



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, April 15, 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: Louise Birkhead, Fouad Dietz, Bob Haley, Julia Marshall, Don Radke, Jeff Romano

Excused: Tim Bonaparte, Kelly Colabello, Dan Leary

Staff: Kate Auwaerter

APPROVAL OF MINUTES

B. Haley moved to accept the minutes of the April 1, 2010 meeting as submitted. The motion was seconded by J. Romano and approved unanimously.

OLD BUSINESS

CA-09-27: 303 Berkeley Drive (amendment). The applicant, Susan Swanson, presented the modification to the original application, which included the repair of the stone retaining wall on their property. On closer inspection, Viau Construction determined that a section of the retaining wall at the steps on Berkeley Drive needed to be rebuilt. The staircase and sidewalk will be retained. The replacement stone and mortar will be darker than the surrounding stone at installation but will fade to the lighter color as it weathers. The boulder capstone will be reset. A motion to approve the amendment was made by F. Dietz, which was seconded by J. Romano. The motion passed unanimously.

CA-09-33: 202 Sedgwick Drive (amendment). The applicant, Chris Fernandez, presented the final part of the patio project: the installation of a fire place in the corner of the patio. The patio will be made of the same bluestone that the approved patio is made of. The Board noted that the applicant needs to determine that the proposed fireplace meets City fire code. B. Haley moved to approve the installation of the patio contingent upon the submission of the exact location and dimensions of the fireplace. The motion was seconded by J. Romano and approved unanimously.

NEW BUSINESS

CA-10-6: 201 Brattle Road. The applicant was not present. K. Auwaerter explained that the applicant had contacted her regarding the removal of seven diseased Blue Spruce trees that edge the north side of their property. Tim Bonaparte inspected the trees and agreed that they should be removed. The application calls for replanting three in the place of the seven. J. Romano recommended replacing the trees with hemlock. The application also included a request to repair a stone retaining wall using in-kind materials on the south side of the property. B. Haley made a motion to approve the removal of the seven diseased trees and the recommendation that they be replaced with an equal number of hemlock. In addition, he recommended the approval of the repair of the retaining wall in-kind. The motion was seconded by F. Dietz and approved unanimously.

Certificate of Suitability: 917 Comstock Ave. This item was removed from the agenda because Corporation Counsel was considering whether or not the board has jurisdiction over Certificate of Suitability cases.

Project Site Review: 325 S. Salina Street. Peter Meserlian presented the project. This building is the former Syracuse Trust Bank Building and is part of the South Salina Street Commercial Historic District. The proposed project calls for the renovation of the property into residential condos. The applicants are using Restore NY funding and the project is currently under SHPO review. The plans call for the replacement of all the windows with new aluminum windows to match the color, dimensions and configuration of the historic windows. This is required in part to allow for the installation of hopper windows for egress purposes. B. Haley expressed the concern that the profiles of the new windows match the narrow profiles of the originals. After extensive discussion, the Board made the following recommendations:

- The replacement windows on the second-story of the front façade under the arched opening (“D” on elevation drawing A-3.0) should match the multi-pane grid pattern of the original windows. In addition, the stained glass panes within the original set of windows should be preserved. The board understood that the stained glass could not be integrated into the new windows, but might be applied to the interior of the new windows.
- The replacement windows on the third and fourth floors (“B” and “C” on elevation drawing A-3.0) should feature narrow metal profiles, appropriate to the age of the building. Manufacturer’s cut sheets of the proposed replacements were requested to confirm the dimensions of the new windows.
- The first floor shopfront should match the dimensions and divisions of the original. (It was noted that the drawings of the proposed shopfront did not match exactly the dimensions of the existing, although applicants stated that to match the existing was the intent.)

The board also discussed the rear façade of the property that faces Bankers Alley. B. Haley recommended that the applicants move the proposed entrance canopy up higher above the entrance. However, the majority of the board members did not agree and so no recommendations were made regarding the rear façade.

Project Site Review: 136 Walton Street. The applicant was not present. K. Auwaerter explained that this project was using NYS Main Street funding, which requires SHPO review. The property is in the Armory Square Historic District. The project involves the removal of aluminum sill panning and the replacement in-kind of the concrete sills on the first floor and the removal and replacement of the aluminum panning on the second story windows. The board approved the project without comment.

PS-10-2: 678 W. Onondaga Street. The board reviewed the report prepared by Crawford & Stearns architects. The report recommended designating 678 W. Onondaga Street as a Local Protected Site. J. Romano made a motion to forward the application to a public hearing to consider the designation of 678 W. Onondaga Street as a Local Protected site. This motion was seconded by F. Dietz and approved unanimously.

ADJOURN

F. Dietz made a motion to adjourn, which was seconded by J. Romano. The meeting adjourned at 9:50 a.m.