



Landmark Preservation Board
Thursday, April 4, 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, Dan Leary, Julia Marshall, Don Radke, Jeff Romano, Lisa Tonzi

Excused: Tom Cantwell, Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES J. Romano made a motion to approve the minutes of March 21, 2019 as submitted, which was seconded by J. Marshall. The minutes were approved unanimously.

OLD BUSINESS

CA-19-02: 718-720 Beech Street. Christopher Honess (applicant) presented a revised design for the church's proposed ground sign. The revised design is for a smaller, 36" h x 60" w sign framed by square, bronze-colored metal posts. The size of the lettering and design of the sign content had been revised to be more legible. B. Haley made a motion to approve the sign as revised. D. Leary seconded the motion, which was approved unanimously.

NEW BUSINESS

CA-19-03: 101 Wendell Terrace. Eve De Rosa and Adam Anderson (owners) presented the application. They explained that they had completed the work described in the application prior to seeking approval and that they had been cited by the Codes Division. The owners sought permission for the following items:

Installation of privacy screening along the north and west property lines to screen the existing in-ground pool: Along the north perimeter, the screening is located between the neighbor's metal chain link fence and a row of mature arborvitae trees. Along the west perimeter, the screening runs inside a damaged chain link fence. The screening is a black mesh fabric affixed to narrow, metal posts.

Repair of the damaged chain link fence: the damaged fence is located along the west property line. It was damaged in a storm. The owners are seeking to repair and reinstall the black metal chain link fence.

Installation of a stockade fence: The owners asked permission to retain a new, 6' stockade-style fence that they had installed on the southern property line to replace a damaged 6' picket-style fence. The new fence is cedar with a flat top.

Tree removal: The owners asked permission to remove the row of overgrown, mature arborvitae trees along the north property line. They explained that the trees had dropped limbs into the neighbor's yard and so they had them trimmed last year with the understanding that they would regrow. However, they are now aware that the trees will not regrow and so propose to replace the trees with a new arborvitae hedge.

Rain gutters and downspouts: The owners explained that after they purchased the house, they discovered that the roof had ice damming issues, which led to a section of gutter being torn away from the front roof edge. They replaced the gutter and downspout with a vinyl, k-style gutter and downspout and insulated the attic. However, this past winter, the ice damming reappeared and this time a portion of the fascia was pulled off with the new gutter. They propose to replace the vinyl gutter and downspout with metal, half-round gutters with metal strapping that will run under the roof shingles to provide extra support.

The Board discussed the application with the owners. They recommended that the owners remove the pool screening once the new arborvitae hedge has grown enough to provide screening for the pool. The Board also recommended that the owners investigate again the cause of the ice damming on the roof. J. Marshall made a motion to approve the application as submitted. J. Romano seconded the application, which was approved unanimously.

Project Site Review (PR19-06): 480 James Street (Century Club). Bruce King presented the application for renovations to the Century Club, which is eligible for the National Register. The exterior scope of work includes a new sloped concrete sidewalk to the front door (James Street) of the building from the parking lot to the west. The new accessible sidewalk will provide wheel chair access to the front door; however, it will require moving the center column on the west side of the porch forward to provide access to the front door. B. King noted that the corresponding porch column on the east side of the porch will also be moved forward in order to maintain the visual continuity. In addition, the plans call for increasing the size of the second story terrace on the rear addition to the building. The extension will be cantilevered out and will feature decorative brackets underneath the cantilevered overhang. A wood trellis with fabric cover will be installed over the expanded terrace, which will also feature two sets of aluminum-clad wood, double doors and a new metal railing that will run along the outside of the trellis columns.

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 located around the outside of the columns along the terrace edge.

DISCUSSION

Predevelopment discussion: 431 S. Warren Street. Jim Knittel and Anthony Rojas (in-architects) presented a revised design for the storefront at 431 S. Warren Street which is a local Protected Site. The revised design includes a projecting flat metal canopy over the storefront, which is curved at the north end of the canopy and cut at a slant on the south end. The main signage for the restaurant was moved above the canopy and below the decorative stars on the façade. J. Knittel indicated that they had selected the location as well as size of the signage based on historic images of the building when it housed the WFBL radio station. Other proposed signage included decals on the shop windows, and around the rim and underneath the canopy. The storefront is proposed to be faced in white tile matching the dimension of the existing dark tile.

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. B. Haley recommended that the canopy be curved at both ends. C. Carter noted that the white tile – even at the larger dimension – altered the horizontality of the building's ground floor. B. Haley recommended and the majority of the Board agreed that the row of dark tile immediately below the proposed canopy should be retained so that the strong horizontal datum line could be maintained across the width of the ground floor. Finally, it was noted that the amount of signage proposed was excessive. D. Radke recommended strongly that the designers speak to Zoning about the requirements of the sign ordinance. K. Auwaerter noted that a sign waiver would be needed not only because of the amount proposed but also the location of the signage at the second floor level.

425 N. State Street update. K. Auwaerter reported that a recent article in the *Syracuse New Times* about the proposed demolition of 425 N. State Street was inaccurate on a number of issues. To correct the record, she noted that there have been no formal steps taken regarding the demolition and/or the local designation review.

The article stated that the Preservation Association of Central New York had submitted a Protected Site nomination to the Board, but was inaccurate. In January, Sheila Weed (project architect) had requested to come to the Board to discuss the proposed demolition and to ask that the Board initiate the Local Protected Site review process in anticipation of a demolition permit. However, just before the meeting, she had contacted K. Auwaerter to ask that the discussion item be pulled off the agenda at the request of the owner. K. Auwaerter had heard nothing else of this project until the publication of the article. She noted that as soon as a demolition permit is filed, it will trigger the local Protected Site designation process.

ADJOURN

The meeting was adjourned at 9:35AM.