



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, May 21, 2015**

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, Don Radke, Jeff Romano, Joe Saya

Excused: Julia Marshall

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of May 7, 2015 were approved unanimously as submitted on the motion of C. Carter, which was seconded by D. Leary.

OLD BUSINESS

Project Site Review: 210-12 Herald Place (Herald Commons). Tom and Chris Horstein (owners/applicants) were present at the meeting. The Board had reviewed earlier designs for the mixed-use rehabilitation of the former Herald Building during a predevelopment discussion at its August, 14, 2014, meeting. The earlier design included balconies on the upper-story residential units on the east façade of the building. In addition, the ornate cornice on the south and west facades was to be continued around to the east façade. However, the applicants explained that the State Historic Preservation Office in its review for the rehabilitation tax credit program required that the design of the east façade be simplified with the removal of the balconies and cornice. The Board discussed the revised design for the east façade and agreed that the simplified version was more historically appropriate, given that historically this façade was obscured by other buildings. Although not in the application, the Board also discussed with the applicants the possibility of the reinstallation of the free-standing roof-top sign. After discussion and review of the historic image of the building, the Board noted that the roof top sign would be appropriate only if it was a replica of the original "Syracuse Herald" sign. The Board agreed to recommend approval of the application as submitted.

Project Site Review (modification): 200-218 W Water Street (Amos Building). Wayne LaFrance (Lake Architectural) was present at the meeting. As requested at the May 6, 2015, meeting, he presented a revised rendering of the addition and samples of the stone-faced Dryvit material proposed for the projecting bays. As revised, the renderings now indicated a two-color palette (rather than three) on the bay sections of the addition. In discussion, W. LaFrance also confirmed that the back walls of the bays as they project above the roof line will be dark in color rather than the light cream color depicted in the rendering. The Board agreed to recommend approval of the revised plans as submitted.

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CA 15-05: 214 Highland Avenue. K. Auwaerter reported that the applicant was unable to attend the meeting. The project includes rebuilding the front porch foundation, floor and steps. The new porch floor will be painted, tongue-and-groove, Douglas fir flooring. The steps will be rebuilt with pressure treated risers and stringers and Douglas fir treads, all painted white. A new metal railing will be installed to match

the existing. The repair of the foundation will require the removal, repair and reinstallation of the glass and wood paneled porch enclosure. In addition the square porch columns will be rebuilt in-kind. The project also includes painting (garage/windows/porches), and the installation of a new steel full-light back door. J. Romano made a motion to approve the application as submitted on condition that the new steel door is custom made to fit the existing opening. C. Carter seconded the motion, which was approved unanimously.

ZONING REFERRALS

Resubdivision: 210-12 Herald Place (Herald Commons). The Board agreed to recommend approval of the proposed resubdivision as submitted.

Special Permit: 401 S. Clinton Street. The Board reviewed the application for the previously completed alterations to two storefronts on the Shoppers Garage Building, which include the installation of white subway tile on the exterior façade of the building and the change in the color of the pent roof tiles over the storefronts to black. The Board noted that the applicant had been in front of the Board before requesting permission for previously completed work.

The Board reviewed the alterations and made the following comment: Although the Shoppers Garage is a non-contributing building within the historic district, any exterior alterations to the property must be reviewed in context to the surrounding historic district. The new façade material (white tile) has no precedent in the surrounding district. In addition, the black and white color scheme is in stark contrast to the color palette of garage itself (dark orange brick color), drawing added attention to the non-conforming storefronts. The Board concluded that the overall impact to the district is negative; therefore, it recommended that the application be denied and the subway tile removed.

Sign Waiver: 401-07 S. Salina Street (Dey Brothers). The Board reviewed the proposed signage. It agreed that two signs were excessive and that the applicant should consider either a sign in the transom over the door or a projecting sign. The Board also agreed that the most appropriate location for the signage is over the door. However, if the applicant prefers a projecting sign, it should be appropriately sized (larger than the one proposed, but within the 1:1 ratio allowed by the sign ordinance) and located to the height of the transom over the doorway. The Board also recommended that the property owner develop and provide guidance to new tenants regarding appropriate signage. K. Auwaerter noted that she could assist the owner with those standards so that review could be streamlined.

ADJOURN

The meeting was adjourned at 9:20 AM.