



*SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD*

**Landmark Preservation Board  
Thursday, September 5, 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, Tom Cantwell, Bob Haley, Dan Leary, Don Radke, Jeff Romano, Joe Saya

Excused: Julia Marshall,

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

C. Carter made a motion to accept the minutes of July 18, 2013, which was seconded by J. Romano. The minutes were approved unanimously with the following revisions.

Project Site Review/Variance: 324 W. Water St. ... K. Auwaerter noted that the property involved is a non-historic property; however, Zoning had requested comment from the SLPB based on the building's close proximity to the historic Niagara Mohawk Building (National Grid). *The Board noted that the design and exterior building materials do not relate to the those of the original Niagara Mohawk Building.* The Board discussed various aspects of the project including materials, massing and scale.

Predevelopment discussion: 433 S. Warren St (WFBL Building). Bob Abbott (project architect) presented preliminary designs for 433 S. Warren Street. He noted that the new owner of the property proposes to demolish the rear 2/3rds of the property, but preserve the historic Art Moderne façade. *A third floor will be added to the south half of the property providing for residential space, but stepped back from the façade. The new residential units will require new window openings along the front facade.* The Board discussed the design of those openings and recommended that the new windows be *differentiated from but compatible with* the historic fenestration pattern. Mr. Abbott also discussed the plans to repair the storefronts and noted that the building appeared to retain the original awning hardware *running the full width of the storefront.* The Board recommended that he visit the Onondaga Historical Association for historic photographs of the building that might provide some guidance for the storefront design. The Board was very supportive of the preservation of the façade and commended Mr. Abbott and the new owner for their efforts in this regard.

B. Haley made a motion to accept the minutes of August 15, 2013, which was seconded by J. Saya. The minutes were approved unanimously with the following revisions.

CA-13-16 108 Dorset Road.... B. Haley made a motion to approve the application with the following conditions: that the door's decorative *hinge* straps and handles as well as the muntins in the door's single-light windows are removed, and that the color of the door should match the trim of the house (Benjamin Moore *Sussex Green* #HC-109).

Project Site Review: 350 South Clinton Street/328-34 & 336 S. Salina Street...B. Haley recommended that care should be taken during the cleaning process to avoid or minimize any damage to the historic ~~masonry~~ *masonry materials*.

Project Site Review (modification): 101 College Place...The Board noted that the proposed use of non-pressure treated, *exterior-grade* finish wood on the porch skirting, decking and steps, and the in-kind repair of the architectural moldings and columns appeared to meet the Secretary of the Interior's Standards for Rehabilitation.

Predevelopment: 706 N. Clinton Street. ...Mr. MacKnight indicated that they were considering insulated metal paneling for the exterior of the building. B. Haley suggested that they consider including some masonry in the exterior cladding, ~~perhaps for accent~~, *that this should reflect the 1950s construction and not imitate the surrounding historic factory buildings*.

Predevelopment: 207-233 E. Water Street... In the same manner, J. Romano suggested that the proposed balconies for the apartment units not feature metal railings but *consider modern glass railings, such as glass*. The Board also discussed the adjoining parking lot design. D. Leary suggested that the Erie Boulevard side be closed to *vehicular* traffic, but that the E. Water Street side remain as is with limited screening.

## **OLD BUSINESS**

*No Old Business*

## **NEW BUSINESS**

CA-13-20 206 Berkeley Drive. Neither the applicant nor his representative was present at the meeting. The applicant is seeking approval of the installation of an unpainted, pressure-treated wood handrail next to stone steps off the patio at the rear of the house. K. Auwaerter reported to the Board that Ben Tupper, the property manager, had informed her that the property owner's insurance company required that the owners install a handrail. D. Leary noted that the handrail appeared too wide to grip and he recommended a metal pipe railing as both meeting safety requirements as well as suiting the historic character of the property. D. Leary made a motion to deny the application because the material and design of the railing as built were not appropriate to the historic setting of the property and ran counter to Standards 2 and 9 of the Secretary of the Interior's Standards for Rehabilitation. B. Haley seconded the motion. In discussion, the Board noted that a plain metal pipe railing set in concrete would be more appropriate. The motion carried unanimously.

Special Permit (Modification): 120-24 Walton Street. The applicant was not present. K. Auwaerter explained that the application was for new signage on a previously approved awning. The Board agreed to recommend approval of the signage as proposed.

## **DISCUSSION**

There followed a brief discussion of the revisions to the Preservation Ordinance. K. Auwaerter explained that the subcommittee is reviewing a draft and that a revised version would be available for the full Board's review in October.

## **ADJOURN**

J. Romano made a motion to adjourn, which was seconded by D. Leary. The meeting adjourned at 8:50 a.m.