



Landmark Preservation Board
Thursday, March 7, 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: Cynthia Carter, Bob Haley, Don Radke, Jeff Romano, Lisa Tonzi

Excused: Tom Cantwell, Dan Leary, Julia Marshall, Joe Saya

Staff: Rebecca Klossner

APPROVAL OF MINUTES J. Romano made a motion to approve the minutes of January 17, 2019 as submitted, which was seconded by C. Carter. The motion passed unanimously.

OLD BUSINESS

No Old Business

NEW BUSINESS

Zoning Referrals

Project Site Review (PR 19-05): 1540 E Genesee Street. Mike Malda (Holmes King Kalquist & Associates) presented the application for 1540 E. Genesee Street, which has been determined eligible for the National Register of Historic Places. The site consists of a large, Queen Anne-style residence and a brick carriage house. The application includes the rehabilitation of the residence and demolition of the carriage house. M. Malda reported that the State Historic Preservation Office (SHPO) had approved the rehabilitation of the house, but had determined that the demolition of the carriage house would have an adverse effect on the historic site. He indicated that the owner had not decided yet what to do with the carriage house, but would probably mothball and paint it. The Board agreed with the SHPO's determination that the demolition of the carriage house would have an adverse impact. In order to allow the rehabilitation of the residence to move forward, the Board agreed to comment on the rehabilitation project. M. Malta stated that he would submit the plans for the carriage house to the Board at a later date.

M. Malta noted that the residence had been renovated in 1992 at which time the original doors and windows were removed. As part of the current rehabilitation project, the existing windows will be replaced with new fiberglass windows. He noted that physical evidence indicated that the original windows were painted white, which will be the color of the new windows. The project also includes rehabilitation of the porch on the north (front) elevation. The entrance under the porch had been moved from the west facing wall under the porch to the north facing wall. Under the current renovation, the entrance will be reconfigured to its original location and the porch railing and columns will be replaced with new painted wood columns and railing. The Board was supportive and agreed to recommend approval of the proposed work to the residence. City staff will follow up with M. Malda in regard to the plans for the carriage house.

DISCUSSION

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 designation. 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.

ADJOURN

The meeting was adjourned at 9:00AM.