



*SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD*

**Landmark Preservation Board  
Thursday, March 1, 2012**

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, Cynthia Carrington Carter 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 as submitted, which was seconded by L. Birkhead. The minutes were approved unanimously as submitted.

**OLD BUSINESS**

**CA-11-39 203 E Water Street.** The board reviewed the details of the fire escape as submitted. K. Auwaerter reported that the fire escape plan had been approved by all the City departments and the City Clerk's office was waiting for the board's resolution to approve the request for an easement. D. Leary commented that he was troubled by the introduction of a fire escape, which is forbidden in any new construction. He said that it presented a danger to those trying to use it, noting how it comes over the sidewalk with a drop ladder, and also that it is very visually exposed. He also noted that it was only because the applicants' desire to convert the building into residential units; if it was to remain as offices, which is its historic use, the second means of egress would not be needed. He noted that a swing stair would be safer than the drop ladder. D. Radke remarked that it was outside the board's purview to judge the code issues associated with plan and K. Auwaerter reminded the board that it had approved the fire escape in concept at a prior meeting. The board agreed that it would be appropriate to express the safety concerns in the cover letter to the applicant. C. Carter made a motion to approve the fire escape as submitted, which was seconded by B. Haley. The motion was approved by a majority vote with D. Leary voting in opposition.

**Project Site Review 617 E. Hiawatha Blvd.** K. Auwaerter reminded the board that comments had been sent to Zoning recommending that the proposed 4-over-4 double-hung sash replacement windows have mullions that have a ½" profile rather than the flat strap that had been proposed. The applicant, Cosimo Zavaglia, had indicated that the profiled mullions would increase the cost of his project by \$15,000 and he invited board members to visit the property. B. Haley, D. Radke and Jeff Romano visited the site on February 19, 2012. D. Radke reported that during the site visit, it was explained to them that there were about 100 windows and of those about 40 had already been replaced with 1-over-1 windows, and that C. Zavaglia is considering just replacing the older windows to match the newer 1-over-1 windows. B. Haley noted that the change to 1-over-1 would alter the character and scale of the building; the 1-over-1 windows will make the building look smaller. However, it was also noted that the applicant could not be compelled to replace all his windows and that in this case consistency in appearance might be the most appropriate goal. K. Auwaerter stated that if the applicant has changed his plan then the revised information would need to be submitted to the Zoning Department as a Project Site Review modification. The board agreed

to ask for clarification regarding the applicant's intentions. In addition, if the owner is still planning to replace all the windows then the board would recommend 4-over-4 windows with the profiled mullions as recommended earlier and would ask the applicant to provide evidence of the difference in cost between the mullion type from more than one supplier. D. Radke commented that there was little neighborhood context remaining in this area of Hiawatha Boulevard and the building is not of great architectural significance.

**Resubdivision: 700 Van Rensselaer St/351 W. Bear St/300 W. Kirkpatrick St.** Ben Walsh, Deputy Commissioner of Business Development, described the purpose of the resubdivision to the board. He noted that the NYS Canal Corporation had transferred 34 acres to the City of Syracuse. The State will retain all "terminal" lands, basically all the land that touches the water with the exception of the Creekwalk lands. He noted that the City will retain ownership of the Creekwalk, amphitheater and parking lot. The other parcels, approximately 28 acres total, will be sold to COR Development. As for the historic structures, the Freight House will be retained but relocated on the site and rehabbed for community use. The Canal Maintenance Facility will also be retained and refurbished for community use, specifically as a boathouse for local rowing teams. D. Radke asked B. Walsh to communicate to the developers the importance of the historic resources in the Lakefront area and to ask them to engage with the board as soon as possible regarding their plans. B. Walsh recommended that the board members read the RFP for the redevelopment of site so that the members would understand the goals of the project. The board agreed to recommend approval of the subdivision. D. Radke commended the City finally moving forward on the redevelopment of the Inner Harbor.

### **NEW BUSINESS**

Special Permit (modification): 645-57 N. Salina St/206 E. Division Street. Bob Abbott (project architect) and Wendy Marsh (Hiscock & Barclay) presented the Special Permit modification, which was necessitated by the introduction of 3 one-bedroom apartments on the second floor. The inclusion of the apartments required extending the length of the building by 6' to make accommodation for a new exit. B. Abbott noted that it also required an adjustment in the window pattern. In addition, the signage on the N. Salina St., E. Division St. and rear sides of the property have been modified to be smaller, rectangular signs that fit into the sign board area. D. Leary noted that the rooftop safety railing visible on the E. Division St. side could be simplified so that it would attract less attention. The applicants suggested that the railing was barely visible but was amendable to the change. The board agreed to recommend approval of the modifications. B. Haley commented that this was a very positive outcome for North Salina Street.

### **DISCUSSION**

The board answered questions and provided clarifications for a group of visiting students from SUNY ESF.

### **ADJOURN**

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