



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

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

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, Don Radke, Jeff Romano, Joe Saya

Excused: Julia Marshall

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of December 15, 2016 were approved unanimously as submitted on the motion of C. Carter, which was seconded by B. Haley.

OLD BUSINESS

Project Site Review (Modification): PR-16-27 M1 462-74 S Salina Street. Tim Webber (Schopfer Architects) presented the revisions to the design of the residential penthouses on the Empire Building based on Board comments (12/15/16 meeting) and the comments from the State Historic Preservation Office. He noted that the peaked roofs from the original design had been replaced by flat roofs and that the penthouses now had a more square box-like appearance with flush paneled siding rather than the clapboard siding as originally proposed. T. Webber reported that the SHPO staff was concerned about the visibility of the penthouses from the street level. As result, the penthouses would be set back an additional 3' from the parapet wall, which is the setback of the existing penthouse that will be removed and replaced.

In discussion, T. Cantwell stated that the revised design appeared far more compatible with the original building than the earlier design proposal. J. Romano suggested that the dark grey siding, which consists of flush panels in an 18"-running bond pattern, presented a scale issue. T. Webber noted that the panels had a matte finish which will help to diminish the visibility of the joints and he also presented 3D studies that indicated that the penthouses would be minimally visible from the street.

The Board concurred that the design was progressing in an appropriate direction. D. Radke reminded the applicant that any final revisions must be submitted to Zoning and would be reviewed by the Board.

NEW BUSINESS

Certificate of Appropriateness Applications

CA-17-01: 240 E Onondaga Street (Cathedral of the Immaculate Conception). Andy Wright (QPK Design) presented the application for roof replacement, decorative masonry repair, and reconstruction of the steps at the main and secondary entrances to the church. The main roof of the church, which is slate, will be replaced with new slate to match the color and dimensions of the original slate roofing. The aisle roofs are asphalt shingle and will be replaced in-kind with new dark-grey asphalt shingle. The application also called for repair and cleaning of stone features and carvings around the entrances on Onondaga Street and on the E. Jefferson Street side of the church. Some of the carvings, such as the figures above the main entrance and the capitals and columns flanking the doors, are severely deteriorated and will be replaced with new limestone to match the original figures/carvings; other features will be repaired with Jahn mortar. D. Leary noted that the deterioration was due to water infiltration behind the decorative entrance porticos because of poor roof drainage. A. Wright noted that the drainage system will repaired to prevent further water infiltration.

Finally, the application called for replacing the deteriorated stone steps at the Onondaga Street main and secondary entrances and the Jefferson Street entrance with new stone steps to match the original configuration. Simple, black steel handrails will be installed in accordance with ADA requirements. T. Cantwell made a motion to approve the application as submitted, which was seconded by C. Carter. The motion passed unanimously.

DISCUSSION

223 Brattle Road: new garage construction. Adam Parenti (owner) discussed the proposal to replace his two-car garage with a new three-car garage. The existing garage is in poor condition and not in use. He presented the Board with a survey and a drawing of the proposed new garage, which would be a side-gable structure with roof dormers and clad in white clapboards. The Board noted its concern about the scale of the proposed garage, which would be out of character with the property and surrounding historic district. After discussion, the Board recommended that the owner consider constructing the garage in two sections: a two bay section with a front gable roof (as the original) and a one bay section stepped back under a side gable roof, so that the single bay appears as an addition to the main two bay section. This configuration would help to reduce the scale of the garage and also might make it possible to reuse a portion of the original foundation wall along the northern side of the garage.

311 W Onondaga Street: shopfront renovations. K. Auwaerter reported that the owner had requested that this review be held until the next meeting.

ADJOURN

The meeting was adjourned at 9:30 AM.