



*SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD*

**Landmark Preservation Board  
Thursday, April 5, 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, Julia Marshall, Don Radke, Jeff Romano, Joe Saya

Excused: Tim Bonaparte

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

J. Romano made a motion to accept the minutes as submitted, which was seconded by C. Carter. The minutes were approved unanimously as submitted.

**OLD BUSINESS**

*No Old Business*

**NEW BUSINESS**

CA-12-03 601 Oak Street. The board reviewed the application for the installation of a 6', picket-style privacy fence along the southern property line. The fence will attach with a short 10' section to the south side of the house approximately 12' back from the front façade. The new fence replaces an older fence that was blown down in a storm. J. Romano made a motion to approve the application as submitted, which was seconded by D. Leary. The motion carried unanimously.

CA-12-04 109 Hampshire Road. Dana Cartwright and Nancy McCracken (owners/applicants) presented a proposal to replace 7 windows on the rear and side elevations of the house. They noted that the two rooms (master bedroom and adjacent dressing room) were unusable because of how cold they get in the winter. The applicants stated that their plan was to insulate the walls and replace the windows to make the rooms habitable. D. Radke described the Standards for Rehabilitation to the applicants and noted that the first task would be to understand if the windows could be repaired. B. Haley added that an energy consultant would be able to help them identify where heat was being lost and how to rectify the problem, possibly with saving some historic fabric. The applicants discussed their desire to have new windows that are easy to clean and operable. D. Radke noted that the board allows window replacements as long as they are in-kind. The board discussed the proposed Hurd, all-wood, double-hung sash window replacements, noting that they were a good match to the original windows. In further discussion, the applicants noted that over time they will want to replace all 39 of the double-hung sash windows in the house. The board stated that uniformity and consistency were important and agreed to amend the application to include all 39 windows. The applicants also noted that the seven windows proposed in this application would be full-frame replacements, but other windows would require only sash replacements. D. Radke requested that the owners submit for the record images and a revised window survey describing all 39 windows and indicating which would require full-frame or sash replacements. J. Marshall made a motion to approve the replacement of 39 double-hung sash windows with Hurd, all-wood, double-hung sash, with color and

muntin pattern to match the originals. The replacements will be either full-frame or sash replacement kits depending on the condition of the frames and sills. The motion was seconded by L. Birkhead and approved unanimously.

### **DISCUSSION**

SU's Huntington Hall new entrance design. Steve Schroeder (Syracuse University) and John Lockwood (Para Project Architects) presented the proposal for a new entrance on the north wing of Huntington Hall. S. Schroeder provided a brief history of the building, which was constructed as the Hospital of the Good Shepherd. It remained as a hospital until the 1950s and is now the home of the School of Education. He described a number of renovations that had taken place over time, including significant renovations in the 1980s that reoriented the main entrance to the building from the north to the south side of the building. This new proposal will re-establish an entrance on the Marshall Street side of the building. J. Lockwood presented preliminary drawings for the new plan. The predominant features of the reorientation are the large glass curtain wall and entrance that will replace the solid limestone wall on the east side of the north wing of the building and the long sloping ramp that leads from the Marshall St./University Avenue corner up to the new entrance. The ramp will have a 1:20 slope that will result in a grade change of approximately 8'. The building sits on a tall raised foundation and the ramp and new entrance will meet the building at the first floor of the building, necessitating the removal of one basement-level window. The board discussed how the junction between the stone wall and the new glass wall will be achieved, including a discussion of the possibilities of retaining the stone quoins that run up the corner of the building. J. Lockwood also stated that windows on the east side of the north wing would be altered to address the need for ventilation. He noted that the window openings would remain, but the upper sash of the windows would be replaced with vent panels. These will be obscured on the interior by a dropped ceiling but will be obvious from the exterior.

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.

373 Spencer Street. Larry Ball (Salt City Enterprises) presented information regarding the proposed renovations to 373 Spencer Street, the former Enrico's Spaghetti Factory. The building is listed on the City's Historic Properties List as potentially eligible for the National Register. He described the condition of the building, which is clad in vinyl siding. The brick behind the siding is poor quality and the current siding cannot be removed without significantly damaging the brick. He described the proposed renovations which includes a faux brick and Dryvit siding. The board considered the proposal and noted that the first step would be to determine if the building retained sufficient integrity to be considered historic. C. Carter noted that the building had been included on the list as "potentially" eligible, because it was not clear what was behind the siding. She noted that the condition of the brick indicated that the integrity of the property had apparently been lost. K. Auwaerter said she would gather additional photographs of the property and bring them to the board for consideration of this question.

Syracuse University Connective Corridor. Owen Kerney (Bureau of Planning & Sustainability) was in attendance to discuss the Connective Corridor, and specifically the façade improvement program.

However, because the director of the Connective Corridor was unable to attend the meeting, it was agreed that this topic would be addressed at a later date.

**ADJOURN**

J. Romano made a motion to adjourn which was seconded by B. Haley. The meeting adjourned at 10:00 a.m.