



*SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD*

**Landmark Preservation Board  
Thursday, April 1, 2010**

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: Tim Bonaparte, Kelly Colabello, Fouad Dietz, Bob Haley, Dan Leary, Don Radke, Jeff Romano

Excused: Louise Birkhead, Julia Marshall

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

B. Haley moved to accept the minutes of the March 18, 2010 meeting as submitted. The motion was seconded by D. Leary and approved unanimously with the following corrections:

**OLD BUSINESS**

**CA-09-35** 703 Walnut Avenue. David ~~Harden~~ *Harding* (Stopen Engineering), Tom Piscitell (Paragon) and Carmen Davoli (applicant) were present at the meeting. D. Harden briefly described the project to rebuild the wall in front of 703 Walnut Avenue. Photographs and a pattern elevation were presented. D. Harden explained that given the state of the wall, they estimate only 25% recovery rate of the original stone. T. Piscitell noted that the existing stone is a local limestone that weathers over time to a ~~beige~~ *lighter beige* color, but comes out of the quarry almost black in color. If the recovered stone was to be reused, then he recommended using a Seneca Limestone from Ohio that has a similar color as the weathered local stone to aid in blending the old with the new. The existing capstone is a bluestone that has delaminated. The applicants had not determined whether or not to install a capstone; T. Piscitell noted that he did not believe that the capstone was original to the wall. The board discussed whether it would be worth salvaging the existing stone given that they were replacing with appropriate materials. D. Leary made a motion to accept the proposal as submitted with the provision that as much of the original stone be salvaged and reused as technically feasible. The decision regarding how much could be salvaged would be made in the field. If a capstone is necessary, it should be compatible with the capstone on the adjacent wall, as appropriate. The type of limestone (local or Seneca) will be at the discretion of the applicants based on the ability to blend the old stone with the new. The motion was seconded by L. Birkhead and carried unanimously.

**CA-10-1** 1631 S. Salina Street (Gothic Cottage). K. Auwaerter and B. Haley reported that they had visited the property. B. Haley noted that although it was in poor condition, the integrity of the property was mostly intact *and is a major component of the South Salina Street Historic District.*

**Onondaga Park Fire Barn Reuse.** The board had the following comments which it requested be forwarded to the SHPO: The board recommended that instead of a large, single-pane storm window installed in front of the second-story hay loft doors that they consider a storm with a mullion and muntin pattern that would break up the wide expanse of glass. This would also eliminate the need for an interior guardrail. The board also recommended that they test the glass again for asbestos since it seemed implausible that asbestos could contaminate the actual glass. *This would allow for the retention of the glass and create a possible cost savings.*

## **OLD BUSINESS**

**LPS-10-1:** Holy Trinity Church (501 Park Street). B. Haley moved to recommend that Holy Trinity Church be designated for Local Protected Site status under Criteria 1, 2 3, and 5. The motion was seconded by D. Leary and approved unanimously.

## **NEW BUSINESS**

**CA-10-02:** 310 Montgomery Street (St. Paul's Cathedral). The board reviewed the application for a new galvanized exhaust duct to be installed on the rear, west facing façade of the Cathedral property. D. Leary made a motion to approve the application as submitted, which was seconded by J. Romano. The motion carried unanimously.

**CA-10-03:** 310 Montgomery Street (St. Paul's Cathedral). William Pitcher presented the application to repoint various areas of the building including the buttresses and areas within the interior courtyard using a lime-mix mortar to match the color and consistency of the existing. They will also reset the capstone and repoint the exterior, non-historic wall next to the parking lot. B. Haley remarked on the exterior staining on the aisle walls caused by water running off the roof. W. Pitcher said that he believed it was old staining that the new roof was now directing the water away. B. Haley made a motion to approve the application as submitted with the addition of the repointing of the parking lot wall. The motion was seconded by K. Colabello and approved unanimously.

