



**Landmark Preservation Board
Thursday, April 18, 2013**

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: Andrew Besemer, Tom Cantwell, Cynthia Carrington Carter, Bob Haley, Julia Marshall, Don Radke, Jeff Romano

Excused: Joe Saya, Dan Leary

Staff: Kate Auwaerter

APPROVAL OF MINUTES

C. Carter made a motion to accept the minutes of March 21, 2013, which was seconded by J. Marshall. The minutes were approved unanimously with the following correction:

Project Site Review: 537-539 N. Salina Street. Joe Falcone (owner) and Bob Abbott (architect) described the project which consists of the rehabilitation of the property into ~~two units~~ *one unit* of housing and ground-floor commercial space. The board commended them for the proposed project and discussed in depth the proposed façade work.

OLD BUSINESS

Project Site Review (modification): 214-18 S. Warren Street. Joe Hucko (applicant) and Steve MacKnight (MacKnight Architects) provided additional information regarding the modifications to the Merchants Commons plans; specifically, they provided information about the construction details and color of the penthouse addition on the roof of the Merchants Building. The board agreed that the penthouse addition appeared to have no adverse effect on the neighboring historic Snow Building. Further discussion centered on the large HVAC cooling tower located on the Snow Building roof and the proposed railing surrounding the rooftop patio on the Merchants Building, neither of which were on the revised plans. After discussion about the Project Site Review process, S. McKnight stated that he would submit revised drawings to Zoning that would include the tower and railing.

NEW BUSINESS

Sign Waiver: 214-18 S. Warren Street. The SLPB reviewed the materials provided and determined that the northernmost flag sign on the Warren Street side entrance canopy appeared to obscure the historic (c. 1930) clock that projects from the corner of the Snow Building. The SLPB recommended that the applicant either lower the flag signs at the canopy or eliminate the flag closest to the clock. D. Radke also noted that in general the board encourages applicants to comply with the provisions of the Sign Ordinance.

CA-12-10 (modification): 105 Sedgwick Drive. John Vigliotti (owner) presented a modification to the Certificate of Appropriateness that was approved in June 2012. Instead of removing a single course of blocks from the entire length of the wall, the applicant requested a slightly different configuration that was more appropriate to the slope and grade of the site, resulting in horizontal steps that are between 7 and 12

feet long and between 27 and 30 inches tall. D. Radke noted that he and K. Auwaerter had reviewed the proposal on-site and felt that it was appropriate. C. Carter made a motion to accept the modifications as proposed, which was seconded by J. Romano. The motion passed unanimously.

CA-13-01: 305 Berkeley Drive. Jonathan Solomon (owner) presented his application to deconstruct and rebuild the small retaining wall and entrance gate at the front of his property on Berkeley Drive. He noted that the wall and arch were badly damaged and out of plumb. His mason will salvage as much of the original brick as possible and will include interior reinforcement for the arch and improved drainage for the wall. The mason had provided him with a sketch drawing and he had also taken images of the wall to make certain that it was reconstructed to the same dimensions as the original. The mason had provided J. Solomon with two different samples of new brick. The board stressed the importance not only of matching the brick but the color, texture and tooling of the mortar joints. The board commented that if necessary the iron gate on the archway could be removed and sandblasted before being reinstalled. The slate roof over the archway will be retained. B. Haley made a motion to approve the application as submitted, which was seconded by J. Romano. The motion passed unanimously, with A. Besemer abstaining.

CA-13-02: 1416 James Street. Jeff Rogers (Mueller Farms Landscaping Co) presented an application to remove a brick patio at the rear of the house and install a poured concrete patio with a limestone veneer. The dimensions of the new patio are slightly larger than the current patio. The project also includes a 24"-tall, dry-stack, limestone sitting wall and steps and additional new plantings. J. Marshall made a motion to approve the application as submitted, which was seconded by C. Carter. The motion passed unanimously.

Project Site Review: 201-19 E. Genesee Street/ State Tower Building. Jim Knittel (Dalpos Architects) presented the application to extend the existing storefront design by one bay on the E. Genesee Street side of the State Tower Building in order to accommodate the expansion of Solvay Bank. The new storefront will match the design, materials, and dimensions of the storefront immediately adjacent to it and those along the S. Warren Street side of the building. The board recommended approval of the proposal as submitted.

Project Site Review (modification): 221-23 Herald Place. Aaron Kolb (JCM Architects) presented the application. K. Auwaerter reminded the board that it had reviewed the project in 2012 and had recommended approval of, among other things, the aluminum storefront windows on the ground floor. This new application called for replacing the upper story windows with vinyl double-hung windows. The board agreed to recommend that the applicant consider aluminum clad replacement windows on the second and third stories rather than vinyl. In addition, the board recommended that all the windows (ground floor and upper stories) match in color, preferably a dark color (bronze, brown or black).

Project Site Review: 713-15 N. Salina Street. Aaron Kolb (JCM Architects) presented the application, noting that the project had been reviewed by the board previously. The owner had completed only a part of the approved scope of work to renovate the front façade of the building. The revised plans called for reconstructing the existing storefront to match the current configuration, installing new dark aluminum doors on the storefront and on the residential entrance and using AZAK trim around the storefront. The board recommended that the applicant consider the use of AZAK on the first 8" of the storefront and wood above. B. Haley also suggested that the applicant consider opening up the transom over the storefront windows (as opposed to the solid signboard). This would allow more light into the commercial space and increase the transparency of the storefront. The board also requested that the applicant consider restoring the wooden door at the residential entrance rather than replacing it, noting that it appeared to contribute to the historic character of the property.

Special Permit: 330 + 344 N. Salina Street. The board reviewed the application. It noted that the property is a non-contributing property in the proposed signage appears to have no adverse impact on the North Salina Street Historic District. The board encourages the applicant to meet the requirements of the Sign Ordinance.

DISCUSSION

Predevelopment: 236-68 Onondaga St E/4144-22 Montgomery St skybridge. William Renihan (QPK Architects) presented preliminary drawings to the board of a proposed skybridge between the Chancery and former Convent buildings in Columbus Circle. The purpose of the skybridge was to allow elevator access to the second floor of the Convent. He noted that the bridge would be for private use only. The board reviewed the design and recommended that the structure be as transparent as possible, noting that glass with light metal framing would be appropriate materials. Any supporting columns should also be as unobtrusive as possible, which could be accomplished through color and texture. The board invited W. Renihan back to discuss the project as the design progressed.

ADJOURN

J. Romano made a motion to adjourn, which was seconded by J. Marshall. The meeting adjourned at 9:50 a.m.