



**Landmark Preservation Board  
Thursday, March 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: Cynthia Carter, Bob Haley, Dan Leary, Don Radke, Jeff Romano, Joe Saya

Excused: Tom Cantwell, Julia Marshall

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

The minutes of February 16, 2017 were approved unanimously as submitted on the motion of J. Romano, which was seconded by C. Carter.

**OLD BUSINESS**

Project Site Review (PSR 16-43) 100 N Salina Street: Jim Knittel (DalPos Architects) presented section drawings (dated 2/22/17) of how the proposed lighting would be attached to the Syracuse Savings Bank. Specifically, the lighting on the front façade will be placed on the sills below the upper windows on the ground floor of the building. He noted that the conduit would be visible in this location, but would be colored to match the stone. On the third and fourth floors, the lighting will be located to the side of the windows and mounted on the vertical face of the building immediately above the decorative stone sills that wrap the upper floors. The conduit can be hidden behind the housing for the fixtures in these locations. The Board agreed to recommend approval of the revised proposal. K. Auwaerter reminded the applicant that the revised plans must be submitted to Zoning.

**NEW BUSINESS**

Special Permit (SP 01-25 M1) 309-11 W Fayette Street. Gerald Ferro (architect) presented the plans to rehabilitate the front façade of the Stoop Restaurant as well as install a new window opening on the rear elevation of the building. K. Auwaerter reported to the Board that G. Ferro and the owner, Eric Aldermann, had met with B. Haley and D. Radke to discuss the project prior to submitting the Special Permit application. The current storefront dates to the mid- to late-twentieth century and includes two entrances: a center, recessed entrance to the commercial/restaurant space and a single entrance at the eastern side of the façade that provides access to the upper floors. The proposed alteration eliminates the center entrance and makes the eastern entrance the primary entrance into the building. The center doorway will be replaced with a storefront window. A new curved awning will be placed above the side entrance. The storefront will be painted a dark green with red lettering. Other alterations include the installation of new shutters on the westernmost window on the third floor to obscure a large vent cover. The shutters will match the shutters in the adjacent two windows. New signage includes the building number and slogan on the awning and signage on the signband above the glass transoms. An existing projecting sign is located on the second floor on the eastern edge of the building.

On the rear façade, the proposed renovation includes the introduction of a wide arched window opening incorporated next to an existing opening. G. Ferro explained that the purpose of the windows was to let light

into the rear of the building. The rear facade is located in a narrow interior corridor and is not visible from Walton Street.

The Board was complementary of the proposed façade design. It recommended that the applicant remove the slogan from the awning and retain only the street number but make it smaller. The Board recommended retaining the existing projecting sign as well as the name of the restaurant above the shopfront. 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. Although they agreed that the arch had a contemporary form, other Board members noted that this wall was not visible from Walton Street and so would not have any impact on the surrounding historic district. The Board agreed to recommend approval of the proposed application with the recommendation that the applicant remove the slogan on the awning and make the building number smaller. It also agreed to state that although a square transom would be more characteristic of the historic district, the proposed curved window opening on the rear wall was acceptable because it was not visible from other parts of the district.

### **DISCUSSION**

CA-17-04 203 Sedgwick Drive. Joe Saya (owner) and Owen Morgan (Erie Materials) presented the application to replace 41 windows on the house. J. Saya explained that on September 8, 2016, there had been a major rainstorm and the Yankee gutter on the front of his house had backed up sending water into the walls of the building. He noted that the walls and ceilings in the living room, dining room, and sunroom on the first floor and the master bedroom and bathroom on the second floor were heavily damaged and had to be removed. In addition, the windows in those rooms (19 in total) and the French doors to the exterior on the sunroom and the living room became waterlogged and have warped in their frames and are no longer operable. He stated that since he must replace half of his windows as a result of the insurance claim that he wished to replace all his windows in order to maintain the overall cohesive appearance of the house. The Board reviewed the extensive window survey. After discussion, the Board agreed that the windows that were water damaged were beyond repair and could be replaced and that the remaining windows could be replaced in order to maintain the continuity of appearance of the house. B. Haley urged J. Saya to retain the 9 attic windows.

In regard to the replacement windows, O. Morgan explained that he had found a manufacturer of all-wood, paintable windows from Quebec (Lepage Windows) that would custom build each window to fit the measurements of the existing openings. The new windows will be full-frame replacements that will be made to size with no panning or jam fillers. The muntin pattern will be replicated in each window with exterior applied muntin bars. He shared the specifications with the Board. The majority of the windows are double-hung sash with the exception of the wood casement windows in the sunroom. The Board discussed in particular how the casement windows would be replaced within the framework of the projecting bay. Lepage will also replicate the original French doors in dimension, design and materials.

The Board agreed that it had sufficient information to take a vote on the application. D. Leary made a motion to approve the application as submitted, which was seconded by B. Haley. The motion was approved on a unanimous vote.

### **ADJOURN**

The meeting was adjourned at 9:30 AM.