake a Comprehensive Exterior Rehabilitation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Laping
SECONDER:	Ruth Bryant
AYES:	McDonnell, Gilbert, Howard, Laping, Lander, Robinson, Bryant
EXCUSED:	Sam Gurney, Richard Lippes

12. 114 Elmwood Avenue - Install a Mural on the Interior Side Wall.

The Preservation Board approved with conditions: The mural must be placed wholly to the west of the shop frontage (west of the interior side facade consisting of painted shake shingles).

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Gwen Howard
SECONDER:	Eric Lander, Vice Chairman
AYES:	McDonnell, Gilbert, Howard, Laping, Lander, Robinson, Bryant
EXCUSED:	Sam Gurney, Richard Lippes

13. 355 Linwood Avenue - Construct a Single-Unit Dwelling.

RESULT:	APPROVED [6 TO 1]
MOVER:	Don Gilbert
SECONDER:	Eric Lander, Vice Chairman
AYES:	McDonnell, Gilbert, Howard, Lander, Robinson, Bryant
NAYS:	John Laping
EXCUSED:	Sam Gurney, Richard Lippes

14. 701 Seneca Street - Erect a Roof Sign and Two Blade Signs.

The Preservation Board approved with conditions, as follows: The blade signs must be of a height no greater than the distance between the sill of the second story window to the top of the third story window, must be placed between the second and third story, and must be mounted as presented (not flush to the facade). The roof sign (including structural supports) must be no greater than 15 feet in height from the roof deck, and the letters/logo must be no greater in height than the height of the top story windows (measured from the sill to the top of the opening).

RESULT:	APPROVED WITH CONDITIONS [6 TO 0]
AYES:	McDonnell, Gilbert, Howard, Laping, Robinson, Bryant
ABSTAIN:	Eric Lander
EXCUSED:	Sam Gurney, Richard Lippes

V. Certificates of No Effect

15. 34 Elmwood Avenue - Make In-Kind Repairs to a Front Porch.
16. 163 Loring Avenue - Replace Asphalt Shingle Roof In-Kind.
17. 83 Bryant Street - Replace 12 Wood Windows In-Kind.
18. 384 East Ferry Street - Make In-Kind Repairs to a Porch Deck.
19. 174 Butler Avenue - Make In-Kind Repairs to a Front Porch.
20. 78 Summer Street - Replace a Gutter and Screen Door In-Kind.

VI. Old Business

21. 192 Northland Avenue - Replace a Slate Roof with an Asphalt Shingle Roof.
- Tabled at applicant's request.

RESULT: TABLED
Next: 9/7/2017 3:00 PM

22. 292 North Street - Tuckpoint Two Chimneys, Rebuild a Chimney Cap, and Remove a Non-Functioning Chimney.

The Preservation Board approved the revised plan to rebuild the chimney cap in kind.

RESULT: APPROVED [UNANIMOUS]
MOVER: John Laping
SECONDER: Don Gilbert
AYES: McDonnell, Gilbert, Howard, Laping, Lander, Robinson, Bryant
EXCUSED: Sam Gurney, Richard Lippes

23. 205 Linwood Avenue - Add Lighting to a Building Exterior.

Tabled at the applicant's request.

RESULT: TABLED
Next: 9/7/2017 3:00 PM

VII. New Business

24. 475 Grider Street - Demolish a Double-Unit Dwelling.

RESULT: RECEIVED AND FILED [UNANIMOUS]
MOVER: Gwen Howard
SECONDER: Eric Lander, Vice Chairman
AYES: McDonnell, Gilbert, Howard, Laping, Lander, Robinson, Bryant
EXCUSED: Sam Gurney, Richard Lippes

25. 980 Ellicott Street - Accept a Landmark Application as Complete, and Schedule a Public Hearing for September 7, 2017.

RESULT: APPROVED [UNANIMOUS]
MOVER: Terrence Robinson
SECONDER: Ruth Bryant
AYES: McDonnell, Gilbert, Howard, Laping, Lander, Robinson, Bryant
EXCUSED: Sam Gurney, Richard Lippes

City Clerk