



**Landmark Preservation Board
Thursday, July 6, 2017**

Meeting Minutes

Common Council Chambers

CALL TO ORDER

Chairman Don Radke called the meeting to order at 8:45 a.m.

ROLL CALL

Members Present: Tom Cantwell, Cynthia Carter, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Joe Saya

Members excused: Jeff Romano

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of June 1, 2017 were approved unanimously as submitted on the motion of C. Carter, which was seconded by J. Marshall.

OLD BUSINESS

Project Site Review (PR-17-09): 214 W Water Street (Amos Building Addition). Mark Congel (owner) and James Trasher (CHA Companies) presented the revised elevations and drawings for the addition on the west side of the Amos Block. They highlighted the following modifications: the hyphen connection between the addition and the Amos Building was lowered and the windows on the south façade of the hyphen were removed in order to diminish its visual scale. The alternating bays that projected above the roof line on the initial design of the addition were removed and replaced with a flat roof edge. The first and second stories of the new addition remain as parking; however the entrance to the parking garage was relocated to the Erie Boulevard side of the building.

In discussion, the applicants stated that the addition would include 40 apartments and 80 parking spaces. The parking is to accommodate all of the tenants on the entire block, including both additions and the Amos Block itself. M. Congel noted that the parking was essential for the development. M. Congel explained that the plan was contingent on Common Council approval of the proposed abandonment or permanent easement on the W. Water Street side of the property between Clinton and Franklin Streets. D. Radke noted that the easement/abandonment was not part of the Board's purview.

The Board discussed the revised design. It noted that the proposed addition is a story taller than the Amos Block and the size and scale of the addition is accentuated by its uniform, box-shaped form. Also, on the W. Water Street side of the parcel, the addition will be constructed 9 feet over the block's historic building line and in front of the primary façade of the Amos Block. The Board agreed that the revised design continues to visually overwhelm the Amos Block and alters the integrity of its historic character and setting. For these reasons, the Board recommended denial of the new construction as proposed.

NEW BUSINESS

Local Protected Site Applications

Local Protected Site application 17-01: 1027 E. Genesee Street. The Board discussed the comment from the public hearing for the Local Protected Site application which had preceded the regular meeting. In particular, the Board discussed the presentation by Ted Bartlett (Crawford & Stearns Architects) who had presented an analysis of the building's historic integrity according to the guidelines of the National Park Service. C. Carter

stated that she agreed with T. Bartlett that the building had lost its historic integrity based on the extensive alterations to the property and its site. D. Leary suggested that a case for local designation could still be made. T. Cantwell agreed, noting that the interpretation of the NPS guidelines could be considered subjective and that he believed that the building was historic and worthy of preservation. He suggested that the developer could remove the additions and preserve and reuse the historic core of the building. B. Haley acknowledged that the integrity of the building was damaged, but asked where in the guidelines was there accommodation for the “non-heroic” or altered buildings that nonetheless contribute to the historic character of a community. C. Carter noted that historic district designation provided a way to preserve neighborhood character; however, she noted, that the historic residential character of this particular stretch of E. Genesee Street was already lost. She suggested that the Board might consider a nomination of the residential blocks east of University Avenue along E. Genesee Street as these continued to maintain their historic residential character. D. Radke called a vote to designate 1027 E. Genesee Street as a Local Protected Site. D. Leary and T. Cantwell voted yes; C. Carter, B. Haley, J. Marshall, and J. Saya voted no. The designation did not move forward.

Certificate of Appropriateness Applications

CA-17-11 2004 E Genesee Street. The applicants were not present for the meeting. K. Auwaerter explained that the condominium owners are seeking to install a painted-wood, trash enclosure on the west side of the property next to the rear porch. The owners do not want to install the enclosure on the rear parking lot because of the steep slope up to the lot. In addition, they do not want to place the enclosure on the less visible east side of the building because it would be under the bedroom window of one of the units. The proposed location is next to the existing air conditioning units and below a public foyer/hallway area of the house where the mailboxes are located. The Board reviewed the application.

B. Haley made a motion to deny the installation of the enclosure and instead install a low row of evergreen shrubs to shield the trash bins and air conditioning units. The motion was seconded by D. Leary. In discussion, other Board members noted that the enclosure was necessary to help contain the trash bins. The motion failed to receive a majority on the vote.

J. Marshall made a motion to approve the application for the enclosure with the addition of a low-growing evergreen (or similar) shrubbery to be planted along the west side of the enclosure and extending across the air conditioning pad so that the enclosure and AC units would be obscured from Westcott Street. C. Carter seconded the motion, which passed unanimously.

