



**SYRACUSE
LANDMARK
PRESERVATION
BOARD**

**Landmark Preservation Board
Thursday, July 16, 2014**

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, Tom Cantwell, Bob Haley, Don Radke, Jeff Romano and Joe Saya

Excused: Dan Leary, Julia Marshall

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of June 18, 2015 were approved unanimously as submitted on the motion of C. Carter, which was seconded by T. Cantwell.

OLD BUSINESS

No Old Business

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CA-15-08 121 Windsor Place. Patrick Jones and Karen Weiss Jones (owners) presented their application to replace the front and rear doors of their home at 121 Windsor Place. As illustrated in the application photographs, the front door is badly warped and the Board concurred that the damage was substantial. The proposed replacement door is a full-wood door, painted white with a panel pattern to match the original door. The condition of the rear door is not as bad as the front door; nonetheless there was evidence of warping. The proposal calls for a full-wood painted door with an aluminum storm door. The style of the new back door was similar to the original with a half-light over raised panels. T. Cantwell made a motion to approve the application as submitted, which was seconded by C. Carter. The motion passed unanimously.

CA-15-09 712 Rugby Road. Cathleen Fray (applicant) presented the application to replace six wood casement windows on the west elevation of the house. The casements are arranged in two sets of three -- one set is flush to the face of the house and features single-light, wood storms over 9-light, wood casements. The other set is located in a projecting bay with a pent roof and features 8-light, wood storms over 8-light, wood casements. The applicants would like to replace the windows and storms with new aluminum-clad casement windows that will operate outwards. The applicant described the condition of the windows as poor: the storm windows are sealed shut, which has allowed moisture to build up on the inside causing damage. The proposed replacements are aluminum-clad, outward-opening casement windows, which, it was noted, had a muntin pattern that is modern in appearance and does not match the pattern of the original casements. The Board agreed that the windows appeared to be damaged; however, it was not clear that they were beyond reasonable repair. Board members noted also that the proposed new windows would appear very different from the original windows. The Board asked staff to schedule a site visit to review the window condition and to report back to the Board.

ZONING REFERRALS

Project Site Review: 320 Hawley Avenue. Lauren Bolden (owner) presented the application for the rehabilitation of the 6-unit apartment building. K. Auwaerter noted that this building is located in an area that has been identified as eligible for the National Register as part of an expanded Hawley Green Historic District. The scope of work includes repainting the building and repair of the open, exterior, two-story side stairway. The repair to the stair includes new decorative handrail and spindles; the spindles are replicas of the spindles on the front porch. B. Haley suggested that Ms. Boldon confer with her architect about the side stair and whether building code requires that they be sheltered from snow and rain. The proposal also includes paving the gravel parking at the rear of the property with asphalt and installing a concrete curb. It also calls for installing a permeable paver patio between the parking area and house. J. Romano cautioned that water may flow from the parking lot onto the permeable paving causing water pressure against the foundation walls. Overall, the Board was positive about the project and agreed to recommend approval of the application as submitted.

Project Site Review: 710 Emerson Avenue. Louis Fournier (Sutton Real Estate) and Randy Crawford (Crawford & Stearns) presented the application for the rehabilitation of the former knitting factory into a 35-unit residence. They noted that the exterior work was limited to cleaning and repointing of the masonry and new windows and doors. The building currently has few original windows. The new aluminum-clad windows will be designed based on the historic, multi-pane window pattern and have been approved by the National Park Service for the purposes of the Rehabilitation Tax Credit program. The original tower entrance will be moved to a different side of the tower for egress purposes and the tower itself will be mothballed. B. Haley noted that the metal hoisting bar on the exterior of the tower (evident in the photographs) did not appear in the drawings. R. Crawford stated that this was an oversight and hoist would remain. The Board complimented the applicants on the application and agreed to recommend its approval as submitted.

Special Permit: 215 Walton Street. The application calls for the installation of a new awning that will span the entire length of the building, covering two storefronts and a central residential entrance. The awning includes signage that would demarcate the Japanese restaurant at one shop front and the sushi bar at the other. The Board agreed that the single awning would cover important architectural features of the façade and was not appropriate for this building. It recommended that two or possibly three awnings be installed instead of one: one over each shopfront and one over the center door. The awnings should be installed in such a way that they fit within the shopfront openings and do not span outside the brick pilasters. The current and proposed signage appeared to be excessive. The Board recommended that it be limited to either the awnings or the shopfront windows but not both.

DISCUSSION

Predevelopment: 728 E Genesee Street (former First Church of Christ Scientist). Matthew Broderick and Jason Evans (Ashley McGraw Architects) presented plans for discussion regarding the proposed conversion of the former church into an arts and culture center, specifically as an arts cinema. J. Evans explained that for the most part the building is in excellent condition. Exterior work will include repair of the front stairs and refurbishing the front doors. If doors must be replaced, they will be in kind. The plans call for the construction of a rear addition that will include an exterior stair, mechanicals and storage. The new addition will be faced in fiber-cement panels of a similar color as the light colored brick of the church. They also showed two preliminary proposals for signage on the front of the building. The Board complimented them on the proposal, which appeared to preserve the character defining features of the property.

Thornden Park: New exercise equipment and bike racks. Glen Lewis (Parks Department) presented the proposal to install new metal exercise equipment in Thornden Park. There will be five new pieces of equipment that will replace the existing wooden pieces in roughly the same location. They have a dark green and grey color scheme. He also presented the locations of the new bike racks in the park. The bike racks are connecting circular rings set on concrete pads with a dark green color scheme. The Board thanked him for the presentation and recommended approval of the proposal.

Historic Properties List: K. Auwaerter noted that she was working on a formal process for adding properties to the Historic Properties List.

ADJOURN

The meeting was adjourned at 9:20 AM.