



Landmark Preservation Board
Thursday, April 7, 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, Fouad Dietz, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano

Excused: Tim Bonaparte,

Staff: Kate Auwaerter

APPROVAL OF MINUTES

D. Leary made a motion to accept the minutes of March 17, 2011, which was seconded by J. Romano. The minutes were approved as submitted.

OLD BUSINESS

No Old Business

NEW BUSINESS

Change of Occupancy: 114, 116 & 118-34 Hawley Avenue. Bruce King (HHK), Mike Malda (HHK) and Jason Rudgick (Housing Visions) presented the project which involves 116 Hawley Avenue, a property on the Historic Properties List, and the modern office/warehouse next to the house. In regard to the house, the project includes removing asphalt and installing small plantings and lawn around the house. The house will remain vacant. Housing Visions will be using the warehouse as a maintenance office. The board agreed to recommend approval of the project as submitted.

Project Site Review: 1055 E Genesee Street. Edwin Harrington and Norm Swanson attended the meeting. E. Harrington noted that he had received the board's letter summarizing its concerns regarding the scale and massing of the new construction in relation to the site and summarizing board comments for how to reduce the visual impact of the new construction. Stating that the plans were still a work in progress, E. Harrington reviewed the revised elevations noting the changes that had been made in response to board comments, including alternating roof heights, color, materials and window groupings between bays. He also pointed out the proposed landscaping that includes trees located to enhance the syncopation of the fenestration pattern.

E. Harrington presented a massing study that the LPB had requested comparing the volumes and mass of the armory building, new construction, and the University Methodist Church. The study

indicated among other things that the ridge line of the new construction would be lower than the ridgeline of the church and that the linear square footage of the new construction along University Avenue was also less than the church.

He noted that the defining features of the armory would also remain in place, including the decorative panel over the front entrance. However, it was the owner's desire that the bars over the windows on the armory and drill hall be removed for the comfort of the tenants. After some discussion, the board recommended that the applicant consider retaining the bars on the narrow windows that flank the front entrance and that the remaining bars be either stored on site or reused on site in some way, possibly as a free standing element.

D. Leary expressed his particular concern regarding the massing of the new construction at the corner of E. Fayette and University Avenue. B. Haley suggested that they might use the concept of the factory headhouse to break up the massing at the corner by visually distinguishing the corner from the two "wings". This might be achieved through syncopation of color, a different roof style, or possibly height.

D. Radke summarized the board's comments by stating that the board remained concerned with the massing of the new construction and requested that the applicant continue to work with color variation, roof heights and window patterns to reduce the visual impact of the new building. The board also requested that they continue to work on reducing the massing at the corner of the building. D. Leary noted that he appreciated that the landscaping complemented the fenestration/bay pattern, but noted that the landscaping should be indicated in the plans.

Project Site Review/New Signage: 401 S. Clinton Street. K. Auwaerter reminded the board that it had seen and unofficially approved the proposed façade and stair tower upgrade of the Shoppers Garage. As the plans were unchanged, the board reaffirmed its earlier decision to approve the plans as submitted.

DISCUSSION

City Hall plaza-area redesign. Mat Marco (CH2MHill), Tavis Docwiller (Viridian Landscape Studio), Sara Endriss (Viridian Landscape Studio), and Andy Maxwell (Bureau of Planning & Sustainability) presented concepts for the redesign of the plaza in front of City Hall.

M. Marco presented an overview of the Save the Rain program that his company has been hired to oversee for Onondaga County. He noted that his firm is working with a wide ranging partnership of firms to introduce green infrastructure technologies for stormwater management and CSO abatement in the city. The plan to introduce a new City Hall plaza design that combines green infrastructure with the rehabilitation of the historic plaza area is a flagship project for the program. A. Maxwell stated that Mayor Miner is very interested in changing the image of the plaza area which is now used as a parking lot.

T. Docwiller made a presentation of six different design concepts that her company had developed. She noted that the preliminary design parameters were that the plaza needed to be an area for gathering for press events, that vehicular access to the front steps should be retained, that sightlines should not be blocked by trees, and that diagonal desireways should be included across the plaza. She presented concepts that ranged from the bare minimum – open plaza featuring porous pavement with no trees or plantings – to designs that included rain gardens, planting beds, trees and seating.

The board discussed the introduction of trees and planter beds and how they might frame the building. L. Birkhead noted the importance of accessibility for handicapped and elderly individuals. T. Docwiller assured the board that all designs would be fully accessible and ADA compliant. D. Leary noted that he was unaware of any diagonal use patterns in front of City Hall and that this should not be included as one of the design criteria. B. Haley requested that in the next iteration of the design that they include drawings that include the context of the plaza area.

The team noted that they plan to have this project completed this year and that the next iteration would be a design at 50% completion. They noted that the board would also have the opportunity to comment at the 90% completion stage before moving to final design. The board requested time to review the proposed concept designs and would send back comments to staff for distribution to the design team.

ADJOURN

L. Birkhead made a motion to adjourn which was seconded by J. Romano. The meeting adjourned at 9:50 a.m.