



**Landmark Preservation Board
Thursday, February 16, 2012**

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, Cynthia Carrington Carter, Bob Haley, Dan Leary, Jeff Romano, Joe Saya

Excused: Julia Marshall, Don Radke

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Romano made a motion to accept the minutes with the following correction:

NEW BUSINESS

Project Site Review (modification): 329 N. Salina Street. *Bill Ruckyj* and Jeremy Klemanski from Syracuse Behavioral Healthcare presented the application to create new window openings on the one-story addition attached to the rear of the historic, multi-story brick building.

The motion was seconded by C. Carter. The motion passed unanimously.

OLD BUSINESS

CA-11-39 203 E. Water Street. Anthony Catsimatides (Open Atelier Architects), Mike Wicker (SNL Properties) and Jim Leanna (SNL Properties) presented the revised window plan. The replacement windows selected are made by T. M. Cobb. They are solid Douglas fir that match the 1-over-1 design of the original windows including the decorative and functional lugs on the upper sash. J. Leanna explained that the new sash would reduce the overall glass size by about 4%. He noted that the windows have been used frequently in restoration projects and have features such as the balancers hidden within the interior of sash so that they are not visible from the exterior. The windows will be factory painted to match the red paint of the first floor storefront. He also noted that the weatherstripping along the window jams would be stained the color of the windows.

The applicants asked to readdress the window replacement schedule. At a previous meeting, the board had agreed that the windows on the south, east and west facades could be replaced based on their overall condition and the need to present a consistent appearance. The windows on the north façade, however, appeared to be generally repairable according to the survey and so the board had recommended that these windows be retained. The applicants explained that upon closer inspection it became apparent that four of the windows on the north facade were already replacements. These windows plus the two windows that were slated for replacement because of their condition meant that half of the windows on the north façade would be replacements and half restored. For the sake of visual consistency, the applicants requested permission to replace the entire set. They also noted that since the fire escape would be installed on this façade, the windows would need to function as a second point of egress for the apartments. The applicants were not sure they would get Fire Department approval if the windows could not be opened easily and quickly.

D. Leary made a motion to accept the replacement of all the windows on the building as proposed (T.M.Cobb, solid-wood, 1-over-1 sash) with the condition that the applicants submit a color sample of the proposed weatherstripping. C. Carter seconded the motion, which was passed unanimously.

A. Catsimatides explained that he had received approval from the Fire Department and from the Codes Division for the fire escape. K. Auwaerter explained that the board had given conceptual approval of the fire escape but was still awaiting the drawings before it could make a final resolution. B. Haley noted that the board would look at the potential impact of the fire escape on historic materials and features. The board generally agreed that black would be the most appropriate color for the fire escape. A. Catsimatides said he would provide the final drawings as soon as they were ready.

CA-12-01 101 Durston Avenue. Mitchell Wilson presented revised information regarding the proposed retaining wall and steps on the north side of the property. The new information provided details for a new dry-stack stone wall (2' x 24') that ends with a short flight of concrete steps leading to the back door. The concrete steps will be replaced in stone to match the stone of the new wall and will go from 4 steps to 5. The board proposed that the applicant include as an option a simple black metal handrail so that if he decided that he needed one in the future he would only need to submit an image to LPB staff. J. Romano made a motion to approve the proposed new dry-stack stone wall and stone steps as submitted with the option to install a plain, black metal handrail. The motion was seconded by T. Bonaparte and approved unanimously.

NEW BUSINESS

CA-12-02 409 Sedgwick Drive. Tom Cantwell (St. Paul's Cathedral) presented the application to install three handrails at the church's rectory. Two plain, black metal handrails were proposed to be installed at the front steps and one handrail would replace a missing handrail at the rear entrance. T. Cantwell explained that there were many elderly people coming to the house who required handrails to get up and down the steps. The board discussed the location and attachment for the front porch railing. It was agreed that symmetry was very important and that the railings should not be attached to the door surround but to the top step. The black metal railing at the rear was proposed to be attached on the outer edge of the steps to the left of the wooden column. D. Leary made a motion to approve the railings at the front of the house to be attached and centered on the wood pilasters of the door surround, and to approve the rear railing as submitted. The motion was seconded by T. Bonaparte. In discussion, T. Bonaparte made an amendment to the motion specifying that the front door handrails should be attached to the step rather than to the surround. C. Carter made an additional amendment to the motion to give the applicant the option of either a free standing rail at the rear of the house or a rail that would be attached to the side of the house. D. Leary accepted the amendments and the amended motion was approved unanimously.

Special Permit (modification): 317-21 S. Franklin Street. K. Auwaerter explained that the hanging sign and the sign on the signboard at the Subway shop had been approved. The signs on the awning and neon signs in the shopfront window had not been approved. The board reviewed the application and agreed to recommend that the modification be denied, noting that the number of signs was excessive and inappropriate for the historic district.

Resubdivision: 700 Van Rensselaer St/351 W. Bear St/300 W. Kirkpatrick St. K. Auwaerter described the proposed resubdivision. After lengthy discussion, it was agreed that the board did not have sufficient information to understand the impact of the resubdivision on the historic resources of the area. The board decided it should reserve comment until it was better informed on the intent of the resubdivision and any potential impact on the historic waterfront or other resources. K. Auwaerter said she would ask for a presentation on the proposed development.

DISCUSSION

Scottholm Tract Historic District update. K. Auwaerter reported that the meeting with the Scottholm residents on February 9 had gone well. The SHPO representative had been able to dispel the concerns that the attendees may have had regarding the National Register nomination process and listing.

Stickley House update. K. Auwaerter provided a very brief update on the Stickley House, noting that a small group had formed to consider the future of the property. She also suggested that the Miller-Heller House in Ithaca as a possible model – the house is owned by Cornell University but run as a meeting space and apartments for visiting faculty by the College of Art Architecture and Planning.

Green Street Properties. K. Auwaerter reported that there had been a predevelopment meeting with the developers interested in redeveloping 115 Green St., 217 Green St. and 220 Green St. She reminded the board that 115 and 220 Green Street were Local Protected Sites and so will come to the board as Certificate of Appropriateness applications. The work at 217 Green Street will come to the board under Project Site Review. She explained that the plans were preliminary with few details at this point. However, she did note that the developers proposed removing the side porch at 220 Green Street.

167 E. Hiawatha Blvd. K. Auwaerter reported that Cosimo Zavaglia had invited board members to tour the former candle factory and to discuss the proposed window replacements. B. Haley stated that he wanted to amend earlier comments about the proposed replacement windows for the property noting that the board had specified a muntin with a profile. He suggested that even a flat strap has a profile. He recommended that the board specify a muntin profile of at least half an inch. The board agreed.

ADJOURN

T. Bonaparte made a motion to adjourn which was seconded by D. Leary. The meeting adjourned at 9:45 a.m.