



*SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD*

**Landmark Preservation Board  
Thursday, May 19, 2011**

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, Bob Haley, Dan Leary, Julia Marshall, Don Radke, and Jeff Romano

Excused: Tim Bonaparte Fouad Dietz

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

L. Birkhead made a motion to accept the minutes of May 5, 2011, which was seconded by J. Marshall. The minutes were approved with the following corrections:

**OLD BUSINESS**

**Special Permit:** 645-657 N. Salina Street (Dunkin' Donuts). D. Radke reported that although the LPB's formal review was complete, the architect for the project asked to meet with board members to discuss *the new design*.

**NEW BUSINESS**

**CA-11-07: 308 Farmer Street.** The board discussed the proposed addition at the rear of the house. Currently, the rear door opens directly into the house off a raised brick deck. The application calls for the construction of a small, one-story entry vestibule with a sloped roof with siding to match the rest of the house. The board made a recommendation that the vestibule be pulled out to meet the existing six inch step of the brick deck.

**DISCUSSION**

**City Hall Forecourt design (50%).** B. Haley suggested that a fence could be added *6' in from* the curb line *at the north edge of the brick* along E. Washington Street to provide a linear element that would set the forecourt off as a garden. He noted that there was a similar fence in front of the original city hall and recommended that the fence could be 42" high, black metal with a Victorian aesthetic to match the era of the current city hall.

**OLD BUSINESS**

**Project Site Review: 622 James Street (Kasson Apartments).** The board reviewed the revised plans and noted that they appeared to address the comments made at the May 5, 2011 meeting, including the sidewalk configuration at the front of the building, the use of poured concrete over Versa Lok units for the seat walls at the rear of the property, and the inclusion of planting materials list. The board agreed to recommend approval of the revised plans and reiterated the importance of retaining the character-defining features of the property including windows, doors and trim.

**Project Site Review: 615 James Street (Leavenworth Apartments).** The board reviewed the revised plans. It was noted that the new design of the incised panels on the new stairwell appeared to match the proportions of the openings on the adjoining bay. B. Haley suggested that the panels be darkened in order to enhance the appearance of a void pattern; however, it was the consensus of the board that the stairwell was set back enough that it was not necessary. It was also noted that the concrete wall on the west side of the property would be repaired and parged rather than replaced with a Versa Lok retaining wall. The board agreed to recommend approval of the revised plans and asked that the statement about retaining fundamental elements of the building be included in the memo back to Zoning as well.

## **NEW BUSINESS**

**CA-11-08 108 Circle Road.** Mike and Samantha Herrick presented the application to install a wooden, picket-style, 6' stockade privacy fence along the property line at the back of the house. M. Herrick noted that the proposed fence would not damage the extensive landscaping in the back yard. He noted that the neighbors also have a fence and that there will be a space wide enough to walk through between both fences. He also noted that the connection between the fence and the house on the southwest side of the house would have to be very close to the corner of the house because of the placement of the windows and shutters on that side of the house. The board recommended that the juncture be pushed back from the corner as far as possible. The trellis the owners propose to install is original to the house and is indicated on the blueprints. The trellis had been relocated to the back yard and then put in storage in the basement. The owners propose to refurbish and reinstall the trellis in its original location at the front of the house. Finally, the board recommended that they install a picket with a flat top; the picket style they had selected - though squared at the top rather than pointed-- could be flatter-still, which B. Haley noted would bring less attention to the form of the fence. J. Marshall made a motion to approve the application as submitted with the recommendation for a flat or flatter picket-style than what was proposed and the recommendation that the connection between the fence and house on the southwest side of the house be moved as far back as possible. The motion was seconded by L. Birkhead and approved unanimously.

**CA-11-09 324 Highland Avenue.** Mary Ellen Mangino presented the application to install a 14' x 9' fiberglass, irregularly-shaped, in-ground swimming pool. The pool will have a 3' stamped concrete surround. The back yard is already fully fenced-in, but M. Mangino noted that the gate across the driveway would need to be replaced with a taller gate. The board noted that it required the final specifications for the gate and recommended that she choose a material and design that would be appropriate both to the house and to the existing wood fence. L. Birkhead made a motion to approve the application as submitted pending the approval of the final gate design. The motion was seconded by D. Leary and approved unanimously.

