



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, October 16, 2014**

Meeting Minutes

Common Council Chambers

CALL TO ORDER

Chairman 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, and Joe Saya

Excused: n/a

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of October 2, 2014 were approved unanimously as submitted on the motion of C. Carter, which was seconded by D. Leary.

OLD BUSINESS

CA-14-20 1408 Park Street. The applicant was not present at the meeting. K. Auwaerter reported that she had spoken to the applicant. She discussed with him the Board's request that they consider a graded/planted slope instead of reconstructing the missing portion of retaining wall. The applicant responded that a graded slope was not possible because of the proximity to the neighboring property line; the grading would have to include the neighbor's property. K. Auwaerter noted that the Board rarely approves Versa Lok wall systems, mitigating circumstance may be that the section of wall is located down a long driveway and is not visible from the street, nor will the wall be visible from the designated resource (the church). The Board considered the application and discussed the color as well as pattern of the proposed wall. C. Carter moved to approve the application with the following conditions: 1) The masonry units shall be gray to match as closely as possible the concrete portion of the existing wall (to remain); and 2) the masonry units shall have a smooth finish and be installed in running bond pattern. J. Marshall seconded the motion. In discussion, it was noted that the mitigating circumstances in this application include its low visibility and distance from the designated resource. The motion was approved with a majority vote. D. Leary voted no.

NEW BUSINESS

CA-14-21 1509 Park Street. William Pitcher (architect) was present at the meeting as a representative of the owners. He explained that the congregation built a wooden deck at the rear of the property without a permit or Certificate of Appropriateness. There was a stop work order placed on the deck construction. Because the deck will be used as assembly space, it requires additional load bearing capacity. W. Pitcher also presented designs for a new wheelchair ramp. D. Radke noted that in reviewing the images of the property, staff had seen that the owners have recently enclosed a side porch (northwest elevation) and also have substantially paved over the backyard for parking; none of which was completed with permit or Certificate of Appropriateness. D. Radke noted that the Board could provide comment regarding the application but could not come to a resolution until the other items were addressed.

The Board discussed with W. Pitcher the use of pressure treated wood for the deck and ramp. D. Radke explained that pressure treated wood was acceptable as structural support, but that the decking and railings

should be a paintable/stainable finish wood. W. Pitcher said he would talk with the applicants about the Board's concerns.

PREDEVELOPMENT DISCUSSION

207-233 E. Water Street: Anthony Casimitides (Open Atelier Architects) and Mike Wicker (owner) presented plans for the renovation of 207-233 E. Water Street, which shares a party wall with the Grange Building. The project includes "re-skinning" the building, adding a third and fourth floor, and installing storefronts on both the Erie Blvd and Water Street sides of the building. In addition, the building will be joined internally to the Grange Building so that both properties share an egress stair and an elevator. The combination will require a resubdivision into a single property. K. Auwaerter noted that because the Grange Building is part of the Hanover Square Preservation District, the combination of lots will require an expansion of the district and a change in the Zoning Map. She also noted that it had been suggested by the Zoning Office that the Board consider using this opportunity to expand the entire Hanover Square Preservation District to match the boundaries of the expanded Hanover Square National Register district. Although the Board agreed that the expansion of the district was worth considering, it determined that the expansion of the district was a longer-term project that would take time and approval of multiple property owners. The applicants hope to have this project underway in early spring 2015, which does not match the required schedule of the expansion of the entire district.

The Board discussed the proposal and was generally very positive. C. Carter shared an historic image of the property, which showed that it was originally a 4-story structure with storefronts. J. Marshall encouraged the designers to consider strengthening the horizontal lines of the building to be more in keeping with the Grange Building. D. Leary also recommended that they consider a more substantial cornice. The Board agreed that Dryvit was not an appropriate material for the exterior cladding. A. Casimitides noted that they were considering a paneling system.

OTHER DISCUSSION

501 Park Street. K. Auwaerter provided scale drawings of the new finials for Board review. It was noted that an engineer's or architect's stamped drawings would be required for a building permit. J. Marshall noted a concern regarding the anchoring system for the cast concrete finials. K. Auwaerter stated that she would contact the applicants to discuss.

ADJOURN

The meeting was adjourned at 9:20 AM.