



**Landmark Preservation Board**  
**Thursday, April 20, 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, Julia Marshall, Don Radke, Jeff Romano

Excused: Dan Leary, Joe Saya

Staff: Rebecca Klossner

**APPROVAL OF MINUTES**

The minutes of April 6, 2017 were approved unanimously on the motion of J. Marshall, which was seconded by B. Haley with the following revisions:

**NEW BUSINESS**

Project Site Review: 201 South State Street. ...Approximately 4 stories of the tower will be removed and the remaining portion will be capped with a *flat roof with drainage*. The entire tower cannot be removed because it contains elevator shafts. The Board agreed to recommend approval of the application as submitted.

**DISCUSSION**

Fire Station #1: New windows....Nonetheless, the Board agreed that a full-height window that *retains the original dimensions and glass area* would be the best solution and encouraged the owner to continue to inquire into other window companies.

**New Business**

*Certificates of Appropriateness*

CA-17-06 306 Berkeley Drive. B. Haley reported that J. Romano, K. Auwaerter and he visited the property with the owner and his contractor. They reviewed the site conditions leading to the failure of the stone retaining wall at the end of the driveway. The subcommittee agreed that a planted embankment was a possible replacement for the wall; however, the owner indicated that he prefers a masonry wall and that the new wall would be pulled back onto his own property and that the stone from the existing wall would be reused both as a cap for the new masonry wall and in other areas of the property. The proposed material for the wall is a manufactured concrete product, but as B. Haley explained, the units are rectangular and feature a split-face with exposed aggregate that has an appropriate period appearance. In addition, the owner indicated that the driveway will be regraded so that the water does not flow into the neighbor's yard. B. Haley made a motion to approve the application as submitted, which was seconded by J. Marshall. The application was approved unanimously.

CA-17-07 202 Berkeley Drive. The Board reviewed the proposed new color for the main body of the house (Olympic Paints, "Pony Tail"). The trim and front porch will remain white and the window sash will remain black. J. Romano made a motion to approve the application as submitted which was seconded by C. Carter. The motion passed unanimously.

### *Zoning Referrals*

Project Site Review (PR-17-06): 123-29 Willow Street E. Jim Knittel (Dalpos Architects) and Joe Crabb (owner) presented the application for the renovation of the former Collela Building. J. Knittel indicated that the building was once one of 25 buildings in this block and is now one of only two buildings remaining. The proposed project includes a restaurant on the ground floor and upper floor apartments. The Willow Street façade is the main, decorative side of the property and the north and south facades of the building are blank, former party walls. The Willow Street façade will be repaired and cleaned. New aluminum-clad wood windows will be installed on the upper stories; J. Knittel indicated that the new windows would be custom made to fit into the existing openings with the same configuration as the existing windows. The north side of the building will feature a new patio and wooden pergola that will be attached to the building. The outdoor seating area will be accessed through a new doorway on the north façade. Next to the doorway will be two new openings that will include metal knee walls below multi-pane glass overhead doors that can be opened during the summer months. On the upper stories, new windows will be punched into the blank walls for the upper story apartments. The Board reviewed the elevations and had the following recommendations: The roof structure of the pergola should be flat rather than sloped. A flat roof would carry the strong horizontality of the original structure across the new structure. In addition, the pergola itself should be free standing and not physically attached to the building. In regard to the front façade windows, the Board emphasized that the proposed replacement windows should fit into the existing openings with no blocking or panning. In addition, the new window openings on the side and rear facades should have a more vertical (rectilinear) rather than horizontal (square) appearance. Taller, narrower windows would be in keeping with the overall historic character of the building. Finally, if the interior renovation allows, the wooden panels over the storefronts of the Willow Street facade should be replaced with glass, preferably clear glass, although opaque glass would be acceptable. B. Haley noted that this would restore the historic appearance of the property and allow for more natural daylight into the interior space. The Board was complementary of the project and agreed to recommend approval of the project with the above noted comments.

Site Plan Review (SR-17-05): 600 Franklin St N (Bordon Factory). Jim Knittel (Dalpos Architects) presented the project to convert an unused boiler room addition on the former Bordon Factory into a restaurant with outdoor seating. He noted that the addition is a non-descript single-story addition on the Solar Street side of the building. Little will be done to the exterior of the building with the exception of cleaning and painting the existing parking a cream or light gray color. The major addition to the building will be a flat metal canopy with decorative metal trim sheltering an outdoor seating area behind a low block wall. The “portal” to the restaurant and patio area will be flanked by two metal towers with flared caps that are reminiscent of smoke stacks. The towers will be approximately 20’ tall and will provide the frame for a large sign for the restaurant. The Board reviewed the materials. D. Radke stated that in his opinion the proposed entrance towers and sign were out of scale and not compatible with the surrounding historic area. B. Haley suggested that the designers seek out more appropriate architectural cues from the surrounding district to make the portal entrance fit the surrounding character. The Board also suggested that the sign was located too high on the tower for either pedestrian users or vehicular traffic. J. Knittel disagreed stating that the height of the sign matched the scale of the surrounding context. He also noted that there were smoke stacks on the original boiler room addition that would remain. J. Marshall recommended he revise his renderings to include the existing stacks in order to provide additional context for the proposed new towers. The Board requested that the design be rethought; specifically, it recommended that the flaring caps be removed from the towers and that the gateway design be more reflective of the surrounding district. B. Haley noted that the height of the sign would be dictated by the revised design.

