



*SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD*

**Landmark Preservation Board  
Thursday, September 1, 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

Excused: Julia Marshall, Joe Saya

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

The minutes of August 4, 2016 were approved unanimously as submitted on the motion of D. Leary, which was seconded by T. Cantwell.

**OLD BUSINESS**

CA-16-12 408 Sedgwick Drive. The Board agreed to hold the application open as the owner continues to seek out options.

CA-16-18 530 Oak Street. K. Auwaerter reported that the owner/applicant had contacted her and that he was considering other options for the chimney repair. B. Haley reported that he had driven by the house and seen the chimney. He remarked upon the significance of the chimney as a character defining feature of the house and also upon its condition and need for immediate stabilization. He also noted that the brick appear to be in good shape and should be salvaged, cleaned and reused. K. Auwaerter said she would pass the comments on to the owner/applicant.

Site Plan Review (SR-16-09): 311 Genant Drive. K. Auwaerter reported that the applicant had asked for the Board to hold its review until the September 15 meeting when team members could be present to answer the Board's questions.

**NEW BUSINESS**

**Certificate of Appropriateness Applications**

CA-16-19 710 Rugby Road. Jennifer Schultz (owner/applicant) presented the project to re-roof both the house and the garage. The house has faded black, 3-tab asphalt shingles and the garage has a slate roof. The proposal is to remove the existing roofing on both the house and garage, and install black, architectural shingle (CertainTeed, Landmark Series "Moire Black") on both roofs. The Board explained that the architectural shingles have different sizes and shapes, which give the roof a dimensional appearance meant to imitate wooden shake shingles. As a shake roof is not appropriate for the style of the house, the Board recommended the applicants consider simple, black, 3-tab shingle with a uniform shingle size for the house. As for the garage roof, J. Schwarz explained that missing and broken shingles were causing leaks into the garage. The Board reviewed the information and noted that with the exception of a few cracked or missing slates, the roof appeared to be in excellent shape. It was also noted that repair of individual slates was far less expensive than full replacement; the key is finding a roofer with experience in slate roof repair. The Board recommended that the applicants retain the roof and asked staff to assist the applicants with names of contractors who are experienced

working with slate. J. Schultz was amenable to the Board recommendations. D. Leary made a motion to approve the application with the following conditions: the main roof shall be black, 3-tab shingles; and the garage roof will be repaired rather than replaced. B. Haley seconded the motion, which was passed unanimously.

CA-16-20 133 E Water Street. The applicant was not present. K. Auwaerter explained that she had met with the applicant. He is seeking to remove the existing signage located on the steel lintel above his storefront in Hanover Square and to install an awning over the storefront windows and entrance. The awning will be triangular in shape and attached below the exposed steel lintel. New signage will be located on the awning and valance. B. Haley made a motion to approve the application as submitted, which was seconded by J. Romano. The motion passed unanimously.

### **Zoning Referrals**

Special Permit Modification: 219 W. Fayette Street. Tom Kinslow (Open Atelier Architects) and Jim Leana (S&L Specialty Contracting) presented the application to renovate the upper two stories of the building for housing and replace the storefront facing W. Fayette Street. T. Kinslow introduced the project noting that the building was designed by Archimedes Russell and was known as the Tallman Building. The building fronts both Walton and Fayette Streets and features an interior courtyard. In the 1930s, the top floor of the building was removed on the Fayette Street side. The small moldings that run along the roof edge are all that remain from the original window sills that were removed with the upper story. The storefront on the Fayette Street side was constructed in the 1990s and is made of plywood and masonry. The storefront will be removed and a new aluminum storefront system will be installed. The base of the storefront will be PVC product and fiber cement board. Staff noted that the PVC product has been approved in other applications in high traffic and high snow and salt zones of buildings. The current storefront covers three cast iron pilasters, which will be uncovered and restored. The head of the existing sign board will be brought up to the height of a horizontal band on the pilasters. A new cornice will also be installed featuring brackets in the location of the remaining moldings. The cornice will be fiber cement and the brackets will be fiber cement.

The applicants described the windows on Fayette Street and in the interior courtyard as in poor condition. The applicants provided images of the condition of some of the windows on the Fayette Street side. There are no windows remaining within the courtyard. All the windows will be replaced with double-hung, aluminum-clad, wood windows to be constructed to fit into the existing window openings; these are the same windows that were used on the Walton Street façade in 2012. The windows will not have exterior screens. B. Haley remarked that the windows on the Walton Street side have a recessed position exposed brick returns. This appears to be the same design for courtyard window openings. He noted that the drawings included in the packet show the courtyard windows as flush with their openings. He requested drawings showing the new windows with the recessed position.

The Board recommended approval of the project, but requested verification (drawings) of the detail for the courtyard windows.

### **DISCUSSION**

National Register Nominations. The Board discussed briefly the nominations that K. Auwaerter had distributed at the last meeting. They 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 recommended approval of all three nominations.

Certified Local Government Audit. James Finelli of the State Historic Preservation Office introduced himself. He explained that he was observing the meeting and would meet with K. Auwaerter and D. Radke after the meeting in order to conduct an audit of the preservation program. He noted that as a participant in the Certified Local Government (CLG) program, Syracuse must be audited every four years. He distributed materials for the Board's review including the State Preservation Plan and also a compendium of the technical bulletins

published by SHPO's CLG program over the last number of years. B. Haley suggested that the Board would benefit from training sessions specific to the use of modern materials on historic properties. There was a brief discussion regarding use of modern materials and when it was appropriate. It was noted that although the SHPO does not recommend specific materials, it will consider them as long as the appearance matches the historic material, change is reversible, the installation of the modern material does not adversely impact remaining historic material, and that the material will last a sufficient amount of time.

**ADJOURN**

The meeting was adjourned at 9:40 AM.