



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, June 17, 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, Julia Marshall, Don Radke, Jeff Romano.

Excused: Dan Leary

Staff: John Giroux

APPROVAL OF MINUTES

B. Haley made a motion to accept the minutes, which was seconded by J. Marshall. The minutes were approved unanimously as submitted.

OLD BUSINESS

Project Site Review: 325 S. Salina Street (Syracuse Trust Building). Applicants were not present. The board agreed to hold the file open.

Project Site Review: 707-09 N. State Street. William Johnson (Comfort Window and Door), representing the applicant, presented information about the condition of the existing windows. He noted that the windows were single-glazed, wood frame in poor condition, including broken or split frames, missing glass, broken weight cabinets and lead-based paint. The proposed replacements are aluminum clad, one-over-one, double-hung windows. B. Haley and F. Dietz explained that the board's concern was that the point of interface between the aluminum frame and the glass was flat with no profile. A more appropriate window design would have the glass inset into the sash with a narrow half round or cove molding at the inset to create a profile similar to the historic window. The applicant agreed to bring in a corner sample of the proposed window.

NEW BUSINESS

CA-10-14: 213 Scottholm Terrace. Brian Haynes (the applicant) and Jocelyn Gavitt (landscape architect) presented the application for the installation of a pool and gutters. The proposed in-ground pool will be located just off the back of the house. It is a 14' x 28' pool surrounded by blue stone patio. At the eastern edge of the pool is a low stone retaining wall with waterfall feature. The retaining wall will be constructed where the yard begins to slope downward. The wall will be poured concrete with a blue stone facing and cap. The patio also includes a fire pit. Next to the pool and patio are two decks built on two levels. The decks will be a natural wood with a dark stain. The proposed fencing for the pool is simple wrought iron with a bronzed finish that will be largely out of view of the patio and decks and won't be visible from the street. B. Haley and F. Dietz discussed the integration of the vocabulary of the house (lines and material) into the materials and design of the patio and deck area. The application also includes the installation of a gutter along the back (eastern side) of the house. The gutter would be standard 6-inch, K-style, colored brown to match the gravel stop. The installation would include a downspout. The board recommended that the downspout, instead of being dropped directly down from the roof edge, should return back and come along the face of the house so that it does not create a freestanding column. T. Bonaparte strongly recommended that the applicant consult a structural engineer to make certain that the retaining wall was strong enough to bear the weight of the pool. F. Dietz made a motion to accept the application as submitted with the suggestion that the applicant consider integrating more of the design elements

from the house into the patio and pool area, for example, adding wood elements around the fire pit area and extending the checker-board lawn and flagstone feature on the southern edge of the patio to soften the transition between the lawn and the patio. L. Birkhead seconded the motion. In discussion two amendments were made to the motion: J. Marshall recommended that the pool pump, which will be located behind retaining wall, be adequately screened so as not to negatively impact the visual appearance of the house and backyard; and B. Haley recommended that the board approve the application as submitted and request a design response to the comments made by the board regarding the improved integration of the patio/pool with the overall design of the house. F. Dietz made a motion to accept the amendments, which was seconded by L. Birkhead. The motion with amendments was carried unanimously.

Project Site Review: Pike Block.

Bob Garner (VIP Structures) and Kate Hoefft (VIP Structures) presented an overview of the Pike Block project, which involves the rehabilitation and renovation of 4 National Register listed properties on S. Salina and W. Fayette Streets: the Bond, Wilson, Witheralls and Chamberlain buildings. VIP is seeking the federal and state rehabilitation tax credits for the project and has submitted its Part 2 to the SHPO. D. Radke noted that the board would withhold final comment until after the SHPO/NPS comments have been received and reviewed. B. Garner outlined the entire project for the board, noting that it will create 80+ market-rate apartments as well as commercial retail space. A rear portion of the Bond Building will be demolished due to its poor condition. However, this creates the opportunity to create a public courtyard at the back of the building as well as interior passage way through the Bond Building that will link South Salina Street to Armory Square. Another smaller private courtyard will be created near the existing open passage way off S. Clinton Street. B. Haley noted that his preference would be for all the courtyards to be public, citing examples in Washington D.C. and Baltimore. B. Garner noted that after consultation with SHPO, VIP had abandoned a modern storefront design that had created a unifying theme across the expanse of the four buildings. Instead, VIP had gone back to early photographs of the buildings and redesigned each storefront to reflect its historic appearance more closely. B. Garner noted that work will begin as soon as they can get their demolition permit and they hope to complete work by the summer of 2012.

DISCUSSION

714 N. McBride Street.

Rocky DeCaro came to present the site plan as the first stage in the conversion of the house into a bed and breakfast. He is seeking the state and federal rehabilitation tax credits for the project and is working with Randy Crawford to prepare the necessary documentation and plans for the Part 2. D. Radke noted that the board would not provide final comments until after the applicant had received SHPO/NPS comments. However, he noted that the board would be willing to review the plans prior to submission and send a letter in support of the project with the Part 2. R. DeCaro noted that they hoped to open for business in summer of 2011.

ADJOURN

F. Dietz made a motion to adjourn, which was seconded by L. Birkhead. The meeting adjourned at 9: 45 a.m.