



*SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD*

**Thursday, July 15, 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 Bob Haley, Dan Leary, Julia Marshall, Don Radke, and Jeff Romano

Excused: Louise Birkhead, Fouad Dietz

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

D. Leary made a motion to accept the minutes as submitted, which was seconded by K. Colabello. The minutes were approved unanimously.

**OLD BUSINESS**

**CA-10-10 203 Berkeley Drive.** Mary Ann Laubacher presented a revised design for a wooden deck at the rear of her property that retains the proposed diagonal stair. She noted that the switchback stair that had been requested would require a large number of posts and would disturb the roots of a large hemlock tree. The railing will be attached to the house between the two windows on the back face of the house and will be higher than the window sills. Window boxes will be located below the railing. J. Marshall and T. Bonaparte drew up a revised design for an L-shaped stair that would require the stair cut in slightly into the deck with a short run to a landing. The contractor will look at the proposed design based on the grade of the site. B. Haley made a motion to accept the application as revised for a cedar deck, stained brown to match the house with an L-shaped stairway. The motion was seconded by J. Marshall and approved unanimously.

**CA-10-15 714 N. McBride Street.** Rocky and Jen DeCaro presented details on the landscape design surrounding the house. The design includes a wooden gazebo that is modeled after the original gazebo on the site, which they have a picture of dating to the early 1900s. B. Haley noted that the board would need to see a final design for the gazebo when it was prepared. The board discussed materials for the new sidewalks. R. Decaro noted that the asphalt driveway to the north of the house will be removed and a lawn installed. A new parking lot and driveway will be installed for guests on the southside of the property. A new sidewalk will be installed from the parking lot to the southside of the house. A small formal garden will also be installed between the house and the parking lot. This garden will be surrounded by a decorative metal fence on the parking lot side and a low retaining wall on the house side of the garden. The board discussed materials with the applicants, noting that natural materials (stone, brick, concrete) were preferred over composites. For example, the board recommended that the applicants consider real brick or concrete for the driveway and concrete for the new sidewalks tinted to match the existing slate. It strongly recommended against the use of artificial turf in the formal garden, noting that a stabilized sod would be able to stand up to the foot traffic anticipated. Members of the board agreed to make a site visit to go over the landscape plan and help the applicants finalize the materials. In addition, Beth Crawford presented conceptual designs for the rear addition to the house which includes a small deck and porch. The board approved the design concept and B. Crawford will bring the final design to the next meeting.

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Finally, J. DeCaro presented the proposed signage for the house, which includes a brass plaque next to the door and a free standing wooden sign. The board recommended that they check with Zoning to make sure that it meets code.

**CA-10-14 213 Scottholm Terrace.** Brian Haynes, the applicant, brought revised information regarding the proposed pool fence. The applicant's revised fence plan included the approved metal fence along the north and south sides of the property where it was visible and the installation of a chain link fence on the east side (back line) of the fence which is invisible from the house. B. Haley made a motion to approve the revised fence plan, which was seconded by J. Romano and approved unanimously. B. Haley also provided the applicant with a spatial analysis of the house that he had prepared. The analysis depicts how the house is massed and how those spaces extend into the landscape, which could be used as a tool by designers working on the house in the future.

**Project Site Review: 707-09 N. State Street.** Bill Johnston from Comfort Windows presented the proposed replacement windows for the property, which are 1-over-1, aluminum-clad, double-hung sash in a Tudor brown. The sash will be replaced, but the frames and sills will remain. The new windows will be installed set back from the face of the building, as they are now, which will maintain the historic shadow line. The board agreed that the proposed windows were appropriate for the building.

**Project Site Review: 325 S. Salina Street (Syracuse Trust Building).** Peter Mesurlian presented revised drawings of the proposed metal window replacements. The windows will match the profile and design of the existing windows, but will include insulated glass. The board agreed that the materials and profile of the proposed windows were appropriate. K. Auwaerter noted that the applicants must submit the revised drawings to Zoning in order to follow the PSR process, which the applicant said would be done immediately. The board praised the applicants for the project.

#### **NEW BUSINESS**

**CA-10-16 113 Circle Road.** The board reviewed the proposed application for exterior staining and painting. J. Romano approved the application as submitted, which was seconded by T. Bonaparte and approved unanimously.

**Project Site Review 713-15 N. Salina Street.** The applicant was not present. K. Auwaerter noted that the property is in the North Salina Street Historic District. The proposed project includes new metal storefront and new aluminum second and third story windows. The board determined that it did not have sufficient information to make a recommendation regarding the project and requested that the applicant or applicant's architect attend the next meeting.

**Special Permit/Sign Waiver: 667 N. Clinton Street.** The applicant was not present. K. Auwaerter noted that the property is listed as eligible for the National Register. LPB review was triggered by the need for a sign waiver; the application exceeds the number of signs allowable by seeking to install 3 signs on a single street façade. The board noted no evidence of hardship and so recommended that the applicant comply with the existing sign ordinance, which allows for a single sign per street facade.

**Fence Encroachment: 1712-14, 1722, 1730 S. Salina Street.** K. Auwaerter explained that the owner of this property has applied to install fencing within the city's ROW. The property is located in the South Salina Historic District. There is currently a metal fence along the property line. The applicant is seeking to install a scalloped-style wooden picket fence along the S. Salina Street side of the property. This fence will match the existing fence that is located along the McLennan Avenue side of the property. The board noted that in general, it recommends flat-topped, picket or board-on-board style fences in historic districts. However, given the Queen Anne-style character of the property and in the interest in matching the new

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fence with the existing picket fence, the board recommended approval of the new fence as proposed and commends the applicant for seeking to improve the appearance of the property.

**DISCUSSION**

There were no items for discussion.

**ADJOURN**

J. Romano made a motion to adjourn which was seconded by T. Bonaparte. The meeting adjourned at 9:51 a.m.