



**Landmark Preservation Board
Thursday, April 19, 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, Cynthia Carrington Carter, Bob Haley, Dan Leary, Don Radke, Jeff Romano, Joe Saya

Excused: Tim Bonaparte, Julia Marshall

Staff: Kate Auwaerter

APPROVAL OF MINUTES

D. Leary made a motion to accept the minutes as submitted, which was seconded by L. Birkhead. D. Leary made the following revision to the minutes:

200 Walnut Place rear addition. S. Schroeder also introduced the plan to add a second story addition to 200 Walnut Place. He gave a brief history of the property. Syracuse University acquired the property in 2000 and made it the home of the University Counseling Center. Bruce King (Holmes King Kallquist) described the proposed addition to the building that will be placed on top of a 2007 rear addition to the house. He noted that the details of the one-story addition will be carried through the new second story including the installation of the roof-top balustrade. *D. Leary recommended that the triangular infill wall connecting the balustrade to the main hip roof be removed since the balustrade was purely decorative and there was no access to the flat roof on the second story addition.* The board expressed no *other* concerns regarding the new addition as proposed.

The minutes were approved unanimously as revised.

OLD BUSINESS

No Old Business

NEW BUSINESS

Project Plan Review: 200-02 Walnut Place. The board recommended approval of the plans as submitted with the recommendation that the triangular infill wall between the balustrade and main hip roof on the new second story be removed. D. Leary reiterated that the detail was not needed as there would be no access to the second story roof addition. He also noted that the applicants had agreed with this recommendation when the project was discussed at the last meeting.

DISCUSSION

Roosevelt and Hillside Apartments Update. Randy Crawford (Crawford & Stearns Architects) presented the projects. He noted that there were administrative issues regarding the eligibility determinations made by the SHPO regarding the two buildings, specifically Hillside Apartments. In addition, the city's AS400 does not include these buildings as National Register eligible. However, he said he was moving forward as if both are eligible for the National Register. K. Auwaerter will clarify the eligibility issues with SHPO and work with Zoning regarding the Project Site review.

R. Crawford presented the proposed work for the Roosevelt Apartments first, noting that the project included some site development including landscaping and paving. A new accessible ramp will be constructed on the south side of the building. The trim will be scraped and painted and the brick will be repointed as needed. All the windows on the building will be replaced. R. Crawford provided the comparative drawings of the new versus old windows. The proposed replacements are all aluminum and are the same type of window that was approved by the board for the James Street apartments (the Leavenworth and New Kasson apartment buildings). On the front façade, the false balconies will be retained and the balcony doors will be repaired with fixed storms installed. J. Romano pointed out that the drawings indicated that the brick retaining walls at the front walk were slated for removal. R. Crawford stated that he would talk to the site designers, agreeing that the walls should be retained. The Hillside Apartment project is similar as the Roosevelt. The front entrance has been enclosed in T1-11 siding, but R. Crawford noted that traces of the original canopy were extant. When they are able to get full access to the entrance they will determine what is salvageable and how to address the entrance. The front entrance pilasters were badly damaged when the entrance was enclosed. They will be re-stuccoed. Handicap entrances will be located at the side and rear of the property. D. Leary questioned the location of a new covered bike rack located in front of a set of apartment windows at the rear of the property. R. Crawford said he had already talked to the site designers about the relocation of the bike rack. Finally, there is a large, deteriorated garage in the rear of the property that is slated for demolition. K. Auwaerter will determine whether the City has initiated condemnation procedures for the garage.

Leavenworth Park: Gazebo and Green Infrastructure. Glen Lewis (Parks Department) presented a proposal to install a new wooden gazebo in the center of Leavenworth Park. It replaces a three-tiered fountain that was removed many years ago. The construction of the gazebo is a neighborhood-supported effort funded by a member-item grant from Senator Magnarelli's office. J. Romano noted his involvement in the project and provided some additional background. The board expressed its support of the proposal.

Matthew Marco and Zachary Monge (CH2MHill) presented the plans for a CSO reduction project around the perimeter of Leavenworth Park. M. Marco provided a brief summary of recent Save the Rain projects throughout the city. He noted that this particular project will capture approximately 900,000 gallons of water from the surrounding streets. The proposal calls for converting the existing grass tree lawn at the surrounds the park into a series of swales. Curb inlets will allow the water from the street to drain into the swales and ultimately percolate into the soils. Short cross walks will give access to the sidewalk from the street. The swales will be planted with either turf grass or a low growing shrub such as a special variety of sumac. The board discussed the alternative pavement possibilities for the crosswalks and agreed that concrete would be aesthetically the most appropriate material for the park setting. The board also discussed the possible swale plantings. The benefits of the shrub planting include that it would require less maintenance than the grass -- the sumac would need to be trimmed once a year and is tolerant of salt. C. Carter remarked that the introduction of the shrubs would be a significant visual contrast to the formal city garden design of the park. J. Romano was concerned about the accumulation of trash in the sumac and D. Leary expressed his concern that the sumac could be invasive. D. Radke suggested that the designers consider a partial planting of the low shrubs to determine the actual maintenance requirements as well as visual impact.

M. Marko also introduced a smaller project to install a rain garden at Barker Square adjacent to Leavenworth Park. J. Romano explained the history of the site and the historical development around it. M. Marko explained the engineering around the square that will draw the water from the road into the green space. The conversation centered on the edge treatments around the garden. The board agreed that post and chain edging would appear too formal for this informal greenspace. The other options were a limestone edging or a natural edge. J. Romano stated that the natural edge would be most appropriate given the informality of the park. Glen Lewis suggested that the designers consider the same edge

treatment that they are planning to use around the planting beds in Leavenworth. M. Marko said that he would take the board comments back to the designers and return with the revised plans for final comment.

105 Sedgwick Drive (appoint subcommittee). A subcommittee was formed to meet with the owners of 105 Sedgwick Drive to address the violation of the Certificate of Appropriateness and potential mitigation measures. J. Romano, B. Haley, D. Radke and D. Leary volunteered for the subcommittee.

531 Oak Street (appoint subcommittee). A subcommittee was formed to review the lighting that was installed at 531 Oak Street without a Certificate of Appropriateness and to make recommendations to the owner in preparation for the submission of the application. D. Radke noted that this property is owned by a board member. J. Saya asked to speak to the board about the situation, but D. Radke denied the request noting that there would be opportunity for comment once the application had been submitted. B. Haley, C. Carter and D. Rake volunteered to sit on the subcommittee. D. Radke also noted that there was a possible code violation that would need to be resolved prior to the review of the *Certificate* of Appropriateness.

ADJOURN

J. Romano made a motion to adjourn which was seconded by J. Romano B. Haley. The meeting adjourned at 9:40 a.m.