



**Landmark Preservation Board
Thursday, March 1, 2018**

Meeting Minutes

Common Council Chambers

CALL TO ORDER

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

ROLL CALL

Members Present: Tom Cantwell, Cynthia Carter, Bob Haley, Dan Leary, Don Radke, Jeff Romano, Joe Saya

Excused: Lisa Tonzi, Julia Marshall

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Romano made a motion to approve the minutes of February 15, 2018, which was seconded by C. Carter. The minutes were passed unanimously with the following revision:

Project Site Review (PR-18-06): 239 E. Water Street. Luke Esposito (owner) presented the plans for the rehabilitation of the property into a bagel shop and apartments. The main focus of the discussion was the Erie Blvd side of the property (north side). L. Esposito explained that they planned to remove the entire modern *north* façade of the building and replace it with an aluminum window system on the upper floors, including a balcony for the second story tenants. The ground floor of the *north facade* will feature a custom-made, fixed, wooden door similar in appearance to the type of warehouse doors that would have been common historically on the Erie Canal side of these buildings.

OLD BUSINESS

Project Site Review (PR-18-06): 239 E. Water Street. Luke Esposito presented the revised drawings for the rehabilitation of 239 E. Water Street. The design was modified based on previous Board comments and also as a result of a Board subcommittee meeting held on February 22, 2018. All design revisions were on the north façade. L. Esposito clarified that the upper parapet material (metal panel) would match the color scheme of the storefront system. In addition, balconies would be installed on the second as well as the third stories. On the ground floor, the decorative, faux-sliding warehouse doors would be designed to appear to be open, revealing a panel upon which a mural will be painted. The design of the mural has yet to be determined, but L. Esposito stated that it would be Erie Canal-related. The majority of the Board was satisfied with the revisions. However, D. Leary questioned the appropriateness of the balconies. B. Haley requested that the design details of the balcony support bracing be submitted to staff for review.

NEW BUSINESS

Project Site Review (PR-18-09): 709 N. Salina Street. John Elmer (owner) presented the plans and elevations for the rehabilitation of 709 N. Salina Street. The Board commended the applicant for the project and recommended approval with the following comments: the plans and elevations should be updated to reflect all revisions noted in the application documents, specifically "aluminum clad replacement windows" should be specified for the windows on the rear elevation drawings. The Board commented that the new windows should fit into existing openings, but did allow for aluminum panning under the narrow arched window heads on the front façade window openings. The Board noted that the elevations indicate clapboard siding on the three-season room on the rear of the property; however, the applicant mentioned shingle siding during the meeting. The Board stated that either was acceptable, but the drawings should reflect the applicant's preference. The Board had no comment regarding the proposed paint colors. Finally, the Board recommended that the screening

on the roof of the rear three-season porch should be made of wood or metal, not plastic or a plastic composite material as indicated in the application documents.

Project Site Review: 124 Walton Street/239-45 Fayette St W. Cheryl Chaif (owner) presented the drawings for the façade modifications and patio at 124 Walton Street. The alterations to the facade include the installation of two, multi-pane glass, overhead doors that can be opened during warm weather. The two openings will be located in line with the upper story window openings. The westernmost of the two doors will feature a centrally located man door. The first floor of the building is several feet above grade so that the proposed overhead doors open onto a patio. A single run of stairs leads to the sidewalk on the western end of the raised patio. The patio decking will be wood on steel framing. The sidewall running parallel to Walton Street will be faced in teak with a shellac finish. The bottom 8” of the sidewall will be made of a composite material that will be able to withstand winter salt and contact with the sidewalk plow. The patio and stair will feature a black metal pipe railing. The Board recommended approval of the project, but recommended oil for the teak rather than the proposed shellac. In addition, the Board recommended that the applicant confirm that the patio will be constructed so that it has sufficient ventilation and drainage. The Board also discussed the possibility of a concrete foundation for the patio rather than the proposed metal substructure; however, the Board noted that either would be appropriate.

Sign Waiver (AS-18-06): 212 Herald Place. Tom and Chris Hornstein (owners) presented the application to add additional signage to the east façade of the Herald Place building. T. Hornstein noted that the typeface of the new sign will be identical to the existing sign over the restaurant on the same side of the building, except that the font size will be smaller. (The upper case letters in the new sign are the size of the lower case letters of the existing sign.) The new sign will be exterior illuminated with gooseneck light fixtures. The Board recommended approval of the proposed font style, font size and height of the new sign. The Board noted that the signage at the proposed height reads as a sign band for the east side of the building. The majority of the Board recommended that the sign should be aligned with the building features and moved to the left (south) of where it was proposed and centered under the large second floor windows. However, other Board members and the applicant argued for centering the sign over the entrance to the leased space as proposed in order to retain space for a sign for a future third and final tenant space located between the restaurant and the new medical office.

DISCUSSION

Gillett House and Trinity Church update: K. Auwaerter reported that a group of investors have purchased the Gillett House and Trinity Church on W. Onondaga Street. The church and house are vacant and have been deteriorating badly for a number of years; both are on the National Register of Historic Places. K. Auwaerter reported that she has met with the new owners. The owners have not determined how to reuse the properties, but are interested in using the Historic Rehabilitation Tax credits in the future rehabilitation of both properties.

ADJOURN

The meeting was adjourned at 9:50 AM.