CA-17-12 411 Sedgwick Drive. Peter Vercillo (owner) presented the application to replace damaged wood shutters on the house with new cedar shutters painted grey (the current shutters are blue) reusing the original hardware; replace the damaged plywood fascia board above the garage with new cedar shakes painted white; and replace the shake siding on the house with new, prefinished cedar shakes.

In discussion, the Board noted that the proposed shutter replacements were appropriate as was the replacement of the plywood panels above the garage door with new cedar shakes. In regard to replacement of the shakes on the house, the property owner clarified that it was his preference to replace all the shingles with the pre-stained shingles for the reason that to only do patch repair would result in a mismatched condition. Some members of the Board noted that the natural shingles would weather quickly to a darker color.

B. Haley made a motion to approve the replacement of the shutters with new painted cedar shutters, installation of new shingles painted white in the gable end of the garage, and spot replacement only of the shingles on the body of the house with new unfinished shingles. There was no second to this motion so the motion failed. The property owner stated that he wished to replace all the shingles on the house rather than perform spot repair and that natural shingle would be acceptable.

J. Marshall made a new motion to approve the application as submitted with the condition that the new shingles on the house be sealed, natural cedar shingles. This motion was seconded by T. Cantwell and approved unanimously by the Board.

CA-17-13 711 E Fayette Street. Beth Crawford (Crawford & Stearns) presented Phase 1 scope of work and drawings for the exterior restoration of the former AME Zion Church. She explained that Phase 1 included interior abatement and removals, exterior masonry repair and painting, new roofing, window repair and new front door installation.

In discussion, she commented that the brick is a sand brick rather than clay and is poor condition. Where needed, the brick will be replaced matching color and texture as closely as possible. The brick is painted and the proposal is to remove the existing paint and areas of parging and repaint the brick a warm grey tone, which should provide some protection for the brick. The windows will be repaired and restored, with the primary effort placed on the front elevation windows. The basement window openings will be boarded over in preparation for the next phase of the project which will address the interior renovations.

She noted that the entrance doors on the front elevation are not original. Historic images of the church indicate that the two entrances on the front elevation featured two sets of double doors. The plan is to install double doors on the eastern most entrance and a single 36' door on the western most entrance. She commented that accessibility was not addressed in this phase of the project and that the owners would have to resubmit in Phase 2 for a ramp and other exterior accessibility features. T. Cantwell stated that he was very impressed with the presentation of the scope of work.

C. Carter made a motion to approve the application as submitted, which was seconded by T. Cantwell. The motion passed unanimously.

Zoning Referrals

Special Permit (SP-17-06): 1603 W Genesee Street. Katelyn Wright (Grater Syracuse Land Bank) and Mike Harper (future owner) presented the application. K. Wright noted that the Land Bank currently owns the property and that M. Harper has an agreement to purchase the building subject to the approval of the Special Permit that will allow first floor office use and second story residential use. The exterior of the former house will be restored. However, in order to accommodate tenant parking the garage at the rear of the property will be demolished. K. Wright noted that the garage is severely deteriorated and that City Codes Division and Fire Department had condemned the garage. The Board reviewed the application and agreed to recommend approval as submitted.

Project Site Review (PR-115-16M1): 212 Herald Place. The applicant was not present. K. Auwaerter summarized the design modification application, noting that the modification was limited to the ground floor entrances on the east façade of the building. She explained that the applicant had originally proposed to install storefronts along the east façade. However, with new non-retail tenants leasing the ground floor spaces, the applicant was seeking to install single entry doorways. She noted that this elevation currently faces a parking lot and historically would have faced another building. The Board reviewed the information and agreed to recommend approval as submitted.

Project Site Review (PR-16-26M1): 472 S Salina Street. Tim Webber (Schopfer Architects) presented the modification application for the former Empire Building. He noted that when the contractors removed the EIFS and metal siding from the first floor of the Empire Building they discovered that the original terra cotta was still largely intact beneath. The modification calls for the restoration of the terra cotta where possible and replication where the terra cotta is too deteriorated to repair. The Board expressed its appreciation for the restoration of the facade and agreed to recommend approval of the application as submitted.

DISCUSSION

401 Sedgwick Drive. D. Radke reported that B. Haley and K. Auwaerter and he had visited 401 Sedgwick Drive to discuss with the owner her proposal to install a single-story addition on the rear of the house. B. Haley noted that they discussed the full program with the owner and made recommendations regarding historic context and the district. They encouraged the owner to retain an architect to develop the design concept. This meeting was in anticipation of a Certificate of Appropriateness application.

ADJOURN

The meeting was adjourned at 9:55 AM.