



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, May 15, 2014**

Meeting Minutes

Common Council Chambers

CALL TO ORDER

Vice Chairman Bob Haley called the meeting to order at 8:30 a.m.

ROLL CALL

Members Present: Tom Cantwell, Cynthia Carter, Dan Leary, Julia Marshall, Joe Saya

Excused: Don Radke, Jeff Romano

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of April 17, 2014 were approved unanimously as submitted upon the motion D. Leary, which was seconded by T. Cantwell.

The minutes of May 1, 2014 were approved unanimously as submitted upon the motion by C. Carter, which was seconded by D. Leary.

OLD BUSINESS

CA-14-01: 501 Park Street. The applicant was not present. K. Auwaerter noted that additional material had been submitted regarding the proposed cross removal. The Board determined to hold the application open in order for the applicant to explain the revised proposal to the Board in person.

NEW BUSINESS

CA-14-03: 107 Dorset Road. The applicant was not present. K. Auwaerter explained that the application was for the installation of white aluminum half-round gutters on the front of the house, a downspout located on the southeast corner of the house, and K-style aluminum gutters on the rear of the house. The application noted that gutters were removed from the house in 1998 after the Labor Day storm and that it appeared that there had been K-style gutters on at least one section of the rear of the house where the rafter tails had been shortened. B. Haley questioned why the applicant was not proposing half-round gutters for both sides of the house for visual and historic consistency. K. Auwaerter noted that she believed it was a cost issue. J. Marshall made a motion to approve the application as submitted, which was seconded by T. Cantwell. In discussion, it was agreed that the Board would recommend to the applicant that they consider half-round gutters for the entire house. The motion passed unanimously.

CA-14-04: 313 Highland Avenue. The applicant was present. David Hollenback described his project which included the following scope: repositioning a chain link fence in the backyard 50' back so that it was closer to the rear property line; installing new 6', black chain link fencing in the backyard along west and northwest property lines; replacing the existing fence and gate on the west side of the house leading to the backyard with a wrought-iron fence, gate and decorative arbor; replacing the existing fence on the east side of the house with wrought-iron fence and gate; a redesign of the rear patio and walkways; and the removal of a mature box elder located in the rear yard along the east property line that had grown under the neighbor's fence. The Board discussed each item in the scope with the applicant and approved as submitted all items except for the profile of the expanded patio. The Board recommended that the applicant consider simplifying the profile of the patio from a double-curve to a single curve profile as more in character with the age of the property. D. Leary made a motion to approve the application as submitted

with the condition that the perimeter outline of the patio be simplified to a single curve. J. Marshall seconded the motion which passed unanimously.

CA-14-05: 107 Circle Road. The applicant was not present. The application called for repainting the house. Currently the house has a light colored body and dark trim; the proposal called for a dark color body and light trim. Paint chips were reviewed. C. Carter made a motion to approve the application as submitted, which was seconded by J. Marshall. The motion was passed unanimously.

Project Site Review: 1714 -26 N. Salina St. George Kyriakopoulos (applicant) presented his project to convert the former Moyer factory into residential units and groundfloor commercial space. The windows will be replaced on the building with dark green aluminum clad windows. He confirmed that he will match the original design and configuration of the windows and that the new windows will fit entirely into the openings with no panning. Where appropriate, muntin bars will be exterior applied. The Board commented that sandblasting to remove paint from exterior of the building would damage the brick and mortar. K. Auwaerter offered to provide guidance materials on cleaning the brick. The applicant said that he might just clean and repaint the brick. The Board commended the applicant for the project and recommended approval of the application with the request that paint colors be submitted for staff review.

Project Site Review: 200-38 W. Water Street. Mark Congel, Daniel Queri, and James Trasher were present at the meeting. K. Auwaerter provided a brief summary to the Board, noting that the Board had reviewed an earlier version of the proposed addition to the Amos Block. At that time, the Board had recommended that the application be denied because of a number of concerns, including the expansion of the addition over the property line, potential for blocked sightlines to the Amos Block, the void at the streetfront level created by the ground floor parking and details of the design including the semi-castellated roof edge. The Planning Commission denied this earlier application without prejudice based on the Board's comments as well as those of Engineering, DPW and City Planning.

M. Congel explained that the new application before the Board addressed the Board's earlier concerns. He noted that the retail space on the first floor (facing Clinton Square) was now larger, the roof edge detail was substantially revised, and the building materials had been modified to be more compatible with the Amos Block. The encroachment of the addition into the right-of-way had not been altered.

The Board discussed the revised drawings. The Board members agreed that apart from the encroachment issue the overall design of the addition had improved; however, it was difficult to assess the design without an elevation of the new addition side-by-side and in context with the Amos Block. This was particularly important for assessing the interpretation of the street level facade as well as other important decorative elements such the brick belt coursing on the new addition. The applicants presented a sightline analysis. M. Congel noted that there was 170 lineal feet of viewshed, only 30 lineal feet would be impacted by the new addition. The Board agreed that this was a minimal impact.

The Board was unable to comment any further on the project because the site plan continued to incorporate the encroachment into the public-right-of-way, which was one of the major issues behind to the Board's original recommendation to deny the project. B. Haley noted that the construction over the property line is in conflict with the traditional, historic spatial relationship of the property to the sidewalk and streetscape. The Board requested that in any future revisions that the addition be shown in context with the Amos Block.

DISCUSSION

Consultation: Fayette Fire Fighters Park. Paul Motondo and Eric Yetman of Local 280 presented the proposal to install brick pavers at the main entrances in Fayette Firefighters Park. K. Auwaerter noted that the park is a local Protected Site and, as a city-owned property, the Board's jurisdiction was to comment on the project. P. Motondo stated that the plan was to replace the stone dust and pavers at the east and west entrances with brick pavers in a herringbone pattern. In addition, 4'x 4' stones will be placed at the east

and west entrances engraved with the Firefighter's emblem, the Maltese Cross. He stated that this was part of a larger plan to install brick pavers throughout the park.

The Board encouraged the Fire Department to work with the Parks Department to develop a masterplan for the entire park that could place the proposed improvements in a larger context. J. Marshall noted that such a plan could be reviewed and approved by the Board, eliminating the need to come back to the Board with each new project. The Board recommended that they also go to a reputable, established firm to buy bricks (or buy all the bricks at once) because the color of the brick will change over time.

ADJOURN

The meeting adjourned at 10:30 a.m.