

DRAFT
MEETING NO. 452
BUFFALO PRESERVATION BOARD
Thursday, October 04, 2007, 03:00 PM, 901, CITY HALL

A. Board Business

1. Roll Call

Members Present

Richard Baer
Russell Pawlak
Barry Muskat
Paul McDonnell
Peter Grace
Timothy Tielman

Members Absent

Paul Carroll, Excused Absence
Christopher Guerra, Excused Absence
John Laping, Excused Absence
Sam Gurney, Excused Absence
Carla Singleton, Excused Absence

Office of Strategic Planning

Thomas Chwalinski, Senior Planner & Acting Board Secretary
Gregory Bernas, Environmental Program Coordinator
Pamela Walker, Senior Administrative Assistant

Others

Item(s)

Jackie LoBuglio, 343 Virginia Street, Buffalo, NY	
Mark Bauer, Craftwise	
Gwen Howard, Architect, Foit Albert Associates, 763 Main St., Buffalo, NY	4
Tiffany Anderson, 41 Devon Green, Buffalo, NY	
Sandra Miller, OSP, 920 City Hall	
Paul Johnson, 301-311 W. Utica St., Buffalo NY	
Jim Gannon, Architect, Scheid Architects, 111 Elmwood Ave., Buffalo, NY	7
Jim Wenk, Bank of America, 18 Falling Creek Rd., Rochester, NY	7
Jonathan Morris, Architect of Carmina & Wood, P.C., 487 Main St., Buffalo, NY	28
Aaron Cauley, Freedom Chimney, 522 Hewitt Ave., Buffalo, NY	10
Peter Green, 33 Days Park, Buffalo, NY	11
Chad Ratrajczak, Stievater & Associates, 1193 Delaware Ave., Buffalo, NY	18
Daniel Cuross, Wendel Duchscherer Engineers, 3 St. John's Place, Buffalo, NY	11
Chris Brown, President, Allentown Association, 14 Allen St., Buffalo, NY	11
Hannah Colon, 388 Hudson St., Buffalo, NY	16
Joseph Heany, Ken Kujawa, Friends of the Night People, 354 Hudson St., Buffalo, NY	16

2. June 21, 2007; July 19, 2007; July 26, 2007 & August 2, 2007

July 26, 2007 Minutes CORRECTIONS:

Correct the spelling of "*Muscat*" to Muskat.

Page 20: change to read: "...within reason, to maintain their views and ameliorate any negative effects".

DISPOSITION:

A motion to approve was made by Mr. Pawlak, seconded by Mr. Grace and carried.

September 6, 2007 & September 20, 2007

DISPOSITION:

A motion to table action on the minutes for September 6 and 20, 2007 was made by Mr. Pawlak, seconded by Mr. Grace and carried.

C. Communications

2. Mark Bauer

Letter requesting his inclusion on the list of contractors for the salvage of properties in the Buffalo area

Mr. Mark Bauer of Craftwise, appeared before the Board and presented his proposal to be included on the list of contractors for the salvage of properties in the City of Buffalo.

DISPOSITION:

A motion to Receive & File was made by Mr. Tielman, seconded by Mr. Pawlak and carried.

Press Conference for Restore New York Funding

Mr. Baer stated that a press conference was held Friday, September 28, 2007 at School 19 on Grider Street in which City Officials attended to announce their application New York State for Restore New York funding of 20 Million Dollars to be used for demolition of vacant properties in the City of Buffalo.

INFORMATIONAL

National Association of Motion Picture Archives

Mr. Baer reported that the NAMPA are having their convention in Rochester, New York this weekend came here for whirlwind tour of Buffalo. Tour the first movie theatre in the world which is in the basement of the Ellicott Square Building and I have e-mails from Los Angeles, CA, Chicago, IL and London, England from them telling me how impressed there are with the City of Buffalo. We have emissaries across the globe singing our praises. There will be a press release and Mark Summers is doing an article Saturday.

