



**SYRACUSE
LANDMARK
PRESERVATION
BOARD**

**Landmark Preservation Board
Thursday, November 17, 2011**

Meeting Minutes

8:30 am Common Council Chambers

CALL TO ORDER

Chairman Don Radke called the meeting to order at 8:30 a.m.

ROLL CALL

Members Present: Louise Birkhead, Tim Bonaparte, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Joe Saya

Excused: Jeff Romano

Staff: Katelyn Wright

APPROVAL OF MINUTES

D. Leary made a motion to accept the minutes as submitted, which was seconded by J. Marshall.

OLD BUSINESS

No Old Business

NEW BUSINESS

CA-11-38 107 Dorset Road. The applicant was not present. The application is for the replacement of the concrete steps at the front and rear of the house with wooden steps and a wood handrail. The stringers will be pressure treated lumber, the treads will be fir and the risers made of pine. L. Birkhead noted that from the drawings provided, the handrails on both sets of stairs appeared not to extend beyond the bottom step. It was noted that this did not meet State Code and that the applicant would need to check with the Division of Codes regarding the location of the posts and handrails. B. Haley noted that the pressure treated wood stringers should be covered with a lattice or finish wood. J. Marshall made a motion to approve the application contingent on Division of Code Enforcement review and approval of the location of the posts and handrails on both sets of stairs; capping the stringers with a finish wood; and painting the new steps as follows: white posts and handrail and dark green stringers, treads and risers. The motion was seconded by B. Haley and approved unanimously. D. Leary also suggested that a box stringer might be a better solution than what was proposed. B. Haley suggested that the applicant downsize the proposed posts on the front stairs to 4"x4" to be in better proportion with the porch columns. L. Birkhead suggested that they may even consider a metal rail again. It was agreed that these suggestions would be made to the applicant.

CA-11-39 203 E. Water Street. Anthony Catsimatides (Open Atelier Architects) and Mike Wicker (SNL Properties) presented the application for the residential/commercial redevelopment of the Grange Building. The application calls for the replacement of the wood, double-hung sash windows on the 2nd through 4th floors of the building. The applicants explained that the windows, which appear to be the original windows, were in poor condition, rotting in some cases and inoperable. All have interior storm windows. The proposed replacements are a full frame aluminum double-hung sash window that matches the dimensions and other features including the decorative lugs on the upper sashes. The windows would be colored a rust red color. The board requested a more comprehensive window survey. B. Haley recommended that the applicants describe the range of deterioration and then group the 96 windows into degrees of deterioration. D. Leary emphasized that soundness of the wood frames and sash was key (over

repairable features such as the glazing and ropes and weights). B. Haley also recommended that the applicants do a cost comparison between rehabbing the existing windows over full replacement.

On the first floor, the applicants propose to leave the metal window system in place, but paint it the dark red to match the upper stories. The damaged stone base panels will be replaced in stone and the upper panels will be replaced in metal. The awnings will be removed. The wood entrance doors will be replaced with aluminum doors to match the existing doors. J. Marshall noted that the description of the replacement doors was not reflected in the elevation drawings provided. The board requested specifications for the replacement doors. B. Haley also suggested that the applicants locate historic images of the building at the OHA or on-line which might help guide some of the decisions made regarding the rehabilitation of the first floor.

Finally, the introduction of an exterior fire escape was discussed. A. Catsimatides explained that the property had only one stairwell and residential redevelopment requires a second means of egress. Because of the small footprint of the building, rather than creating a second interior stair, the applicants wanted to discuss the possibility of a fire escape. They explained that they had spoken to the Codes Division and the Fire Department who suggested that they discuss it first with the board to determine if it was feasible from the Preservation District perspective. The applicants noted that they had flexibility on what side of the building the stair could be located, but that the Erie Boulevard side seemed to be the most obvious choice. D. Leary encouraged the applicants to develop alternative solutions to the egress issue, noting that he would find it hard to approve an escape on any side of the building. D. Radke noted that the board would need to see the details of a fire escape and would use the Secretary of the Interior's Standards to guide the decision.

After the applicants left, J. Marshall encouraged staff to seek the opinion of the Codes Division and Fire Department regarding a fire escape. It is her understanding that fire escapes are usually not approved. In reference to the window replacement, the board agreed that if the wood frames were in good shape that it may be a simple sash replacement project rather than the larger full-frame replacement project as proposed.

DISCUSSION

105 Sedgwick Drive. J. Saya asked D. Radke for an update regarding 105 Sedgwick Drive. D. Radke explained to the board that the applicant had constructed more than what he had proposed, specifically square pillars at the entrance to both stairways, and the continuation of the wall up the front (south) stairway. In addition, the applicant had also started work on his rear driveway without permit or a Certificate of Appropriateness. D. Radke reported that the case had been referred to the Division of Codes.

ADJOURN

B. Haley made a motion to adjourn which was seconded by Julia Marshall. The meeting adjourned at 9:20 a.m.