



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, July 18, 2013**

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, Bob Haley, Dan Leary, Julia Marshall, Jeff Romano, Joe Saya

Excused: Don Radke

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Marshall made a motion to accept the minutes of June 20, 2013, which was seconded by J. Romano. The minutes were approved unanimously with the following revisions:

Project Site Review: 205-09 E. Jefferson Street....The Board recommended that the drawings be corrected to include the following elements: the existing vertical band of windows at the center of the façade and the window details that include full arches on the ~~third~~ fourth floor, segmental arches on the ~~second~~ third floor, and flat arches the ~~first~~ second floor. W. Walton noted that as they uncover the original façade they may need to resubmit their plans as other historic details are revealed. K. Auwaerter noted that all modifications should be submitted to Zoning.

OLD BUSINESS

No Old Business

NEW BUSINESS

CA-13-14 401 Sedgwick Drive. Jim Stoy (Home Renewal) presented the application on behalf of the applicants. The application consists of removing non-functioning jalousie windows on the rear sun porch addition (c. 1970) and replacing the windows with white aluminum-frame slider windows with fixed transom panels. The base of each window has a flat aluminum bulkhead. D. Leary made a motion to accept the application as submitted with the condition that the exterior finish of the new bulkheads will be white clapboard to match the exterior of the house. In addition, the applicants will submit drawings if the posts between the windows need to be repositioned to accommodate the new windows. J. Marshall seconded the motion, which was approved unanimously.

CA-13-15 209 Berkeley Drive. Allen Kosoff (owner) presented the application, which consists of replacing water-damaged deck boards and structural components of a deck at the rear of the house. Mr. Kosoff explained that he had already had to replace the decking several times since the construction of the house due to water damage and was seeking a more durable product as a replacement. He proposed to replace the damaged structural components with new wood and to install new Duralife Hardwood Decking (Color: Tropical Walnut), which is a manufactured decking product. K. Auwaerter noted that the Board had never approved a manufactured material for decking. In discussion, it was noted that this property is a non-contributing, non-conforming structure within the Berkeley Park District. In addition, it was noted

that the deck was not visible from the public right-of-way. Based on these special considerations, J. Marshall made a motion to approve the application as submitted, which was seconded by C. Carter and approved unanimously.

Project Site Review: 328-34/336 S. Salina Street. This project was withdrawn by the applicant.

Off Premise Advertising: 1714-26 N. Salina St. The Board reviewed the information provided. It noted that the billboard on the Penfield Building had been located on the roof for many years and that the renewed use of the billboard would not detract from the character of the property. The Board recommended approval of the application as submitted.

Project Site Review/Variance: 324 W. Water St. Jim Knittel (Dal Pos Architects) presented the application for the renovation of the former office building into a mixed-use residential structure. K. Auwaerter noted that the property involved is a non-historic property; however, Zoning had requested comment from the SLPB based on the building's close proximity to the historic Niagara Mohawk Building (National Grid). *The Board noted that the design and exterior building materials do not relate to those of the original Niagara Mohawk Building.* The Board discussed various aspects of the project including materials, massing and scale. The Board expressed concern about the proposed colors and materials; Mr. Knittel stated that the colors will be more muted than the color renderings suggested. The Board requested further clarification on the proposed colors and materials. The Board also expressed concern that adding an additional floor to the building would further obscure the Niagara Mohawk Building. However, it was also noted that at its construction, the Niagara Mohawk Building would have been surrounded by dense urban fabric that would have included a mix of heights, scales, styles and materials. In conclusion, the Board was supportive of the project in concept and noted the potential positive impact that new residential and commercial activity could have on northern section of downtown.

Project Site Review (Modification): 300/306-12 S. Salina St. The applicant was not present at the meeting. The Board reviewed the proposed signage and new awnings for the Dunkin' Donuts shop to be located at the corner of W. Fayette and S. Salina Streets. The Board found that the proposed signage and awnings would not detract from the historic character of the Pike Block and agreed to recommend approval of the application as submitted.

Project Site Review: 734-38 N. Salina St. Frederick Dambach (applicant representative) presented the application for the installation of three new doors on the front façade of the property, which had been damaged by fire. The Board noted that the doors were installed prior to review were not in character with the surrounding National Register district. It recommended the following modifications: The doors leading to the two commercial entrances should be full-glass, wood doors with no muntins or grill pattern in the glass. The doors could feature 18" base panels to protect the glass from impact. The residential entrance should be differentiated from the commercial entrances by a half or three-quarter glass panel door. The Board noted that the existing, replacement residential door would be acceptable if the applicant was able to remove the muntins from the glass.

DISCUSSION

Predevelopment discussion: 433 S. Warren St (WFBL Building). Bob Abbott (project architect) presented preliminary designs for 433 S. Warren Street. He noted that the new owner of the property proposes to demolish the rear 2/3rds of the property, but preserve the historic Art Moderne façade. *A third floor will be added to the south half of the property providing for residential space, but stepped back from the façade. The new residential units will require new window openings along the front facade.* The Board discussed

the design of those openings and recommended that the new windows be *differentiated from* but compatible with the historic fenestration pattern. Mr. Abbott also discussed the plans to repair the storefronts and noted that the building appeared to retain the original awning hardware *running the full width of the storefront*. The Board recommended that he visit the Onondaga Historical Association for historic photographs of the building that might provide some guidance for the storefront design. The Board was very supportive of the preservation of the façade and commended Mr. Abbott and the new owner for their efforts in this regard.

ADJOURN

J. Marshall made a motion to adjourn, which was seconded by J. Romano. The meeting adjourned at 9:40 a.m.