INFORMATIONAL

State Historic Preservation Office (SHPO)

Mr. Tielman stated that SHPO would like as many Board members as possible to attend the 5-Year Planning Process being held at Babeville on Saturday, October 6, 2007. They are soliciting comments/suggestions on the State's Historic Preservation Plan.

INFORMATIONAL

D. Certificate Activity - Board Action Required

3. 51 Symphony Circle

Erect a 22' X 46' detached frame garage; a 28'X22' attached frame garage; front and rear porches and install a 3' high wrought iron fence (survey attached) at the side of a two-story one-family frame dwelling.

Mr. Tielman, Chairman of the Design Review Subcommittee stated the Subcommittee visited the site last Wednesday, September 26, 2007 to conduct a site visit and the impact of the proposal and are in total agreement with what the Board has told Mr. Wachowicz initially that an attached garage should not be allowed.

Mr. Gregory Bernas, Environmental Program Coordinator stated that for new construction in a National Register District, this project would be a Type I Action and would require a Full Environmental Assessment Study under SEQRA to judge the level of impact on the environment and either file a Negative Declaration approving the project and explain how it conforms to the Secretary of Interior Standards or require the Owner to do an Environmental Impact Statement to explore feasible alternatives and then at the end of the EIS process, approve the project based on the EIS findings.

Since the Buffalo Common Council is not involved with the project, they cannot take any action unless you make a decision. Any appeal to the Council, the Council has to comply with SEQR. You have requested additional information to complete your review and tabling the item.

Upon further discussion, Mr. Baer asked the Board Staff to formally inform the Owner that he needs to complete a EIS Form.

Mr. Bernas agreed to assist Mr. Chwalinski in this process and would send a letter and an EIS Form on behalf of the Board to Mr. Wachowicz explaining the process. He further stated that the Owner would fill out Part I of the EIS and the Board would have to complete Part II of the EIS which is the Description of the impact on the environment. The Owner's architect should provide the Board with the proposed design.

Mr. Baer stated the letter should also mention that the Design Review Subcommittee visited the site on September 26, 2007 and their visit further substantiate what the full Board told him initially that an attached garaged would not be acceptable or approved by the Board and have made that recommendation to the full Board which the full Board has accepted and has continued to table action on this item. When the Mr. Wachowicz appeared before the Board, he was told by the Board that a proposal for an attached garage would not be accepted by the Board.

Mr. Bernas stated the Board should also inform Mr. Wachowicz what they feel are very clear what the negative impacts are; why the Board feel it would have an adverse affect on the property and the District and give him some options on what you are looking for as far as what would be acceptable.

A motion to Receive and File the Design Review Subcommittee's Report and continue to table action on this item was made.

DISPOSITION:

A motion to Receive & File the Report of the Design Review Subcommittee and table action on this item for two weeks was made by Mr. McDonnell, seconded by Mr. Pawlak and carried.

4. 511 Michigan Ave.
Masonry restoration, window and shingle replacement, painting of a two-story masonry church ("MICHIGAN AVENUE BAPTIST CHURCH")

Ms. Gwen Howard, Architect, Foit Albert Associates, stated they have been working with Bishop Henderson and Pastor Montgomery of the Michigan Avenue Baptist Church to restore the Church. The project is funded by the State of New York and has been submitted to SHPO. The backbone of the work is a significant masonry restoration task, using helacor stainless steel anchors which are going into the wall at the mortar joints. They areas shown on the site plans with the brick patterns area the ones being completely rebuilt, the remainder of the Church will have the helacor anchor scope and then a full repointing. Rebuilt means reconfigured. A chimney on the southside of the Church is being removed and those bricks would be reused. We would reuse bricks with as few replacement bricks as possible. Re-roof some portions of the roof that has not been previously re-roofed which includes the Baptistry addition, a small addition on the south and the main entrance at the west side.

