



Landmark Preservation Board
Thursday, June 20, 2019
Meeting Minutes

Common Council Chambers

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, Don Radke, Jeff Romano, Lisa Tonzi

Absent: Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Romano made a motion to approve the minutes of June 6, 2019, which was seconded by B. Haley. The minutes were approved unanimously with the following corrections:

Predevelopment: 248 & 250 E Water Street. The Board commented on the proposed redesign. C. Carter and T. Cantwell objected strongly to the removal of the original fenestration pattern on the second floor of 250 E. Water Street. C. Carter noted that in spite of being altered, these two buildings were included in the expanded district in part because they retained the overall rhythm of the fenestration pattern common to the district. B. Haley recommended that they seek to retain the remaining primary features and form of the *facades, including retaining the original masonry openings in the upper stories*. In particular, he urged J. Knittel to reestablish the cornice at 250 E. Water Street. J. Marshall stated that the curved light feature over the third floor windows at 250 E. Water Street appeared out of place with the character of the building and noted there was no architectural precedent for this curvilinear feature on the building. *Overall, the Board was supportive of the project, but urged the designers not to insert stylized or inappropriate additive elements to the redesign of the facades. Finally, the Board recommended that the buildings continue to read as two separate buildings regardless of what is planned for the interiors.*

OLD BUSINESS

No Old Business

NEW BUSINESS

CA-19-09 134 Circle Road. Mike and Karen Nash (applicants) presented the application to remove a concrete-slab deck and wood patio at the rear of their house and replace them with a new deck and patio made of flagstone. The patio will have a slightly wider footprint than the existing patio and will feature a curved, perimeter sitting wall. The Board discussed the design and materials of the patio. The Board noted that the patio, stoop and sitting wall should be made of natural materials, such stone, brick or poured concrete. The sitting wall could also be made of concrete block faced in stone or brick. D. Leary made a motion to approve the application as submitted with the conditions that the deck and patio will be made of natural flagstone; the sitting wall will be made of natural stone, brick, or concrete faced in stone or brick; and that the final material selections for the deck, patio, and sitting wall will be submitted to staff for review and approval prior to construction. B. Haley seconded the motion, which was approved unanimously.

CA-19-10 523 Oak Street. Mike Leonardo (owner representative) was present. The application includes both painting the exterior of the house and the replacement of all the windows in the house with new white vinyl

sash replacement kits. The grille patterns of the new windows matched the patterns of the original windows. The exterior wood trim would be retained.

The Board reviewed the application noting that the window replacements had already been completed and that this project was subject to a stop work order by the Division of Codes because of the lack of a Certificate of Appropriateness. D. Radke explained to M. Leonardo that in the case of window replacement projects, the Board requires the applicant to submit a window survey prior to window removal in order to assess the condition of the windows and to determine if replacement is the best course of action. He noted that the vinyl material and design features of the new windows do not conform to the *Secretary of the Interior's Standards for Rehabilitation*. The Board did commend the applicant for reinstalling the saw tooth clapboard feature along the front façade. M. Leonardo stated that the property owner was unaware that the property was in the district. B. Haley made motion to approve the proposed paint colors for the house and to deny the window replacements. T. Cantwell seconded the motion. The motion was approved unanimously.

CA-19-11 103 Dorset Road. The applicant was not present. K. Auwaerter explained that the property owner was seeking approval of two different paint schemes for the exterior of the house. The Board reviewed both paint schemes and agreed that both were appropriate to the district. J. Romano made a motion to approve both schemes leaving the final color decision to the applicant. The motion was seconded by D. Leary and approved unanimously.

CA-19-12 231 Brattle Road. The applicant was not present. The Board reviewed the proposed color scheme for the exterior of the house. B. Haley made a motion to approve the application as submitted, which was seconded by J. Romano. The motion was approved unanimously.

Zoning Referrals

Special Permit: 1603 W Genesee Street. Mike Harper (owner) presented the project to install a platform lift onto the rear of the property so that the first floor can be wheelchair accessible. In addition, it was noted that the rear façade would be updated with new Smartside siding and vinyl windows. The Board indicated that it was supportive of the platform lift on the rear facade. It had no comment regarding the proposed materials, noting that these materials (Smartside siding and vinyl) had been installed on other facades of the house.

DISCUSSION

Predevelopment: 484 South Salina Street (City Market Project). Andrew Merriam and Bob Garner (VIP Structures) and Steve Breitzka (Environmental Design & Research) presented preliminary studies for the proposed mixed-use building to be located on the triangular lot formed at the intersection of S. Salina, W. Onondaga and S. Clinton Streets. The building program includes a food market located on the ground floor, offices on the second floor, and residential on the top two floors. The building footprint is designed and oriented to maximize usable pedestrian space and flow around the building. For example, the building is pulled back from the sidewalk edge along S. Salina Street in order to create open space for food market functions, and the alleyway between the neighboring Whitlock Building and the new building is designed purposely wide and well-lit in order to accommodate more pedestrian activity. Parking for the building is located on the S. Clinton Street side, including one parking lot that is designed to be swing space for the food market and other public functions. B. Haley encouraged the design team to design the alleyway and swing parking lot so that they read as one common space in order to accentuate the public use.

The building is also set back from W. Onondaga St. in order to protect the mature trees that front the street. J. Romano noted that the trees were about to reach life expectancy. He recommended that in the long run it would be better to sacrifice the trees to bring the building up to the sidewalk along W. Onondaga Street. The design team explained that the plan is to place an exterior deck along W. Onondaga Street for the use of a future restaurant tenant (although the deck was not featured on the drawings).

The Board discussed the material choices for the building. The ground floor will feature tall, glass windows in frames made of dark porcelain panels. The upper floors will be metal paneled in medium gray with lighter trim.

D. Radke noted that although the surrounding historic context was varied in terms of building heights and massing, the traditional building materials of the surrounding district are brick and stone. He and L. Tonzi felt strongly that the proposed materials of the new building were incompatible with the surrounding district. In terms of signage, the Board urged the design team to incorporate tenant signage into the design of the primary facades of the building.

In summary, the Board stated that it was in favor of the redevelopment of the site and supportive of the proposal as presented. However, it did urge the design team to consider alternative materials for the new building in order to be more compatible with the surrounding historic context. The Board also noted that the plans indicated that Clinton Street would be converted to two-way traffic. The Board wished to be on record in support of the two-way conversion of S. Clinton Street.

Demolition and Local Protected Site review: 429 North State Street. The Board reviewed the background and conditions report submitted by Group 1 Design for the owner of 429 N. State Street. Based on the materials provided, B. Haley made a motion to authorize a public hearing on July 18, 2019, to consider the local designation of 429 N. State Street. The motion was seconded by J. Romano and approved unanimously.

ADJOURN

The meeting was adjourned at 9:40 AM.