



Landmark Preservation Board
Thursday, May 18, 2017

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,

Excused: Don Radke, Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of May 4, 2017 were approved unanimously as submitted on the motion of C. Carter, which was seconded by J. Romano.

B. Haley commented that the Board should confirm that the minutes articulate design discussions and recommendations clearly so that they can be of use to applicants.

OLD BUSINESS

No Old Business

NEW BUSINESS

Zoning Referrals

Project Site Review (PR-17-13): 449-53 S Salina Street. Tim Lynn and Joe Gehm (owners/developers) and Bruce MacKnight (MacKnight Architects) presented the plans for the exterior rehabilitation to the Addis Building, which has been vacant since 1992. T. Lynn explained that they had purchased the property from the Greater Syracuse Land Bank and that it had suffered extensive water damage over the years of vacancy. They noted that the work completed to date includes a new roof structure and roof, asbestos abatement and interior demolition. The ultimate goal is to convert the former department store into a mixed-use, commercial/residential property. The first two stories will be commercial and the upper story will include 18 one-bedroom apartments. The developers are seeking the commercial rehabilitation tax credits; Part 2 of the project is currently under review at the National Park Service.

B. MacKnight described the proposed façade rehabilitation. On the main (west) façade, the storefronts will be retrofitted with insulated glass windows in aluminum frames which will be inserted behind the existing copper trim. The historic mullion pattern of the windows, which it was noted was not symmetrical, will be retained. All the marble spandrel panels on the facade will be repaired or replaced in kind along with the metal trim. The badly deteriorated steel fixed and casement windows on the upper floors will be replaced with aluminum windows that match the appearance and function of the original windows.

On the east elevation, the steel windows will be replaced with aluminum frame windows to match the muntin pattern of the originals. On the south elevation, there are currently windows only on the fifth floor. The proposal calls for installing new windows on the third and fourth floors for the new apartment units. The pattern and size of the new window openings will match the openings on the fifth floor. The new aluminum windows, however, will not copy the multi-pane appearance of the existing windows in order to distinguish that they are new additions to the building. B. MacKnight explained that this was a requirement of the SHPO. The Board agreed to recommend approval of the project as submitted. B. Haley suggested that they use a material other than the proposed Trex product for the walking surface on the roof deck. B. MacKnight noted

that they had selected Trex because they needed a lightweight material. B. Haley questioned the durability of the proposed product and recommended that they seek a material that has longevity and is made of natural materials.

Special Permit (SP 17-06 & SR-17-05): 600 N Franklin Street. Chad Rogers (King+King Architects) and Joe Gehm (developer) presented the proposal for the exterior renovations to a portion of the Dupli Building in Franklin Square in preparation for opening a new rock climbing gym in the space. C. Rogers described the alterations to the west (Solar Street) and south (facing Franklin Square) facades, which included selective installation of new aluminum replacement windows in a variety of configurations (fixed single-pane sash, multi-pane casements, single-pane sliders, etc.) to match the pattern of adjacent windows. The Board commented on the number of different styles of non-historic windows present on the two facades that had been installed over decades. After consideration, the Board recommended that the applicants consider developing a window standard that could be implemented for the entire building over time so that eventually the entire fenestration pattern would be visually cohesive, rather than the mix of styles and types of windows as seen on the building now. B. Haley noted that the applicants should study both the proportion and muntin pattern of the windows in order to develop the new standard. He suggested that it might be appropriate to increase the visual scale of the windows by reducing the number of divisions in each window.

In regard to the front door to the new gym on the building's south facade, the Board recommended that the applicants install a transom over the door so that the top of the transom would have the same height as the glass storefront system immediately adjacent to the entrance. In regard to the signage, C. Carter expressed her concern that the proposed internally illuminated box sign would be visually intrusive from the adjacent Franklin Square Park. The sign is proposed to be located 20' up on a wall to the west of the entrance. The Board recommended that a smaller sign be located over the entrance to the gym. It also recommended against internal illumination for the sign.

The applicants said they would address the Board concerns and resubmit the drawings according to the Board comments.

Special Permit (SP-86-48M1): 600 N Salina Street. The Board reviewed the application. The Board recommended against approval of the proposed internally-lit, box sign, noting that it was incompatible with the character of the historic building and the surrounding district. The Board commented that flag signs (or projecting signs) are appropriate in the district; however, they should be exterior illuminated (rather than internally lit). In addition, the Board recommended that the height of the flag sign should match the height of the existing sign band on the front façade. As alternative, the Board commented that a wall sign located within in the existing sign band would be acceptable. The Board requested that when the applicant resubmits the sign design that he/she includes a scale drawing of the sign installed, indicating height of the sign, dimensions of the sign, and location of attachment on the façade in relation to the storefront.

DISCUSSION

National Register Listing: Sagamore Apartment House (664-66 W Onondaga St). The Board reviewed the nomination for the Sagamore Apartment House and agreed that it appeared to meet the criteria for listing in the National Register of Historic Places. K. Auwaerter will submit a letter on behalf of the Board to the State Historic Preservation Office.

1027 E Genesee Street. K. Auwaerter explained that the applicants had requested that the review take place at the June 1 Board meeting. C. Carter shared an overview of her research into the history of the house. K. Auwaerter said that she would provide the information to the applicants too.

ADJOURN

The meeting was adjourned at 10:00 AM.