



Landmark Preservation Board
Thursday, March 21, 2019
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: Tom Cantwell, Cynthia Carter, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano, Lisa Tonzi

Excused: Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES C. Carter made a motion to approve the minutes of March 7, 2019 , which was seconded by J. Romano. The minutes were approved with the following revisions:

Predevelopment discussion: 431 S. Warren Street. Jim Knittel and Anthony Rojas (In-Architects) presented preliminary drawings for a new restaurant at 431 S. Warren Street, which, along with the neighboring parcel (437 S. Warren), is a local Protected Site. The proposed alteration to the original façade included the introduction of subway tile cladding around the storefront up to the base of the second floor and the introduction of a projecting wooden trellis above the new tile. J. Knittel stated that he recognized that the façade of the building was significant as a unique example of the Art Moderne in the City of Syracuse. However, he noted that the client was seeking a storefront that would “pop” on Warren Street. A. Rojas noted that the subway tile would be a skin over the historic tile on the storefront and everything would remain behind it.

The Board noted that the proposed exterior facade did not make any design or material reference to the original defining characteristics of the historic building. The proposed facade would cover original materials and significantly change the street level storefront proportions, and thus the character of the designated building. The Board stated that this approach was not appropriate. The existing horizontal line above the storefront defines the street level proportion of the buildings full width, and should not be broken to look like two buildings. In addition, the original red glazed tiles should not be covered or removed. The existing exterior design features of the building could be used on the interior of the restaurant, thus being seen through the storefront, and drawing people to the interior as part of the exterior character.

In summary, the Board recommended that the designers retain the existing exterior materials to the maximum extent possible and not to raise the horizontal line that defines the ground floor of 431 and 437 S. Warren. The Board said it was open to potential signage located above the horizontal metal band, but would need to review the signage proposal. *The exterior “trellis & pasta” signage, as proposed, is not appropriate.* The Board recommended against any color change to the terra cotta tile or the tile around the existing storefronts.

OLD BUSINESS

No Old Business

NEW BUSINESS

CA-19-01: 104 Hampshire Road. Shawn and Charlene Patane (applicants) presented an application for the construction of a new garage at 104 Hampshire Road. The two-car garage is wider and taller than the original garage in order to accommodate an interior car lift. In spite of its size, S. Patane indicated that the revised, hip-roof design of the garage as well as its siting behind the house helped to reduce the scale of the garage and will make the appearance of the new garage from the street very similar to its predecessor. He pointed out features of the garage including the fiberglass overhead door and 6-over-1, aluminum clad windows (Marvin Integrity) along the side elevations. The roof will be asphalt shingle ("Weatherwood," Certaineed Landmark shingles) and the siding will be cement board (Hardiboard). The garage will be painted to match the trim and main-body colors of the house.

In discussion, the Board stated that the decorative fascia board should be lowered so that it meets the top of the window and door heads on all elevations, which would match the character of the house. The fascia board could be made of the same Hardiplank material as the siding. It also recommended that the Hardiboard have a smooth finish, rather than the proposed faux raised grain or textured appearance. T. Cantwell made a motion to approve the application for the construction of the new garage with the two conditions noted above. The motion was seconded by C. Carter and passed unanimously.

CA-19-02: 718-720 Beech Street. Christopher Honess (applicant) presented the proposal to replace the former United Baptist Church sign with a new sign for the Vineyard Church, the new owners of the property. The existing sign is single-sided, vertically-oriented and located at the corner of Beech and Judson streets. The applicant proposes to remove the old sign and install a new, double-sided, aluminum sign that will be internally lit. It will be located parallel to the front walk to the church so that it can be read by vehicular and pedestrian traffic going in both directions on Beech Street.

The board discussed the application. The majority agreed that the location of the sign was acceptable and that being double-sided made sense for the sign's visibility. Because the profile of the posts was not indicated in the application, the board recommended plain square posts with a spacer between the posts and the sign panel to improve the overall aesthetics of the sign. It also suggested that the applicant consider reorienting the sign from a horizontal layout to a vertical layout (or from landscape to portrait), which would be more in keeping with the original corner sign. Finally, the board noted that the font size appeared compressed in the rendering, which would make it less legible especially to people driving by. The board asked the applicant to take its recommendations into consideration and submit a final design.

DISCUSSION

Predevelopment discussion: 506 W. Onondaga Street. Edward Barry and Vince Raymond (VIP Structures) and James Dowd (Pathfinder Bank) came to the meeting to discuss with the board the plan to convert 506 W. Onondaga into a new Pathfinder Bank branch office. J. Dowd noted that the bank is working closely with the neighborhood on the project. V. Raymond added that their goal is to hire people from the neighborhood to work both on the construction project as well as for the bank once it is opened.

E. Barry explained that they had just started with the project and do not know much yet about the condition of the former house nor how the plans may impact the structure at this point. Overall, the plan is to place the bank on the ground floor and open the second floor to the public as a community space. The bank will have a drive-thru, but most likely it will be remote from the building.

The Board commended the bank for repurposing the existing building. D. Radke noted that the Board's review would cover primarily exterior alterations to the building and site. One of the important design questions is where the main entrance to the bank will be. B. Haley noted the straight-forward design of the house and the strength of the front façade in the design hierarchy of the building. The Board recommended that the designers protect the primary characteristics of the house including materials, openings and decorative features. It also noted that a rear addition to the property was feasible and that this might be the appropriate location to address accessibility accommodations (i.e. an elevator), as needed. The Board recommended that they return for another predevelopment discussion once they have completed their schematic design, site plan and survey. J.

Marshall also recommended that they review the archives at the Onondaga Historical Association for old photographs of the building. Finally, D. Radke recommended that they also conduct a review with the Division of Codes to confirm that the schematics for access/egress from the building and site meet code. K. Auwaerter noted that the building is a local Protected Site and so will require a Certificate of Appropriateness.

Comprehensive Historic Resource Survey – Phase 1: update. K. Auwaerter reported that the first phase of the comprehensive historic resources of the city is underway. The City has contracted with RGA, Inc. to conduct Phase 1, which includes all neighborhoods north of I-690. J. Romano and L. Tonzi are part of the Advisory Committee overseeing the consultant's work. Phase 1 will be complete in September 2019. K. Auwaerter noted that she is preparing an application for a CLG grant for Phase 2 of the survey, which will include neighborhoods south and west of I-690.

Statewide Preservation Conference. K. Auwaerter provided brochures for the upcoming NY Statewide Preservation Conference in Rochester. She recommended that Board members attend the conference and explained that as members of the Board, they could receive scholarships to cover the early-bird registration fee. She also announced that the 2020 statewide conference is being planned for Syracuse.

ADJOURN

The meeting was adjourned at 9:35AM.