



**SYRACUSE
LANDMARK
PRESERVATION
BOARD**

**Landmark Preservation Board
Thursday, December 3, 2020**

Meeting Minutes

WebEx.com Meeting

CALL TO ORDER

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

ROLL CALL

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

Members excused: Tom Cantwell

Staff: Kate Auwaerter

APPROVAL OF MINUTES

C. Carter made a motion to approve the minutes of November 19, 2020, which was seconded by J. Marshall.

The minutes were approved with the following corrections:

Project Site Review (PR-20-21): 301-311 S. Salina Street. J. Knittel (in-architects) presented the application to rehabilitate the storefront of the former Woolworths/Rite Aid store on S. Salina Street...*J. Knittel confirmed that the corner entrance is not the original configuration. The original configuration included a corner display window with entrances to either side.*

OLD BUSINESS

BZA SEQRA Lead Agency Confirmation and Comments: 910 Madison Street. The board approved the following initial comments regarding 910 Madison Street project to be sent to the Board of Zoning Appeals to aid its SEQRA analysis:

- 1) The SLPB is satisfied with the location of the proposed connection between the former sanctuary building and the new development (drawings dated 11/12/20).
- 2) The SLPB continues to be concerned with the size and scale of the proposed development and the visual impact it will have on the former sanctuary building as well as significant properties to the north and east; specifically, the architecturally significant Madison School (now Madison Court Condominiums) and the National Register-listed/locally protected Sherbrook Apartment building, respectively.
- 3) In order to assess the full impact of the new development on the former sanctuary building and surrounding historic context, the SLPB has requested additional information from the development team including drawings, simulations and shade studies that show the new development in full context.

In discussion, L. Tonzi recommended that a statement about the interior of the sanctuary be included in the comments to the BZA, noting that the interior was also part of the local designation. D. Radke recommended that the letter to the BZA be clear that the board has provided preliminary comments to the development team, but that it does not have a complete Certificate of Appropriateness application before it. He also noted that SHPO would be commenting on the SEQRA materials and that the board will take into account SHPO comments in its review.

Finally, D. Radke reminded the board not to discuss projects in email exchanges to the entire board membership as any such discussions may violate open meetings law.

NEW BUSINESS

Project Site Review (PR-15-18M1) 100-08 Onondaga St E. (Hotel Syracuse). (*Note: This review took place after the Zoning permit reviews.*) James Williams (Holmes King Kallquist & Associates) presented the application for exterior renovations to the Hotel Syracuse related to the re-creation of the former Rainbow Lounge (c. 1936) at the hotel. The original restaurant façade included glass block windows along E. Onondaga St. The project will recreate the look of the glass block by applying an interior grid to frosted glass panes. In addition, the entrance from E. Onondaga St will be feature a reproduction stainless steel Kalamein door based on the original drawings. The board was appreciative of the presentation and agreed to recommend approval of the application. J. Marshall abstained from the discussion because she is an associate at Holmes King Kallquist.

Special Permit (SP-09-02M2) 212-214 Walton Street. The board reviewed the signage for the new business and agreed that the signage, which includes signs on the awning and multiple signs on the windows, is excessive and recommended against approval. It recommended that the applicant comply with the sign ordinance regulations regarding permitted size, number and location of signs.

Special Permit (SP-03-28M3) 239-45 W. Fayette St/Walton Street. The board reviewed the proposed signage for the property and determined that it did not have sufficient information to make a recommendation. The board requested information about the colors and information or logos that the window decals and flag sign will display. B. Haley noted that if the flag sign was hung vertically, it would be more compatible with the architectural form of the building; however, without knowing the appearance of the sign content, it is impossible to tell if the vertical orientation of the sign would be possible. The board also asked if the flag sign will be illuminated. Finally, board recommended that the conduit below the second story windows be removed if it was no longer in use.

DISCUSSION

Jennifer Schultz (Sedgwick Farms Neighborhood Association) was present at the meeting inquired about 1204 James Street. She noted that the owners had installed a carport behind the house. The board confirmed that a carport would require a Certificate of Appropriateness. K. Auwaerter noted that Codes was involved regarding the carport as well as other possible violations.

Heather Schroeder (Downtown Committee) was also present. In regard to the Special Permit applications on the agenda, she noted that the sign ordinance regulations are confusing for property owners and businesses. The Downtown Committee has prepared a document with suggestions for businesses. K. Auwaerter said that she would provide additional information to her regarding the existing sign ordinance and the revisions anticipated with ReZone.

ADJOURN

The meeting was adjourned at 9:10 AM.