



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

Thursday, October 21, 2010

Meeting Minutes

8:30 am Common Council Chambers

CALL TO ORDER

Vice Chairman Bob Haley called the meeting to order at 8:30 a.m.

ROLL CALL

Members Present: Louise Birkhead, Tim Bonaparte, Kelly Colabello, Fouad Dietz, Bob Haley, Julia Marshall, and Jeff Romano

Excused:, Dan Leary, Don Radke

Staff: Kate Auwaerter

APPROVAL OF MINUTES

F. Dietz made a motion to accept the minutes, which was seconded by J. Marshall. The minutes were approved unanimously with the following correction.

DISCUSSION

Thornden Park Amphitheater Shakespeare Garden. Amy Zamkoff (Syracuse Shakespeare Festival), Cheryl Doble (SUNY ESF) and Pat Driscoll (Parks) presented the planting proposal for the amphitheater at Thorndon Park. C. Doble led students through an analysis of the site and they developed a 5-year ~~implantation~~ implementation plan for the eastern and western ~~entries~~ entrances that started with bulb planting to begin this fall followed by grasses and perennials and finally with shrub plantings.

OLD BUSINESS

CA-10-18: 1666 James Street. K. Auwaerter reported that Randy Crawford was developing a matrix for the board that will provide an analysis of different steel casement window replacement options rating material, cost, appearance, energy efficiency, etc. She also noted that she had found another contractor known for his steel window repair work and had passed the name on to the property owner. The application was held open.

Project Site Review: 401 S. Clinton Street. The applicants had not submitted their revised plans and so the application was held open until the next meeting.

NEW BUSINESS

CA-10-19: 130 Circle Road. Kwang H. Han and Mijung (Joseph) Lee presented the application for a window replacement project. The work was completed without a Certificate of Appropriateness so the Division of Codes had placed a stop work order on the project. The applicants stated that they did not realize that the work required a C of A. The house has a total of 43 windows which the applicants plan to replace over the next 3 years. The windows replaced were a mix of colors and configurations according to the applicant. The replacements are all double-hung white vinyl and located on the rear façade of the house. The application also calls for the installation of aluminum panning over the deteriorated sills and trim. The board discussed the project and noted that the windows installed were inappropriate and that the LPB has never approved vinyl windows in a local preservation district. However, a couple of the board members suggested that there may be mitigating circumstances for this application. B. Haley recommended that board members make a site visit to the house to review the completed work. He outlined the actions that the board could make including denying the application outright, approving the application, or approving the application with conditions. Conditions might include painting the vinyl to match the color of the historic windows (most likely brown) and a plan for the remaining windows. He emphasized that the

precedent that would be set for the rest of the district if the board were to approve the application. Finally, the board recommended replacing deteriorated sills and trim in kind over installing the aluminum cladding.

Further discussion of the application included the need for better education of property owners, real estate agents and real estate attorneys. Various cases were brought up regarding earlier precedents set with vinyl or other replacement window projects. K. Auwaerter said she would look into the case history.

Project Site Review (modification): 423-25 N. Salina Street. K. Auwaerter noted that the board had reviewed this project informally at the last meeting. The board reviewed the formal application materials and recommended approval as submitted.

DISCUSSION

AME Zion Church. K. Auwaerter reported on the recent efforts to stabilize the AME Zion Church at 711 E. Fayette Street, a Local Protected Site. PACNY has secured a grant for \$6,000 to nominate the building for the National Register as part of a larger Multiple Properties Document for early 20th century AME churches. The group working to save the property had also secured emergency funding from the Gifford Foundation for tarps and plywood to secure the roof and windows for the coming winter.

ADJOURN

F. Dietz made a motion to adjourn which was seconded by J. Romano. The meeting adjourned at 9:20a.m.