**CA-11-10 1601 James Street.** Shanah Thweet presented the application for the installation of a rectangular, 8' x 21', Grecian-style in-ground pool. She noted that her back yard was entirely paved and was also fenced. D. Leary made a motion to approve the application as submitted, which was seconded by J. Romano. The motion carried unanimously.

**Project Site Review: 525-27 N. Salina Street.** Craig Polhamus and Lyn Harter presented the application for the storefront rehabilitation project. They reported that in spite of extensive investigation, they could not find any information about or images of the original storefront. C. Polhamus said that they were able to determine the original geometry of the storefront because of "paint ghosting", but otherwise nothing remained of the original storefront. The board reviewed the proposed design and noted that the reinterpretation of the shop front was in keeping with the surrounding historic district. However, it could not recommend the use of synthetic materials for the façade including the Fypon pilasters and AZEC panels. It recommended natural wood materials painted for long-term durability. It was noted that the proposed pilasters could be less ornate without fluting, if cost was a consideration. In addition, the board recommended that the proposed half-light metal door be replaced with a three-quarter light wood paneled door to line up with the sills of the storefront windows. Finally, the board discussed the proposed sign. B. Haley noted that it was important that the sign not cover over any significant historic element of the original façade. Although it appears that little original material of the historic façade remains, the board recommended that if during construction they find hidden details of the original storefront that the sign be located in such a way that it does not obscure any significant features.

## **DISCUSSION**

**South Presbyterian Church Windows.** Tony Serviente, Serviente Glass Studios, presented a proposal for replacement windows at South Presbyterian Church that included images of the original windows alongside representations of the new window designs. He also provided samples of the proposed glass and leading. He described the three-layer system that made up the window arrangement at the church that includes the stain glass itself, a heavy diffusing glass inset into the wooden framework of each window that both protects the stain glass and diffuses the light into the church, and the fiberglass protective panels installed on the exterior. Currently only the outer two layers exist. In addition to the installation of the new stained glass, he proposed to repair the second layer of glass where necessary including sealing cracks and filling voids. The exterior fiberglass protective panels do not need any repair. The board indicated that it would approve the proposed replacement scheme. The next step is for T. Serviente to get permission from the owner to move ahead with the proposed replacements. The board asked for a detailed scope of the project after he received approval from the owner. Staff noted that the owner would need to submit the scope to the Planning Commission.

**City Hall Forecourt design.** Mat Marco (CH2MHill), Sara Endriss (Viridian Landscape Studio), Amy Youskowski (Viridian Landscape Studio) and Andy Maxwell (Bureau of Planning & Sustainability) presented the 50% design to the board. S. Endriss noted that the design now featured five trees total, all Patriot elms. The decision to include only a single species of tree was made after the “grove” idea was eliminated. The design team felt that with only five trees that two different species would look unbalanced. In addition, the team could not find the large caliper Sycamores needed for the project. J. Romano asked about the disease resistance of the elm. S. Endriss noted that the Patriot variety was very resistant to most elm diseases. It was confirmed that the design allowed for vehicular access to the front door, but the purpose of the access was not ceremonial but for service uses only. The board also discussed benches, noting that if the style selected for the forecourt was to set the city standard that it would need to be simple, durable and maintenance free. B. Haley inquired about lighting, noting that he had seen very effective use of solar powered lighting installed in the pavement on the MIT campus. M. Marco noted that lighting had not been considered because of logistical and timing issues. The board recommended that bike racks be placed at the side of the building rather than in the forecourt area. It was noted that Water Street was to be designated a bike boulevard and that bike racks on the Water Street side of City Hall would be appropriate. Finally, the board discussed the location of the flag poles and agreed that grouping the flag poles together on the west side of the forecourt made sense programmatically and aesthetically.

**National Register Nominations :** New Kasson Apartments, Leavenworth Apartments and AME Zion Church. The board noted that it was in full support of all three National Register nominations. Staff will prepare a letter on behalf of the board for the SHPO.

## **ADJOURN**

L. Birkhead made a motion to adjourn which was seconded by J. Romano. The meeting adjourned at 10:05 a.m.