



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, June 3, 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: Tim Bonaparte, Kelly Colabello, Fouad Dietz, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano

Excused: Louise Birkhead

Staff: Kate Auwaerter

APPROVAL OF MINUTES

B. Haley made a motion to accept the minutes, which was seconded by F. Dietz. The minutes were approved unanimously with the following revisions:

OLD BUSINESS

Project Site Review: 447 E. Fayette Street (CNY Philanthropy Center/former University Club)

Paul Fritz presented a revised landscape plan for the entrance. He noted that B. Haley and he had met to discuss the board's comments from the previous meeting. The revised landscape plan includes the addition of two new trees for a total of four trees that will be planted in a grid pattern *to align with the street*, which will help to maintain the street front, and reflect the geometric form of the new addition and the formality of the park.

Project Site Review: 219 Walton Street (Urban Outfitters). K. Auwaerter noted that a new panel of the multi-colored film had been installed at 219 Walton Street in response to the board's recommendation that the reflectivity of the previously proposed film be reduced. *The most reflective film will be eliminated.* The board agreed to recommend approval of the new film design.

NEW BUSINESS

Project Site Review: 401 S. Clinton Street. The board determined that the metal roof overhang would be inappropriate for the historic district and recommended that a new *fabric* awning would be more in keeping with the historic character of the district.

OLD BUSINESS

Project Site Review: 325 S. Salina Street (Syracuse Trust Building). K. Auwaerter provided the following update: the applicants received comments from SHPO on May 5, 2010 and responded on May 25, 2010. The response included the addition of vinyl window replacements. K. Auwaerter spoke with Jim Warren (SHPO) and received assurances that the SHPO was not inclined to approve vinyl windows. In addition, she will contact the applicants to remind them that the board will not make final recommendations until it has seen the window survey as well as complete, updated elevations.

NEW BUSINESS

Project Site Review (modification): 447 E. Fayette St (CNY Philanthropy Center). K. Auwaerter explained that the applicants had revised their drawings, specifically the elevation drawings for the new stair tower, and so required a modification of their Project Site Review application. It was confirmed that the board had approved the type of window proposed. The board recommended approval of the revised elevations and had no further comment regarding the project.

CA-10-13 224 Brattle Road. The applicant was not present. The board had approved the installation of a flat-top, picket-style fence on the south side of the back yard of this property in 2002 (CA-02-04). The property

owner was now requesting permission to remove an old wire fence on the north side of the property and install a picket-style fence to match the fence on the south side of the yard. B. Haley made a motion to approve the application as submitted, which was seconded by J. Romano. The motion was approved unanimously.

Project Site Review: 707-09 N. State Street. The applicant was not present. This property is eligible for the National Register. The applicant is seeking to replace all 33, 1-over-1, double-hung sash windows with aluminum, 1-over-1 sash windows. B. Haley expressed concern regarding the flat profile of the aluminum windows proposed. The board determined that it did not have sufficient information to comment on the project. The board asked K. Auwaerter to request that the applicant complete a window survey including images of the interior and exterior of the windows and window jams and that the applicant come to the next board meeting to discuss the window condition and possible alternatives to replacement.

DISCUSSION

CA-10-09 251 Brattle Road (denial). K. Auwaerter reported that the owner of 251 Brattle Road had requested suggestions of companies that sell all-wood casement windows. (The board had denied the application to remove 8 wood casement windows and replace them with fiberglass casements.) The board noted that many different manufacturers made all-wood casements including Pella, Marvin and Anderson. K. Auwaerter will get back to the applicant with this information.

Administrative review/approvals. The board discussed the type of work that could be approved on a staff level including in-kind repair and normal maintenance. K. Colabello noted that in-kind repair might actually be an opportunity to correct an incompatible existing condition. K. Auwaerter will write up a list of actions that could fall under administrative review and approval. She will also write a statement to be approved by Corporation Council and the board that outlines the procedure, including reporting requirements, and that includes the statement that it is at the Board's discretion whether or not to grant administrative approval to the staff. She will also determine if this requires a formal amendment to the board's procedures.

Letter to Preservation Districts: K. Auwaerter noted that a letter went out to all property owners in the local preservation districts reminding them that any material changes to the exterior of their properties require a Certificate of Appropriateness. F. Dietz also asked when the brochures would go out again. K. Auwaerter noted that they had been updated and that she would be placing a link to the brochures on the web page. K. Colabello noted that there was a newsletter for the Sedgwick property owners association. K. Auwaerter will see if she can get on the list.

Enhanced property tax exemption. K. Auwaerter reported that the City administration will be enhancing the local property tax exemption program for historic properties. The law currently gives a 50% exemption for the first 5 years for work on a locally designated property that results in a rise in assessment. In an effort to encourage people to use this exemption, the administration is seeking to change it to 100% over the first five years. She noted that the public hearing for the improved exemption will be Monday, June 7 at 1pm.

Holy Trinity Church Public Hearing. K. Auwaerter noted that the Planning Commission was holding a public hearing to consider the local designation of Holy Trinity Church on Monday, June 7 at 6pm. She noted that she had asked members of PACNY to speak and also encouraged board members to come to the hearing as well.

ADJOURN

F. Dietz made a motion to adjourn, which was seconded by J. Marshall. The meeting adjourned at 9:05 a.m.