



**Landmark Preservation Board
Thursday, October 19, 2017**

Meeting Minutes

Common Council Chambers

CALL TO ORDER

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

ROLL CALL

Members Present: Tom Cantwell, Cynthia Carter, Bob Haley, Julia Marshall, Donald Radke

Members excused: Dan Leary, Jeff Romano, Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Marshall made a motion to approve the minutes of October 5, 2017, as submitted which was seconded by C. Carter. The minutes passed unanimously.

OLD BUSINESS

Project Site Review: 1027 E. Genesee Street. K. Auwaerter noted that she had spoken with James Trasher (CHA Consulting), who informed her that the materials requested by the Board were not available (a paint chip of the color of the house and a sample of the proposed block sample). The Board agreed to allow K. Auwaerter to review the materials with the applicant when they are available. B. Haley noted that if there was any question, Board members would be available to consult.

NEW BUSINESS

Certificate of Appropriateness Applications

CA-17-24 1507 James Street. The applicant was unable to attend. K. Auwaerter explained that she had met with the applicant and with Steve Harris (City/County arborist) to discuss the application. The application calls for the removal of eight (8) trees surrounding the church property: a box elder and silver maple on the west side of the property, a magnolia and linden on the James Street side leading to the front entrance, two horse chestnuts and silver maple on the church lawn along James Street, and a white pine and another horse chestnut along the driveway on the east side of the property. The church is seeking to remove these trees at the advice of a tree company because the trees are either planted too close to the building and are damaging the church foundation, entrance slabs, or nearby sidewalks, or because they are diseased.

K. Auwaerter provided a summary of her site visit with S. Harris: The box elder and silver maple on the west side of the building do appear to be planted too close to the foundation and could be causing the cracking in the foundation (which was observable from the interior basement). S. Harris had indicated that the box elder in particular is of concern because of its proximity to the property's sewer line. The silver maple is in good condition, but the roots are clearly interfering with the sidewalk. K. Auwaerter noted that there was sufficient room to replant new, sizable street trees on the tree lawn between the sidewalk and the street.

S. Harris indicated that the horse chestnuts were all blighted and in decline and recommended that they be removed. He also recommended that the white pine on the east side of the property be removed because of the damage its roots are causing to the east side entrance and the sidewalk. However, he recommended that the linden and magnolia in the "courtyard" area next to the main entrance be retained as well as the silver maple in the middle of the lawn on the James Street side.

K. Auwaerter commented that the church stores its dumpsters behind the white pine. She noted that the dumpsters should be enclosed and that perhaps the removal of the tree would provide an opportunity to regrade the area and create an appropriate enclosure. She also commented that S. Harris had said he could help the church with a replanting plan.

The Board determined that it would not make a determination on the application until it had a replanting plan, timeframe for the replanting and a plan for screening the dumpster. K. Auwaerter will contact with the applicant.

Zoning Referrals

Sign Waiver (AS-17-21): 352-68 S Warren Street. The application calls for installing a sign on the second floor of the Barclay Damon Building at the southeast corner of the building. K. Auwaerter explained that a sign waiver is required because the sign ordinance does not allow tenants with no street frontage to have exterior signage. In addition, the ordinance does not allow for signage above the first floor. K. Auwaerter noted that the building was designed by Quinliven, Pierik & Krause (QPK) and was constructed in 1972. It is part of the expanded South Salina Street Downtown Historic District.

B. Haley commented that in general it is the Board's recommendation that tenants abide by the rules of the sign ordinance. In addition, he noted that the proposed location of the sign was inappropriate to the design of the building. The sign is proposed to be installed diagonally across the void created between the projecting bays of the upper-story parking garage on the south and east facades of the building. This void, which is carried up to the top of the sixth floor, creates a "virtual" corner to the building and is an integral and important design feature of the building. The Board agreed that a building directory is the most appropriate location for the name of the company. If the tenant required exterior signage, the Board suggested that a well-designed sign on the ground floor might be an appropriate solution. The Board recommended denial of the application as submitted.

DISCUSSION

Jefferson Street Lighting Proposal. Howard Brandston (lighting designer), Dan Query (Connective Corridor), Steve McKnight (McKnight Architects) and Dan Bilow (electrician) were present at the meeting to discuss the Connective Corridor-funded Jefferson Street Lighting project. In addition, Lisa Welch (Zoning) and Neil Burke (DPW) were present. H. Brandston described the project as a streetscape lighting project that will create a pleasing pedestrian corridor linking the Civic Strip and Columbus Circle to Armory Square. The object is to create an even, ambient wash of light along the corridor that will encourage pedestrian use and change the environment and experience of this section of downtown. No light will shine directly into upper story windows and baffles would absorb any stray light and eliminate glare.

D. Query explained that the project team had contacted all the property owners along Jefferson Street and that 8 properties (7 owners) were involved in the project. He also noted that the Downtown Committee of Syracuse had also been involved in the discussions about the project. S. McKnight stated that no light fixture will be attached to any façade; the fixtures will project out over the buildings' roof parapets and will be anchored by gravity to the building roofs rather than by physical connection (screws or bolts). The property owners will own the lights and be responsible for power; however, D. Query noted that the maintenance of the lights is guaranteed for 5 years and the fixtures are estimated to last for over 20 years.

J. Marshall expressed concern about the long-term sustainability of the project. D. Query stated that the maintenance agreement would transfer to new owners should any of the buildings change hands. J. Marshall commented that this did not address what would happen if a property owner after 5 years decided that he/she would not participate, which would negatively impact the entire project. Related to this concern, B. Haley asked about synchronization of the lights. D. Bilow explained that all the lights will be on programmable timers (no photo cells) so they could be timed to turn on and off in unison.

The Board was supportive of the project but requested additional information regarding the sustainability of the project as well as documentation of how the lights will be synchronized. The Board also agreed that since the lighting fixtures would not be directly connected to the buildings that Certificates of Appropriateness were not

necessary for the Cathedral of the Immaculate Conception (part of the Columbus Circle Preservation District) or for the Landmark Theatre (local Protected Site).

NR Nomination: Lipe-Rollway Corporation Building J (1153 W Fayette Street). K. Auwaerter explained that the SHPO had requested Board review and support of the Lipe-Rollway Corporation Building at 1153 W. Fayette Street. C. Carter, the author of the nomination, provided a summary of the history of the building and the Lipe Rollway Corporation. The Board expressed its enthusiastic support of the nomination of the building to the National Register.

ADJOURN

The meeting was adjourned at 9:20 AM.