



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, May 6, 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, Tim Bonaparte, Kelly Colabello, Fouad Dietz, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano

Staff: Kate Auwaerter

APPROVAL OF MINUTES

T. Bonaparte moved to accept the minutes of the April 15, 2010 meeting with the following correction:

OLD BUSINESS

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* ~~with~~ the submission of the exact location and dimensions of the fireplace. The motion was seconded by J. Romano and approved unanimously.

The motion was seconded by L. Birkhead and approved unanimously.

OLD BUSINESS

Project Site Review: 325 S. Salina Street (Syracuse Trust Building)

The applicants, Joe Catanaro and Peter Muserlian of PEMCO Group, presented a proposed new window replacement option for 325 S. Salina Street. In response to the board's recommendation for aluminum replacement windows (4/16 meeting), they noted that they would not be able to match the narrow profiles of the original windows and achieve the energy efficiency desired. Instead, they proposed a high-quality vinyl replacement window by Paradigm that could match the profile and design the original windows. D. Radke noted that the board had never approved a vinyl product for windows. The board recommended that the applicants immediately contact SHPO to amend their application to include the proposed vinyl windows, because the board would not issue its decision until SHPO had submitted its comment. The board also requested a window survey to determine the condition of the existing windows. D. Radke reiterated the board's support of the project and its willingness to work with the applicant.

Project Site Review: 219 Walton Street (Urban Outfitters)

The applicants Michael Resnick and Elen Flor came to discuss the application of multi-hued film over the upper story windows of the property. The proposed film is supposed to reference the patina of old glass. The board discussed the sample panel that was installed for board review. The board recommended that the highly reflective film placed on 18 panes be replaced with a film with reduced reflectivity. The applicants agreed to discuss this with their supplier and reduce the reflectivity if possible.

PS-10-2: 678 W. Onondaga Street. The board noted that Crawford & Stearns had recommended that 678 W. Onondaga was eligible for local designation under Criteria 1, 2 and 4. D. Radke noted that this area of W. Onondaga has not been properly evaluated for eligibility as a Local Preservation District, and so recommended

that the property not be designated under Criterion 4. J. Romano noted that the building was built in the late-19th century/post-Civil War era, which was a time of tremendous growth in the city. He recommended that the property be designated under Criterion 3 as illustrative of the growth of the city. K. Colabello made a motion to recommend 678 W. Onondaga Street for local Protected Site status under Criteria 1, 2 and 3. The motion was seconded by B. Haley and approved unanimously.

NEW BUSINESS

CA-10-07 330 Dewitt Street. Applicant Michel Katzer presented the proposal to install an additional section of stockade fencing and a new gate on the east side of the house so that the area next to their side door would be enclosed along with the back yard. The board recommended that the gate be moved back several feet from the front face of the house in order to maintain the corner of the house. The new fence matches the existing. T. Bonaparte made a motion to approve the application with the new gate to be located at least 2 feet back from the corner of the house. The motion was seconded by F. Dietz and approved unanimously.

CA-10-08 330 Dewitt Street. Applicant Michel Katzer presented the proposal to install shutters on the front of the house, referring to a photograph of the property in the 1970s which showed wood shutters and hardware. The application called for wood grained vinyl shutters. The board recommended wood shutters with appropriate dimensions: the width of each shutter should be half the width of the window and the height should measure from the window sill to the top of the frame. The shutters should also be attached over the window frame. The board recommended seeking out reconditioned shutters and mentioned a couple architectural salvage businesses where the applicant might look.

The application also included repainting the house with the following colors:

(All Valspar paints, National Trust series)

- Shutters: Lincoln Cottage Black
- House: Mark Twain Gray Brick
- Trim: Grey Shimmer
- Door: Geranium Red

The applicant agreed to amend the application to include only the paint colors and resubmit when shutters had been selected. J. Marshall made a motion to approve the paint colors as proposed, which was seconded by J. Romano and approved unanimously.

CA-10-10 203 Berkeley Mary Ann Laubacher presented her application for the installation of rain gutters, window replacements, painting, a porch rebuild, and landscaping. The house currently has no gutters, which is causing water to drain against the house and into the basement. The application calls for the installation of dark-brown box gutters at the front and rear of the property. The application also calls for all-wood Hurd window sash replacements to match the configuration of the existing sash and for the painting of the house trim in the existing cream color. The board felt it had sufficient information to approve these items. F. Dietz made a motion to approve the installation of gutters, replace the window sash, and paint the house trim as proposed. The motion was seconded by B. Haley and approved unanimously. The board requested additional information on the proposed rear porch rebuild including drawings and a materials list. The board also requested additional information regarding the proposed landscaping plan for the rear of the property. Finally, the application also called for the installation of a privacy fence at the front of the house where an AC unit had been installed (prior to the current owner). The board discussed various options and recommended that the applicant consider a cost comparison between the proposed fence and the relocation of the AC unit to a secondary side of the house.

CA-10-09 251 Brattle Road. The applicant was not present. The application calls for the replacement of 8 wood casement windows with fiberglass windows with wood interior cladding. D. Radke noted that the property was a non-conforming structure in the Preservation District. Nonetheless, the precedent set by the board is to recommend natural materials where appropriate. F. Dietz noted that materials should be in keeping with the period in which it was built. B. Haley made a motion to deny the application as submitted with the recommendation that the applicant install all wood casements. The motion was seconded by D. Leary and approved unanimously.

Project Site Review: 447 E. Fayette Street (CNY Philanthropy Center/former University Club)
Tom Malanowski (VIP Structures) and Wayne Mandel (C&S) presented the renovations for the former University Club which includes the construction of a two-story stair tower faced in brick to match the brick of the 1950s addition to the building, and an etched glass atrium next to the stair tower on the east side of the building that will function as the main entrance into the building. Responding to the comments of the board from its 4/1/10 meeting, the atrium will have a semi-opaque appearance with white aluminum framing. The plan also included landscaping at the new entrance atrium. The site plan called for a curvilinear pathway that slopes gently up to the entrance, thus removing the need for a ramp and rail for wheelchair accessibility. It also included a curvilinear wall separating the entrance area from the parking lot and an area for sculpture. The board discussed extensively both the building additions and the landscape plan. Although not a unanimous decision, the board determined that the renovations to the building including the proposed construction of the stair tower and glass atrium would not have an adverse effect on the historic character of the property. However, a majority of the board determined that the landscape plan was out of character with the formality of the historic structure, the new additions, and the building's surroundings. The board recommended a modification of the landscape plan that better integrated the site with the building. Members of the board welcomed the opportunity to meet with the applicants to discuss the landscape design prior to a new submittal to help expedite the process.

ADJOURN

F. Dietz made a motion to adjourn, which was seconded by J. Romano. The meeting adjourned at 10:30 a.m.