The last major component of the work is the reproduction of the later in-fill windows and glass block basement windows with double-hung, true divided lites wood sashes and the reproduction of what was found in historic photographs the original side windows and main sanctuary windows of the Church. Within each rectangular opening, each rectangular opening contained a paired lancet top window with a pivoting top and bottom panel and divided lites around the perimeter and those are being custom fabricated off the original photographs and from as many of the documentation we can get as well pull out the later in-fill windows. Painting and reparging of damaged areas at the foundation and cleaning of all of the masonry work once it is completed and a repainting of the Church, wood windows and doors.

DISPOSITION:

A motion to approve as presented was made by Mr. McDonnell, seconded by Mr. Tielman and carried.

5. 1 North Pearl

Replace and rebuild columns, rails and deck of the porch of a 2.5 story dwelling to original use.

Mr. Martin Kemp, purchased the house three years ago and the porch was incased in an asphalt siding and converted to a mud room with little trailer windows and was hiding all of the windows and brickwork that was part of the dining behind the porch; the dining room is the width of the house. The siding was removed with the anticipation of restoring or rebuilding the porch to add character to the house but had intended to do it next year but the insurance is being cancelled on the house due to the condition of the porch. The porch steps have been reconfigured slightly and have been moved and put in cement to the side of the house and the columns that are being used now are just 2" x 4" x 8' supporting the roof, the roof is original and still have all of the shadowing around the top for the T & G which we would like to replace. We would like to re-build the porch from the ground up because it is sagging and coming apart with new floor board and replace the 2" x 4" x 8' with columns and put a nice railing around it. We would like to add some of the ornamentation back to the columns, the round corner moulding and the ornamentation to beef it up so that it would be a heavier porch to go with a heavier brick style house. I have applied for a Permit but there is a red line on it and I need to get some construction going in order to keep the house insured.

Upon discussion, Mr. Tielman stated the Board need drawings to see what the porch when constructed would look like in order to approve the request.

Mr. Kemp stated he would provide the Board with drawings but in the meantime he need to at least be allowed to start the work on the base to kept he insurance on the house and he is working with Gurney Becker & Bourne who are assisting him with the insurance company and telling them he is working with the Preservation Board to get this done but need a permit to do the base work so that he does not loose the insurance.

Upon further discussion, the Board stated that the next meeting is two weeks from today and maybe Mr. Kemp could get an extension from the insurance company pending preliminary approval on the foundation base and put up temporary railings and guardrails and get the Board drawings of the proposed porch.

DISPOSITION:

A motion to table action on the proposed porch and issue permission for a temporary stabilization measure so that the Owner would not lose their insurance, permission is to use temporary railings and guardrails for stabilization and return in two weeks with drawings of the replacement porch was made by Mr. Pawlak, seconded by Mr. McDonnell and carried.

6. 152 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.

Ms. Josette Wahl, Nicholas Wahl's Mother appeared before the Board to explain the proposal. Nicholas is a Student at D'Youville College and purchased the house two years ago and did not know it was in a Historic District but was informed of that fact when applying for a building permit. The request is to put siding on the front of the house before winter; the existing siding is asphalt siding. The aluminum overhang is in a very awkward position and the request is to take it down and replace it; replace the roof and replace with a flat or sloped roof across the entire roof. We are only interested in siding the house right now but the Permit Office instructed us to put everything we were intending to do to the house even though we are not prepared to do it right now in this application to the Board, we just need to do the siding right now before winter and that is all that we are looking to do at this time. We were told by the Permit Office as long as we was putting in a application, we should tell them what our plans are for the house which are all of the items listed but we are not yet prepared to do right now. We cannot get all of this work done before winter; our need now is to take the awning down and get siding on the house to make it look nicer from the street. Some of our neighbors have siding on their houses.

Mr. Tielman stated that the Board is aware of that and Hamlin Park is one of our newest historic district and obviously there are houses that don't conform; however, one of the goals of the Preservation Board is to lift the value of all properties one of the ways that we do it is make sure that the investments in the properties are made to be compatible with the Historic Guidelines. Simply removing asphalt siding and putting vinyl siding on is not in compliance. When the district was designated it was non-comforming and one of the Board's job is to make sure that the district as a whole ultimately performs well and the law is written in such a way so that you can get better compliance as time goes on while recognizing you cannot force everyone into compliance with a mere designation. Otherwise, a historic district would have been created where some house have to comply with the Guidelines and others do not.

