

**ACTION AGENDA  
MEETING NO. 569  
BUFFALO PRESERVATION BOARD  
Thursday, October 18, 2012, 03:00 PM, 901, CITY HALL**

**BOARD ACTION**

**A. Board Business**

- |  |                        |
|--|------------------------|
| 1. <u>Roll Call</u>                          | <b><u>QUORUM</u></b>   |
| 2. <u>Review of Meeting Minutes 8/9/2012</u> | <b><u>APPROVED</u></b> |

**C. Communications**

- |   |   |
|---|---|
| 3. <u>Erie Freight House</u><br>Letter from Kevin V. Connors to Commissioner James Comerford regarding the Erie County Freight House.   | <b><u>INFORMATIONAL</u></b>   |
| 4. <u>Buffalo Living Wage Ordinance</u><br>Letter from Council President Richard A. Fontana regarding contract compliance with the Buffalo Living Wage Ordinance.   | <b><u>INFORMATIONAL</u></b>   |
| 5. <u>Canalside Project</u><br>Notice of SEQR Lead Agency designation and project update.   | <b><u>INFORMATIONAL</u><br/><u>STAFF DIRECTED</u><br/><u>TO REQUEST</u><br/><u>EMPIRE STATE TO</u><br/><u>PROVIDE AN</u><br/><u>ORIGINAL PACKET</u><br/><u>OF INFORMATION</u><br/><u>TO THE BOARD FOR</u><br/><u>CANALSIDE AND</u><br/><u>ALL FUTURE</u><br/><u>PROJECTS.</u></b> |
| 6. <u>Erie Count Freight House</u><br>Letter from Paul McDonnell Preservation Board Chair to Commissioner Comerford, Honorable Byron Brown, Mayor, and the Honorable David Fronczyk Fillmore District Council person. | <b><u>INFORMATIONAL</u></b>   |

**D. Certificate Activity - Board Action Required**

**BOARD ACTION**

7. 19 Allen St.

10 windows throughout the building have been identified for replacement due to their current condition. The identified windows are either rotted beyond repair, malfunctioning and not the original unit, or completely missing. New patio door to replace existing damaged patio door at terrace level. Application received 10/10/2012.  
(Adam Sokol to appear @ 10/18/2012 03:00 PM 901 City Hall)

**APPROVED WITH**  
**CONDITIONS**  
**:WORK APPROVED**  
**THAT IS IDENTIFIED**  
**IN THE**  
**APPLICATION**  
**WHICH IS LIMITED**  
**TO TWO WINDOWS,**  
**DOORS AND SIDING**  
**WORK ONLY. VINYL**  
**WINDOWS ARE**  
**LIMITED TO**  
**WINDOWS #2, #4, #7**  
**AND #8.**

8. 298 Main St.

The restoration and reconstruction of the existing building into high-end market rate apartments with an 11th floor penthouse; increase parking space from 8 cars to 22 cars to help with the servicing of the building. Application received 10/11/2012.  
(Jonathan Morris to appear @ 10/18/2012 03:00 PM 901 City Hall)

**APPROVED WITH**  
**CONDITIONS :THE**  
**PLANS SUBMITTED**  
**ARE APPROVED**  
**WITH THE**  
**EXCEPTION OF THE**  
**PARKING AREA.**

9. 175 North St.

Proposed work is for a rooftop patio that will serve as an asset to the building and its occupants. Application received 10/12/2012.  
(Tommaso Briatico to appear @ 10/18/2012 03:00 PM 901 City Hall)

**APPROVED**

10. 237 Linwood Ave. (Formerly:WNY Artificial Kidney Center)

LATE FILE: Replacement of existing windows throughout the entire facility.  
(Sam Gurney to appear @ 10/18/2012 03:00 PM 901 City Hall)

**APPROVED WITH**  
**CONDITIONS**  
**:ALUMINUM**  
**WINDOWS**  
**REPLACED IN-KIND**  
**WITH THE ORIGINAL**  
**FENESTRATION**  
**PATTERN.**

**E. Certificates of No Effect**

11. 142 Mariner St.

