



**SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD**

**Landmark Preservation Board  
Thursday, October 5, 2017**

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, Bob Haley, Dan Leary, Julia Marshall, Jeff Romano, Joe Saya

Members excused: Cynthia Carter, Donald Radke

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

D. Leary made a motion to approve the minutes of September 21, 2017, which was seconded by J. Romano. The minutes passed unanimously.

**OLD BUSINESS**

Although there were no formal Old Business items, B. Haley commented on the following projects that had previously come before the Board:

908 Harrison Street (Skyler Commons): B. Haley noted that a large banner sign has been installed on the Skyler Commons apartment building. It is approximately 25' tall and is advertising apartments for rent. He commented that Zoning should clarify what constitutes a temporary sign, both in regard to timeframe/duration and size of the signage.

109 Dorset Road: B. Haley also commented that he had reviewed the new foundation at 109 Dorset Road, which the Board approved in 2016. He noted that the contractor had installed glass block foundation windows, which had not been approved. He also stated that it was his recollection that the Board had approved a brick-colored stain for the foundation block. This was in recognition of the fact that majority of foundations in the district are red or brown brick. The foundation has not been stained. K. Auwaerter stated that she had been in contact with the project architect about the foundation windows which were approved as paired wooden hoppers. She noted that she would have to review the record regarding the foundation block staining.

**NEW BUSINESS**

*Certificate of Appropriateness Applications*

CA-17-23 1681 James Street. The applicant was not present. The application calls for the installation of a metal, K-style gutter across the front of the façade of the house and a downspout on the west side (non-driveway side) of the house. The gutter and downspout will be white to match the house. The scope also includes replacement of the downspouts to either side of the front entrance and on the side porch. T. Cantwell made a motion to approve the application as submitted, which was seconded by D. Leary. The motion passed unanimously.

*Zoning Referrals*

Project Site Review: 812 N. Salina Street. Steve Case and Nick Case presented the application for the demolition of two, single-story concrete block garages that were originally part of the Assumption Church property. The garages, which back onto Catawba Street, are unused and in deteriorating condition. The applicants propose to demolish the garages, regrade the site and create additional parking spaces for the Parish Center building associated with the church. A metal fence – the same design as the portion of fence along the

North Salina Street side of the property-- will be installed along Catawba Street to retain the street edge. The curb cut on Catawba Street will remain. The Board noted that the garages were in severely deteriorated condition and agreed to approve the demolition of the two garages. However, the D. Leary noted that the site has a significant slope running parallel to Catawba Street that will prevent the proposed parking layout without significant grading and the installation of retaining walls on both the east and west sides of the site. The Board requested that the applicant submit a revised site plan as well as description of the retaining walls after they determine how to address the slope condition.

Project Site Review: 201 S. State Street. David McNeil (QPK Architects) and Robert Young (project manager) presented the application for the masonry repair and restoration of the Verizon Building. D. McNeil described the scope of work which includes repair and cleaning of the masonry on both the newer and older sections of the building. Some of the parapet walls will be also be repaired and/or replaced in-kind and the entire structure will be cleaned. B. Haley encouraged the applicants to take particular care of the low-relief carving on the panels on the south and east elevations of the older 1928 structure. The Board agreed to recommend approval of the application as submitted.

Project Site Review: 1027 E. Genesee Street. James Trasher (CHS Consulting) presented revised drawings of the proposed development. The Board commented on the revisions to the site design around the Ward Wellington Ward-designed house that faces E. Genesee Street. J. Trasher explained that as per Board comment, the curve in the proposed retaining wall/patio fronting E. Genesee Street had been replaced with a square edge and the metal fence on top of the retaining wall/patio will be painted black rather than white. The wall itself was no longer faced in brick, but in a light colored concrete block with a rusticated face. The Board stated that it was satisfied with the modifications to the shape of the wall and the color of the fence. However, the Board expressed concern that the coarse block of the retaining wall presented a significant visual contrast with the smooth face of the stucco-sided house. It recommended that the applicant consider an ashlar block in a natural-stone color. The Board requested that the applicant provide a paint chip of the color of the house and a sample of the proposed block.

## **DISCUSSION**

Fayette Park Lighting. K. Auwaerter presented revised images from the lighting consultant, who is designing the lighting for the monuments in Fayette Park. At the Board's request, the consultant had analyzed the effect of pulling the center luminaire on the White Memorial back from directly underneath the center text panel in an effort to prevent harsh shadowing effects on the memorial's figures. The consultant had provided two studies: one in which the center luminaire was pulled back to the plinth edge and another in which the center luminaire was in line with the other two luminaires. The Board reviewed the images and found that either approach appeared to provide acceptable light levels on the central bust's face and the lower text panel.

321 S. Salina Street. K. Auwaerter reported that Kathleen LaFrank from the State Historic Preservation Office had contacted her to discuss 321 S. Salina Street. The owners of the property are seeking historic rehabilitation tax credits to convert the property into residential units. To do so, the current owners have proposed to remove the 1950s-era, concrete paneling on the upper stories of the property and restore the façade back to its late-19<sup>th</sup> century appearance. However, the SHPO has stated that it believes that the 1950s-era face of the building has achieved significance as evidence of the general effort to "update" the appearance of the city's aging downtown during the era of postwar suburbanization. As additional background, Jim Knittel (Dalpos Architects) and Steve Case (owner) provided historic images showing the building when it was constructed as part of a larger block and then traced its evolution as the block was subdivided into individual structures and altered through time. The Board stated that it did not have sufficient information to determine whether or not the façade contributes to the surrounding district. K. Auwaerter noted that she would contact SHPO for additional information and also noted that the SHPO was seeking images of other buildings located downtown that had similar mid-century "face lifts". She explained to the Board that in order for the project to receive the tax credits, the building must

be contributing to the historic district. If SHPO and the National Park Service determine that the building is contributing, then the owners would have to maintain the 1950s-era façade. If the agencies determine that the 1950s-era renovations make the building non-contributing, then the project will not be eligible for the tax credits. S. Case explained that this placed the project in a precarious position because the project pro forma hinges on them receiving the 20% state and federal tax credits.

**ADJOURN**

The meeting was adjourned at 9:45 AM.