



**Landmark Preservation Board
Thursday, September 18, 2014**

Meeting Minutes

Common Council Chambers

CALL TO ORDER

Chairman Don Radke called the meeting to order at 8:40 a.m.

ROLL CALL

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

Excused: n/a

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of September 4, 2014 were approved unanimously on the motion of J. Romano, which was seconded by T. Cantwell with the following revision:

216 N. Lowell Avenue. The proposal is to remove ~~three~~ *two* dormers on the rear of the property and to roof over them.

OLD BUSINESS

CA-14-01 501 Park Street. K. Auwaerter reported that the applicant had contacted her and planned to return at the next Board meeting with the information requested.

NEW BUSINESS

Local Protected Site Application: 723 James Street. The Board acknowledged the receipt of Corporation Counsel's opinion concurring with the legal opinion of Hancock & Estabrook that because 723 James Street is not a public building nor is it publically accessible, it does not meet the threshold necessary for interior designation. J. Marshall made a motion in support of the local designation under Criteria 1 and 2, which was seconded by C. Carter. In discussion, the Board agreed that the resolution should include a statement that although the interior cannot be designated because the property is not publically accessible, it meets the criteria for designation, and will urge present and future owners to maintain the character and quality of this historic asset and also to consider periodically allowing public view of the interior. Also, the Board noted that the modern additions to the property are non-conforming and changes to said additions will be reviewed by the Board only to the extent that modifications impact the character or quality of the historic main block of the property. The Board approved the motion unanimously.

CA-14-17 118 Windsor Place. Karin Limburg (owner) and Chris Carrick (CNY RPDB) presented the application to install solar panels on the roof the house. D. Radke noted that the Board was not opposed to solar panels or the introduction of other green technologies into the preservation district. The Board's role is to safeguard the character of the historic property and the surrounding district. In discussion, the Board noted that the proposed panels would not be visible from the main façade of the property, which was positive. However, it did not feel it had sufficient information to complete its review. The Board held the application open with the request for a scaled roof plan showing exactly where the panels will be placed and scaled drawings of the elevations where there is any impact to the building, specifically where and how cables will be run/attached to the house. The Board noted that these could be shop drawings provided

by the contractor. D. Leary also questioned the “random” pattern of the proposed units. C. Carrick explained that although the desire is to create solid pattern of arrays, the complex roof structure resulted in the scattered appearance. Finally, the Board requested that the contractor attend the meeting as well, if possible. C. Carrick confirmed that the deadline for contract signatures for the Solarize Syracuse program is October 15. B. Haley noted to C. Carrick that given the Board’s meeting schedule that any other property owners who live in the local preservation districts and are considering solarization should contact the Board immediately.

CA-14-18 312 Sedgwick Drive. The applicant was not present. The Board reviewed the proposed repainting scheme, which includes taupe for the main body of the house and black for the shutters. J. Romano made a motion to approve the application as submitted, which was seconded by C. Carter. The motion passed unanimously.

Project Plan Review: 300 Comstock Avenue. Steve Schroeder (Syracuse University) and Jo Anne Gagliano (EDR) presented the application for site modifications at the Chancellor’s Residence. The application includes the installation of six dedicated parking spaces set with grass pavers, a slight widening of the driveway, and a realignment of the brick walkways to the service entrance of the house. S. Schroeder explained that the new Chancellor sees the house as an extension of the campus with the result that there are many more visitors to the residence, some of whom end up parking on the grass. In addition, the delivery/catering trucks have difficulty maneuvering on site. J. Gagliano described the specific site modifications and use of materials. It was noted that the proposed alterations will not be visible from the street and no mature trees will be affected. The Board noted that it is generally not in favor of installing parking or increasing asphalt pavement in a residential setting such as this. However, under these unique circumstances, it agreed to recommend the application as submitted. B. Haley suggested to the applicants that in future, the University consider more historically appropriate materials for the driveway – such as fine, well-drained gravel -- as an alternative to asphalt.

Project Site Review: 2015 & 213 Schuyler St/216 N. Lowell Avenue. The Board noted that it had reviewed this proposal at its previous meeting as a discussion item. The application calls for the removal of two roof dormers at the rear of the property. The dormers -- both later additions – are trapping snow and ice at the roof valleys resulting in water damage on the interior. The Board agreed that the removal was appropriate under the circumstances and recommended approval of the application.

Project Site Review: 401-07 & 409-13 S. Salina Street. The Board reviewed the application to remove a storefront window and knee wall and to install a new aluminum entrance at the Dey Brothers Building. K. Auwaerter noted that the door configuration is identical to the other entrances that have been approved over the last couple years for this property. The Board agreed to approve the application as submitted.

PREDEVELOPMENT DISCUSSION

710 Emerson Avenue. Louis Fournier (Sutton Companies) and Randy Crawford (Crawford & Stearns Architects) presented preliminary plans for the rehabilitation of the former West Knitting Company property into 40 residential units. The property was recently listed in the National Register of Historic Places; the developers will be applying for historic tax credits. It was noted that a modern addition to the property will be demolished; the Board agreed that this was not a significant or contributing feature of the property. The Board was supportive of the project. K. Auwaerter confirmed that the Board would provide formal comments when the Project Site Review application was submitted to Zoning.

OTHER DISCUSSION

5583 South Salina Street. Anthony Bartlett (owner) and Randy Crawford (Crawford & Stearns Architects) were present to discuss the project. For background, K. Auwaerter reported that the property had been

identified as National Register eligible. The project includes the restoration of the front, brick portion of the house and the demolition -- due to its deteriorated condition—of the rear wing. K. Auwaerter noted that the demolition permit will trigger the Preservation Ordinance provision which gives the Board 45 days to determine whether or not this property should be designated a local Protected Site. A. Bartlett added that the brick portion of the house will become his and his family's new residence. They hope to demolish the rear wing this fall and build a new rear addition, possibly on the same footprint, next year. R. Crawford added that the rear wing is a timber frame structure that was probably built c. 1830. He speculated that the wing was dragged to the site and connected to the brick house when it was constructed in the 1860s. He described the deteriorated condition of the wing.

After discussion, the Board determined that given the timing issues and the condition of the wing that it would allow the demolition to move forward without a designation review at this point. K. Auwaerter will let the permit desk know of the Board's decision when the demolition permit is applied for. The Board's intention is designate the property at a later date – K. Auwaerter noted that the Board may want to consider this entire corridor of S. Salina Street which has many fine residences dating to the mid- to late-nineteenth century. In the meantime, B. Haley noted the importance of documenting the wing before it's demolished. R. Crawford noted that he had plans and images of the wing. It was also noted that the design of the new addition should meet the Secretary of the Interior's Standards for New Construction.

Cathedral of the Immaculate Conception. As a follow-up to the last meeting's discussion, D. Leary reported that the Bishop had approved the cost of the repair of the tower and four steeples including a complete restoration of the tower windows. He noted that the scaffolding would be erected shortly. He said also that permits may be required for the new steel beams that they are installing. The Board gave K. Auwaerter permission to sign off on the required permits.

ADJOURN

The meeting was adjourned at 9:40 AM.