



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, September 19, 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: Cynthia Carter, Bob Haley, Dan Leary, Don Radke, Jeff Romano, Joe Saya

Excused: Tom Cantwell, Dan Leary, Julia Marshall

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Romano made a motion to accept the minutes of September 5, 2013, as submitted, which was seconded by B. Haley.

OLD BUSINESS

No Old Business

NEW BUSINESS

CA-12-18 (modification): 2004 E Genesee Street. Dave Michel (University Neighborhood Association) and Beth Crawford (Crawford & Stearns Architects) presented the application to install a hip roof, wood clapboard-sided enclosure around an open areaway on the west side of the property. The enclosure will be painted to match the rest of the house. They noted that the concrete areaway, which is located at the exterior entrance to the basement, collects water and will present a hazard in the winter with snow and ice buildup. In the interest of limiting the amount of construction and possible cost savings, B. Haley asked if they had investigated designing a drainage system for the areaway using a drywell and the slope of the site to direct water away from the areaway pit. J. Romano noted that this solution would not alleviate snow and ice buildup in the winter. B. Crawford also stated that they had considered an open enclosure and different roof types to shield the areaway, but had determined the hip roof enclosure was the best solution.

C. Carter moved to approve the application as submitted, which was seconded by B. Haley. In discussion, J. Marshall recommended that the applicants check with the City Code Division regarding the inward swinging door at the basement entrance. She noted that if an outward swinging door is required, that they would have to make the areaway and enclosure larger. The applicants acknowledged that if their plans changed they would need to return with an additional modification application. The motion to approve passed unanimously with J. Romano recusing himself because of his firm's involvement with the landscape and site planning for the project.

CA-13-21: 338 Berkeley Drive. Jennifer Abdella presented the application to install wood trim around existing replacement windows to match (same dimensions, material and profile) the trim that surrounds the original windows. Trim will also be installed around a set of French doors at the front of the house. In addition, the application calls for the installation of a new six-light wood kitchen door at the rear of the house to replace a modern metal door. B. Haley made a motion to approve the application as submitted, which was seconded by C. Carter. The motion passed unanimously.

Special Permit: 130 Walton Street. The applicant was not present at the meeting. The Board reviewed the material submitted and noted that the only change proposed is to install a canvas awning with the name of the business over the entrance doors to the commercial space. The board agreed to recommend approval of the application.

DISCUSSION

Predevelopment discussion: 431-37 S Warren Street (WBFL Building). Robert Abbott (Robert Abbott Jr Architect) and Maureen Keser (Wladis Law Firm) updated the board on the proposed design for the residential reuse of the former WBFL Building on S. Warren Street. R. Abbott presented preliminary elevation drawings depicting the third story addition on the south side of the building that will be set back five feet from the face of the original façade. The drawings indicated that the addition would feature four double-hung sash windows for the new living spaces and would have a Dryvit surface treatment colored a light gold to make the new construction recede and blend with the rest of the building. At the storefront level, there are currently four retail spaces each with its own doorway and a center entrance that leads to the upper floors. The proposal calls for eliminating two of the entrance vestibules to the south of the center entrance in order to create a single larger retail space. The northernmost retail space would remain as is. Finally, the drawings also depict the installation of four sets of paired double-hung windows at the second floor of the northern half of the façade to accommodate the proposed apartment units. The windows are located below the star ornaments which will remain in their original location.

The Board had a lengthy discussion of the façade design. B. Haley recommended against Dryvit and for fiber cement panels for the third floor addition. He noted that with the use of concealed fasteners the panel joints would have a similar appearance to the joint pattern of the original terra cotta panels on the building. The Board made limited comment regarding the storefront design. B. Haley recommended against installing a new stainless steel decorative column at the new storefront as depicted in the drawings as it was not an original feature. The Board spent the greatest amount of time discussing the new windows at the second floor. Board members had differing views regarding the finish and color of the window frames – a lighter color to make the frames disappear or a darker color to match the original windows. There were also differing opinions about the shape of the new windows. R. Abbott noted that the window size and shape are constrained by the location of the decorative stars above the new windows. Overall, the Board felt that the windows as proposed were too residential in appearance, in part because of their meeting rails that give the windows a strong horizontal rather than vertical appearance. Board members suggested narrowing the windows, reducing the number and changing the operation from double-hung to hopper and aligning more closely with the tile joints. The Board was clear that mimicking the existing window bands was not an option as the new windows should read as a new (and compatible) addition. In conclusion, B. Abbott said he would develop a few alternatives based on the conversation and submit them for further discussion.

ADJOURN

J. Romano made a motion to adjourn, which was seconded by B. Haley. The meeting adjourned at 9:30 a.m.