



Landmark Preservation Board
Thursday, November 2, 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, Dan Leary, Donald Radke, Lisa Tonzi

Members excused: Julia Marshall, Jeff Romano, Joe Saya,

Staff: Kate Auwaerter

APPROVAL OF MINUTES

C. Carter made a motion to approve the minutes of October 19, 2017, as submitted which was seconded by L. Tonzi. The minutes passed unanimously.

OLD BUSINESS

Project Site Review: 1027 E. Genesee Street. As requested by the Board at the October 5, 2017, meeting, James Trasher (CHA) presented a paint sample for the color of the exterior of 1029 E. Genesee Street (an off white). He also provided information regarding the retaining wall that will front the E. Genesee Street side of the property. The Board agreed that the Redi-Stone "Cobblestone" face and unit size was appropriate for the wall in a natural grey color. The Board agreed to recommend approval of the application with the specified retaining wall material and facing.

NEW BUSINESS

No New Business

DISCUSSION

Project Site Review: 476 S Salina Street. Ed Harrington (architect) and Tom Goodfellow (owner) presented preliminary plans for the redevelopment of the former Whitlock Building. E. Harrington explained that the building was constructed c. 1920 and was originally 6-stories tall. In 1941, a fire destroyed the building and it was rebuilt up to only 3 stories. At a later date a warehouse wing was constructed at the rear of the property facing S. Clinton Street. The plan is to install apartments in the upper stories and commercial space on the ground floor.

The Board reviewed the drawings and was particularly critical of the front (east) elevation of the building that faces S. Salina Street. The Board noted that the elevation drawings depict three different sized openings on the upper stories and also commented on the design and scale of the storefront, which does not extend across the full front of the building. The Board recommended that the architect use the defining characteristics of the surrounding historic district as a guide including symmetrical facades with uniform window patterns and prominent, open storefronts with large shop windows. The Board was also concerned about the window openings that are proposed along the south wall of the property. E. Harrington noted that the new window openings will require a state variance because the building is located on the property line. The Board asked the E. Harrington to clarify the time table for the variance.

Project Site Review: 239 E Water Street. Rick Esposito (owner) and Steve MacKnight presented plans for the conversion of 239 E. Water Street into a mixed-use building with upper-story loft apartments and retail on the ground floor. The south (Water Street) facade of the property retains its original brick façade and fenestration pattern. The cornice is missing and it has a modern storefront with recessed doorway. The proposed plan calls for installing a new shopfront that retains the recessed entrance next to which will be an overhead door that can be rolled up during warmer weather. S. MacKnight presented two alternatives for a new cornice on this façade. The Board preferred the version that did not extend the full width of the façade, but left the corner brick piers exposed at the roof line. The north (Erie Blvd) façade has been altered significantly. Board members noted that the north façade was historically the more utilitarian side of the building and its treatment should reflect its utilitarian nature. The Board agreed that a more “contemporary” design approach to the north façade would be acceptable, for example a simple projecting metal cornice and large pane windows (rather than multi-pane windows); however the overall façade design should have a similar vocabulary as the surrounding historic district.

Fayette Park: Fire Fighters Memorial brick program. Jim Ennis (Syracuse Firefighters Association) and Terry Horst (Maxian + Horst) presented plans for the memorial brick displays in Fayette Park. J. Ennis described the memorial brick program that the firefighters association uses as a fundraiser for the park. The bricks are located around the park’s center fountain and also surrounding a flag pole to the east of the fountain. He explained that original brick used for the program is very porous and prone to moss and mold growth that obscures the lettering on the brick. To address this problem, the Firefighters Association would like to create new raised display walls for the bricks. One display area will be around the existing fire bell to the west of the fountain. The fire bell sits on a concrete pad that is surrounded by stacked timber ties. The timber will be removed and replaced with sloped concrete walls that can display up to 1000 bricks. The walls will surround the bell in two “U” shaped forms so that people will be able to walk into the bell area to view the bricks. The backs of the walls will be 2’-10’ tall and will face outwards. A similar set of sloped display walls is proposed for the flag pole. These bricks will be displayed outward surrounding the flag pole. All the bricks will be replaced with lighter colored, less porous brick.

The Board was supportive of the proposal. B. Haley suggested that the scale of the display walls might be too large in relation to the other features in the park, specifically the fence around the fountain. He asked that T. Horst analyze the size of the walls in relation to the fence. T. Horst noted that they intend to install low maintenance perennials around the base of the walls, which may help with the scale issue. B. Haley suggested that they consider lowering the height of the wall features. D. Leary recommended that rather than inscribing the bricks, they consider attaching brass plaques, which might be more cost and labor effective. Finally, the Board requested that T. Horst provide a plan of the park depicting the new features in relation to the other features of the park.

ADJOURN

The meeting was adjourned at 9:20 AM.