



**SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD**

**Landmark Preservation Board  
Thursday, February 2, 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 January 19, 2017 were approved unanimously as submitted on the motion of J. Romano, which was seconded by D. Leary.

**OLD BUSINESS**

*No Old Business*

**NEW BUSINESS**

**Certificate of Appropriateness Applications**

CA-17-02 100 Windsor Place. The applicant was not present. K. Auwaerter described the project to install shutters at 100 Windsor Place. The house originally had shutters, as indicated by the remaining shutter hardware as well as shadowing on the brick. The new shutters will be paneled cedar shutters painted black. They will be attached to the window casing and appropriately sized to each individual window. D. Leary made a motion to approve the application as submitted, which was seconded by C. Carter. The motion was approved unanimously.

CA-17-03 107 Burlingame Road. John Copanas (owner) presented the application to remove a concrete block stoop on the rear of his house and replace it with a 8'x 12' deck and stair. The deck will feature a 36" tall open railing. The entire structure will be made of pressure-treated wood. The house is a non-conforming structure within the district; J. Copanas noted that it was constructed in 1957.

The Board reviewed the application. D. Radke noted that the Board generally requires that superstructure of porches and decks (including decking and railing) be exterior grade, finish wood that can be painted or stained. J. Copanas was concerned about the added cost of the finish wood. C. Carter suggested that since the deck would be in the rear of the non-conforming property and not visible from the street that pressure-treated wood would be acceptable in this instance. She noted the minimal impact on the surrounding district. D. Leary noted that it would be visible from the back yards of the adjoining parcels. The Board agreed to hold the application open while J. Copanas discusses his options with his contractor.

**Zoning Referrals**

Project Site Review (PR017-02): 1022-32 Fayette St W: Rick Destito (owner), Sheila Weed and Hilary Mansur (Group 1 Design) presented the application to renovate the vacant commercial property for a restaurant on the ground floor and residential units on the second floor. The front façade of the property is significantly altered – the original commercial storefront was replaced by solid brick infill with two residential entrances

located to either side of the façade at the top of concrete stoops. R. Destito stated that the stoops were constructed when the Department of Transportation dropped the grade of W. Fayette Street to meet S. Geddes Street. For the proposed redesign, the stoops and brick infill will be removed. The commercial storefront will be recessed behind the face of the building creating a covered exterior patio or “arcade” along the face of the building. A metal mesh railing will run along the edge of the patio. Access to the restaurant and patio will be from a short flight of steps and ramp on the east elevation. Lighting will be installed along the east façade. The Board recommended approval of the proposed renovation with the request that the applicant supply Board staff with cutsheets for the proposed lighting to be placed along the east facade.

Variance (V-17-08): 438 Columbus Avenue (Stickley House). David Michel (University Neighborhood Preservation Association) presented the application to the Board. He explained that the Stickley House has a Variance from the 1950s that allows for five-units. The new Variance application requests permission to use the property as a museum on the first floor and a “transient” hotel on the second floor, while maintaining an apartment on the third floor and one in the basement. The Board discussed the application and agreed to recommend that the Board of Zoning appeals approve the application, given the exceptional historic importance of the property and the proposed reuse, which will open to the public the most significant interior spaces of the house.

Resubdivision (R-17-01): 1105 Townsend St N (Church of the Assumption). Troy Evans (16<sup>th</sup> Avenue Inc) discussed with the Board the proposal to resubdivide the parcels that make up the Assumption Church campus. He explained that the church planned to retain the church building, former friary and parking lot, but will sell the parish center and remaining buildings to his development company. The Board discussed the redevelopment plans with T. Evans, who explained that his development group is working closely with the church on the reuse of the remaining buildings of the campus and stated that no demolitions are proposed at this time. The Board agreed to recommend approval of the resubdivision.

### **DISCUSSION**

Predevelopment discussion: 500 South Salina Street (Chimes Building). Dave Mosher (Harrington Mosher Architects) presented preliminary drawings of the exterior renovation of the Chimes Building, which is located in the South Salina Commercial Historic District. He explained that the property had been renovated significantly in 1963, at which time the main entrance and lobby were recessed back from the face of the building. The new renovations will bring the lobby walls back to their original location. He also noted that there was a mixture of old and new windows in the building; it is the new owner’s intent to replace all of the building’s windows with the exception of those on the 8<sup>th</sup> and 9<sup>th</sup> floors which were replaced fairly recently. The new windows will match these most recent replacements, which are aluminum frame. The pink EIFS on the first floor will be repainted a more neutral color. B. Haley recommended that the signage for the businesses along the S. Salina Street side of the building be removed from the face of the building and placed in the traditional transom area above the storefront windows. This application will come to the Board for formal review via Zoning.

### **ADJOURN**

The meeting was adjourned at 9:30 AM.