



*SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD*

**Landmark Preservation Board  
Thursday, September 15, 2016**

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, Jeff Romano, Joe Saya

Excused: Julia Marshall, Don Radke,

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

The minutes of September 1, 2016 were approved unanimously as submitted on the motion of C. Carter, which was seconded by J. Romano.

**OLD BUSINESS**

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

Site Plan Review (SR-16-09): 311 Genant Drive. K. Auwaerter reported that the applicant had asked again for the Board to hold its review until after they receive SHPO comments.

Project Site Review (SP-00-44 M6): 219-25 Fayette Street W. Tom Kinslow (Open Atelier Architects) and Jim Leana (S&L Specialty Contracting) were present at the meeting. At the Planning Commission's request, the Board reconsidered the proposed project in light of Planning Commission comments regarding the storefront design, new cornice details and loss of historic fabric.

In regard to the storefront design, the applicants distributed an historic image of the building (known as the Tallman Block) that included the storefront. The historic image showed storefronts featuring low bulkheads with tall windows and transoms. The applicants indicated that they had raised the storefront height as far as possible; however, interior steel cribbing inserted behind the storefront prevented them from attaining the full original height. The new storefronts will be set back from the edge of the building by approximately 10 inches. The cornice above the storefront matches the Hurbson Building next door, which was originally part of the Tallman Block. The height of the bulkheads matches the height of the Hurbson Building as well and appears to be in keeping with the historic image provided. The applicants selected PVC for the base rails given the potential for water and salt exposure. After a review of this information, the Board has determined that the proposed storefront design and profile are appropriate and in keeping with the historic character of the building.

In regard to the new upper cornice, the applicants explained that the fourth floor of the former Tallman Block was removed in the 1930s and all that remains of the floor are a series sill brackets from the original 4<sup>th</sup> story windows that run along the roof edge under a narrow band of metal coping. The design of the new cornice is fairly simple, the profile of which is based on the storefront cornice. The applicants explained that they believed that the cornice should include some decorative elements (the paired brackets and molding) in order to complement the ornate window hoods. The applicants also stated that they had opted for the use of PVC materials for the brackets so that no additional weight was added to the existing sill brackets. The Board

concluded that the proposed design was complementary to the historic features of the building without creating a false historic appearance.

Finally, in regard to the proposed window replacement, B. Haley noted that the Board had reviewed a window survey at the September 1 meeting and had agreed that the overall condition of the windows warranted replacement. The proposed windows are aluminum-clad wood windows that will fit into the existing openings with no panning and will match the muntin configuration of the original windows. The applicants provided details of how the new windows would be installed into the original openings. The Board was satisfied that the new windows would match the overall character and design of the original windows.

After further discussion, the Board reconfirmed its determination that the alterations are appropriate to the historic appearance and character of the property and surrounding commercial historic district. It recommended approval of the proposed plans as submitted.

## **NEW BUSINESS**

### **Zoning Referrals**

Sign Wavier (AS-16-23): 538 Erie Blvd West. Rick Espisito (owner) and James Williams (Holmes King Kallquist Architects) presented the application to install a new projecting sign on the Meeker Warehouse. The proposed sign is modeled after a projecting sign that was installed on the building when it was used as the Sears Company warehouse. The new sign will be installed at the same location as the historic sign and has a similar overall character as the older sign. The Board reviewed the drawings and the majority agreed that the horizontal panel proposed for the base of the sign should be centered under the vertical upper panel (so that it has a "T" shape, rather than an "L" shape). D. Leary objected to the installation of a projecting sign on the building noting the Collegiate Gothic style of the building. However, the Board discussed the materials of the sign and the majority of the Board agreed that with the historic precedent of the Sears sign, the proposed sign was a compatible mix of modern materials and design within the context of the building's history and architecture. The majority of the Board recommended approval of the sign with the comment regarding the location of the bottom horizontal panel.

## **DISCUSSION**

Parks Department Referral: Onondaga Park & Elmwood Park Bridge Repair. Glen Lewis (Parks Department) and Ghaith Makhoul (C&S Companies) presented the plans to repair a 36ft section of failed retaining wall in Elmwood Park along the paved loop road. After the wall section failed in 2015, the stones from the wall were removed and stored by the Parks Department. A concrete retaining wall will be built behind the stone wall to support the embankment. The stone wall will be rebuilt in front of the retaining wall, which will not be visible. Drainage will be built into both walls to protect the walls and embankment. The Board agreed that the proposed restoration was appropriate.

They also presented plans to repair the stone arch pedestrian bridge on the southeast side of Hiawatha Lake in Onondaga Park and to repair a retaining wall at the northeast corner of the bathhouse and a concrete sidewalk next to the bathhouse. The bridge work includes salvaging and reusing stones to rebuild/repair the bridge sidewalls. The deck will be replaced with a new poured concrete deck. D. Leary recommended that a channel be installed at the intersection of the deck and side walls to help direct water away from the walls. The sidewalk near the bathhouse will be replaced in kind. The retaining wall at the northeast corner of the bathhouse will be repaired, the granite cap will be reset, and the metal railing along the edge of the wall will be reinstalled. The Board recommended approval of the proposed work and thanked the Parks Department for its continued consultation with the Board.

Certified Local Government Audit. K. Auwaerter reported that the CLG audit with James Finelli of the State Historic Preservation Office went well. She noted that he had offered his assistance to the Board with the revision of the Preservation Ordinance.

**ADJOURN**

The meeting was adjourned at 9:40 AM.