



**Landmark Preservation Board
Thursday, October 6, 2016**

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, Dan Leary, Julia Marshall, Jeff Romano, Don Radke, Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of September 15, 2016 were approved unanimously as submitted on the motion of J. Marshall, which was seconded by B. Haley.

OLD BUSINESS

CA-16-12 408 Sedgwick Drive. The Board agreed to hold the application open until the next meeting.

Site Plan Review (SR-16-09): 311 Genant Drive. K. Auwaerter noted that the applicant had not yet received the SHPO comments. The Board agreed to hold the application open.

NEW BUSINESS

Certificate of Appropriateness Applications

CA-16-21 259 Brattle Road. William Magnarelli (owner) presented his application to replace eight, wood-frame basement windows with glass-block windows on the front and side elevations. The side elevation windows will include vents to allow for cross ventilation of the basement. The glass block will fit into the existing window openings with no change in the size of the openings. The glass block will match the glass-block basement windows on the rear elevation. W. Magnarelli noted the deteriorated condition of the frames of the existing basement windows and stated that his chief concern was the safety of the house. He also noted that the new block would match the block that was installed with Board approval on the rear elevation of the property. J. Marshall made a motion to approve the application as submitted, which was seconded by B. Haley. The motion passed unanimously.

CA-16-22 203 E Water Street. Natalie Evans (applicant) presented the application to install signage for the new bakery and café to go into the ground floor of the Grange Building. The signage includes sets of three, small, circular vinyl window decals on the large storefront windows (north, south and west facades); vinyl decals with hours of operation and business name on the entrances (north and west facades); and projecting metal signs located on the southwest and northwest corners. The projecting signs consist of a thin, circular, steel plate (24" diameter) featuring a cutout of the business logo that will be attached to the building above the storefront with square-tube steel supports. The Board reviewed the material and agreed that the proposed signage is appropriately scaled to the historic storefronts and that it would not alter the historic character or visual qualities of the property or the surrounding preservation district. C. Carter asked why no signage was proposed for the transom areas above the storefronts, which is the traditional location for signage. N. Evans explained that they intend to install awnings over the storefronts in the spring, which would hide any signage on

the transoms. J. Romano recommended that the projecting signs be attached to the building through the mortar joints rather than the face of the stone panels above the storefronts. B. Haley made a motion to approve the application as submitted, which was seconded by J. Romano. In discussion, D. Radke noted that the number of signs would exceed the allowed number of signs under the Sign Ordinance. The motion passed unanimously.

Zoning Referrals

Special Permit: 953-55 N Salina Street. The applicant was not present. The Board reviewed the application to improve a vacant lot used for parking on the northernmost end of the North Salina Street Historic District. The proposed improvements include landscaping, fencing and new pavement. The lot is currently gravel and fronts N. Salina Street, Union Place, and Titus Alley. Immediately north of the lot is Union Park. The owner of the lot also owns the automotive repair business on the opposite side of North Salina Street and is currently using the lot for customer parking and overflow for his repair business. The Board discussed the use of the lot as parking and noted its high visibility and exposure on three sides. K. Auwaerter reported that the parking use is not compatible with the vision for this area as outlined in the adopted Land Use Plan. D. Leary commented that the lot was large enough to be buildable. However, he also stated his concern that by denying the application, no improvements would be made in the foreseeable future and it would continue to have a detrimental visual impact on the historic district. Nonetheless, the majority of Board recommended that the application be denied because of the impact of the parking use on the character of the historic commercial district.

Multi-Building Review (Z-2190 M1): 658 W Onondaga Street. Sam Sage and Paul Harris (Atlantic States Foundation) presented the application to install a green-infrastructure demonstration project that includes new permeable paving for the parking lot at the rear of the house and along the existing driveway. In addition, the application calls for installing a rainwater harvesting cistern system that collects rainwater from the roof and feeds a new fountain to be located in the front yard. The fountain is approximately 5' tall from its base and sits in a concrete basin. Around the basin are new planting beds and stone dust paths. The Board agreed to recommend approval as submitted.

Project Plan Review (Z-2794 M1): 150 Sims Drive (Archbold Building). Jennifer Bybee (Syracuse University) presented the modifications to the proposal to renovate Archbold Gym on the university campus. The modifications include a redesigned "skin" on the east, south and west elevations. The east and south elevations feature glass curtain walls and terra cotta tiles that are similar in color to the brick of the original portion of the building. The west facade is dominated by dark grey metal panels and a three-story glass entrance area. J. Bybee explained that the west elevation now has a simpler design than originally proposed because it is not the public face of the building and is in the shadow of the Carrier Dome. Overall, the Board agreed that the proposed modifications were an improvement. B. Haley suggested that they consider wrapping the glass wall on the south elevation around the corner to the west elevation so that the function of the interior space would be visible from the west side. J. Marshall recommended that the metal panels on the west façade match the dimensions of the terra cotta panels on the east façade. J. Bybee also reported that the site on the north side of the building will be regraded so that the entrance ramp will not require a handrail. The Board recommended approval of the application as submitted.

DISCUSSION

Special lighting districts and historic districts. K. Auwaerter reported that the City is working with National Grid to replace the older, "obsolete" street lights in the City's special lighting districts. These districts include the neighborhoods of Sedgwick, Berkeley Park, Strathmore, Scottholm, Allen Street/Wescott and others; in short, the proposed work will impact all of the identified historic neighborhoods of the City. She attended a presentation by the Commissioner of Public Works regarding the new street lighting at a Sedgwick Farm Neighborhood Association meeting. She noted that the proposed poles and fixtures are taller, brighter and less ornate than the existing fixtures. The Board agreed that the impact of this project could be substantial on the

historic neighborhoods of the city and that it would be appropriate for the Commissioner to present the plans for the new street lighting to the Board. K. Auwaerter said that she would arrange a presentation.

Student housing project and 941-49 E Genesee Street. K. Auwaerter reported that a developer is proposing to demolish 945 E. Genesee Street in order to construct a large student housing project. The commercial structure is included in the City's Historic Properties list. K. Auwaerter reported that the developer is documenting and preparing a summary history of the property for the Board to review. She noted that at the next Board meeting, the Board will have to determine if the property should be investigated further for possible local designation. She requested that the Board members drive by the property.

ADJOURN

The meeting was adjourned at 9:35 AM.