



**SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD**

**Landmark Preservation Board  
Thursday, December 15, 2016**

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, Don Radke, Jeff Romano, Joe Saya

Excused: Dan Leary, Julia Marshall

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

The minutes of December 1, 2016 were approved unanimously as submitted on the motion of C. Carter, which was seconded by T. Cantwell.

**OLD BUSINESS**

*No Old Business*

**NEW BUSINESS**

**Certificate of Appropriateness Applications**

CA-16-27: 438 Columbus Avenue (Stickley House). Beth Crawford (Crawford & Stearns), Dave Michel (University Neighborhood Preservation Association) and David Rudd (Stickley House Foundation) were present at the meeting. B. Crawford presented the scope of work and plans for the exterior restoration of the Stickley House. The scope of work includes the restoration of the wood trim and cornices and restoration or replication of the exterior and siding and shingles. The windows and doors will be repaired and restored with any deteriorated or damaged components to be replicated to match. She noted that later replacement windows (dating to the late 20<sup>th</sup> century) will be replaced with all wood windows (frame and sash). The leaded, clear glass windows on the first floor will be repaired and reinstalled. All the mid- to late-20<sup>th</sup> century storm windows will be removed and replaced. On the primary facades (East and South), the replacement storms will be Marvin Wood Storm Windows with removable storms and screens. On the secondary facades, the scope calls for aluminum storm windows by Allied Window. All the existing roofing will be removed. The main roof will have a grey-brown shingle roof (Certain teed "Landmark TL", Old Overton). The non-visible, flat and rear west roofs will be EPDM. The new front porch will have a flat seam terne coated metal roof (TCS II by Revere) to replicate the historic roof. She noted that a piece of the original roof was found under the new porch roof. The porch itself will be rebuilt according to both physical remnants and historic images which depict a brick foundation with brick piers and paired wooden ionic columns. The existing yellow brick foundation and chimneys will be repaired. The foundation walls on the north and south sides will be reconstructed from the water table to the plate. She also noted that two of the chimneys will require reconstruction from the roofline up. Those chimneys will be disassembled; the brick will be cleaned and then used to reassemble the chimneys to their original configuration. Finally, she shared the proposed paint colors that were selected based on an extensive paint analysis. The clapboards will be olive green (Sherwin Williams 6139); the shingles will be green (Sherwin Williams 1512), the trim will be medium gray-green (Sherwin Williams 1524), accent trim will be Benjamin Moore (HC-20), and the window sash will be black. She noted that Sherwin Williams had donated half the paint needed for the exterior restoration and was offering the remaining paint at half off. J.

Romano made a motion to approve the application as submitted, which was seconded by C. Carter. The application passed unanimously.

### **Zoning Referrals**

Project Site Review (Modification): PR-16-27 M1 462-74 S Salina Street. Dave Schlosser and Tim Webber (Schopfer Architects) presented the modification application for the Empire Building. D. Schlosser explained that the revised design now included four penthouse apartment units on the roof of the building. As depicted in the drawings, the new penthouse would be contained in a two-story structure with clapboard siding and gable roofs. He noted that the building had been engineered in the anticipation that an additional eight floors would be constructed on top of the existing structure. The project is a rehabilitation tax credit project and they had only just received initial comments from the State Historic Preservation Office and had not yet adjusted the designs according to those comments. He also stated that they were completing studies to indicate that the penthouses would not be visible from S. Salina Street. C. Carter noted that the proposed rooftop addition had the appearance of a free-standing suburban residence-- amplified by the gable roofs and material selection-- which was out of character with the Empire Building and with the surrounding commercial district. The Board concurred with these comments. B. Haley recommended that the proposed addition be redesigned to reflect the overall geometry, materials and color of the Empire Building. He also noted that the appearance of the rear elevation of the penthouse facing S. Clinton Street would be equally important as the front elevations since the main tenant entrance will be at the rear of the building and given the new development and activity along S. Clinton Street.

### **DISCUSSION**

I-81 Viaduct project statement. The Board reviewed a draft letter to the Department of Transportation regarding the I-81 Viaduct project. The Board voted unanimously to submit the letter.

2017 SLPB meeting schedule. The Board reviewed and approved the proposed schedule for 2017.

### **ADJOURN**

The meeting was adjourned at 9:30 AM.