



**Landmark Preservation Board
Thursday, August 14, 2014**

Meeting Minutes

Common Council Chambers

CALL TO ORDER

Chairman Don Radke called the meeting to order at 8:45 a.m.

ROLL CALL

Members Present: Cynthia Carter, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Joe Saya

Excused: Tom Cantwell, Jeff Romano,

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of July 17, 2014 were approved unanimously as submitted upon the motion C. Carter, which was seconded by D. Leary.

OLD BUSINESS

CA-14-01 501 Park Street. The Board held the application pending submission of additional information.

Project Site Review: 200-238 W. Water Street. Wayne LaFrance (Lake Architecture) presented revised plans for the Amos Block addition. D. Radke explained that he and B. Haley had met with W. LaFrance and the applicant, Mark Congel, earlier in the week to discuss revisions to the design of the addition. It was the applicant's hope to be able to present revised plans to the Planning Commission at the Commission's August 18, 2014 meeting. W. LaFrance summarized the revisions including the removal of the first floor parking and inclusion of commercial storefronts, revised fenestration patterns, and revised architectural details. He noted that the design continued to incorporate an upper floor encroachment on the Water Street and Clinton Street sides. The Board discussed the revised drawings and had a variety of comments, including that the projecting upper stories on the Water Street and appeared to "float" and would benefit from some type of visual anchoring such as posts or columns. It was also noted that the renderings did not show the floors heights of the Amos Block and the addition matching, which was important for the overall horizontal, linear appearance of the new addition. Other comments included that the width of the brick pilasters dividing the upper floors of the south façade into bays should match the width of pilasters between the storefronts (i.e. the storefront pilasters are too narrow) and the doorhead on the north facade should be raised to the height of the commercial storefronts, possibly with a transom. Finally it was noted that material and color choices needed to be clearly identified for the banding, cornice, window frames, shopfronts, etc. Given the short timeframe before the Commission meeting, the majority of the Board agreed to appoint a subcommittee that would work with W. LaFrance to refine the drawings of the addition and provide comment to the Planning Commission before the meeting on August 18.

NEW BUSINESS

CA-12-18 (Modification) 2004 E Genesee Street. D. Michel presented the revised site plan for the Babcock Shattuck House, which included the location of the tenant parking lot and the final driveway

alignment. After the Board reviewed the plans, B. Haley made a motion to approve the application as submitted, which was seconded by C. Carter. The motion passed unanimously.

CA-14-15 162 Dewitt Street (*Note: the applicant asked to be moved up on the agenda*). Angela Viglioti made a presentation to the Board on behalf of the applicants. The scope of the application included repairing the front and side walkways by removing the stone and brick pavers, replacing the underlayment, replacing in-kind any broken or cracked pavers, and reinstalling the stone and brick pavers. The application also called for constructing two, 4' tall, square brick piers, one to each side of the front path at the City sidewalk. Each pier would have a square 12"x12" masonry cap with a decorative lantern (conduit to run underground and up through each pier). The brick will match the color and size of the brick of the house and of the other existing brick posts on the property. D. Radke requested that the applicant submit the dimensions to the lanterns to staff. B. Haley made a motion to approve the application as submitted, which was seconded by D. Leary. The motion passed unanimously.

CA-14-14 116 Windsor Place. The applicants, Kathleen Boudreau and John Joyce, presented the application. The scope of the project included repainting the house, rebuilding the front steps in-kind with bluestone treads; removing overgrown vegetation from the frontside and rear yards; removing trees along the drive and installing a cedar privacy fence with flat bottom and top rails; and removing the concrete front walk and replace it with bluestone. The application also included rebuilding the flat roof on the rear addition of the house that also functioned as a roof top patio. The patio would be expanded by one bay over the rear entrance to the house. The expanded roof deck would be supported by a new white, fiberglass column with similar profile as the existing wood porch columns on side entrance. The existing window openings over the deck on the second floor of the rear elevation would be expanded to incorporate vinyl-clad slider doors. A new vinyl-clad slider door would also be incorporated into an existing window opening on west façade on the first floor under the expanded roof. The Board noted that vinyl-cladding on the new doors was not a historically appropriate material for the property or within the historic district and that more appropriate would be painted wood or metal clad doors. In addition, B. Haley strongly recommended that the applicant confirm that the proportions of the new porch column match the scale of the original columns of the main entrance. C. Carter made a motion to approve the application with the following revisions/conditions: The proposed new slider doors must be either painted wood or aluminum clad wood doors with exterior applied muntins; and drawings of the new column should be submitted to the staff. The motion was seconded by J. Marshall and approved unanimously.

Special Permit: 321-25 S. Clinton Street. Rob Bidwell presented the application which included the installation of fabric awnings down the alley side of the building. It also included new signage on the awning along S. Clinton Street and a projecting sign at the corner of the property at the alley. The Board agreed to recommend approve of the project with the recommendation that the signage be limited to the projecting sign only.

Project Site Review: 748-52 N. Salina Street. Bill Pitcher (Pitcher Architect) presented the application. He noted that the Board had reviewed and recommended approval of an earlier project site review application in June 2013. Unfortunately, the storefront design that was recommended for approval was not constructed. Upon review of the "as built" images and drawings of the storefront, the Board found that that the proportional relationship between the elements of the storefront -- the bulkhead, display window and upper transom (removed entirely) -- had been altered significantly from the original design and was not compatible with the historic context of the property or the surrounding district. The Board recommended denial of the application.

Project Site Review: 823 N. Townsend Street/212 Ash Street. Heather Schroeder and Mike Hulder of Housing Visions presented the project to restore and rehabilitate the property into 9 new residential units. The project includes restoration of the original wood windows, repair of the historic masonry, and installation of new doors. The Board congratulated Housing Visions for the preservation and reuse of the historic resource and recommended approval of the project as submitted.

PREDEVELOPMENT DISCUSSION

Hotel Syracuse: K. Auwaerter reported that the developer had requested that he delay his presentation until the September 4, 2014 meeting.

220 Herald Place (Herald Commons). Tom Hornstein (owner/Horn Companies) and Steve Macknight (MacKnight Architects) presented plans for the renovation of 220 Herald Place into a mixed use project including office, retail and 27 residential units. The majority of the property will remain unchanged from its existing appearance, with the exception of the east façade of the property. The east façade, which faces the building parking lot will feature ground floor retail with residential on the upper floors. A second floor balcony will extend the extent of the façade. In addition, the cornice of the building will be replicated extended down the east elevation of the property. The Board was supportive of the designs in concept.

800 North Clinton Street. Janice Miller and Wayne LaFrance presented the preliminary plans for the renovation of 800 N. Clinton Street into 60 residential units. It was noted that the plans called for the demolition of a couple additions at the rear of the property, including a storage building and steam room. The Board agreed that the demolition of these secondary structures would not impact the overall character of the former factory building. The Board was supportive of the renovation of the property, but looked forward to seeing details of the project.

DISCUSSION

Rose Hill Cemetery. Kim Zhang (Cornell Cooperative Extension) and Paul Harris (City Parks) presented planting plans for Rose Hill Cemetery. The planting plan included incorporating new trees within the tree lawns along Douglas, Highland, and E Willow Street sides of the cemetery. In addition, new plantings would reintroduce the two allees that bisect the park. The Board reviewed the proposal and discussed the variety of trees recommended for the cemetery. It was supportive of the proposed plan.

ADJOURN

The meeting was adjourned at 10: 05AM.