



**Landmark Preservation Board**  
**Thursday, December 20, 2018**  
**Meeting Minutes**

Common Council Chambers

**CALL TO ORDER**

Chairman Don Radke called the meeting to order at 8:35 a.m.

**ROLL CALL**

Members Present: Cynthia Carter, Bob Haley, Don Radke, Joe Saya, Lisa Tonzi

Excused: Dan Leary, Julia Marshall, Jeff Romano

Staff: Kate Auwaerter

**APPROVAL OF MINUTES** C. Carter made a motion to approve the minutes of December 6, 2018 as submitted, which was seconded by T. Cantwell. The motion was approved unanimously.

**OLD BUSINESS**

*No Old Business*

**NEW BUSINESS**

*Zoning Referrals*

Project Site Review (PR-18-44): 516 Prospect Avenue. Jarod McCormick (Daniel Manning Architect) presented the application for the exterior renovations to 516 Prospect Avenue, which is a non-contributing building within the North Salina Street Historic District. The renovations include the addition of fiber-cement cladding to portions of the brick façades and a new metal canopy over the west entrance at Prospect Ave. Site improvements include the addition of a wheel-chair accessible path to the Prospect Avenue entrance and a fenced-in playground area at the southeast corner of the building. The Board recommended approval of the application with the recommendation that the new fencing proposed for the site, in particular around the new playground, should be black, picket-style, metal fencing rather than the proposed chain-link fencing.

Sign Waiver (AS-18-26): 352-68 S. Warren Street. The applicant was not present. The Board reviewed the application, noting that in October 2017, it recommended denial of a sign waiver application for a sign in a similar location because its placement was incompatible with the architectural design of the building. Although the current application proposes a smaller sign located further down the facade than the previously proposed sign, the new proposed sign remains at a diagonal across the void created between the projecting bays of the upper-story parking garage on the south and east facades of the building. The Board commented that this void is an integral and important design feature of the building and the proposed sign placement disrupts this major design feature of the building. Therefore, the Board again recommended denial of the application. In addition, the Board recommended that the property owner develop a signage plan for the building that will accommodate all the upper-story tenants that do not have street frontage.

Sign Waiver (AS-18-25): 308-10 S. Franklin Street. The applicant was not present. The Board reviewed the materials for a new awning and signage for the bakery storefront. It recommended approval of the new awning, awning signs and vinyl decals (shop logo) in the main windows. However, the Board did not recommend approval of the placement of the list of menu items on the windows flanking the recessed entrance because the additional signage created visual clutter that would detract from historic character of the storefront.

## **DISCUSSION**

104 Hampshire Road. Shawn Patane (owner) presented a draft design for a new garage at 104 Hampshire Road. The draft design is for a hip-roof, 2-car garage. The garage will remain approximately 40' back from the road and will be slightly wider than the existing garage. The roofline will be 7' taller. S. Patane confirmed that the garage will meet all Zoning's setback requirements. He noted that although the new garage will be taller than the original garage, the garage's soffits will be lower than the freeze board on the house. The proposed design showed a fairly steeply pitched hip roof, but the owner indicated that they were seeking to decrease the pitch as much as possible.

The Board agreed that the proposed design was heading in the right direction. However, the Board requested that the owner simplify the design and materials, in particular, by removing the proposed stone-facing on the base to the garage. B. Haley noted that the garage should appear as a secondary service building to the house. S. Patane said that he would continue to work with his architect on the design and the next iteration would include specifics on the materials.

## **ADJOURN**

The meeting was adjourned at 9:35 AM.