



**Landmark Preservation Board**  
**Thursday, April 18, 2019**  
**Meeting Minutes**

Common Council Chambers

**CALL TO ORDER**

Vice Chairman Bob Haley called the meeting to order at 8:30 a.m.

**ROLL CALL**

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

Excused: Don Radke, Joe Saya

Staff: Kate Auwaerter

**APPROVAL OF MINUTES** J. Romano made a motion to approve the minutes of April 4, 2019, which was seconded by C. Carter. The minutes were approved with the following modifications:

Project Site Review (PR19-06): The Board reviewed the proposal and recommended approval of the application with the following recommendations: The Board recommended that along the eastern edge of rear terrace that the design include an additional square column to match the other columns supporting the wooden trellis. The new column would be located to vertically align with the *existing first floor structure below*. The Board also recommended that the terrace railing should be *segmented and inside and between* the trellis columns, rather than locating the railing around the outside of the columns along the terrace edge.

Predevelopment discussion: 431 S. Warren Street. The Board discussed the revised design. Overall, the Board appreciated that the designers had incorporated many of its suggestions from the previous design review. There was discussion about the location of the signage above the canopy. The original radio station signage was located over the center entrance into the building. The Board recognized that it would not be appropriate to move the signage to this original location, but recommended that it be realigned to be over the restaurant entrance. *The applicant agreed to retain the six stars on the second-floor façade.*

**OLD BUSINESS**

*No Old Business*

**NEW BUSINESS**

CA-19-04: 431-35 S. Warren Street. Anthony Rojas (in-architects) presented the application for the new storefront design at 431-35 S. Warren Street. He noted changes to the design, which were based in part on the Board's recommendations from previous meetings. The storefront signage has been eliminated. The sign located above the canopy is now centered over the shopfront door and below the decorative stars, and the sign has been reduced in size. He noted that the sign would be installed on a continuous channel which will limit the penetrations into the original tile. K. Auwaerter noted that the upper story sign will require a sign waiver from Zoning, because the sign ordinance prohibits signs above the first floor without a waiver. A. Rojas stated that in spite of the Board's recommendation, the canopy design remained the same as previously proposed with the curved edge at its north end and the angled edge at the south end. He explained that the client prefers the contrast, because he believes that symmetrical rounded corners on the canopy would be reminiscent of a diner, which is not the type of restaurant that will be located in the space. A. Rojas also noted that number of lights under the canopy had been reduced from earlier designs.

In regard to the light-colored tile around the ground-floor storefront, A. Rojas stated that based on the client's wishes, the tile under the canopy remains white so that it reads as a distinct entrance to the building. He said that the tile will be off-white with a flat finish and light mortar and that it will be the same dimensions as the original tile. How the tile will be attached to the old tile has not yet been determined, but he stated that it was their desire to install it in a way that does not damage the original tile underneath. In discussion, C. Carter objected to the installation of the white storefront tile because it interrupts the horizontality of the ground floor. She noted that the ground floor was designed to be visually unified across the two adjoining buildings that make up the entire façade, including the main entrance and flanking storefronts. B. Haley was also concerned about covering over original materials.

After further discussion, J. Marshall made a motion to approve the application with the condition that the applicant submit for Board approval a sample of the proposed storefront tile and the attachment detail for the tile for Board approval. T. Cantwell seconded the motion, which was approved by majority vote. C. Carter was opposed.

Site Review (SR-02-06M3): 2306 S Salina Street. The Board reviewed the application for the installation of new antennas on 2306 S Salina Street, which is identified as eligible for the National Register of Historic Places. The Board stated that it did not have sufficient information to recommend approval/denial of the project and requested that a company representative/technician come to its next meeting to present the project. In summary, the Board stated that the equipment that is no longer in service should be removed; that the remaining antennas should be grouped on the rear of the tower, if possible; and the equipment should not project above the roofline of the tower. K. Auwaerter stated that she would notify Zoning of the Board's comments.

### **DISCUSSION**

Pioneer Homes and I-81 Project. B. Haley reported to the Board that the Preservation Association of CNY (PACNY) is questioning the State Preservation Office (SHPO)'s determination that Pioneer Homes is not eligible for the National Register of Historic Places. SHPO made this determination as part of the I-81 environmental review process. PACNY understands that SHPO made this determination because of the alterations to the complex including the introduction of peaked roofs and porches. However, B. Haley noted the important history of the complex as one of the earliest government funded public housing complexes in the country. The complex could be restored and rehabilitated if it had access to the federal rehabilitation tax credit program. He brought the subject to the Board's attention in light of the I-81 Viaduct project and the Blueprint 15 project, both of which will have a profound impact on the future of Pioneer Homes.

### **ADJOURN**

The meeting was adjourned at 9:35AM.