



**SYRACUSE
LANDMARK
PRESERVATION
BOARD**

**Landmark Preservation Board
Thursday, March 21, 2013**

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: Andrew Besemer, Tom Cantwell, Cynthia Carrington Carter, Bob Haley, Julia Marshall, Don Radke, Jeff Romano

Excused: Dan Leary, Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Marshall made a motion to accept the minutes of February 21, 2013, which was seconded by C. Carter. The minutes were approved unanimously with the following correction:

318-334 S Salina Street rehabilitation and addition.

The board agreed that it was generally supportive of the concept as presented. *It also noted that the plans had not yet received all Zoning approvals, nor required easements from neighboring properties.* The board requested that when the applicant is ready to submit a Project Site Review application that they provide information about the treatment of their building in relation to the neighboring Pike Block courtyard. The board also requested specific information about the proposed cleaning and any other treatments for the front façade.

C. Carter made a motion to accept the minutes of March 4, 2013, which was seconded by J. Marshall. The minutes were approved unanimously as submitted.

OLD BUSINESS

No Old Business

NEW BUSINESS

Project Site Review: 214-18 S. Warren Street. K. Auwaerter presented revised elevation drawings for the Merchants Commons development. The alterations included new window fenestration pattern and a second elevator shaft at the pent house level of the Merchant's Building. K. Auwaerter reminded the board that it should review the changes in terms of their impact on the Snow Building, which is architecturally significant and part of the development.

The board was concerned that the modifications were already built or underway prior to Zoning and LPB review. B. Haley commented that the density of the new window pattern on the first and mezzanine levels of the Merchant's Building was in contrast to the Snow Building. C. Carter questioned whether any more of the south façade of the Snow Building had been obscured by the new elevator shaft. In summary, the board determined that it did not have sufficient information to comment and requested that staff invite the architect of the project to the next meeting.

DISCUSSION

Board meeting protocol review. D. Radke summarized the rules of procedure at board meetings. In particular, he requested that board members allow applicants to complete their presentations before asking

questions and that board members ask to be recognized by the chair before asking questions or commenting on projects.

C. Carter also requested that the chair inform applicants that the board uses the Secretary of the Interior's Standards for Rehabilitation to review projects and that it does not have the ability to review hardship. D. Radke noted that it would be helpful to have a copy of the Standards available at each meeting. K. Auwaerter also stated that the board must identify the specific Standards that it is applying when it is ready to make a decision. B. Haley suggested also that applicants be informed about the difference between the discussion phase of a project and when a formal application has been made.

Update on Preservation Ordinance revisions. K. Auwaerter discussed the first committee meeting on the revision to the Preservation Ordinance. She reported that the committee had discussed hardship and enforcement language, basic maintenance requirements, CofA and demolition procedures, as well as public hearings and notifications. D. Radke noted that the revisions would be complete before the end of the year.

ADJOURN

B. Haley made a motion to adjourn, which was seconded by J. Romano. The meeting adjourned at 9:05 a.m.