



**SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD**

**Landmark Preservation Board  
Thursday, December 1, 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, Jeff Romano, Joe Saya

Excused:

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

B. Haley made a motion to accept the minutes, which was seconded by D. Leary. D. Leary provided the following corrections:

CA-11-38 107 Dorset Road. 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 ~~City~~ State Code and that the applicant would need to check with the Division of Codes regarding the location of the posts and handrails.

CA-11-39 203 E. Water Street. The damaged stone base panels will be replaced in stone and the upper ~~stucco~~ metal panels will be replaced with ~~spandrel~~ in metal panels. The awnings will be removed. The wood entrance doors will be replaced with aluminum doors to match the existing doors.

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.

**OLD BUSINESS**

**CA-11-39 203 E. Water Street.** K. Auwaerter reported that applicants would attend the December 15 meeting with their revised application and window survey.

**NEW BUSINESS**

**2012 Landmark Preservation Board Calendar.** The board discussed the draft 2012 calendar. The board had intended to take a recess during the month of August. However, given that the first meeting in July fell on July 5, the board agreed to meet on the following dates:

January 5	January 19	July 19	-----
February 2	February 16	August 2	-----
March 1	March 15	September 6	September 20
April 5	April 19	October 4	October 18
May 3	May 17	November 1	November 15
June 7	June 21	December 6	December 20

J. Marshall made a motion to approve the calendar as revised, which was seconded by L. Birkhead and approved unanimously.

**CA-11-40 133 E. Water Street.** The applicant was not present. K. Auwaerter presented the application for the installation of new signage over the E. Water Street and Erie Blvd West entrances of the building. The 18”h x 96”w signs will be installed flush against the side of the building and are made of corrugated

plastic with an aluminum face. J. Romano made a motion to approve the proposed signage as submitted, which was seconded by J. Marshall. The motion was approved unanimously.

**CA-11-41 1658 James Street.** Giuseppe Zavaglia presented an application for roof replacement, painting, front porch repair and work on the rear façade of the house. The applicant explained that he had purchased the house in June and that the house was in a deteriorated condition and the lot was overgrown. He showed before-and-after photos of the clearing that he had completed in the front and rear yards. In regard to the work on the house, the application called to replace the existing asphalt shingle roofing with a black architectural shingle. The board requested a full sample shingle in order to review any shading or patterning. The applicant explained that he would repair the porch including a broken column; the only replacement material was the porch decking. The board asked for a spec sheet on the proposed replacement wood as it was not clear if the material presented was pressure treated or not. It was noted that the substructure of the porch could be pressure treated lumber, but that the deck needed to be a finish wood product that could be painted or stained, preferably tongue and groove fir. J. Romano noted that it appeared that there was a small deck on top of the porch roof which probably had a low railing. He also noted that the house was designed by Archimedes Russell and that there may be historic images of the house available that could guide the applicant with the reconstruction of the porch.

At the rear of the house, the applicant proposed removing an unused back door (which currently leads into an interior closet) and side over the opening. B. Haley noted the size of the door and its surround and commented that it was a distinctive feature of the original design. He recommended the applicant consider other options such as securing the door shut and leaving it in place. The applicant also stated he intended to take the lattice on the rear porch and reuse it on the front porch where pieces of lattice are missing. This also was of concern to the board. B. Haley recommended that the applicant hire an architect who could help the applicant take a holistic approach to the renovation and rehabilitation of the house.

In summary, D. Radke said that the applicant must provide more information before the board could reach a conclusion about the proposed work. The information required included a copy of the property survey, detailed materials list and drawings for the front porch rebuild, materials list and detailed description of the removal of the rear door and porch. After discussion, the board agreed to separate the roof from the other items in the application so that the applicant could move forward with its replacement. B. Haley made a motion to approve the roof replacement subject to the submission of a shingle sample to staff. The motion was seconded by J. Romano. In discussion, the board clarified that the approval included the main roof, and the back porch roofs only. The front porch was not included in the motion because, as D. Leary pointed out, it appeared that the work would require repair or replacement of the soffit, fascia and drip edge, for which the board needed additional information. The motion was approved unanimously. The applicant stated that there was an active code violation on the front porch. D. Radke asked staff to contact the Division of Code Enforcement to let them know that the applicant was working with the board to address the front porch.

**CA-11-42 223 Dewitt Street.** Richard DePalma presented an application to paint the decorative half-timbering wood detail on the Tudor-style house green (Gray Heron, Pittsburgh Paints). The stucco between the half timbering would remain a cream color. The existing color is brown. The applicant noted that they had found green paint chips that would suggest this might have been the original color. T. Bonaparte made a motion to approve the application as submitted, which was seconded by D. Leary. The motion passed unanimously.

## **DISCUSSION**

**Geddes Pump House and Harbor Brook wetland restoration project:** K. Auwaerter reported that she and Dennis Connors were invited by Jeffrey Marsh of O'Brien & Gere to go on a site visit of the Harbor

Brook wetland restoration project that will be taking place in close proximity to the Geddes Pump House. The project will have no direct impact on the pump house remnants. Nonetheless a temporary security fence will be installed around the pump house foundations to protect the site during the restoration work. When completed, the fencing will be removed. The board had no concerns about the scope of the project; staff will send a letter to the project managers to this effect.

**Rose Hill Cemetery tree planting:** Steve Harris, the City/County Arborist, presented preliminary plans for tree planting around the perimeter of Rose Hill Cemetery. He noted that as part of the County's Save the Rain program, he will be planting 8500 trees over the next seven years, 50 percent of which will be located within the city. The proposed Rose Hill planting would be located approximately 4 feet from the sidewalk within the cemetery. The trees will be all native species, mostly oaks and maples. The only exception would be along Highland Street, which would require lower ornamentals, possibly Hornbeam, because of power lines in that location. The planting would require excavating to a 2ft depth. He noted his concern about uncovering buried remains. D. Leary recommended using ground-penetrating radar that can detect and indicate the depth of different densities in the soil. D. Radke suggested finding out if there were any State laws forbidding planting over remains.

**203 Water Street:** D. Leary reported that he, T. Bonaparte and J. Marshall had walked to 203 Water Street following the last LPB meeting to look at the condition of the windows. They found that from the street the windows appeared to be in good condition, with the exception of some of the interior storms. D. Radke requested that staff send the applicant a note to this effect.

**Charter Change regarding City Planning Commission:** The board discussed the Common Council's recent vote to approve a revision to the City Charter which gives the Council the ability to override City Planning Commission decisions. D. Radke reported how this could affect board decisions. B. Haley stated that in his opinion the problem was not a lack of procedures but a lack of urban design standards.

#### **ADJOURN**

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