



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, April 7, 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, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano

Excused: Tom Cantwell, Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of March 17, 2016 were approved unanimously as submitted on the motion of C. Carter, which was seconded by D. Leary.

OLD BUSINESS

CA-16-05: 259-277 E Onondaga Street. The Board agreed to hold the application open pending the installation of the sample sash kit.

Project Site Review (PR 16-08): 501-05 North Salina Street. The applicant/owner, George Angeloro, provided additional information to the Board regarding his proposal to construct a small storage addition on the east side of the single-story concrete block building (Rent-A-Center) that faces Butternut Street. The storage area will be built between the Rent-A-Center and the sidewalk on N. Salina Street. As proposed, the new addition will face N. Salina Street and will feature a door and window.

At its March 17, 2016 meeting, the Board reviewed the project and recommended that the new addition have no window or door and be accessed only from the interior of the Rent-A-Center building. At this meeting, the applicant explained that the storage shed was for the tenants of the neighboring building to the north (Angeloro Building), who require storage space for bikes and other equipment. There will be no internal connection between the Rent-A-Center and the storage addition.

With this information, the Board reevaluated its original assessment of the proposed addition. The Board recommended that the window be eliminated and instead, the door should be an 8', flush door with an operable glass transom. The height of the transom and door should match the height of the transoms and doors on the neighboring Angeloro Building in order to help blend the new addition into the streetscape along N. Salina Street. With the elimination of the window, the Board recommended that the door be centered on the façade. In addition, the Board recommended that there be a 4" reveal where the addition meets the Angeloro Building in order that the brick and stone corner pier belonging to the older building remain visible. The addition should be parged and painted in the same color scheme as the Rent-A-Center building.

CERTIFICATES OF APPROPRIATENESS

CA-16-08: 232 Brattle Road. The applicant, Louise Thurlow, presented the application to repair the ornate front portico of the house. The semi-circular portico is supported by two, free-standing wooden columns and two engaged ¾-round columns. The tapered columns feature ornate plaster Corinthian capitals and plain Doric bases. L. Thurlow explained that the two, free-standing columns have deteriorated over the years because of water infiltration from the portico roof. The columns were repaired a few years ago, but the deterioration has continued to the point that the owners are concerned for the structural safety of the portico itself. The proposal

calls for repairs to the roof of the portico and the removal and replacement of the two free-standing columns and capitals with fiberglass columns and capitals to match the dimensions and design of the originals. L. Thurlow noted that the capitals appeared to be in good condition, but that their contractor could not guarantee that they would not be damaged during the removal of the columns. The Board discussed the application. D. Leary noted that the water infiltration was most likely coming from the top of the capitals where there is either no flashing or failed flashing. He also commented that the plaster capitals could be repaired if damaged and should be protected. The Board agreed that the condition of the free-standing columns was very poor and that the rot appeared to have risen 3 to 4 feet up from the base. In addition, the Board noted that as a result of the earlier column repair that the bases no longer matched. The Board agreed that the fiberglass composite proposed was an acceptable material in this application as it is sandable and paintable and it is possible to match dimensions with the original columns. On this point, J. Marshall commented that it was important to make certain that the taper of the new columns is an exact match to the original otherwise the difference between the remaining engaged columns and the new columns will be obvious to the eye.

J. Marshall made a motion to approve the replacement of the two free-standing columns with new fiberglass columns with dimensions and taper to match the originals. The conditions of the approval are that if the dimensions cannot be matched that all four columns should all be replaced in-kind in order to maintain the visual cohesiveness of the portico. In addition, the bases of the new columns should match the original Doric bases. The plaster capitals should be protected and reinstalled with an appropriate copper flashing. If damaged, the capitals should be repaired. The motion was seconded by C. Carter and passed unanimously.

CA-16-09 317 Farmer Street. The applicant was not present. The Board reviewed the proposal to repaint the house in a new color scheme, specifically white for the main body of the house with off-white trim and black shutters and front door. C. Carter made a motion to approve the application as submitted, which was seconded by J. Romano. The motion passed unanimously.

ZONING REFERRALS

Project Site Review: 225 Wilkinson Street (R.E. Dietz Building). Matthew Paulus, owner/applicant, presented the application for the conversion of the former lantern factory into a mixed-use residential and commercial property. He described the history of the property and the proposed rehabilitation. The developers are seeking rehabilitation tax credits and the Park Service has provided conditional approval of the project. The Board discussed the project, in particular the proposed repainting of the historic factory signage on the building. The Board recommended that the historic signage be accurately recreated based on physical and documentary/photographic evidence. It agreed to recommend approval of the application as submitted.

DISCUSSION

Project Plan Review: SU University Place Promenade. Jennifer Bybee (Syracuse University) presented minor revisions to the pedestrian promenade along University Place, between South Crouse and College Place. The revisions included a reconfiguration of the proposed benches along the northside of University Place. Due to the grade changes, the long benches that were originally proposed will be replaced with shorter benches. Ramps will be added around the Byrd Library entrance for increased accessibility and there will also be additional tree planting to help soften the transition between the Byrd and the Promenade. The revisions also included a smaller bicycle corral next to Schine. The Board discussed these revisions and agreed that they would enhance the pedestrian experience and encourage more interaction. The Board also discussed how the design would function in winter. The Board agreed to recommend approval of the proposed revisions.

ADJOURN

The meeting was adjourned at 9:40 AM.