



**Landmark Preservation Board**  
**Thursday, May 2, 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: Tom Cantwell, Cynthia Carrington Carter, Bob Haley, Dan Leary, Don Radke, Jeff Romano

Excused: Andrew Besemer, Julia Marshall, Joe Saya

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

C. Carter made a motion to accept the minutes of April 18, 2013, which was seconded by B. Haley. The minutes were approved unanimously as submitted.

**OLD BUSINESS**

Project Site Review (modification): 214-18 S. Warren Street. The Board reviewed the plans for the HVAC tower on the roof of the Snow Building and the roof-top guard rail on the former Merchants Building. The Board agreed that the roof-top railing would have no effect on the historic character of the adjoining Snow Building. In regard to the HVAC cooling tower, K. Auwaerter reported that she had been informed that the tower had been placed in its forward position to take advantage of a defunct elevator shaft. The Board discussed the prevalence of similar roof top mechanical equipment and the visibility of this particular unit. Although not generally visible from Warren Street, Board members noted that from other vantage points it did appear larger than most, in part because of its placement so close to the edge of the building. In regard to painting the tower a darker hue, the Board commented that a factory finish would have been the most appropriate solution. After further discussion, the Board determined that it was unable to provide comment on the HVAC tower. It noted that the tower had been installed by the applicant prior to Zoning Administration review or approval. By installing this prominent feature prior to review, the applicants had negated the opportunity for meaningful comment. Had proper procedure been followed, the Board would have provided appropriate recommendations regarding the tower's location and color. However, the Board noted that it is not the SLPB's jurisdiction to enforce compliance with the Zoning Ordinance.

Sign Waiver (modification): 214-18 S. Warren St.

The Board recommended approval of the proposed signage over the entrance porticos identifying the Merchants Commons Building.

Project Site Review: 537-39 N. Salina Street

The Board reviewed the modifications to the shop front façade and agreed to recommend approval. However, the Board noted that the specifications for cleaning the brick and cleaning and repairing the metal features on the front façade had not been modified according to the prior discussion with the applicant. D. Leary reiterated the importance of identifying the type of metal that the cornice and other features are made of prior to cleaning or repair. The Board requested that the applicant provide additional information about how the façade would be cleaned and repaired.

## **NEW BUSINESS**

CA-13-03 233 Dewitt Street. Rick Lesser (Rick Lesser Contractor, Inc.) and Maksi Menelli (Maksi's Masonry) presented the proposal to remove an unused and deteriorated chimney at 233 Dewitt Street. The chimney did serve a kitchen in the house and is now used to vent the water heater only. They noted that the chimney was out of plumb and has a visible bow in it. The proposal calls for removing the chimney down to the roofline and covering over the hole with shingles to match the roof.

In discussion, B. Haley commented that as an Arts & Crafts style house, the chimney appeared to be an important feature of the design of the house. C. Carter agreed adding that the chimney is prominently located on the main façade of the house next to the front entrance. T. Cantwell disagreed, noting that he could not recommend that the applicants rebuild a feature that is deteriorated and non-functioning. M. Menelli noted that the chimney could not be repaired and to rebuild it would cost substantially more than demolition alone. D. Leary questioned the condition of the entire chimney, noting that the deterioration might carry down below the roofline. After further discussion, C. Carter made a motion to deny the application as submitted based on the *Secretary of the Interior's Standard for Rehabilitation No.2*. The motion was seconded by J. Romano and passed with a majority vote with T. Cantwell voting against the motion.

CA-13-04 99 Burlingame Road. The Board reviewed the proposed new paint scheme for the house. J. Romano made a motion to approve the application as submitted, which was seconded by D. Leary. The motion was approved unanimously.

Sign Waiver (modification): 201 S. West Street. K. Auwaerter introduced the project that included signs on W. Fayette Street side of the property (existing) and a proposed large LED sign on the east façade. In regard to signs on the north (W. Fayette St) side of the property, D. Radke commented that when the Board had originally reviewed the Sign Waiver application, it had presumed that the display cases on the north side of the property functioned as a "marquee" for the building and so had not considered them typical signage. For that reason, the Board had no specific recommendations regarding the display cases.

In regard to the LED signage, the Board was not opposed to placing a LED sign on the cinderblock addition. However, it was noted that the drawing (A-201) did not depict the sign in the same location as the photo rendering. The Board discussed as a possibility the vertical orientation of the sign, so that the bottom of the sign would be in line with the window sills of the neighboring building. However, D. Leary also proposed that the sign might be made larger and square so that it relates more to the overhead door located below it rather than to the neighboring vertically oriented windows.

In conclusion, the SLPB did not believe it had enough information to comment on the impact of the sign on the nearby Armory Square Historic District, in part because it did not have information about the proposed content, brightness, and animation of the sign. In addition, the Board requested that the design team for the Connective Corridor present the overall plans for the corridor to the Board. K. Auwaerter said that she would arrange it.

## **DISCUSSION**

National Register Nomination: Former Trinity Church (523 W. Onondaga Street). C. Carter introduced the National Register nomination for the former Trinity Church at 523 W. Onondaga Street, now known as Faith By Love. She reported that the Preservation Association of CNY had commissioned the nomination in its efforts to assist the congregation to rehabilitate the church, rectory and neighboring Gillette House. B. Haley made a motion in support of the nomination, which was seconded by J. Romano. The motion passed with a majority vote with C. Carter abstaining.

## **ADJOURN**

J. Romano made a motion to adjourn, which was seconded by B. Haley. The meeting adjourned at 9:30 a.m.