



Landmark Preservation Board
Thursday, January 7, 2016

Meeting Minutes

Common Council Chambers

CALL TO ORDER

Vice Chairman Bob Haley 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, and Joe Saya Excused: Don Radke Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of December 17, 2015 were approved unanimously as submitted on the motion of C. Carter, which was seconded by D. Leary.

OLD BUSINESS

Project Site Review: 412 Pearl Street. Duane Sauro (owner) presented revised drawings of the storefront at 412 Pearl Street. In review of the three proposed options, the Board members noted that overall he had addressed the Board's concerns with the installation of vertically oriented windows and transoms above the door and windows. The Board recommended approval of the drawing "A". D. Sauro asked about the specific placement of the AC unit that he needs for the tenant space. The Board agreed that it should be located in the upper right-hand corner of the right-hand transom panel, as there was no alternative given the shared party wall with the neighboring property. However, if at a later date, the owner was able to remove the unit, the Board recommended the solid panel in the transom be replaced with glass. B. Haley recommended and the Board agreed that the trim color should match or be a close match to the color of the main body of the storefront in order to enhance the visual effect of a storefront "void" framed by the brick structure. The Board also discussed signage. The application calls for a sign over the door in the transom space including a building number. The Board expressed a preference for a projecting sign rather than a wall sign, but also noted that a wall sign maybe allowable under the Sign Ordinance.

CERTIFICATES OF APPROPRIATENESS

CA-16-01 259-277 E Onondaga Street. William Renihan (QPK Design) presented the application for the Catholic Diocese of Central New York regarding maintenance/repair, accessibility upgrades, roof replacement, and window replacement at the Parish Center/Bishops Residence building. The review began with the proposed site work, including the installation of a concrete ramp from the parking lot to the first floor; removal of a modern metal guardrail and the installation of concrete wheel stops next to the ramp; and replacement of deteriorated concrete driveway from the ramp to sidewalk. In addition, the scope includes the removal of a deteriorated areaway and partial infill of two basement level window openings. The stone sills of the two windows will be retained and raised so that there is a continuous stone still and two smaller windows will be installed. A window will also be removed and the opening enlarged for a new entrance from the ramp into the first floor of the building. The new door will be a paneled white oak door similar to the front doors to the Parish Center.

In addition, the scope includes masonry repairs to the front stoop of the Bishop's Entrance, including a new stone stoop and joint repair at the capstone of the entrance knee walls. Other repairs including to the chimney require additional investigation to determine the cause of cracking and/or other damage.

The building's deteriorated flat, terne metal roof system will be replaced with an EPDM roofing system over rigid insulation. Also on the roof will be a new elevator overrun that will be minimally visible from

E. Onondaga Street. The application called for a medium grey paint for the metal walls of the overrun to match the color of the stone of the building and cathedral. The Board recommended that color be a shade darker and have a matte finish, if possible. Also included in the scope is the installation of a new skylight with clear glass panes that will be installed over the lobby that connects the parish center to the cathedral. The gable-end skylight will attach to the cathedral wall at the location of a former arched entrance. The reglet of the skylight will match the angles of the former entrance arch.

Finally, the application included a window survey and proposal for window replacements. The representatives reported that approximately 20 windows had been replaced in the Bishop's residence. The proposal is to replace approximately 70+ remaining original windows with the same model window. The Board reviewed and discussed the complete scope of work. It agreed that the site work, masonry repair, flat roof replacement, elevator overrun and new skylight were acceptable and commended the Diocese for its overall stewardship of the property. In regard to the window replacement, the Board tabled its decision pending additional information. The Board requested that the applicants provide dimensions of representative examples of the original windows and comparative dimensions of the proposed replacement windows. In particular, the Board would like to compare the amount of glass between the old and the new windows, the concern being that the frames of the new windows appear to decrease the amount of glazing over the original windows. The Board also requested a site visit to the Parish Center in order to review the new windows already installed as well as the overall condition of the original windows.

In regard to the windows in the Bishops quarters, the project representatives indicated that the windows were replaced as part of an earlier and separate contract (not with QPK). K. Auwaerter noted that no Certificate of Appropriateness had been filed for the earlier window replacement. The Board will address this with the applicant.

T. Cantwell made a motion to approve the scope of work including the proposed site work, masonry repair, roof replacement, elevator overrun and skylight installation, with one condition that the color of the elevator overrun be a darker grey than proposed. The motion excluded the window replacements pending the submission of additional information. The motion was seconded by C. Carter and approved unanimously.

ZONING REFERRALS

Project Site Review PR-15-40(M1): 400 S Salina Street (City Center) modifications. David Schlosser and Brian Bollard (Schopfer Architects) presented revised elevations of the City Center development. The primary exterior modification is a new, large-scale entrance located on the northwest corner of the building. Though the cut-out style of the entrance is not typical of the historic pattern of the area, the majority of the Board expressed support of the design noting that the new entrance successfully engaged Armory Square and that the unique design was acceptable in a modern building. The Board recommended approval of the modification as submitted.

DISCUSSION

800 N Clinton Street (Destiny Arms). Andrew Breuer (Hueber Breuer Construction) provided an update on the Destiny Arms project. He reported that the windows that were approved for the project had rounded upper sashes to fit into the window openings. However, under further investigation, it has been determined that the window openings are rounded on the exterior but have flat brick headers on the interior. He presented images of the window openings illustrating this fact. Therefore, he proposed that the more appropriate treatment was to install metal panning in the arched opening above the square window sash. The Board agreed that this would be an appropriate treatment and would recommend approval of the modification. K. Auwaerter stated that the modification would need to be submitted to Zoning as a modification to the Project Site Review application.

ADJOURN

The meeting was adjourned at 10:00 a.m.