



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, July 7, 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, Fouad Dietz, Bob Haley, Dan Leary, Don Radke, and Jeff Romano

Excused: Tim Bonaparte, Julia Marshall

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Romano made a motion to accept the minutes of June 27, 2011, which was seconded by D. Leary. The minutes were approved unanimously.

OLD BUSINESS

CA-11-11 223 Dewitt Street. No new information had been provided and the board agreed to hold the application open.

NEW BUSINESS

CA-11-16 1235 James Street (deck rebuild). Jason Wiles (owner) and Tony Kelusa (contractor) presented the proposal to replace the wooden decking on a side porch. It was noted that the porch was originally covered, but at some point the porch roof was removed exposing the porch floor to the elements. As a result the wooden floor has rotted. The proposed new porch flooring is a synthetic wood product. J. Wiles also requested that the porch railings be replaced. The existing porch railings and skirting is a non-historic, wooden stock railing. The proposed replacement rail is combination of the composite wood product with aluminum spindles. D. Radke explained that the Secretary of the Interior's Standards for Rehabilitation do not allow for the use of substitute or composite materials when the original materials exist and therefore, the board would not be able to approve the use of the composite materials for the porch floor or railing. For the decking, the board recommended exterior grade wood flooring (fir or cedar). The board also noted that aluminum spindles were not appropriate for the porch railing and recommended wood spindles. B. Haley recommended developing a design that mirrors the horizontal lines of the house. F. Dietz made a motion to accept the application for the rehabilitation of the porch with a new cedar porch floor and all cedar railings, subject to the submission of the drawings of the railings. L. Birkhead seconded the motion, which was passed on a majority vote. B. Haley and D. Leary opposed the motion.

CA-11-17 304 Farmer Street. K. Auwaerter presented the application for the replacement in-kind of the asphalt driveway and concrete front walk and side walkway next to the house. She noted that the one alteration involved moving the side walkway up to the edge of the house which would require removing a grass strip between the walk and the house. D. Leary made a motion to approve the application as submitted, which was seconded by B. Haley. The motion passed unanimously.

CA-11-18 409 Sedgwick Drive. Tom Cantwell, representing the applicant, presented the proposal to repair and, where necessary, replace in-kind the wood window frames on the front bay windows of the house and the woodwork surrounding the door frame. He noted that the damage had been caused by water

running down the face of the house. With the installation of gutters (approved by the board in 2010) this was no longer a problem. He noted that the contractor will take the frames apart and inspect the boards; those that cannot be stripped and repaired will be replaced in kind. B. Haley made a motion to approve the application as submitted, which was seconded by F. Dietz. In discussion, D. Radke noted that the application did not state that the repairs would be in-kind, which would need to be explicitly stated in the resolution. Some concern was expressed about the entire frames being disassembled and D. Leary asked if the contractor was aware of epoxy consolidants. After discussion the board approved the motion unanimously.

CA-11-19 501 Sedgwick Drive. K. Auwaerter introduced the application for the applicant to install a fence around the front perimeter of the house. She noted that the house sits on a curved corner lot. The fence would be a 4' high iron fence replicating the pattern of the side yard fence that had been approved in the 1980s. D. Rake noted that the board had never approved front yard fences. Side yard fences on corner lots had been approved. B. Haley noted that a front yard fence was in compatible with the open landscape design of Sedgwick. The board decided to hold the case open so that the applicant could come to the board to speak for the project.

Project Site Review Modification: 300-20 Erie Blvd W. The board reviewed the proposed alteration to the signage for the Niagara Mohawk Building. K. Auwaerter reported that the work was part of a tax credit project and that the proposed change had been approved by both the SHPO and the National Park Service. The board spoke strongly against the proposal. B. Haley noted that the Niagara Mohawk sign, although not original to the building, is integral to the design, graphics and illumination of the building. He also noted that the names were installed as information icons of their day; the three-bar motif provides no information about the building or its occupant. He also noted that it was possible for National Grid to name the entrances in the bar above the doors and retain the historic name of the building without loss of corporate identity. L. Birkhead noted that Time Warner Cable had reinstalled the New York Central Railroad Station sign to their building on Erie Blvd E. The board agreed that it appeared that the SHPO and NPS did not take into account the local iconic value of the signs and requested that K. Auwaerter write letters to both agencies to state the board's opinion and request a reconsideration of the application.

Project Site Review: 321 S. Salina Street (façade restoration) Clay Strange (Atelier Architects) presented the proposal to rehabilitate the building located in South Salina Street Commercial Historic District. The project calls for removing the stucco, cleaning the underlying brick, and reinstalling windows in their historic pattern on the main S. Salina Street facade. Wood windows exist on the rear Bank Alley façade of the property and the application calls for the removal of these windows and the installation of new aluminum frame windows. D. Leary noted that the applicants needed to provide justification for the removal of the rear façade windows. The board concurred and requested a window survey of the building. The board also requested additional information about the window/window openings on the front façade. It was recommended that the applicant expose the window openings from the interior so that it would be clear what still remained of the original openings and windows, if anything.

Special Permit (modification): 410-14 S. Clinton Street. The applicants presented the plans to redesign two storefronts that make up the main façade of the building. The design included three overhead glazed doors that could be rolled up in the warmer weather to allow people the sense of eating outside while still protected from the elements. In discussion it was noted that the overhead doors would cause no issues with lighting or sprinkler systems on the interior. Fabric awnings will be installed above the signboards over each main bay. The two shop fronts are differentiated by color, entrance details and by motifs in the sign boards. The board agreed to recommend the application for approval as submitted.

ADJOURN

J. Romano made a made a motion to adjourn which was seconded by B. Haley. The meeting adjourned at 9:07 a.m.