



Landmark Preservation Board
Thursday, March 17, 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: Cynthia Carter, Tom Cantwell, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano, Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of March 3, 2016 were approved unanimously as submitted on the motion of T. Cantwell, which was seconded by J. Romano.

OLD BUSINESS

CA-16-05: 259-277 E Onondaga Street. The Board agreed to continue to hold this application open while it awaits the installation of the sample sash replacement kit at the Parish Center, which is supposed to take place toward the end of March.

CA-16-03: 9 Brattle Road (garage addition): K. Auwaerter reported that the applicant had submitted no new information and that she would contact the owners to determine whether or not the application should remain open.

CERTIFICATES OF APPROPRIATENESS

CA-16-07: 1429 James Street. The application was presented by a representative of Alternative Power Solutions of New York. The application called for the installation of solar panels on the south- and east-facing roof slopes of the house. It was noted that the house sits on the corner of Durston Avenue and James Street and the proposed solar installations would be highly visible from both street frontages. D. Radke referred to the Sedgwick-Highland-James Design Guidelines, which state in part that the installation of non-historic roof features should be considered on a "case-by-case" basis; and that if non-historic attachments are deemed approvable, that they will be "located on less visible surfaces away from primary facades." The Board discussed with the representative the different roof slopes and she explained why the north-facing slope and west-facing slopes were not feasible for the solar installation. J. Marshall noted that there is technology that imbeds photovoltaic cells into the roofing material itself; however, the representative explained that the applicant had received a grant for the project and that the cost of this technology would be prohibitive. B. Haley noted that the panels would be less obtrusive if the proposed panels had black frames rather than bright silver. The representative explained that because of a manufacturing issue, the black frames were not available. She also stated that a ground array would not be possible given the amount of space in the back yard as well as the leaf cover.

J. Marshall made a motion to deny the application based on the impact that the proposed solar arrays would have on the historic character of the house and on the surrounding district. The motion was seconded by D. Leary. In discussion, B. Haley noted that the solar panels are removable. The motion to deny the application was passed unanimously.

ZONING REFERRALS

Project Site Review (PR-16-08): 501-05 North Salina Street. The applicant was not present. K. Auwaerter explained that the property was a former gas station that is identified as a non-contributing property in the proposed North Salina Street Historic District expansion area. In order to create more storage area for the building, the owner proposes to build an addition on the north side of the building up to the sidewalk and install a door and window. The addition will be parged and painted the same color as the existing building. The Board reviewed the materials and noted that the window and door selected appeared to be residential in nature and so incongruous on the commercial street. J. Marshall noted that the existing building was constructed with its main façade facing away from N. Salina Street. She did not believe it was necessary for the new storage area to address N. Salina Street and instead recommended that the storage area be accessed from the interior of the existing building only and that the new addition just be stuccoed and painted to match the existing structure. The Board agreed with this recommendation.

Project Plan Review: SU University Place Promenade. Jennifer Bybee (Syracuse University) and Gina Ford (Sasaki Associates) presented the plans to create a pedestrian “promenade” along University Place, between South Crouse and College Place. The project will reduce the width of the street from 48’ wide to a 25’ wide. It will be regraded and brick will be installed; vehicular traffic will be severely restricted. University Place is the northern boundary of the Syracuse University-Comstock Tract National Register Historic District. The northside of University Place will feature a new 15’ setback with tree plantings and seating, designed to highlight the “underlook” view of the historic Old Row. The southside will feature an extended lawn but no new trees. The proposal calls for making every surface fully accessible. The Board reviewed the application and was in full support. In further discussion, G. Ford commented that a future proposal will involve regrading and realigning the walkways on the hillside leading to the Old Row. The goal of the project will be to make the pathways accessible and give them a more unified design.

Project Site Review (PR-15-32M1): 215 Fayette St W. Beth Crawford (Crawford & Stearns) presented proposed fabric colors for the awnings on Walton and W. Fayette Streets, the paint colors for the first floor of Walton Street, the panel colors for the storefronts on Walton Street and the paint color for the east side of the building. In addition, she presented the proposed light fixture to be located on Walton Street. The Board reviewed the materials and recommended approval as submitted.

ADJOURN

The meeting was adjourned at 9:30 AM.