CA-10-04: 409 Sedgwick Drive (St. Paul's Deanery). William Pitcher presented the application to reconstruct the chimneys, repair the rear porch steps and repoint water damaged brick on the north and west walls at the back porch area of the house. The chimneys will be disassembled and as much of the original brick will be salvaged as possible. D. Leary asked if a drip could be added to the chimney caps to help direct water away from the brick. W. Pitcher noted that the house had significant ice damming issues, which had resulted in the damage to the rear walls and back porch steps. T. Bonaparte noted that the ice damming had pulled away the porch gutter so that it now points backward directing water toward the back wall of the house. He recommended adjusting the gutter so the flow does not wash back onto the house. The proposed repointing would match the existing in style color and texture. D. Leary moved to accept the application as submitted, which was seconded by F. Dietz.

CA-10-05: 334 Berkeley Drive. The applicant was not present. The application proposes the replacement of the second-story bathroom window at the rear of the house with a vinyl or aluminum window with a grid pattern to match the existing. The application explained that the window itself was in good shape, however, there was extensive water damage surrounding the window possibly caused by the shower/tub enclosure at this location. D. Leary noted that the problem was condensation which could be solved with the installation of insulation and a vapor barrier along with a good exhaust fan. B. Haley moved to deny the application as submitted, which was seconded by D. Leary and approved unanimously. The board recommended that K. Auwaerter contact the owners with recommendations for solving the condensation problems.

Special Permit Modification: 219-25 W. Fayette Street. Scott Everts, the owner of the property, presented the application. K. Auwaerter explained that this project received a Main Street NY grant and is going through SHPO review. The proposed project involves the replacement of 12 windows along Walton Street that are currently boarded over. The board reviewed photographs of the windows from the interior which show 2-over-2 double-hung sash with a curved profile in the upper sash. It recommended that the applicant conduct a window survey to ascertain the condition of the windows. The board recommended that the original windows should be repaired and reused, if possible. If repair was not feasible, then the windows should be replaced in-kind, matching the original sash size, material, configuration, and profile. Exterior cladding, such as vinyl or metal, on the replacement windows would not be acceptable. D. Radke referred the applicant to the Kitty Hoynes building at 301W. Fayette Street that has very similar windows, which were recently replaced in-kind.

Special Permit: 121-23 & 127-29 W. Fayette Street (Kirk Hotel/In & Out Building). K. Auwaerter noted that the final plans were approved for their Part 2 by the National Park Service. The board agreed reviewed the material

provided, including the correspondence from the National Park Service dated March 12, 2010, and determined that it had no further comment on the plans submitted.

Project Site Review (modification): 423-425 N. Salina Street. The board reviewed the original application in September 2009. In the course of the removal of the stucco covering, it became apparent that the windows at 423 N. Salina Street had been reduced in size and replaced by poor quality vinyl units. The current proposal calls for new 2-over-2, double-hung windows, sized to fit the original openings. The color is a dark green – “Evergreen”. The board approved the proposal as submitted with no further comment.

### **DISCUSSION**

431 E. Fayette Street (CNY Community Foundation’s Philanthropy Center). Tom Malanowski (VIP Structures) and Wayne Mandel (C&S) presented a preliminary design concept for the renovation and addition to the former University Club. The building is listed on the city’s Historic Properties List, but has been determined not eligible for the National Register of Historic Places. The board went over the concept that includes the replacement of all the windows and doors on the historic portion of the property with windows and doors to match the original in configuration. (What is there now are replacements that do not reflect the original appearance of the property.) The concept also includes the introduction of a glass atrium (the new main entrance) and stair tower on the eastside of the property. Both will be stepped back from the historic façade of the building. Materials for the stair tower are still under discussion; the architect suggested it could be either brick or possible terra cotta or other paneling. B. Haley emphasized the need for subtly and context in the design of the new additions. D. Leary recommended limiting the number of divisions in the glass atrium to keep it as transparent as possible. F. Dietz stated that the board needed additional information, specifically, the project narrative so that it could understand and comment on the design. T. Malanowski explained that they were now preparing the project site review application that would include more in-depth information for the board’s review.

### **ADJOURN**

F. Dietz made a motion to adjourn, which was seconded by K. Colabello. The meeting adjourned at 9:40 a.m.