



**Landmark Preservation Board
Thursday, September 4, 2014**

Meeting Minutes

Common Council Chambers

CALL TO ORDER

Chairman Don Radke called the meeting to order at 8:45 a.m.

ROLL CALL

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

Excused: Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of August 14, 2014 were approved unanimously as submitted upon the motion C. Carter, which was seconded by D. Leary.

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

CA-14-16 417 W. Seneca Turnpike. Jared Lusk (Nixon Peabody) presented the application to install a 24.2" tall (15.1" diameter) micro cell wireless antenna, which will be externally mounted at the peak of the rear roof gable. The "cantenna" will rise approximately 3' higher than the roof ridge. The cables will run from the basement through an abandoned chimney and up the back wall of the house. The antenna and all mounting hardware will be painted to match existing building. The Board reviewed the plans. J. Lusk confirmed that this property was selected due to its proximity to the intersection of W. Seneca Turnpike and Valley Drive and because of the property's height. He also noted that the antenna had to be higher than the roof ridge in order to provide proper coverage. J. Marshall made a motion to approve the application as submitted, which was seconded by B. Haley. In discussion, the Board confirmed with the applicant that the antenna along with all the hardware would be installed so that it could be removed at a later date without damage to the historic masonry. The motion was approved unanimously.

Project Site Review: 312 Burnet Avenue. The applicant was not present. K. Auwaerter described the proposed work. It is owned by a landscaper who uses the property to store his equipment. The proposal calls for removing the modern picture window and installing an at-grade overhead garage door, which will require removing a section of the stone foundation. It also calls for removing the front steps and stoop at the existing business entrance and creating a new at-grade entrance. Finally, the existing sign band will be extended across the second story, covering all three second-story windows. The Board made no comment in regard to the proposed ground floor renovations. B. Haley commented that the building appeared to be a simple, mid-19th century structure with certain period details such as the cornice returns and windows that should be retained. D. Leary noted that it would be preferable to retain the existing signboard location rather than extend it over all three windows. The Board agreed that the signboard should be moved down so that it does not cover any of the windows.

Site Plan Review: N. 441-43 & 455 Franklin Street. Josh Podkaminer (Emhoff Associates) and Bruce MacKnight (MacKnight Architects) presented the plan to expand 10 ground-floor window openings along the Plum Street side of the property (north elevation). The window openings will match the openings that were previously expanded along the same façade. The work would require removing a portion of the stone foundation at each opening. The Board noted that in general it is not supportive of projects that result in the removal of historic materials. After further discussion, the Board determined that the proposed window openings would match the others and that the proposed project would result in the visual symmetry of the ground floor fenestration pattern. Therefore, in this situation, the Board decided to recommend approval of the project as submitted. At the request of the Board, K. Auwaerter will check the record regarding the initial application when the basement window openings were enlarged to determine what the Board's comments were at that time.

PREDEVELOPMENT DISCUSSION

Hotel Syracuse. Edward Riley (owner/developer) provided a summary of the planned rehabilitation and restoration of the historic Hotel Syracuse. He described plans to remove the sky bridge across Onondaga Street and other activities to activate the ground floor commercial space. He described floor by floor the renovations and rehabilitation planned for the building. This will be a tax credit project and he has initiated conversations with the State Historic Preservation Office.

Bruce King (Holmes King Kallquist Architects) described emergency roof and masonry repair that was necessary to prepare for winter. He reported that rust jacking had damaged the roof parapets, which would be rebuilt when the roof was replaced. In the process, the terra cotta coping around the parapet walls might need to be replaced, most likely with cast stone to match color and dimensions. The gargoyles may also need to be recast as they are also in poor condition. Below the parapet walls he noted that the masonry needed primarily spot repair. He also discussed the top floor windows that had not been maintained and were in terrible condition. He noted that he was working with SHPO to discuss alternatives. Given the long-term maintenance difficulties, he is proposing aluminum-clad wood windows. The lower floors will be replaced in-kind as they are easier to reach and maintain. The Board was appreciative of the presentation and of the proposed emergency work. K. Auwaerter will provide a memo on behalf of the Board in support of the proposed emergency work.

216 N. Lowell Avenue. Marty Masterpole (chair of Facility) Mike Hughs (project manager) reported to the Board that the building committee for St. Patrick's church was proposing to remove two hip-roof dormers from the rear of the rectory roof. The dormers are not original to the rectory, but were added a number of years ago when the rectory was expanded and the church needed additional sleeping quarters in the rectory. Due to a design flaw, snow and ice get trapped between the roof valley and the sidewalls of the dormers during the winter, causing rot and interior leaks. The proposal is to remove ~~three~~ two dormers on the rear of the property and to roof over them. It is currently uninhabitable space. The Board agreed that this appeared to be a design flaw and agreed the removal was appropriate under the circumstances.

Cathedral of the Immaculate Conception. Dan Leary, who is on the property committee for the Cathedral, described the project that will be underway shortly to repair the square bell tower at the northeast corner of the Cathedral. He reported that steel framing near the top of the tower is severely deteriorated and that rust jacking has displaced the four stone spires at the corners of the tower. The nature and extent of the required work is to be determined, but the investigation will require removing some of the stonework. Scaffolding will be going up shortly and may remain for some time. He emphasized that the plan was not to alter anything. The Cathedral has hired Stopen Engineering for this phase of the work.

ADJOURN

The meeting was adjourned at 9:50 AM.