



**Landmark Preservation Board
Thursday, March 3, 2011**

Meeting Minutes

8:30 am Common Council Chambers

CALL TO ORDER

Chairman Don Radke called the meeting to order at 8:30 a.m.

ROLL CALL

Members Present: Louise Birkhead, Tim Bonaparte, Fouad Dietz, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano

Staff: Kate Auwaerter

Other in attendance: Ben Walsh, Nancy Larson

APPROVAL OF MINUTES

F. Dietz made a motion to accept the minutes of February 17, 2011, which was seconded by J. Romano. The minutes were approved as submitted.

OLD BUSINESS

Project Site Review/Sign Waiver: 401 S. Clinton Street. Jim Knittel (DalPos Architects) presented revised elevations of the proposed design for the former Shoppers Garage in Armory Square. In response to SLPB comments, the previously proposed large cornice feature has been eliminated and replaced with a brick band in a light sand colored brick to contrast with the dark red brick of the rest of the stair tower. A blade-shaped sign will replace the existing rectangular projecting sign on the stair tower. The board discussed the canopy treatment over the garage entrance as well as the additional signage with the Armory Square logo above the canopy. It was agreed that even though the board usually recommends that applicants adhere to the provisions of the sign ordinance, in this particular case, the additional "welcoming" sign was appropriate. The board indicated that it would recommend approval of the revised elevations as presented and also the sign waiver.

NEW BUSINESS

CA-11-04: 433 S. Warren Street. Tom Quartier (owner) and Peter Crissey (Crissey Architectural Group) presented the Certificate of Appropriateness and provided a draft screening plan for board review. D. Rakde reported that the owner and architect had met with the board's appointed subcommittee, made up of D. Leary, B. Haley and himself, to outline the criteria for an appropriate screening plan. He noted that the concept for the screening plan includes a storefront-scaled, 12'-high metal screen with pedestrian entrances to the parking lot to either side of the screening. The plan also calls for the potential integration of historic materials into the screen such as the terra cotta panels and decorative stars. In review of the draft plan presented at the meeting, D. Leary recommended that the sidewalk be continued on the parking lot side of the screen so that no cars could park up to the edge of the screen.

Nancy Larson (Corporation Counsel) reminded the board that the City lost the court case regarding the demolition. According to the court order that nullified the SLPB's original denial of the demolition, the board must now review the new application using the language in the Preservation Ordinance only and not apply the *Secretary of the Interior's Standards for Rehabilitation*. She explained that this was due to a technicality that at the time of the board's original decision the *Standards* were not on file in the City

Clerk's Office. Ben Walsh (Deputy Commissioner of Neighborhood & Business Development) stated that the Administration does not take the demolition of historic buildings lightly and that historic preservation is integral to the city's development strategy. However, given this case's history, he encouraged the board to help bring the situation to a final resolution. F. Dietz stated that he believed this project highlights how loop holes and exceptions in city law are used to allow demolitions of significant properties to take place and stated that it was a shameful and unfortunate situation wherein the SLPB has no choice but to approve the demolition. B. Haley echoed this statement noting that technicalities and semantics of the law were behind the loss of a number of historic buildings in the recent past. He urged that the city's laws be tightened so that the SLPB is able to fulfill its mission, which is the preservation of historic resources in the city.

B. Haley made a motion to approve the Certificate of Appropriateness for demolition with the following conditions: submittal of large-format, archival-quality architectural photography of the exterior of the building to be conducted prior to demolition; and submittal and approval by the SLPB-appointed subcommittee of the final screening plan. The motion was seconded by D. Leary and approved unanimously.

Special Permit and Resubdivision: 645-657 N. Salina Street. Robert Abbott (architect) presented the plans for the construction of a Dunkin Donuts in the North Salina Street Historic District. D. Radke referred R. Abbott and the board to a letter from the SHPO's office providing extensive comment on the project. He also stated that it was unfortunate that a project for new construction in an important historic district was coming only now to the board for comment. He noted that the board could have provided comment much earlier in the planning process. K. Auwaerter explained that this was a Special Permit application, which is triggered by the introduction of a drive-through. With a Special Permit application, the board's comments will be taken into consideration by the Planning Commission, but do not carry the same weight as with Project Site Review applications.

