



*SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD*

**Landmark Preservation Board  
Thursday, July 19, 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: Tim Bonaparte, B. Haley, Dan Leary, Don Radke, Jeff Romano, Joe Saya

Excused: Louise Birkhead, Cynthia Carrington Carter, Julia Marshall      Staff: Katelyn Wright

**APPROVAL OF MINUTES**

D. Leary made a motion to accept the minutes as submitted, which was seconded by J. Romano. The minutes were approved unanimously.

**OLD BUSINESS**

Project Plan Review: 201-19 Solar Street/306 Division Street. D. Radke asked for a staff update on this project, which went before the Planning Commission on July 16, 2012.

**NEW BUSINESS**

CA-12-14 108 Dorset Road. Karol Kerr presented her application. The application included replacing a garage door, replacing the front door to the house, removal of a decorative wood fanlight over the front door and exterior painting. It was noted that the front door had already been replaced and the wooden fan removed prior to submitting the application.

Because the applicant did not have a catalogue cut of the proposed garage door, she agreed to remove the request from the application and resubmit for the garage door at a later date. The board mentioned that the replacement door should match the original in design, dimensions and material. J. Romano recommended installing a gutter to prevent future water damage.

The board discussed the work involving the front entrance. The applicant explained that the original door and surrounding trim around the door and sidelights were severely deteriorated. The replacement entrance is wood with a door and sidelights that are similar to the original, though not exact. T. Bonaparte noted that the large glass panel on the new front door was not historically appropriate. The applicant stated that the fan over the doorway that had been removed was made of plywood and apparently not original. The wood clapboards behind the fan were pine while the rest of the house has cedar clapboards. She has replaced the clapboards over the door with cedar to match the dimensions of the surrounding siding. It was not her intention to reinstall the fan. The application also calls for painting the house. The applicant provided paint samples which included a green palette for the house and trim and red for the door.

The board reminded the applicant about the preservation district design review process and noted that the board had not been given the opportunity to make recommendations about possible treatments for the doorway and fan prior to their removal. The applicant noted that she was now aware of the process and would follow it moving forward. D. Leary made a motion to approve the application, omitting the garage door. J. Romano seconded the motion, which was approved unanimously.

CA-12-15 107 Sedgwick Drive. Glen Gillette presented the application to paint his house white with black shutters. He noted that the house was originally white, but had been painted brown at some point. D. Leary made a motion which was seconded by J. Romano. The motion passed unanimously.

CA-12-16 105 Sedgwick Drive. John Vigliotti presented the application for the installation of a 13'-wide driveway with turnaround area accessed from the rear of the property. The application also included installation of a flat-top, 6' cedar privacy fence around the perimeter of the property and the installation of two 4' metal picket fences that would be attached to the back corners of the house and travel between the house and the north and south property line, respectively. Each of the fence sections would have arched gates allowing access to and from the rear of the property. After brief discussion clarifying that the fence did not enclose the garage at the rear of the property and also affirming that the applicant could seal the cedar fence, D. Leary made a motion to accept the application as submitted. T. Bonaparte seconded the motion which was approved unanimously.

Project Site Review: 327 Montgomery Street. Randy Crawford (Crawford & Stearns) and Judy Delany (SIDA) presented the application for the rehabilitation of the property, which SIDA owns. R. Crawford stated that the project is a clean-up and repair in-kind (rather than full restoration) project. He noted that the stucco that is failing on the front façade will be repaired and or replaced in kind. Fabric awnings will be installed in the front three bays. The color scheme for the façade will match fairly closely the existing color scheme: buff color for the stucco with ivory trim. The awnings will be a rust red stripe. The mural on the south façade will be retained, but the bottom 4' of brick along this façade has failed (probably due to snow pile up from the driveway over the years) and will have to be replaced in kind. The rear of the property will be secured and a security gate will be installed.