Remove deteriorated roofing materials from structure; Install #15,felt, ice & water shield, metal edging, flashings & ridge vents, where required; Re-roof with timber blend 30 year architectural style asphalt shingles; Replace with new Yankee gutters to match existing in-kind; Replace any deteriorated fascia boards where necessary.

**INFORMATIONAL**

12. 150 Goulding St.

Approved New Roof, complete tear off, new flashing, grey shingles. No other work on this building is permitted.

**INFORMATIONAL**

13. 114 Mariner St.

Approved New Roof, complete tear off; flash chimney; Yankee gutters that are in place must remain, be repaired or be replaced in-kind; architectural shingles as replacement. No other work on this building is permitted.

**INFORMATIONAL**

**BOARD ACTION**

14. 170 Linwood Ave.

Inspect, remove and replace deteriorated or loose bricks and mortar to the structure; Cut out all deteriorated mortar joints; Tuck, repoint & replace loose bricks to original form to match existing in-kind.

**INFORMATIONAL**

15. 127 Loring Ave.

Remove deteriorated roofing materials from structure; Install #15,felt, ice & water shield, metal edging, flashings & ridge vents, where required; Re-roof with gray 30 year architectural style asphalt shingles; Replace all aluminum gutters to the main structure and the front porch to match in-kind; Replace any deteriorated fascia boards where necessary. Replace metal railings to match in-kind.

**INFORMATIONAL**

16. 62 Lonsdale Rd.

Remove deteriorated roofing materials from structure; Install #15,felt, ice & water shield, metal edging, flashings & ridge vents, where required; Re-roof with gray 30 year architectural style asphalt shingles; Replace all gutters to match in-kind; Replace any deteriorated fascia boards where necessary. Repoint deteriorated mortar on existing chimney above roof line.

**INFORMATIONAL**

17. 67 Prospect Ave.

Remove deteriorated front concrete blocks for entryway and replace to match in-kind. Resurface existing parking lot.

**INFORMATIONAL**

18. 11 Butler Ave.

Replace front porch roof with shingles and sheeting, replace rotten areas in-kind. No other work to the porch will be permitted.

**INFORMATIONAL**

19. 176 Hughes Ave.

Remove deteriorated roofing materials from structure; Install #15,felt, ice & water shield, metal edging, flashings & ridge vents, where required; Re-roof with cobblestone grey 30 year architectural style asphalt shingles; Reinstall aluminum gutters to match in-kind; Replace any deteriorated fascia boards where necessary.

**INFORMATIONAL**

20. 376 Hudson

Remove deteriorated roofing materials from structure; Install #15,felt, ice & water shield, metal edging, flashings & ridge vents, where required; Re-roof with black 30 year architectural style asphalt shingles; Replace aluminum gutters to match in-kind; Replace any deteriorated fascia boards where necessary.

**INFORMATIONAL**

21. 409 Franklin St.

Remove deteriorated roofing materials from structure; Install #15,felt, ice & water shield, metal edging, flashings & ridge vents, where required; Re-roof with black 30 year architectural style asphalt shingles; Reline all existing French Aluminum/Wood gutters to match in-kind; Replace/Repair any deteriorated fascia boards where necessary.

**INFORMATIONAL**

22. 16 Park St.

Remove and replace two chimneys; Cut out all deteriorated mortar joints; Rebuild to original form to match existing in-kind; Caulk flashings; Reset cap stones to match existing in-kind.

