



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, August 15, 2013**

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, Bob Haley, Dan Leary, Don Radke, Jeff Romano, Joe Saya

Excused: Cynthia Carter, Julia Marshall,

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes from the July 18, 2013 meeting were not available for Board approval. The Board will approve the July 18 minutes at the September 5, 2013 meeting.

OLD BUSINESS

No Old Business

NEW BUSINESS

CA-13-16 108 Dorset Road. The owner/applicant was not present at the meeting. The Board reviewed the application to replace the overhead door on the detached garage with a new metal, paneled overhead door (Haas Model # 246). The application also included painting the garage to match the house colors. B. Haley made a motion to approve the application with the following conditions: that the door's decorative *hinge* straps and handles as well as the muntins in the door's single-light windows are removed, and that the color of the door should match the trim of the house (Benjamin Moore *Sussex Green* #HC-109). The motion to approve with conditions was seconded by J. Romano and approved unanimously.

CA-13-17 114 Windsor Place. Ronald Denby (owner/applicant) was present at the meeting. The Board reviewed the proposed landscaping and perennial planting plan proposed for the front of the house. J. Romano noted that the proposed plantings appeared to be appropriate for the location and setting. J. Romano made a motion to approve the landscape and planting plan as submitted, which was seconded by D. Leary. In discussion, B. Haley encouraged the owner to consider native species in future plantings. The motion approved unanimously.

CA-13-18 114 Wendell Terrace. Chris Fernandez (owner/applicant) was present at the meeting. The Board reviewed the proposal to paint the house with a new color scheme that is darker than the existing scheme. The proposed colors include Benjamin Moore Sandy Hook Gray (trim) and Chelsea Gray (stucco). Mr. Fernandez confirmed that the brick would not be painted. D. Leary made a motion to approve the application as submitted, which was seconded by J. Romano and approved unanimously.

CA-13-19 333 Berkeley Drive. The applicant was not present at the meeting. The Board reviewed the roof replacement application and noted that the house at 333 Berkeley Drive is a modern, non-conforming structure within the district. It determined that staff could review and approve the proposed shingle roof administratively.

Project Site Review: 350 South Clinton Street/328-34 & 336 S. Salina Street. Ray Scruton (Zausmer-Frisch Architects) presented the Project Site Review application for Sky Armory (328-34 + 336 S. Salina Street). He noted that the owners had amended the original proposal so that the new entrance on the South Clinton Street side of the property would not require any change to the existing property easements. The new stairwell is square and projects from the building 20 feet above the ground level. He noted that the plan was only to clean and repair the S. Salina Street façade of the property. B. Haley recommended that care should be taken during the cleaning process to avoid or minimize any damage to the historic ~~masonry~~ *masonry materials*. The Board recommended that the applicant review the National Parks Service's *Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*) prior to commencing the proposed cleaning. The Board recommended approval of the application with the above noted recommendation.

Special Permit Modification: 219-25 W. Fayette Street. The applicant was not present. The Board reviewed the proposed signage and painting scheme and agreed that it did not detract from the historic character of the Armory Square Historic District. The Board agreed to recommend approval of the application as submitted with the comment that the brackets for the projecting signs should be attached to the building through the mortar joints rather than the brick face in order to minimize damage to the historic masonry.

Sign Waiver Modification: 930 James Street. The applicant was not present. D. Radke recused himself from the discussion because of his position on the Barnes Foundation Board of Trustees. The Board reviewed the application for a new sign. K. Auwaerter explained that the Sign Waiver application is necessary because of the proposed location of the sign within the required setback. The Board noted that the sign placement was appropriate because of the steep sloping site which creates short sight distances while traveling by car up James Street. D. Leary recommended that the applicant consider a simpler, less decorative design that would be more compatible with the historic character of the property. The Board recommended that the applicant consider a single panel that would allow for larger lettering. The area for tenants could be designed so that tenant names could be changed, as needed.

Project Site Review (modification): 101 College Place. The applicant was not present. The Board reviewed the revised plans that responded to Board comments from a year prior. The Board noted that the proposed use of non-pressure treated, *exterior-grade* finish wood on the porch skirting, decking and steps, and the in-kind repair of the architectural moldings and columns appeared to meet the Secretary of the Interior's Standards for Rehabilitation. The Board recommended approval of these items in the proposed project scope. However, the Board noted that the proposed use of "SmartSide" siding, a manufactured wood product, does not meet the Standards. The SLPB did not recommend approval of the proposed siding.

DISCUSSION

Predevelopment: 706 N. Clinton Street. Andy Breuer (Hueber Breuer) and Bruce MacKnight (MacKnight Architects) made a presentation regarding the proposed redevelopment of 706 N. Clinton Street into office space. The property has not been formally evaluated for National Register eligibility, but Mr. Breuer stated he was seeking Board guidance in the event that the property is determined eligible. The property is the third and final location of the National Biscuit Company in Syracuse and was built in the 1950s or possibly earlier. It sits at a major gateway into the Inner Harbor from I-81 South. One of the dominant features of the property is the saw-tooth skylight that runs the length of the roof. Mr. Breuer indicated that the skylight feature would be retained or replaced in kind. He also indicated that the large brick chimney will be retained. In discussion of the design of possible new construction around the entrance to the property, B. Haley recommended that the saw-tooth skylight remain as the dominant feature of the property

and any new construction should complement and not compete with this feature. The current exterior cladding is a glazed masonry unit (though not terra cotta) that has been painted blue. Mr. MacKnight indicated that they were considering insulated metal paneling for the exterior of the building. B. Haley suggested that they consider including some masonry in the exterior cladding, ~~perhaps for accent~~, *that this should reflect the 1950s construction and not imitate the surrounding historic factory buildings.*

Predevelopment: 207-233 E. Water Street. Jim Leanna and Mike Wicker (SNL Properties), and Anthony Catsimatides (Open Atelier Architects) presented plans for the redevelopment of 207-233 E. Water Street which abuts the Grange Building in the Hanover Square local Preservation District. K. Auwaerter explained that the project would eventually come to the Board for formal review as a Project Site Review. The building was originally a 4-story glass and steel building constructed in the 1920s. It is currently 2-stories with a brick ground floor and a vertical-metal clad second story. The proposed redevelopment would make minimal changes to the first floor which will continue to function as a doctor's office, but would add a third story. The second and third stories are proposed for residential use. Mr. Castimetedes provided the Board with a sample of the Dryvit facing proposed for the upper stories. In discussion, the Board noted that the Dryvit was not a material that matched the context of the surrounding historic masonry buildings and encouraged the owners to consider alternative materials. B. Haley recommended that the cornice detail be simplified so that it compliments the surrounding historic architecture but is still clearly modern. In the same manner, J. Romano suggested that the proposed balconies for the apartment units not feature metal railings but *consider modern railings, such as glass railings*. The Board also discussed the adjoining parking lot design. D. Leary suggested that the Erie Boulevard side be closed to *vehicular* traffic, but that the E. Water Street side remain as is with limited screening.

ADJOURN

J. Romano made a motion to adjourn, which was seconded by D. Leary. The meeting adjourned at 9:10 a.m.