In discussion, R. Crawford confirmed that no EIFs would be used in the repair. He noted that he had seen newspaper records of the construction of the property in 1907 and another clipping from the 1920s noting the "newly refurbished" building. He also noted that the roof had been replaced and metal flashing installed in 2006.

The board agreed to recommend approval of the application as submitted.

Project Site Review: 200-06 S. Geddes Street. Rich Destito presented the application to install a new ADA compliant entrance on the west façade of the property. The entrance will replace infill block. The interior will be built-out as music studios with an interior wheel chair ramp. The entrance will include an aluminum door and windows that match what is existing in the front façade. B. Haley noted the importance of retaining original fabric of the building and the use of natural materials (metal, brick, stone, etc.) when replacement is necessary. The board agreed to recommend approval of the application as submitted.

Project Site Review Modification: 401-07 + 409-13 S. Salina Street. Robert Doucette presented the application to install 5 new entrances along Jefferson Street side of the building. He noted that this would make the building much more attractive to retailers. Each of the five bays has three window openings; the proposed project will remove the center window from each bay and install an aluminum door. The board was very supportive of the project and agreed to recommend approval of the application as submitted.

Project Plan Review: 801-41 S. Crouse Avenue. Steve Schroeder (Syracuse University), Jack Osinski (Syracuse University) presented the application to install a new entrance to Huntington Hall on the east elevation of the north wing of the building. The proposed project includes replacing a large section of the masonry wall with a clear glass curtain wall and entrance. The project was initially reviewed by the board at the May 17, 2012 meeting. Responding to board comments from that previous discussion, the revised designs retain the masonry quoins at the edge of the new entrance but the staggered quoins will be cut to a single length to meet the architect's design intent. A chrome-plated steel column will be installed halfway

across the glass wall to support the beam over the new entrance. A long walkway, which starts at the corner of Marshall Street and University Avenue and gradually slopes upward on a diagonal, culminates at a plaza and the new entrance. The plaza will be a poured-in-place concrete that will be stained a dark charcoal gray. The plaza will feature planter boxes, benches and lighting. No railing is needed along the walk. The masonry (stone and brick) removed for the new entrance will be salvaged and reused where needed on the building. T. Bonaparte commented that the Canadian hemlock proposed to screen the coolers will grow upward of 75'-100' tall.

The board agreed to recommend approval of the project as submitted.

Variance Modification: 304 Hawley Avenue. Cindy Seymour presented the application to install a wooden, pressure-treated deck at the front of 304 Hawley Avenue. C. Seymour confirmed that the deck would "float" and not touch the building. J. Romano recommended that the deck be lowered so that it would read as a secondary element next to the primary, ornate entrance to the building. The board recommended that the substructure be made of pressure treated wood, but that the deck and railing be made of finish wood painted a shade darker than the brick of the building. B. Haley recommended a dark red or color that matches the front door. C. Seymour said she intended to landscape around the base of the deck so that no skirting was necessary. The board agreed that the deck should be lowered a full-step height. T. Bonaparte recommended that the deck be lowered enough so that the height of the deck railing match the height of the front porch railing. The board agreed to recommend approval of the application with the following comments: the deck should float and not be attached to the building; the deck should be lowered a full-step so that the height of the deck railing matches the height of the front porch railing; the deck and railing should be made of a finish wood that is painted to match the trim and/or a color darker than the brick; the substructure of the deck can be made of pressure treated wood; and landscaping should be planted to obscure the deck supports.

Resubdivision: 105 Green Street Place/326 Green Street. The board agreed that it had no issue with the resubdivision request. The Board requested the opportunity to review the details of the proposed driveway and curb cut when those materials become available.

Special Permit (modification): 120-24 Walton Street. The board agreed to recommend approval of the sign as long as it meets the sign ordinance requirements. However, it did recommend that the applicant consider metal or wood over the proposed plastic.

#### **ADJOURN**

B. Haley made a motion to adjourn which was seconded by J. Romano. The meeting adjourned at 9:30a.m.