Mr. Grace stated the Board is interested in what the house looked like traditionally and the Owner may be able to get a copy of the house from the Historical Society. They have a large archive of Buffalo homes by streets.

Mr. McDonnell asked what was under the siding now; could it be wood siding?

Mr. Tielman stated that if there is wood siding underneath then wood siding would have to be replaced on the house.

Ms. Wahl stated she is did not know if there is wood siding underneath.

Mr. Baer stated the Board cannot approve anything with the documentation to show what the replacement would be.

Mr. McDonnell stated the Owner should find out what is under the siding and it may be wood siding that can be painted.

Ms. Wahl stated that her son is 24 years old and recently graduated from College and is not sure if he can afford wood siding.

Mr. Tielman stated the Board would need to know what is underneath the siding and the cost of replacing the wood if wood is found and if it needs to be replaced, the cost of siding versus wood or other aggregates.

Mr. Pawlak made a motion to table this item pending further information on some of the items as discussed: information on what's underneath the siding, etc.

Mr. Baer asked if there was some emergency that has caused this impetuous for this application?

Ms. Wahl stated the roof has been leaking for two years since her son purchased the home. The roof is more important. Most of the windows have been replaced with an aluminum triple tracks and each winter he has put plastic up to the windows and that has basically been his window.

Mr. Baer stated that the only thing the Board could suggest to the Owner is to come back and apply for a permit to replace the roof, the Board could approve that. The only way the Board can approve anything other than the Standards is for the Owner to show an economic hardship. We would like to see the house conform to the Guidelines of the Historic District and without the required information we cannot make a decision. If the roof replacement is an emergency, you can apply for a Building Permit for a new roof and the Board would probably approve it.

DISPOSITION:

A motion to table action on this application pending further information on the siding, etc. Owner would apply for a separate permit to repair and re-roof the house was made by Mr. Pawlak, seconded by Mr. Tielman and unanimously carried.

7. 633 Delaware Ave. (Bank of America)
Remove and replace all windows.

Messrs. James Churchill, Architect, Scheid Architects & James Gannon, Bank of America presented the proposal to the Board and answered their questions. The Bank of America Branch is next door to the Wilcox Mansion. The goal of the Owner is to increase the energy efficiency of the building; the original storefront curtain wall system is very inefficient. The glazing is original 1/4" plate glass glazing. A phased approach to replacing the storefront and windows with new modern materials. We are proposing a change in color of the framing which was originally plain aluminum; the corporate standard is a gold-colored aluminum system; additional change is to add a Red insulated panel to a portion of the front façade. The side and rear of the building as originally laid out just replacing it.

Mr. Tielman stated without seeing a picture of the existing conditions, is concerned about the reflectivity of the windows; don't want something that is totally reflective that you cannot see into; want the windows to be translucent.

Mr. Gorman stated that the existing windows now have a reflective coating on it and is not clear glass. The goal is to not put a mirrored system back on the building; it would be slightly tinted which is Bank of America's corporate standard. Could provide the reflective ratings on the glass to the Board.

Mr. Churchill stated that generally the Bank want you to be able to see inside the building.

Mr. Tielman asked what type of glazing is on the glass and does it cut down on UV rays?

Mr. Churchill stated yes, the glass matches the Energy Code and has low glazing.

Mr. Muskat stated that he does not have a problem with the glass because it is an improvement but he does have a problem with the red because the existing building appears that the spandrel glass is frosted. The piece above the Bank of America sign is being replaced which is an improvement and that is recognized but the red color is a little garish for the location. There was no red on the building before, it was a bronzy subdued look. Don't have a problem with the replacement of the windows just think the color red is garish for this location next to a historic site, And would love to see something other than red there.

Mr. Gorman: There is actually a windows behind the original metal screening which was a design feature at the time is being removed and has rusted.

