



**SYRACUSE
LANDMARK
PRESERVATION
BOARD**

**Landmark Preservation Board
Thursday, December 1, 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

Excused: Don Radke, Joe Saya, Julia Marshall

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of November 17, 2016 were approved unanimously as submitted on the motion of C. Carter, which was seconded by D. Leary.

OLD BUSINESS

No Old Business

NEW BUSINESS

Certificate of Appropriateness Applications

No new Certificate of Appropriateness applications

Zoning Referrals

Site Plan Review: 102 W Division Street. Tim Lynn presented the application for the conversion of the former Oak Knitting Mill into a mixed-use project that will include office space and 38 market-rate apartments. He noted that the plan calls for the demolition of a structurally compromised addition built in the 1940s on the north side of the building. The plans also include the removal of an earth embankment/ramp and associated loading dock on the west side of the building. The site will be restored to its original grade and the west façade restored to its original appearance. T. Lynn noted that only approximately 15 original wood windows remain in the building, which will be restored. The remaining windows will be replaced with aluminum-clad wood windows matching the appearance of the originals as based on photographic and physical evidence. This is a rehabilitation tax credit project for which the team has already received unconditional approval for their plans (Part 2) by the National Park Service. The Board recommended approval of the project as submitted.

Sign Waiver (AS-16-35) 312-14 Warren Street. Grazi Zazzara (owner) and Chris Barnes (Hueber-Breuer) presented the application for new signage on the Icon Tower, which is located in the South Salina Street Downtown Historic District (expansion area). The application includes a total of nine signs: one wall sign (south elevation in courtyard) and one projecting sign for a ground floor restaurant tenant (east elevation); two signs identifying the building (one above the residential building on Bank Alley and one in the courtyard on the east elevation); and five wall signs for upper-story office tenants to be located between the second and third floors on the east elevation above the courtyard. K. Auwaerter explained that the sign waiver is required because the Sign Ordinance does not allow signage to be located above the first story, nor does it allow signage for tenants without street frontage.

The Board discussed the application with the applicants. C. Carter noted that it is traditional and appropriate in this setting for upper-story tenants to be listed on a tenant directory usually located on the interior of the

building. B. Haley added that it may be appropriate to add a large building number or the building name to the concrete arch in front of the courtyard, which would help identify the building for customers/clients of the upper-story tenants. The Board did not have any concerns regarding the projecting sign for the restaurant. However, C. Barnes noted that the drawings A3.1 and A3.3 both depict the projecting sign at 25' off the sidewalk. He said that this was inaccurate and that A 3.2 showed the sign in the appropriate location above the storefront. The Board also had no comment regarding the building identification sign on the Bank Alley side of the building. In regard to the building identification sign and restaurant sign within the courtyard, the Board recommended that both signs be lowered from the brick face to the black marble immediately above the respective doors. The Board suggested the signs could consist of applied gold lettering or be narrow, low-profile illuminated signs.

DISCUSSION

941 Comstock Avenue appeal: Brian Morris (owner) discussed his application which the Board denied at its October 20 meeting. He provided images of what remained of an earlier front stoop underneath the modern wooden deck that he removed from the front entrance to the house. The images show the remnants of a low, rectangular structure with a low steps to either side that were roughly in line with the sidewalk. He explained that he had used the dimensions of the former stoop as a guide for the new concrete pad. Board members pointed out the ornamental metal canopy over the front entrance that appears in images of the house taken at the time of the designation of the district. B. Morris said he had to remove it because it was deteriorated and he was concerned for his tenants' safety.

In discussion, B. Haley noted that the stoop and front walk would have been designed as a unified, symmetrical site element. He noted that the new stoop's steps are not in line with the walk that provides a path from the driveway to the stoop and from the front sidewalk to the stoop. The Board recommended that B. Morris consider alterations to the design of the stoop to reintroduce this symmetry. B. Morris noted that he had intended to install two steps from the stoop to the front door. (At present there is a temporary wooden step). The Board suggested that one possible solution was to install a circular concrete step to the front door (to mirror the curve of the original canopy) and to install hand railings that borrow some ornamental detail from the former metal canopy. Finally, the Board encouraged him to reinstall the shutters on the house that he had removed.

K. Auwaerter explained that B. Morris had the right to appeal the Board's denial of his original proposal. However, if he was amenable to the Board's suggestions, he could submit a new application with the new design.

I-81 Viaduct discussion. Jonathan Link Logan and Douglas Sutherland, representing a property-owner and stakeholders group from Franklin Square and the city's north side, discussed their concerns regarding the I-81 viaduct project. They noted that both alternatives under consideration (Viaduct or Community Grid) include the removal of the Learbury Building. They also pointed out that the alternatives include an expansion of the highway north of I-690 that will bring a new lane of traffic within close proximity of several former factory buildings that are in the process of being renovated for housing. K. Auwaerter noted that the Board has reviewed at least three of these projects, including the Oak Knitting Mills Building (102 W Division Street) and the Syracuse Lighting Company (311 Genant Drive) and the new Destiny Arms (800 N Clinton Street). In addition, the proposed flyovers and ramps connecting the former I-81 to I-690 will wrap around the Webster's Landing Building (VIP Building) and will come close to Franklin Square. They also voiced their concern about rerouting the Butternut Bridge into Franklin Square. The stakeholder group is urging the Department of Transportation to consider other options including a "community grid" as well as a "no build" option for the highway north of I-690. The Board thanked them for their input. K. Auwaerter noted that she and B. Haley continue to work on the draft statement to the Department of Transportation regarding the impact to historic resources and the I-81 Viaduct project.

ADJOURN

The meeting was adjourned at 10:15 AM.