



**SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD**

**Landmark Preservation Board  
Thursday, June 21, 2012**

Meeting Minutes

8:30 am Common Council Chambers

**CALL TO ORDER**

Chairman Don Radke called the meeting to order at 8:30 a.m.

**ROLL CALL**

Members Present: Louise Birkhead, Tim Bonaparte, Cynthia Carrington Carter, B. Haley, Dan Leary, Don Radke, Jeff Romano, Joe Saja

Excused: Julia Marshall

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

C. Carter made a motion to accept the minutes as submitted, which was seconded by J. Romano. The minutes were approved unanimously with the following revisions.

CA-12-11: 105 Sedgwick Drive. John and Maria Vigliotti presented the application to install a pool in the rear yard of the house. They confirmed that the application was for the pool, the pool's concrete apron and the pool enclosure fence only. J. Vigliotti noted that members of the board had reviewed the site and as a result the pool was moved to the center of the yard to be on axis to the house. The pool is 18' x 41' with a concrete apron. The pool perimeter fence is 48" *high* black metal and features corner pillars that will be concrete block covered in stucco with bluestone caps. The lights proposed for the pillars are not included in the application *and should be submitted at a later time*. J. Romano made motion to accept the application as submitted, which was seconded by C. Carter and approved unanimously.

CA-12-12 220 Green Street. Cindy Seymour (developer) presented the application with Jake Cooper (architect). The project involves the rehabilitation of the house and conversion into a mixed use property with commercial (nail salon) on the ground floor and residential upstairs. With the exception of three windows in the rear of the property where there was a fire, all the windows will be repaired and interior storms installed. C. Seymour noted that they plan to work with either Meier Construction or Solvay Glass on the windows; both companies have stated that they can repair the windows. The three windows to be replaced will be replaced in-kind using Hurd, all-wood full-frame replacements *to replicate the style and size of the original windows*.

CA-12-13 115 Green Street. J. Cooper recommended that since this area was only to be used for storage that a new ~~small~~ window *matching the smaller original windows* be installed and the clapboards be replaced to match the size of the originals. C. Carter made a motion to approve the application as revised, reflecting the removal of the sign from the application and the revision to the west façade treatment. The motion was seconded by L. Birkhead and approved unanimously.

**OLD BUSINESS**

217 Green Street Partial Demolition. The board discussed the proposed demolition of a rear addition and small side bay projection at 217 Green Street, which is located in the Hawley Green Historic District. It was noted that the addition and bay do not contribute to the architectural significance of the house and that the proposed new rear façade of the property is in keeping with the architectural character of the house. The board agreed that it would not consider the property for individual Local Protected Site status. J. Romano requested and the board agreed that the owners should be asked to replicate the corner board on the rear façade that will be lost with the demolition.

**NEW BUSINESS**

Project Site Review: 214-218 S. Warren Street. Joe Hucko and Steve McKnight presented the project to convert the Merchants Bank Building and Snow Building into a mixed use development that includes 66 apartments and 30,000 sf of office and retail space. Parking will be located in the basement and part of the first floor of the Merchants Bank Building. K. Auwaerter explained that the Project Site Review application was before the board because the Snow Building is listed as “architecturally significant” on the City’s Historic Properties List. She noted that even though the State Historic Preservation Office had determined that the property was not individually eligible for the National Register, the building retained local significance as the city’s first skyscraper, designed by architect Archimedes Russell. The Snow Building will be rehabilitated into apartments and commercial space. J. Hucko noted that there were few or no original windows in the building, all having been replaced with windows that did not fit into the original openings. The new windows will be sized to fit the original openings, including the arched tops. The proposed new windows are a black vinyl, single-hung window made by Paradigm. Though praising the overall project and its intent, D. Radke explained to the applicant that the board had never approved vinyl windows and suggested that an aluminum window would be acceptable. J. Hucko explained that the cost of the windows had been investigated thoroughly and that they had selected these windows to remain on budget. D. Radke explained the board’s jurisdiction under Project Site Review. The board was very supportive of the project, but recommended against the use of vinyl windows. In further discussion, it was noted that no modifications were planned for the first two stories of the Snow Building. B. Haley suggested including a historic photograph of the building within the foyer of the Snow Building, which J. Hucko stated they already planned to do.

Sign Waiver: 462-74 S. Salina Street. The board reviewed the application for a sign waiver. D. Leary noted that the word “deli” that is affixed above the shopfront is part of a 1970s-era renovation of the property. The board suggested that this lettering did not constitute a sign as it was integral to the architecture of the façade and so recommended approval of the new “business-specific” sign on the door.

Resubdivision and Project Plan Review: 201-19 Solar Street/306 Division Street. The board noted that the proposal included the demolition of two buildings. C. Carter stated that neither building was included as potentially eligible in the Industrial Resources survey that she had completed for the Metropolitan Development Association. J. Romano noted the poor condition of the main property. The board agreed that the demolitions would have no impact on the surrounding Lakefront District. The board also agreed that the resubdivision and combination of lots was acceptable. D. Leary noted the narrow curved lot adjoining the subject lots to the north. He recommended that the applicant coordinate with the owners of this lot or potentially seek to purchase this lot.

In regard to the design of the new building, the board discussed a number of concerns. It noted that the new building would be constructed on the foundations of the former building. However, urban design principles would suggest that the building be constructed up to the corner of the lot at Solar and W. Division Streets in order to anchor the corner and create a more pedestrian-friendly environment. C. Carter also noted that the large portico facing Division Street was too large and designed with a suburban aesthetic that was incompatible with the surrounding area. She also noted that the proposed clerestory traveled only part way along the length of the building, which gives it an odd, asymmetrical appearance. D. Leary also questioned whether the Lakefront design guidelines permitted cement board. The board determined that it did not have sufficient information to comment and requested that the applicant be invited to present the project to the board at its next meeting.

## **ADJOURN**

J. Romano made a motion to adjourn which was seconded by C. Carington Carter. The meeting adjourned at 9:10 a.m.