Mr. Tielman suggested that the red panel above the left hand logo and have the remainder similar to the other glass be acceptable?

Mr. Muskat stated the whole building now is more subdued; the investment is great; the energy efficient windows are fine and don't have a problem with the look it is just the use of the color red is a problem.

Mr. Gannon asked if he would be more open to a more neutral color; perhaps a tannish beige color?

Mr. Muskat asked if they would leave the spandrel glass as it is now and follow Mr. Tielman's suggestion and make the highlight color somewhere near the corporate sign.

Mr. Tielman asked if all of the panels to the left of the logo sign to match the new glass is that is what he is getting at?

Mr. Muskat stated that is what he would prefer but if you are thinking it should be highlighted in some way a more subtle approach.

Mr. Gorman stated that they would like to request if the red is a no go then that is no problem but the existing panels is a frosted panel and they would request that they be allowed to put the frosted panel back into the spandrel location to go with the overall look of the building. The existing glazing is a frosted glazing on top in these spandrel location and would like to put that back in and the Owner is ok with that as well.

Mr. Tielman made a motion to approve with the change indicated that maybe the red bar above the logo sign and the spandrel panel. The intent I think is to separate it from the rest of the glass.

Mr. Baer asked if it can be the same color as the glass or does it have to be frosted?

Mr. Muskat suggest reducing the red above Bank of America to the same height as the red below and have it be the same spandrel glass.

Mr. Tielman stated that he thinks it is either all or nothing. The red underneath the sign can stay or simply make the top spandrel panel as all of the rest.

DISPOSITION:

A motion to approve with modifications that if the red color is used it would be beneath the corporate "Bank of America" sign in the one (1) red stripe and that the red panels be changed to a frosted glass or an appropriate glass to match the other panels made by Mr. Muskat, seconded by Mr. Tielman and carried.

8. 493 Elmwood Ave. (Bank of America)

Demolish a portion of the existing building for conversion to a bank to include the elimination of tow existing curb cuts; lighting for the shared driveway; 15 off-street parking spaces; 1,965SF of new green space; and a small open park with 4 bike spaces.

Mr. James Churchill, Architect of Scheid Architects stated that a substantial renovation is proposed for this location but it is not in a Historic District but wanted to explain to the Board so they would know what is going on. It is a 1930's brick and steel building (formerly Pier 1 Store), half of the building's square footage would be taken down, taking away the front façade and rebuilding it in line with the Elmwood Village Association Guidelines to two-stories and leaving some of the structure to incorporate it into the new building. The canopy that overhangs the building will be at the edge of the sidewalk. We would convert the single-story use to a two-story use to be more in keeping with the Elmwood Village Association Guidelines, it does not fit their Guidelines exactly; the Planning Board has already approved it; they like the site and its configuration. It would be a standard branch bank with a drive-thru teller tucked off to the rear. We would do a number of improvements to the City's driveway and the City and Bank of America are in the process of negotiating the easement issue. We would be eliminating a curb cut. We would be using a standard red-brown brick, Bank Of America "Red" for the signage; a tan canopy and the same color storefront system. The City would be providing signage for the Bank to install so that the public would know that the driveway is also publicly accessible for the Parking Ramp. The Parking Ramp's driveway isn't going to move we are just going to widen it and eliminate the former Pier 1's driveway. You have the existing City drive back from the Garage, then Pier 1 drive and what you have is crossover traffic and we are trying to eliminate that so we'll widen the Ramp's driveway to 24 feet, create a small urban park and the drive-thru would set back here and the traffic would come through the City's driveway.

DISPOSITION:

A motion to Receive & File and have No Objection to the Demolition was made by Mr. Muskat, seconded by Mr. McDonnell and carried.

9. 509 Virginia St.

Remove the store that was added to the right front of the building and restore to the original built condition. Repairs to exterior trim with "in-kind" materials to match existing.

