



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, December 7, 2017**

Meeting Minutes

Common Council Chambers

CALL TO ORDER

Chair pro tem Julia Marshall called the meeting to order at 8:30 a.m.

ROLL CALL

Members Present: Tom Cantwell, Cynthia Carter, Dan Leary, Julia Marshall, Joe Saya, Lisa Tonzi

Members excused: Bob Haley, Donald Radke, Jeff Romano

Staff: Kate Auwaerter

APPROVAL OF MINUTES

L. Tonzi made a motion to approve the minutes of November 16, 2017 as submitted, which was seconded by C. Carter. The motion passed unanimously.

OLD BUSINESS

CA-17-25 320 Highland Avenue. K. Auwaerter noted that she provided the applicants with information about contractors who could repair windows. She has followed up with the applicants, but has not heard back yet. The Board agreed to hold the application open.

Fayette Fire Fighters Memorial Park. Glen Lewis (City Parks Department) and Terry Horst (Maxian + Horst Landscape Architects) presented additional information as the Board had requested regarding the installation of memorial brick display walls. Jim Ennis and Dave Reed, representing the Fire Department, were also present at the meeting. T. Horst presented a master site plan of the park showing the proposed new display walls around the bell tower and flag pole as well as the addition of new stone dust paths leading to the memorial brick displays. T. Horst noted that the height of the walls was lower than the historic metal fence around the fountain. She also noted that all the paths in the park will have new stone dust installed as part of this project and that the broken concrete benches will be replaced in-kind. The Board was supportive of the plans and appreciative of the drawings and perspective images of the new features that T. Horst provided.

NEW BUSINESS

Certificates of Appropriateness

CA-17-26 320 Hampshire Road. Nancy McCracken and Dana Cartwright (owners) presented the application to replace a screen door to the side entrance on the north/driveway side of the house with a new solid wood door. The new door will be slightly wider than the existing door (from 32" wide to 36" wide), but the height will remain the same. In addition, they propose to build a projecting hip roof over the entrance. The roof will match the form of the roof over the bay window immediately to the east of the entrance. The Board discussed the application. The Board recommended that the new door be stained dark brown, similar to the trim on the house. In addition, instead of the contemporary, curvilinear shape of the window lights in the door (proposed), the Board recommended a set of six rectangular lights in the upper third of the door that would replicate the upper sash of the six-over-one windows in the house. In regard to the hip roof, the D. McCracken confirmed for the Board that the new roof will feature the same wide, wood trim as appears around the existing dormer roof where the roof meets the side of the house. D. Cartwright discussed the style of bracket that would be installed under the roof. The Board recommended a simple bracket that was reflective of the style of the house.

D. Cartwright noted that he will also install a copper gutter that will tie into the existing downspout to the left of the entrance.

D. Leary made a motion to accept the application with the following conditions: the new door will be stained dark brown and will feature six rectangular lights in the upper third of the door; the new roof over the entrance will include trim to match the neighboring bay window roof and the applicants will submit their choice of bracket for the new roof for staff review prior to installation. The motion was seconded by C. Carter and approved unanimously.

DISCUSSION

Predevelopment Discussion: 124 Walton Street/239-45 Fayette St W. Brian Madigan (GYMO Architecture) and Cheryl Chaif (owner) presented the preliminary mock-up drawings of the proposed alterations to the Walton Street façade of the building in preparation for the opening of a new restaurant. The centrally located entrance to the space is located above grade, flanked by a small landing and two short flights of steps that run parallel to the face of the building to either side of the entrance. The proposed plan calls for moving the entrance to the west side of the façade and installing two large overhead doors to the east of the entrance. One set of parallel-running steps will be located next to the entrance and a narrow patio area will run the length of the façade enclosed by a metal fence. The patio retaining wall will be faced in a dark-stained teak.

The Board's primary concern with the design was that the entrance and overhead doors were not aligned with the outer edges of the upper story window bands. The Board discussed different design concepts that could accommodate the entrance and doors while retaining or enhancing the character of the building. D. Leary also highlighted possible fire code issues specifically with the location and height of proposed light fixture next to the entrance, which might be considered an impediment to the path of travel during a fire, as well as the location of the fire hook-up next to the single egress stair. The Board confirmed that an AZEK-type synthetic material may be appropriate for the base of the patio wall where it would be exposed to water and salt. However, it was noted that a larger concern is the sidewalk snow plow that may damage the base of the wall. B. Madigan said he would consider a more substantial material at the base of the patio wall.

Local Protected Site application: Central Technical High School. K. Auwaerter reported that she was working with the Class of 1966 alumni group from Central Technical High School on a local Protected Site application. The group is seeking to designate both the exterior of the building as well as the Lincoln Auditorium, which is a 2000 seat auditorium on the interior of the former school. K. Auwaerter reported that she would have a draft available for Board review at the next meeting.

ADJOURN

The meeting was adjourned at 9:30 AM.