



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, June 1, 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, Dan Leary, Julia Marshall, Don Radke, Jeff Romano, Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of May 18, 2017 were approved unanimously as submitted on the motion of C. Carter, which was seconded by D. Leary.

OLD BUSINESS

Special Permit (SP 17-06 & SR-17-05): 600 N Franklin Street. Chad Rogers (King + King Architects) and Matt Kemper (owner) presented the revisions to the elevations of the portion of the Dupli Building to be used as a rock climbing gym. C. Rogers noted that on the Franklin Park side of the building, the sign for the gym was relocated closer to the front door and that the logo was smaller in order to reduce the visual scale of the sign. In addition, they propose to install an awning over the front door rather than a glass transom as recommended by the Board. He explained that the thickness of the walls prevented the installation of a transom. In addition, based on Board comment, the new windows will have a simplified division pattern: instead of multi-light windows, the new windows will feature a single horizontal division located slightly above the mid-line of the windows. On the Solar Street side of the building, the proposed new windows will follow the same pattern as the park-facing façade. In addition, the plans call for replacing a brick panel in one of the low openings along the first-floor façade with a fixed-glass panel in order to match the other glass panels along the façade.

The Board reviewed the modifications and made the following recommendations: the Board recommended that the awning over the doorway be widened to meet the window openings that flank the doorway in order to give the ground floor façade a cohesive appearance. The top of the awning should match the height of the top of the window openings. The Board was in support of the proposed design standard for the new windows, but recommended that the horizontal bar be moved to the centerline, rather than at the upper-third position. On the Solar Street side, the Board suggested that the brick panel could remain pending decisions about the use of the interior space. In regard to the signage, the Board recommended that the sign be moved over the front door. However, the Board recognized that the dimensions of the sign would need to change and it recommended that the sign could be a vertical, projecting sign. The Board recommended against internal illumination. The applicants said that they would like to return at a later date to discuss the placement of the signage on the building as there will be multiple tenants and they need develop a signage plan for the façade.

Local Protected Site Evaluation: 1027 E. Genesee Street. Norm Swanson (owner) and Michael O'Shea (QPK Architects) were present at the meeting. K. Auwaerter noted that T. Cantwell and C. Carter had made a site visit to the house on May 31 and had toured the interior of the property. C. Carter summarized her research on the property noting that it had been designed by local architecture firm Taber & Baxter, who were also responsible for a number of commercial buildings including the Will & Baumer Factory and the New York Agricultural

Society at the New York State Fairgrounds. The only other known residence by the firm is located at 207 Brattle Road. She also noted that it had been constructed for George J. Light and his family in 1911. Light managed several cigar stores in Syracuse.

In discussion, the Board members expressed their views regarding the architectural integrity of the house and the character of the surrounding context. Representing one side of the discussion, C. Carter noted that the house had been significantly altered on the interior and exterior with the addition of a third floor as well as multiple additions to the side and rear of the building. She also noted that when constructed, the house was one of many high-style residences along E. Genesee Street. Over time, this important historic residential context has been lost, replaced by higher-density, high-rise commercial/office and hotel properties. Representing the other side of the discussion, B. Haley commented that the property and the neighboring Ward Wellington Ward-designed house have value to the community beyond the architectural integrity of the individual units. In his view, the houses are a remnant of a significant period of the development in the city when mansions and high style residences lined the major streets leading into downtown.

D. Radke requested a voice vote regarding forwarding the property into the formal designation process: B. Haley, J. Saya, T. Cantwell, and D. Leary voted yes; and C. Carter, J. Romano, and J. Marshall noted no. With a majority in favor, D. Radke stated that the property would be moved into the formal designation process.

NEW BUSINESS

Certificate of Appropriateness Applications

CA-17-10 211 Sedgwick Drive. The applicant was not present at the meeting. K. Auwaerter explained that the applicant is seeking retroactive approval of new exterior paint colors for the house. The paint colors include three different yellows and white trim. The house was previously painted yellow, but a less vibrant yellow. K. Auwaerter noted that she had been alerted to the painting project by at least one neighbor who objected to the color. The Board discussed the paint color and also reviewed the district's design review guidelines. The Board agreed that although vibrant, the selected colors did not detract from the character of the house or the surrounding district. B. Haley made a motion to approve the application as submitted, which was seconded by D. Leary. The motion was approved unanimously.

Project Site Review (PR-17-15): 340 Montgomery Street. William Walton (Walton Architectural Group) presented the renovation plans for the YMCA building on Montgomery Street. The proposed alterations included new storefront entrance doors at the main entrance to the building; new aluminum-clad wood windows on the 5th and 6th floors and a roof-top addition for additional living space. The addition will be stepped back approximately 2.5' from the parapet wall. It will be sided in zinc-colored panels and will feature aluminum sash windows. W. Walton noted that the proposed plans had been approved by the State Historic Preservation Office. The Board agreed to recommend approval of the application as submitted.

Variance (V-17-29): 945 Comstock Avenue. William Walton (Walton Architectural Group) and the Per Beck-Andersen (owner) presented the variance application. The variance is necessary because the site currently features three "driveways" that exceed the maximum allowed driveway width of 12'. W. Walton explained that the house faces Comstock Ave but the garage and "driveways" are located off of Acorn Path. The site plan of the property shows three driveways: one that is used to access the two-car garage, and two additional drives, or turn-around spots, further up Acorn Path. The owner explained that the additional driveways/turn around spots are necessary because it is too dangerous to back out of the garage with no visibility onto Acorn Path. The driveways are used as surface parking by the tenants in the house. The Board noted they had approved a request for a widened driveway at 134 Circle Drive for similar reasons. It also noted that the two parking areas were gravel separated by a grassy median and the owner confirmed that he did not intend to pave or change the driveway/parking areas. He explained that he was requesting permission for an existing condition that was there when he purchased the property. The Board agreed to recommend approval of the application.

DISCUSSION

City Parks Department Referral: Fayette Park light proposal. Glen Lewis (City Parks) and Joe Sisko (Locus) presented a lighting scheme for Fayette Park. G. Lewis explained that this proposal came to the Parks Department from the Connective Corridor, which is providing funding for the project. J. Sisko, who is managing the project, explained the evolution of the proposal. He noted that it began as a proposal to light just the trees in the park, which expanded to include the trees, the pathways and the monuments. Hibish McGee Lighting Design provided the lighting design, which includes the installation of 13' poles with acorn-shaped luminaires along the pathways. To light the monuments, the plan proposes 15' poles with acorn luminaires set to either side of each monument.

The Board considered the proposal. It stated that while it was not opposed to lighting the park, it was concerned about the scale of the proposed fixtures. Specific comments included that the poles and fixtures were too tall in this context and that the acorns would produce a bright spots and possible glare. B. Haley recommended down-lighting on shorter poles would be more appropriate. Some Board members also suggested the use of ground lights to highlight the monuments rather than the 15' poles. After further discussion, the Board suggested that the designers were attempting to illuminate too many features of the park with the proposed fixtures. It recommended that the scope of the project be reconsidered.

ADJOURN

The meeting was adjourned at 9:45 AM.