



**SYRACUSE
LANDMARK
PRESERVATION
BOARD**

**Landmark Preservation Board
Thursday, June 18, 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, Cynthia Carter, Dan Leary, Don Radke, Joe Saya

Excused: Bob Haley, Julia Marshall, Jeff Romano

Staff: Kate Auwaerter

APPROVAL OF MINUTES

C. Carter made a motion to approve the minutes of June 4, 2015, with the following correction:

Resubdivision: 122, 124, 126 Wayne Street. ... However, given the narrowness of the lots at 124 Wayne Street, the unlikelihood of its redevelopment, and the possible advantage to the neighboring parcels, the Board did not oppose this particular Resubdivision application.

T. Cantwell seconded the motion, which was approved unanimously.

OLD BUSINESS

No Old Business

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CA-15-07 307 Highland Avenue. Tara Pearson (applicant/owner) presented the application to rebuild the top third of the brick chimney on the northeast side of the house using brick that matches as closely as possible the color and texture of the original brick. As part of the reconstruction, the top five brick courses will step out to create a drip edge to shed water away from the stack. T. Pearson presented a sample brick for the Board to review, stating that it was the closest match to the original that her mason (Maksi) was able to obtain. The Board commented that the brick was slightly lighter than the original brick, but that it did have the black fleck pattern of the original brick. T. Pearson noted that the chimney services an unused fire place and will need a new metal liner before it can be used again. D. Leary moved to approve the application as submitted, which was seconded by T. Cantwell and approved unanimously.

ZONING REFERRALS

Project Site Review: 409 Stolp Avenue. The applicants were not present. The Board reviewed the plans and noted that the project consisted primarily of basic maintenance and repair of property including window and masonry repair. The project also includes the construction of a wheelchair ramp leading down to a new, below-grade entrance at the basement level on the front façade of the building. The new basement entrance will be inserted into an existing window opening. The Board noted that the ramp and railing were well detailed and resulted in minimal alteration to the character of the property. The Board agreed to recommend approval of the application as submitted.

Project Site Review: 1700 Genesee Street W. Wayne LaFrance (Lake Architectural) presented the plans for the conversion of the former Methodist church into residential apartments, which requires inserting a

second floor into the sanctuary. He noted that they had attempted to retain the exterior appearance of the building to the maximum extent possible. In particular, he noted that the original windows openings are incorporated into the new units with no change in the height or width of the openings. The inserted floor will be obscured from the exterior by spandrel glass panels at the window openings. The new windows are aluminum double-hung units; no stained glass remains in the building. The Board agreed to recommend approval of the project as submitted.

DISCUSSION

Predevelopment: State Tower Building. Keystone Associates made a presentation regarding the proposed conversion of the offices on floors 11 through 21 of the State Tower Building into high-end apartments, 2 per floor. In order to accommodate the new units, Code requires that the building has two separate means of egress at a predetermined distance apart. The applicants noted that the tower has only one stairwell from floors 11 to 21. They presented drawings for the introduction of an exterior stair tower on north façade of the building. The stair tower would be approximately 20' wide and project approximately 8 feet out from the face of the building. T. Cantwell stated that in concept the new exterior stairwell appeared to be an acceptable solution in order to accommodate the new use. Other Board members were concerned about the visual impact of the exterior stair. The Board discussed other options with the applicants including placing the stair tower on the east façade; however, the applicants noted that this placement would require creating an interior hallway to connect the new stair tower with the existing stairwell that leads from the 10th floor to ground level. J. Marshall suggested that the developers consider building an internal stairwell in the location where the exterior stair tower is currently proposed. The Board requested that the developers continue to consider different alternatives that would have a lesser impact on the historic and architectural character of the property.

401 S. Clinton Street. K. Auwaerter reported that the Planning Commission had denied the application for the storefront alterations, based in part on the Board's comments. The business owner has requested that the Board reconsider its decision regarding the introduction of the tile onto the storefront. D. Radke noted that he and K. Auwaerter had visited the storefront. D. Radke encouraged other members to see firsthand the new facade. The Board determined that it would stand by its original finding, which was that the proposed tile was not appropriate to the district and that it had an overall deleterious effect on the district.

ADJOURN

The meeting was adjourned at 9:40 AM.