Mr. Darryl Huckabone appeared before the Board to explain the proposal. The request is to convert a former boarding house with eight rooms to a single-family home to its original condition. The soffits on the eaves are broken and are in need of repair all around the building, the eaves in the rear of the house came down during the October 2006 Storm and I would like to restore them "in-kind". A brick wall is the exposed aggregate. We would replace original wood windows and copper mortar flashings on the roof; mortar to match original openings of the windows.

DISPOSITION:

A motion to approve as presented was made by Mr. Muskat seconded by Mr. McDonnell and carried.

10. 41 Donaldson Rd.

Remove chimney to roof level and rebuild with new liner and re-side with cedar shake shingles to a two-story frame one-family dwelling.

Mr. Aaron Conley, Contractor of Freedom Chimney appeared before the Board to explain the proposal. Request is to remove deteriorated chimney from roof and down the side of the structure; install ½" exterior plywood sheathing, use #15 felt, ice and water shield, metal edging and ridge vents, where required; re-roof with black, architectural style asphalt shingles to match existing and install cedar shingles and paint to match existing "in-kind".

DISPOSITION:

A motion to approve the removal of the chimney to roof level and down the side of the structure; fill-in the gap/void along the house with cedar shake shingles and repair eave to match existing was made by Mr. Tielman, seconded by Mr. McDonnell and carried.

11. 390 Hudson St. (Friends of Night People)

Construct a rear yard parking area of five spaces with a possible garden area to the front.

DISPOSITION:

No Action taken due to a lack of a Quorum.

E. Certificates of No Effect INFORMATIONAL ITEMS

12. 430 Delaware Ave.

Install 26' of chainlink fence with a gate to match 320' of existing chainlink fence at multi-unit dwelling securing the rear entranceway.

13. 954 - 960 Main St. (The Salvation Army)

Remove deteriorated awning overhang from structure; Install a red, vinyl awning by "Awnmax" with "The Salvation Army" in blue letters @ 960 Main; Install new awning over doorway @ 950 Main; Repair existing exterior lights on 960 Main; Install two HPS wall packs for additional

14. 864 Delaware Ave. (International Institute of Buffalo)

Remove deteriorated roofing materials from structure; Install ½" exterior plywood sheathing, #15 felt, ice & water shield, metal edging & ridge vents, where required; Replace two flat roof sections with non-insulation and EPDM roof system.

15. 135 Butler St.
Remove deteriorated roofing materials/gutters from structure; Install ½" exterior plywood sheathing, #15 felt, ice & water shield, metal edging & ridge vents, where required; Reroof with dark green 30yr architectural style asphalt shingles to match the existing "in-kind"; Repoint chimney where necessary.
16. 386 Northland Ave.
Erect new wood frame 20' x 22'x 8' garage on existing pad to replace "in-kind" garage destroyed in last year's storm.
Install ½" exterior plywood sheathing, #15 felt, ice & water shield, metal edging & ridge vents; Reroof with black, architectural style asphalt shingles; Install new white aluminum gutters/downspouts/conductors. Per Building Inspector Vince Ferraccio.

F. Old Business

17. 201 West Huron (Lake Hotel Project)
Request by the Board to review the arch windows of the building.

DISPOSITION:
Received & Filed; Application withdrawn.

18. 1193 Delaware Ave.
Canisius H.S. to demolish a portion of the rear garage for an employee parking lot.

DISPOSITION:
No Action taken due to a lack of a Quorum.

19. 543 Franklin St.
Install 11 new windows to existing mixed-use building.

DISPOSITION:
No Action taken due to a lack of a Quorum.

20. 483 Delaware Ave. (The Stillwater)
Request to resubmit application to install a 5' w. x approx. 12' l., custom-built, non-illuminated, Classic style (Barrel), acrylic entrance canopy to the front of a 3-story masonry restaurant with painted logo "The Stillwater" on the front & both sides of canopy

DISPOSITION:
No Action taken due to a lack of a Quorum.

