

CA-18-15 104 Hampshire Road. Shawn and Charlene Patane presented the application to demolish the garage on their property at 104 Hampshire Road. S. Patane noted that members of the Board had visited the property twice to review the garage and he also referred the Board to the letter written by Daniel Manning (Daniel Manning Architect) that recommended the demolition of the garage. He noted that they had repaired the garage as much and as long as they could, but the deterioration of the garage was such that it did not make sense to try to repair and incorporate it into the new garage.

In discussion, D. Radke commended the Patanes for their superb stewardship of their property. However, he noted that the Board's review is guided by the Secretary of the Interior's Standards for Rehabilitation which recommend repair and preservation of historic features over replacement. D. Leary commented that the garage was built with the house and is appropriate in materials and scale to the property. He and J. Marshall agreed that the garage was in need of repair, but is repairable. L. Tonzi disagreed, stating that the condition of the garage was such that its demolition is warranted. J. Romano added that although repair of the garage is possible, he did not believe that the expense of the repair was justified. B. Haley made a motion to deny the application for the demolition of the garage, which was seconded by D. Leary. D. Radke called for the vote which was as follows: D. Leary, B. Haley, J. Marshall voted "yes"; T. Cantwell, L. Tonzi and J. Romano voted "no"; D. Radke broke the tie with a "yes" vote to deny the demolition of the garage.

D. Radke noted that the applicants had the right to appeal the decision of the Board to the Planning Commission.

Zoning Referrals

Project Site Review: 214 W. Water Street (The Jacob). Mark Congel (owner) and Aaron LaSala (Hueber Breuer) presented the application for the addition to the west side of the Amos Block, which is listed on the National Register of Historic Places. D. Radke reported that a subcommittee had met twice with M. Congel to discuss the overall design of the proposed new construction and to provide general comment. He stated that the subcommittee recommends to the Board that it review the new construction as if it is a separate building connected to the Amos Block even though functionally it is an addition. K. Auwaerter made the Board aware that the plans presented by M. Congel and A. LaSala did not match the plans that were submitted to Zoning and distributed to the Board prior to the meeting.

M. Congel summarized the changes to the design since it was first introduced to the Board earlier in the year. Significant changes included the footprint of the building, which was originally intended to encroach approximately 9' into the right of way. The proposed encroachment/abandonment had been rejected by the City and as a result, the new construction will fit within the property boundaries and the height of the building has increased to 10 stories. Access to the interior parking garage has been relocated from Water Street to the Erie Boulevard side of the property. After discussion with the subcommittee, the connection or "hyphen" between the buildings has been made wider than originally proposed and is set back several feet from the property line on both the Water and Erie Boulevard sides in order to make a more definitive break between the historic building and the new construction. Finally, the ground floor of the Water Street side will feature glass storefronts that will be approximately 12' deep.

In discussion, J. Marshall commented that the open glazing of the hyphen should read straight through and be the same width on the north and south sides of the building. She noted that the elevations and site plan show that the glazing on the north side is narrower than on the south. M. Congel also noted that the second story garage vents were incorrectly depicted as windows in the drawings.

T. Cantwell commented that he had no concerns regarding the improvements to the street level design of the building. However, he stated that the height and scale of the building remains too big for the site, noting that the new construction was twice the height of the historic building. L. Tonzi agreed that the new construction appears too tall for the site. M. Congel noted that surrounding buildings are also tall, including the 16-floor Federal Building, located immediately across the road.

B. Haley commented on the unique historic character of the block, noting that the block was narrow as a function of its location next to the former Erie Canal, with street access on the Water Street side and canal access on the Erie Boulevard side. He suggested that the design of the new building could be made more

compatible with this context by looking at the entire site (including both the Amos Building and the new eastern addition) and referencing the block's contextual design features in the new construction. As an illustration, he noted that the large unit, metal paneling of the new construction are of an industrial scale that is out of character with the rest of the block.

D. Leary commented that if the new construction is to be reviewed as a new building connected to the Amos, then the height of the connection or "hyphen" should be scaled to the Amos Block in order to set the Amos apart from the new construction. M. Congel noted that the "hyphen" is the location of the stairwell and elevator to the new building.

In conclusion, the majority of the Board concluded that the 10-story height of the new construction could be accomplished on the site with appropriate design. With further revision, the design of the new construction – including the "hyphen", the articulation of the storefronts, fenestration patterns, and façade materials – could play a significant role in visually reducing the overall scale of the new building and making it compatible with its historic setting. It was noted that color renderings as well as a 3D mass model would be help clarify the impact of the new construction on the historic character of the block.

ADJOURN

The meeting was adjourned at 9:30 AM.