R. Abbott noted that this was first time he had seen the SHPO's letter, but that he considered his drawings preliminary and not final. He explained that Dunkin Donuts has a couple different standard plans that it uses and in this case, the developer (ESW from Portland, Maine) was willing to deviate from the set plan to add square footage, work with different materials and stretch the program to make the design fit better into its historic setting.

F. Dietz noted that there was no issue with materiality of the proposal and it was commendable that the building would be built to the sidewalk and corner. He stated that the concerns with the design were in regard to scale and proportion. As examples, he noted the 1-1/2 story height of the center block and the building's strong horizontality in contrast to the multi-story verticality of the district. J. Marshall added that what gives North Salina Street its unique character are its tall, distinctly individual buildings. B. Haley echoed this noting that scale and simplicity of the new design would be important. He also noted that the second tenant building looked very similar to the Dunkin Donuts building and that it could be given an individual identity through its treatment of windows, awnings, height, etc. The board agreed that its comments generally mirror SHPO's comments and that it would request that it be given the opportunity to work with the architect to develop a design that is more in keeping with the character of the historic district. D. Radke emphasized that he believed there was a workable solution that did not require a complete overhaul of the design. The board recommended approval of the application for the resubdivision of the lots.

Sign Waiver: 911 N. Salina Street. The board reviewed the sign waiver application. It agreed to recommend denial of the application, noting that the installation of 9 signs is clearly excessive and out of character with the surrounding historic district. It recommended that the applicant comply with the number, size, and area of signage allowable under the existing sign ordinance.

DISCUSSION

Conifer Development: Former Eljay Apartments. Randy Crawford discussed five individual apartment building projects that he is currently working on that will eventually involve SLPB review. He noted that all five properties were HUD-foreclosures, four of which had been purchased by Conifer Development out of Rochester and one of which had been purchased by a neighborhood group. All would be made handicap accessible and all will be reviewed by the SHPO either under Section 106 or under the rehabilitation tax credit program.

The Huntley (407 Stolp Avenue) had been purchased by a neighborhood group which is using private money to rehabilitate the property into up-scale units. They see it as a neighborhood stabilization project. The property has been nominated for the National Register of Historic Places and the group hopes to use the rehabilitation tax credits. The Leavenworth (615 James Street), purchased by Conifer Development, will also be using the rehabilitation tax credits. R. Crawford noted that the c. 1970s front entrance will be redesigned and they were looking for original images of the front entrance. He also noted that the building needs a new stairwell – currently there is only a single 35” wide stairway with 24” doors servicing the entire building. The building does have an elevator. The Kasson (622 James Street), also purchased by Conifer Development, was constructed in 1898. Originally it had two flats per floor with beautiful amenities. The two flats were divided into four in the 1940s. He noted that the iron fire escapes on the side elevation are Art Nouveau in design. The developers hope to use rehabilitation tax credits for this project as well. For the Roosevelt (1445 S. Salina Street) and Hillside (1530 E. Genesee Street), Conifer Development will use low-income tax credits and DHCR funding. The front entrances on both will be redesigned.

R. Crawford noted that window replacement will be an issue for all five buildings. He said that if replacement is allowed that most have broad muntins which can be easily replicated today. Window surveys will be completed for each property and issues of lead abatement, energy efficiency and loss of historic material will have to be balanced in each case. B. Haley requested that the board be provided with information outlining the program requirements that apply to each building and the window approach selected based on those requirements. D. Radke also asked that the SLPB be kept aware of any SHPO or NPS comments or decisions regarding the projects.

ADJOURN

F. Dietz made a motion to adjourn which was seconded by T. Bonaparte. The meeting adjourned at 9:50 a.m.