Sign Waiver (AS-13-08M2): 214-20 Warren Street S. The Board reviewed the application materials. It recommended approval of the proposed modification of the clock sign. However, it did not recommend approval of the proposed signage at the corner of E. Fayette and S. Warren streets.

The Board noted that the signage that was originally approved at the corner location included a single sign on the E. Fayette Street side and two signs on the S. Warren Street side. All the approved signage consisted of individual channel lettering applied to the building. The channel lettering was installed on the E. Fayette Street side but illuminated box signs were installed on the S. Warren Street side of the corner. The box signs that were installed had not been approved.

The Board noted that the new application proposes replacing the channel lettering on the E. Fayette Street side with a box sign and adding a third box sign on the S. Warren Street side. The Board noted that the number signs appeared excessive and the type of sign -- internally lit box sign -- is inappropriate within the context of the historic district. J. Marshall suggested that new larger lettering on the E. Fayette Street side of the building would be appropriate as long as the letters fit within a bay or was centered between the bays. The Board felt that the signage along S. Warren Street was excessive and would only encourage additional, similar signage.

Sign Waiver (AS-17-08): 201 State Street S. The Board reviewed the proposed new signage for the Verizon Building which includes a new company identification sign on the tower of the building (replacing an older existing sign) as well as new signage on the street level. B. Haley noted that the Board had reviewed a number of similar requests regarding large scale building/company identification signs in downtown. He noted that signs should be part of the overall building design. The new large-scale wall signs applied high up on buildings impact the historic character of the downtown. Visibility "from the highways" should not be used as a justification for these signs.

The Board discussed the size of the tower sign and was split as to whether it was appropriate or detrimental to the building or surrounding historic downtown. It did agree that the individual lettering was better than the previous box sign. The Board also agreed that the ground floor wall sign on S. State Street side of the building was too large. It recommended that the sign be the same scale as the sign proposed for the doorway on E. Fayette Street. Specifically, the Board recommended that the height of the S. State Street wall sign be reduce to 2' to match the height of doorway sign on E. Fayette Street. This would create uniformity of the signage on the ground floor of the building.

In the course of the discussion, Owen Kerney (City Planning) commented to the Board that the ReZone Syracuse project -- the comprehensive revision of the City's zoning Ordinance-- was addressing the design standards for the entire city including signage.

Sign Waiver (AS-17-09): 100-36 Salina Street S. The Board reviewed the materials for the new signage proposed for the second floor of the Atrium Building overlooking Clinton Square. The Board agreed to recommend denial of the proposed signage, noting that tenant occupies far less than the 50% of the leasable square footage of the building that is required to name a building. It suggested that either first floor tenant sign or signage within the building would be appropriate.

### **Discussion**

ReZone Syracuse. Owen Kerney (City Planning) provided a brief summary of ReZone Syracuse. The consultants have recently completed the design development standards section of the zoning rewrite and have distributed it for public review and comment. These standards will apply citywide for commercial, mixed-use and multi-family residential projects. The next chapter will be distributed later this spring and will include the procedures for implementing the ordinance. It is anticipated that the Zoning Administrator will have more discretion and authority to approve applications. This chapter will also define the process by which zoning applications will be referred to the Board for review.

He also noted that the revisions to the preservation ordinance will be included as part of the zoning ordinance rewrite. The City's consultants are reviewing the draft preservation ordinance now. Some of the anticipated changes in the preservation ordinance include a move away from the reliance on the city's incomplete historic properties list and toward a 50-year age limit to trigger at least an initial preservation review. In addition, the Board may be reduced from 9 to 7 members and the Board staff will be given more discretion to review and approve/deny minor projects. Finally, O. Kerney confirmed that the new zoning ordinance will enable the

creation of conservation districts. It is likely that the Board will have a role in administering the design standards within conservation districts.

B. Haley commented that the new zoning ordinance will provide the direction for future development in the city. He noted that in some areas the new design standards will allow for higher densities within older, historic neighborhoods. He emphasized that it was important to be aware of and understand the long-term implications of the proposed changes for the city. He also noted that having uniform standards will help the Board with its review in the future.

**ADJOURN**

The meeting was adjourned at 9:50AM.