**INFORMATIONAL**

**F. Old Business**

**BOARD ACTION**

23. Linwood Preservation District

**TABLED**

TABLED - UNTIL FURTHER NOTICE: PBN needs financing to extend the district to Delavan. TABLED: Board members are seeking assistance for someone to help put the nomination package together:(Hearing for 7/26/12 was postponed). [In order to protect the buildings along Main Street(1524 & 1526) and West Ferry (925,936, & 945) the Linwood Preservation District would need to be extended to include these addresses].

24. Hamlin Park District

Update from OSP Staff regarding the lighting issues.

**INFORMATIONAL**  
**:OSP STAFF MET**  
**WITH MR. MICHAEL**  
**MUSCARELLA THE**  
**CITY BUILDING**  
**INSPECTOR, WHO**  
**INSPECTED THE**  
**SITE AND FOUND**  
**LIGHT FIXTURES TO**  
**BE**  
**INAPPROPRIATE. A**  
**LETTER WAS SENT**  
**TO THE OWNER**  
**ORDERING**  
**REMOVAL OF LIGHT**  
**FIXTURES AND**  
**REPLACEMENT**  
**WITH MORE**  
**APPROPRIATE**  
**ONES.**

**G. New Business**

25. 34 Putnam St.

DEMOLITION: of a 2 1/2 story 2 family dwelling in the FRONT ONLY(rear 2 story frame 2 family dwelling to remain). Application received 10/10/2012. (Kelly Barbus to appear @ 10/18/2012 03:00 PM 901 City Hall)

**RECEIVED & FILED**

26. 2010 Bailey Ave.

DEMOLITION: Recommendation from the Division of Real Estate. Property deteriorated, no client interest.

**DENIED**

27. 291 Berkshire Ave.

DEMOLITION: Recommendation from the Division of Real Estate. Condition deteriorated; no client interest.

**DENIED**

28. 201 Brinkman

DEMOLITION: Recommendation from the Division of Real Estate. Deleted from sales catalog; condition deteriorated; no client interest.

**DENIED**

29. 270 Bristol

DEMOLITION: Recommendation from the Division of Real Estate. Condition deteriorated; no client interest.

**DENIED**

30. 156 Chester

DEMOLITION: Recommendation from the Division of Real Estate. Bura Rehab proposal withdrawn.

**DENIED**

**BOARD ACTION**

- 31. 27 Decker **DENIED**  
DEMOLITION: Recommendation from the Division of Real Estate. Condition deteriorated; no client interest.
- 32. 487 Dodge **DENIED**  
DEMOLITION: Recommendation from the Division of Real Estate. Property stripped, no mechanicals; plumbing, roof, windows, floors shot.
- 33. 95 Eaton **RECEIVED & FILED**  
DEMOLITION: Recommendation from the Division of Real Estate. Bura Rehab Proposal withdrawn.
- 34. 1491 Jefferson **DENIED**  
DEMOLITION: Recommendation from the Division of Real Estate. Condition deteriorated, no client interest.
- 35. 181 Laurel **RECEIVED & FILED**  
DEMOLITION: Recommendation from the Division of Real Estate. Condition deteriorated.
- 36. 393 Masten **DENIED**  
DEMOLITION: Recommendation from the Division of Real Estate. Bura Rehab proposal withdrawn.
- 37. 713 Northampton **TABLED :BOARD  
WOULD LIKE A  
PICTURE OF THE  
FOUNDATION  
DETERIORATION.**  
DEMOLITION: Recommendation from the Division of Real Estate. Habitat Rehab proposal withdrawn, foundation collapsing.
- 38. 241 Rodney **DENIED**  
DEMOLITION: Recommendation from the Division of Real Estate. Roof, floor, foundation shot; no client interest.
- 39. 274 Rodney **DENIED**  
DEMOLITION: Recommendation from the Division of Real Estate. Numerous citizen complaints; condition deteriorated, no client interest.
- 40. 29 Sanford **RECEIVED & FILED**  
DEMOLITION: Recommendation from the Division of Real Estate. Condition deteriorated, no client interest.

**H. Adjournment**

**ADJOURNED**