21. 257 Niagara St. (BERC Facde Program Awnings)
Installation of new awning under the Buffalo Economic Renaissance Corporation façade program. 235, 257 & 259 Niagara; 900, 78 Allen.
SENT TO REVIEW COMMITTEE

RECEIVED & FILED
CNE'S HAVE BEEN
ISSUED PER THE
DIRECTION OF
COMMISSIONER TOBE
AND TIM
WANAMAKER

22. 482 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.

DISPOSITION:

No Action taken due to a lack of a Quorum.

23. Elmwood Park

Informational resolution from the Committee requesting landmark status for School #46 and adjoining greenspace along with the parking lot.

DISPOSITION:

No Action taken due to a lack of a Quorum.

24. Durham Memorial Church

Remove/replace existing doors on front/side elevations with new bronze aluminum door/frames with lettering/graphics.

DISPOSITION:

No Action taken due to a lack of a Quorum.

26. 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.

DISPOSITION:

No Action taken due to a lack of a Quorum.

27. Real Estate Demolitions

Requests for demolition approvals forwarded to review committee.

**TABLED LIST BEING
ALTERED**

G. New Business

25. 185 Allen St.

Board review of repair work being done at the site via request of Chris Guerra.

DISPOSITION:

No Action taken due to a lack of a Quorum.

28. 500 Block Historic Designation

Application for designation as a local historic district. Set a public hearing for the next meeting.

Mr. Rocco Termini, Developer from Signature Development outlined the historic district boundaries for the Board and submitted the proposed landmark application. The boundaries of the landmark district would be 483 to 539 Main Street; 500-510 Washington Street; 5-15 Genesee Street and 5 East Huron Street. New Market Tax Credits would be utilized to finance this project and due to time constraints for applying for those funds, there is a minimum of 10 days for a public hearing that has to be held after the Preservation Board approves the application for designation.

We would like to see that 10- day period start tomorrow, October 5, 2007 if possible and do whatever we have to do for the advertisement and notification of the public hearing so that the approval process can go to the Common Council and then they have a 10-day period then it has to go to the Finance Committee and then there is a Common Council Public Hearing. We would like to try and wrap this all up in a 45-day period if we could. Timing is important for our financing. Our New Market Tax Credit investors want to make sure we are eligible for the Historic Tax Credits for this block and we are using the Historic Tax Credits basically as an economic development tool, which we should be using a lot more in this City. It is a tool and not a detriment.

Mr. Chwalinski stated the public hearing notice is ready to go out tomorrow and for publication in the Buffalo News and the mailings to property owners are also ready and everything would be mailed in time for the next Board meeting of October 18, 2007 for the public hearing.

DISPOSITION:

A motion to Accept the Landmark Designation Application as complete and set a Public Hearing for October 18, 2007 Board meeting was made by Mr. Tielman, seconded by Mr. Pawlak and carried.

29. 526 Broadway

Remove asbestos and demo to grade a two-story mixed use building.

DISPOSITION:

No Action taken due to a lack of a Quorum.

30. 118 South Park Ave.

Asbestos removal and demo to grade of a one-story metal shed attached to a three-story brick building.

DISPOSITION:

No Action taken due to a lack of a Quorum.

31. 212 Grape St.

demo to grade a two-story one-family dwelling.

DISPOSITION:

No Action taken due to a lack of a Quorum.

32. 137 Waverly St.

Demo to grade a two-story one-family dwelling.

DISPOSITION:

No Action taken due to a lack of a Quorum.

33. 149 Waverly St.

Demo to grade a two-story two-family dwelling.

DISPOSITION:

No Action taken due to a lack of a Quorum.

34. 154 Waverly St.
Demo to grade a two-story two-family dwelling.

DISPOSITION:

No Action taken due to a lack of a Quorum.

H. Adjournment

Due to a lack of a Quorum of members present the meeting was recessed at 5:12 p.m. and No Action was taken on the remaining items.

Respectfully submitted,

BUFFALO PRESERVATION BOARD

Thomas Chwalinski
Acting Secretary

TC:plw
Transcription by: Pamela L. Walker
Senior Administrative Assistant