



Landmark Preservation Board
Thursday, March 4, 2021

Meeting Minutes

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CALL TO ORDER

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

ROLL CALL

Members Present: Tom Cantwell, Cynthia Carter, Bob Haley, Dan Leary, Julia Marshall, Jeff Romano, Don Radke, Lisa Tonzi

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Romano made a motion to approve the minutes of February 4, 2021, which was seconded by L. Tonzi. The minutes were approved unanimously as submitted.

OLD BUSINESS

No Old Business

NEW BUSINESS

CA-21-01 (M1): 506 W. Onondaga Street. Edward Barry (VIP Structures) and Terry Horst (Maxain+Horst) presented modifications to the original application for the conversion of the former Dr. Gorman House into a branch of Pathfinder Bank. The modifications to the original application include the submission of a photometric plan, including proposed light fixtures; revisions to the design of the glass vestibule on the east side of the property; and the signage plan.

E. Barry described the design and location of the lighting proposed for the site, including the lights on the island next to the drive-thru, on the drive-thru canopy and next to the remote ATM. The majority of the discussion focused on the wall-pack lighting proposed for the building, which includes three fixtures on the east façade, one fixture on the south façade and one on the north façade. There will be no lighting on the west façade. The board agreed that a dark bronze finish for the wall-pack fixtures was preferable. B. Haley also recommended that they move the lighting fixtures lower on the east façade so that they line up more closely with the datum line of the porch roof.

The revisions to the glass vestibule include the addition of a low, opaque, etched-glass panel to the side of the entrance doors on the north and south elevations and a push bar on each door. B. Haley asked E. Barry to confirm that the glass vestibule/enclosure will be set inside the structure of the porch rather than flush with the porch columns and stone cap of the low porch walls.

The signage plan includes a sign on the canopy of the drive-thru teller and a tall ground sign located close to W. Onondaga Street. The ground sign consists of a tall brick base with an internally lit sign. The brick base will match the color of the brick on the house. The total height of the base and sign is 20'. Board members noted that the sign was too tall and not appropriately scaled for the residential character of the site. J. Romano recommended scaling the sign back by 25-30% in order to be more compatible with the residential character of the site. D. Leary agreed, recommending that it should be no more than 8' tall. He also recommended that the building number below the Pathfinder logo sign should not be illuminated. The board recommended that the project team consider reducing the size and scale of the sign and that it use features of the house to help inform the design of the sign. The board also recommended that the project team double check the sign ordinance to

determine what is allowable in this zoning district. The application was held open pending the submission of new drawings for the ground sign.

Zoning Referrals

Special Permit (SP-21-03): 225 Jefferson Street W. The applicant was not present. K. Auwaerter described the project, which involves an existing commercial space located in the concrete railroad embankment next to the former freight station in Armory Square. The current project includes installing new aluminum-frame storefront windows into two existing openings along the embankment wall. The board reviewed the application and agreed to recommend approval as submitted.

DISCUSSION

Window replacement discussion: 108 W. Jefferson Street (Loews Building). Angana Mahapatra, a representative of the condominium owners in the Loews Building, presented information about a window replacement project that a group of approximately 24 condominium owners is considering. Under consideration are approximately 60 windows that include large wood windows on the east and south-facing facades, aluminum windows that face the west, and steel “chicken wire” windows facing the north. She said they had spoken to a number of potential contractors; Flower City and Ryan Windows are the only contractors so far that are willing to consider a project of this size. She noted that their primary concerns include safety, energy conservation and hazardous material removals.

In discussion, the board had a number of recommendations for the property owners. In summary, the board recommended finding a manufacturer that would be able to custom build the windows so that the overall uniform historic appearance of the building could be retained. The board noted that the size, scale and materials of the new windows and the reflectivity of the new glass are all essential considerations. In terms of energy conservation, the board noted that the primary source of air leakage is between the window frames and the masonry openings, so the repair and insulation of the window openings before installation of the new windows is very important. It was noted that the owner group should contact the department of code enforcement to discuss the “chicken wire” windows. These windows, which are no longer allowed by fire code, were installed along the north façade because the façade is located on the property line.

In conclusion, the board recommended that the condominium owners hire a qualified expert to conduct a thorough survey of all the windows in the building, which would address location, materials, design and condition of each window. A window survey would be an essential tool for understanding the extent of the project, prioritizing replacement, and bidding the project.

Columbus Monument: D. Radke noted that the removal of the Columbus Monument may be under review by the board at some point in the future. He said that board members may be lobbied by members of the public and that it is important for individual board members to keep their personal opinions separate from the decision-making process. He stated that when the actual proposal is before the board, the board will follow its procedures and will use the Secretary of the Interior’s guidelines in its decision making.

ADJOURN

The meeting was adjourned at 9:40 AM.