



**SYRACUSE
LANDMARK
PRESERVATION
BOARD**

**Landmark Preservation Board
Thursday, August 4, 2016**

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

Excused: Julia Marshall

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of July 7, 2016 were approved with revisions on of motion of C. Carter, which was seconded by J. Romano. The revisions include the following:

CA-16-12 408 Sedgwick Drive. The Board agreed that it would ask the applicant to consider casement replacement windows with the narrowest sightlines available. Reviewing the comparative drawings of various manufacturers provided by Crawford & Stearns, the Board recognized that a modern casement window would most likely result in less glass area. However, it was felt that the overall design of the window would be more compatible with the historic structure than the proposed gliders. J. Marshall recommended that the applicant seek out a cost estimate for steel windows. *B. Haley suggested that the owner seek estimates from companies such as Hope's Windows and Kirchner Windows which manufacture and/or repair steel windows.*

OLD BUSINESS

CA-16-12 408 Sedgwick Drive. The Board agreed to hold the application open.

Project Site Review: 300 Erie Blvd W. K. Auwaerter reminded the Board that at the July meeting, the Board recommended approval of the project to wrap the deteriorating cast stone parapets on the Niagara Mohawk Building in metal. This was based, in part, on a determination by the SHPO that the impact of the project on the property would be minimal. K. Auwaerter reported that the SHPO reviewers did not realize that the project was a tax credit project that is still within the 5-year recapture period. Shortly after the Board's last meeting, staff was copied on a revised letter from SHPO to National Grid recommending that National Grid submit the project to the National Park Service for its review and consideration. The Board determined that it would withhold its comment until the NPS has had an opportunity to review and comment.

Site Plan Review (SR-16-09): 311 Genant Drive. Ed Keplinger (Keplinger Freeman Associates), Ted Bartlett (Crawford & Stearns) and Dave Mosher (Harrington & Mosher Architects) presented the application for the adaptive reuse of the former Syracuse Lighting Company building into a brewery and market rate apartments. The applicants are seeking rehabilitation tax credits for the project. The main alterations to the exterior of the building include the replacement of approximately 60% of the windows. The representatives described the three different types of windows present in the building, which was constructed over five stages between 1893 and 1954. The oldest windows are wood dating from the 1890s; the second oldest are steel sash from the 1930s; and the most recent are aluminum clad windows dating to the 1970s. The team is working with SHPO and the National Park Service to determine which windows will be repaired and how many will be replaced in-kind. The Board also discussed the new 2-story lobby addition to be constructed on the property's south facade. The addition will be clad in light-colored fiber cement panels. B. Haley noted that there was a discrepancy in

the joint details between the rendering of the addition and the product materials; specifically, the rendering depicted plain joints and the product materials and images depicted metal trim pieces outlining each joint. The difference in appearance would be significant; the Board generally favored the plain joints. The Board was supportive of the project. However, the Board withheld its final comment until it received clarification on the exterior appearance of the new addition, submittal of the National Park Service's comments and information regarding the percentages of each window type to be repaired versus replaced.

NEW BUSINESS

Certificate of Appropriateness Applications

CA-16-17 210 Sedgwick Drive. The applicant was not present. The Board reviewed the application for a new paint color for the shutters on the Colonial Revival-style house. The main body of the house is white and the shutters have been painted a light pink by a family member as a surprise for the owner of the property. The Board noted that the color was not appropriate for the style of the house and was not compatible with the surrounding historic district. J. Romano made a motion to deny the application as submitted, which was seconded by T. Cantwell. The motion passed unanimously.

CA-16-18 530 Oak Street. The applicant was not present to discuss the project to rebuild the chimney on the house. The Board agreed to hold the application open. Board members noted that local companies such as Paragon Supply could match the existing brick, if the original brick could not be salvaged.

Zoning Referrals

Project Site Review (PR-16-27): 462-474 S Salina Street. Dave Schlosser and Tim Webber (Schopfer Architects) were present to represent the project that involves the renovation of the property into a mixed-use retail and residential building. This is a rehabilitation tax credit project. The property was built in 1914 and underwent significant renovations in 1937. The Board discussed the project including the replication of the front entrance, which will feature a cast stone and porcelain tile surround. The Board also discussed the window schedule. The existing windows are not original and all will be replaced. The historic window band along the second story will be recreated based on historical documentation and will feature paired, aluminum frame windows with four horizontal panes in each; the two middle panes will be operable hoppers. The windows on stories 3 through 6 will be aluminum-clad, one-over-one, wood sash windows. The top story will feature multi-pane casement windows. The rear façade of the property will be repaired and patched. The Board was supportive of the project and agreed to recommend approval as submitted.

DISCUSSION

Stickley House Update. Beth Crawford (Crawford & Stearns Architects) and David Michel (University Neighborhood Preservation Association) provided an update on the restoration of the Stickley House. B. Crawford provided a brief summary of the history of the house. She described the paint analysis of the exterior which has revealed the Craftsman era paint colors that the house was painted after the 1901 fire. She also described their efforts to determine the original design of the front porch. After a long search, she was able to find a newspaper photograph of the house taken in 1919. The design of the porch has been further confirmed by artifacts found underneath the existing porch. The paint analysis also determined that the existing porch columns are in fact the original porch columns, although they are missing their bases and capitals. Other work items in this first phase of the project include a new roof, hazardous material abatement, and other exterior rehabilitation work. The Board was grateful for the presentation and expressed its enthusiasm for the efforts underway to restore and reuse the property.

I-81 Viaduct Consulting. The Board has requested a separate meeting with NYS DOT staff to discuss the identification of historic resources within what is currently outlined as the area of impact. K. Auwaerter noted

that Environmental Design & Research (EDR) is the local lead on the historic and archaeological survey of the I-81 project area.

National Register Nominations. K. Auwaeter distributed copies of three National Register Nominations for Board review and comment. The three nominations include the Hawley Green Historic District expansion, the Syracuse Lighting Company (311 Genant Drive) and the Oak Knitting Company (102 W Division Street). The Board will provide comment to staff by the next Board meeting.

ADJOURN

The meeting was adjourned at 9:45 AM.