



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, April 16, 2015**

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, Bob Haley, Julia Marshall, Don Radke, Jeff Romano, Joe Saya

Excused: Cynthia Carter, Dan Leary

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of April 2, 2015 were approved unanimously as submitted on the motion of J. Marshall, which was seconded by J. Romano.

OLD BUSINESS

Project Site Review: 100 N Salina Street (Syracuse Savings Bank). The applicant was not present at the meeting. K. Auwaerter summarized the comments from the April 2 meeting, specifically, that the Board had requested that the applicant consider sash replacements instead of full-frame replacement windows and that the applicant consider clear glass rather than low-E glass because of the potential difference in reflectivity between the old (1-3 floors) and new windows (4-6 floors). Subsequent to the April 2 meeting, the applicant provided revised specifications and a sample sash for an aluminum-clad, double-hung sash replacement kit by Trimline. The Board agreed that the proposed sash replacement kit was satisfactory. However, the applicant had not addressed the question regarding the low-E glass. Given the architectural significance and iconic value of the Syracuse Savings Bank, the Board stated that extra effort is required to determine that the character of the property will not be impacted by the proposed change. Therefore, the Board requested that the applicant install a sample sash kit on the 4th floor of the building in order to determine if there will be any appreciable difference in appearance. The Board continues to recommend that the applicant install sash replacements with clear glass.

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CA-14-27 (Modification): 115 Circle Drive (garage rebuild). Colin Leech (owner) and Mike Villa (VC Associates) presented the modification to the application to rebuild his garage. The Board had approved the reconstruction of the garage on its original foundation walls to match the original in design and character, including a pyramidal roof with eave overhangs and exposed rafter tails. Upon review, the City Codes Division found that the proposed plans did not meet Code. Specifically, the proposed garage door was 2' too wide to allow for the mandated 16" from the edge of the opening to the edge of the building, thus requiring the door to be narrowed from 16' to 14'. In addition, the eave overhang was too wide (on the south side) because of the proximity to the property line. Code mandates a minimum of 2' distance between any projection and the property line and the projection must be fire-resistant. The result was that the overhang would need to be shortened from 12" to 6" and that the rafter tails would be covered. The Board considered the proposed modifications and agreed that the alterations in this case would not impact the overall character of the property or the surrounding district. T. Cantwell made a motion to approve the modification as submitted, which was seconded by B. Haley. The motion passed unanimously.

ZONING REFERRALS

Project Plan Review: 140 Crouse Drive. Bruce King (Holmes King Kallquist) and Jennifer Bybee (Syracuse University) presented the application to construct a ramp and bridge for wheelchair accessibility to the Holden Observatory. B. King noted that the proposal was designed to maintain the building's relationship to the knoll on which it sits. The bridge would be constructed so that it could be removed and would not damage the building or stairs. The stairs to the observatory will be repaired. After discussion, the Board agreed to recommend approval of the application as submitted.

Project Site Review: 210-12 Herald Place (Herald Commons). The applicant was not present. The Board agreed to hold the project until the next meeting.

Project Site Review: 500 S Warren Street (Hotel Syracuse). James Williams and Bruce King (Holmes King Kallquist) and Edward Riley (owner) were present at the meeting to describe the proposed project. J. Williams described the multiple phases of the project and discussed in depth the exterior work to the building. Items discussed included the repairs to the roof and installation of solar panels; restoration of the masonry roof parapets; restoration of the ball finials and replacement of certain decorative figures in fiberglass (with special attention to color in order to maintain continuity of the character); brick repair; removal of the pedestrian bridge over E. Onondaga Street and restoration of the two story loggia; restoration of the groundfloor storefronts and surrounding marble components; and reconstruction/restoration of the marquees over each main entrance. As for windows, the plan is to replace all windows at the 10th and 11th floors with aluminum clad wood windows to match the originals; repair of all the windows from 2nd through the 9th floors, as required; and restoration of the windows at the lobby and mezzanine levels. The Board was appreciative of the detailed overview of the proposed work and agreed to recommend approval of the application as submitted.

ADJOURN

The meeting was adjourned at 9:40 AM.