



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, March 16, 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, Julia Marshall, Don Radke, Jeff Romano,

Excused: Dan Leary, Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of March 2, 2017 were approved unanimously on the motion of J. Romano, which was seconded by T. Cantwell with the following revisions:

Special Permit (SP 01-25 M1) 309-11 W Fayette Street. ... The Board also discussed the arched window opening on the rear of the building. *B. Haley noted that it was out of context with the period of the building and there was no precedent for this type of arch in the historic district.* He suggested that a flat transom would be preferable.

OLD BUSINESS

No Old Business

NEW BUSINESS

Project Site Review (PR-17-04): 728 Genesee Street E. K. Auwaerter reported to the Board that the applicants had requested that the Board postpone its review of the application for the new apartment building to be located next to the former First Church of Christ Scientist building. The Board agreed to delay its formal review; however, it also decided to provide the applicant with initial comments based on the submittals. Board members agreed that the new construction appeared to place the former church building in significant shadow. It also noted that the former church was designed to be a singular, standalone building that could be viewed "in the round." The proposed new construction, in particular the wing on the west side of the former church appears to be sited close to the historic property and blocks the view of the church from the west. The Board asked staff to communicate its concerns regarding the size and scale of the new construction to the applicants prior to the next meeting.

Project Site Review (PR-17-03): 500 Salina Street S. Dave Mosher (Harrington Mosher Architects) presented the application to rehabilitate the former Chimes Building. He noted that the 1970s-era recessed storefronts will be removed and replaced with a new storefront system that will be pulled forward to match the original 1930s footprint. In addition, the revolving door entrances will be replaced with vestibules with swing doors. D. Mosher noted that the windows in the upper stories included a variety of replacement windows of various ages. The windows on the eighth and ninth floors are the most recent replacement; the application calls for replacing the remaining windows to match those on the eighth and ninth floors. They will be aluminum one-over-one windows with fixed sash. He also reported that the pink dryvit coating on the ground floor will be painted to match the color of the stone of the building. B. Haley suggested that the decorative dryvit "accents" on the columns be removed.

J. Romano noted that the exterior wainscoting of the new storefront system appeared to be too tall. The Board agreed and recommended that the top of the panel molding should be no taller than 30", which will give the panels under the storefront windows a horizontal rather than vertical appearance.

Finally, B. Haley recommended and the Board agreed that the glass storefront system underneath the overhang at the "prow" of the building should be brought forward to meet the square corner columns and the edge of the existing planter. This will match the location of the original storefronts and main entrance to the building and it will restore the footprint of the first-floor commercial retail space back closer to its original configuration.

Demolition Permit: 1027 Genesee Street E. K. Auwaerter explained that the owner had requested a permit to demolish the two residences that are located on a single lot at 1027 E. Genesee Street. The property is listed as "architecturally significant" in the City's Historic Properties list and so had been referred to the Board for consideration for local designation. She noted that these were formally owned by the Ronald McDonald House as a guest house/extended-stay residence. The Board agreed that it needed additional information about the properties and requested that staff notify the applicant that it requires a report detailing the history and condition of the property prior to determining whether or not to pursue local designation.

DISCUSSION

128 Circle Road – Rear deck proposal. K. Auwaerter provided the Board with information given to her by the property owner for discussion purposes. The owner is seeking to install a deck on the rear of the house that will be elevated approximately 8' above grade. It will be accessed through an existing doorway opening located on the enclosed rear sunroom. The deck will also feature stairs and a landing that will lead to a lower platform elevated just above the ground. The proposed deck design includes multiple pressure treated posts to carry the deck, landing and stairs.

The Board recommended different framing possibilities that would limit the number of posts. It also recommended that the landing be smaller. It reiterated that pressure treated wood was acceptable for the substructure but that the stairs, handrails and railing should be painted or stained finish wood. K. Auwaerter commented that the owner was contemplating enclosing the base of the deck to hide the framing and also to create storage space. The Board recommended against enclosing the base because the space would be unusable because of water seepage from the deck above. Instead, the Board recommended that the side facing the neighbors could be screened and/or the underside could be planted as a shade garden.

ADJOURN

The meeting was adjourned at 9:30 AM.