



**SYRACUSE
LANDMARK
PRESERVATION
BOARD**

**Landmark Preservation Board
Thursday, November 17, 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, Jeff Romano, Don Radke

Excused: Julia Marshall, Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of November 3, 2016 were approved unanimously with the following corrections on the motion of C. Carter, which was seconded by D. Leary:

NEW BUSINESS

Certificate of Appropriateness Applications

CA-16-25 101 S. Salina Street...More visible will be the installation of two roof signs consisting of the company logo on 101 S. Salina Street: one sign will be located on the south façade of the building facing ~~S. Salina Street E. Washington Street~~ and one will be placed on the east façade facing S. Warren Street.

OLD BUSINESS

CA-16-25 100 S. Salina Street. K. Auwaerter presented a revised plan for the parking signage on the E. Washington Street side of the building. At the Board's recommendation, the applicants revised the signage over the parking garage by installing a projecting, circular, blue-and-white sign that includes the international "P" for parking. The Board discussed the location of the sign and agreed that the proposed placement was appropriate.

NEW BUSINESS

Certificate of Appropriateness Applications

No new Certificate of Appropriateness applications

Zoning Referrals

Project Site Review (PR-14-29 M1): 1601 Park Street. The applicant presented the revised plans for a new wheelchair ramp that will connect the sidewalk on Park Street to the Park Street entrance to the church hall. The ramp will be immediately west of the main entrance to the church. The proposed ramp will be made of pressure treated lumber, including the decking and railing. The Board agreed to recommend approval of the application with the following conditions: the railings and decking should be made of a exterior-grade, paintable or stainable wood. The railings and posts should be painted white to match the color of the church and the decking should be stained so that the structure blends in with the main façade of the church. The Board also recommended that the applicant review the code requirements for the ramp with the Division of Code Enforcement. The Board noted that building code may require an intermediate grip rail on the inside of the railing.

Sign Waiver (AS-16-32): 415-47 S Salina Street. The application calls for a new sign for the Mackenzie Hughes law firm to be located above the entrance on the southeast side of the Galleries along Warren Street. It was noted that the entrance was stepped back from the street and faced AXA towers. The Board recommended approval of the application without further comment.

DISCUSSION

Predevelopment discussion: 728 E Genesee Street (former First Church of Christ Scientist). Ed McGraw, Andrew Schuster and Jason Evans presented design concepts for a new 8- to 10-story, market-rate apartment building to be constructed immediately adjacent to and behind the National Register-eligible, former church structure. The ground floor of the new construction includes retail space fronting E. Genesee Street with a parking garage located behind. A. Schuster explained that the new property owner planned to incorporate the church into the development by introducing new retail or restaurant uses into the interior of the church; however, no significant interior or exterior alterations to the church were under consideration at this time. To construct the new building, the c. 1950 school addition located on the west side of the church would be demolished. According to A. Schuster, the addition was thoroughly remodeled when it was converted into a credit union some years ago and there is little or no historic material remaining on the addition. The team members described their efforts to design the new building so that the scale of the new construction would not overwhelm the historic property. To that end, the team is experimenting with the façade designs using different combinations of materials, colors and textures, working with the size and scale of facade features, and by varying building heights.

The majority of the Board members were not concerned by the proposed higher density surrounding the church or by the height of the new apartment building. However, the Board encouraged the team to continue to develop the facades (north and east facing, in particular) so that the new construction would work as a backdrop or screen to the church. B. Haley also encouraged the team to consider ways of accentuating the curve of the circular church through the site plan design.

I-81 Viaduct discussion. K. Auwaerter reported that she and B. Haley were developing a statement regarding the I-81 Viaduct project and that they should have a draft available for Board review by the next meeting.

ADJOURN

The meeting was adjourned at 9:35 AM.