



**SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD**

**Thursday, August 18, 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, Bob Haley, Julia Marshall, Don Radke, and Jeff Romano

Excused: Fouad Dietz, Dan Leary

Staff: Katelyn Wright

**APPROVAL OF MINUTES**

K. Colabello made a motion to accept the minutes, which was seconded by L. Birkhead. The minutes were approved unanimously with the following revisions:

**OLD BUSINESS**

**CA-10-15 714 N. McBride Street.** Rocci and Jen DeCaro presented additional details regarding the proposed landscape design. It was noted that K. Auwaerter, J. Romano and D. Radke had made a site visit to meet with R. DeCaro and their landscape architect, *Melvin Moore*. R. DeCaro presented a materials list and revised landscape plan, which reflected the discussion during the sit visit. ... F. Dietz made a motion to approve the application as submitted with the condition that the proposed basement-level egress window will be a double-hung wood window; and with the submittal of the following upon availability: final gazebo design, design of the safety fence on the retaining wall, section drawing of the retaining wall, revised site plan showing the reorientation of the side porch stair and the new location of the adjoining sidewalk, the submission of colors for the rear porch addition, *and submission of the final elevation drawings for the c. 1970 addition*. K. Colabello seconded the motion, which was approved unanimously.

**Project Site Review 713-15 N. Salina Street.** Anna Young (owner) and Jim Schug (JCM Architectural Associates) presented the proposed façade project which includes the replacement of the existing storefront with a metal storefront to match the original configuration, the replacement of the upper story windows with 1-over-1, double-hung aluminum sash windows, and the installation of new fixed glass transoms on the third story. The paint will be removed from the first floor columns and the brick façade will be repaired and repointed. The applicant confirmed that the window frames would remain in place and that the replacement windows would fit into the existing openings. The applicant indicated that the SHPO had given the project a “no adverse effect” finding, commenting only on the size of the windows and the specifications for masonry repair. The board requested conformation from the applicant that the existing wooden storefront and windows can not be salvaged. *In addition, the board recommended that the horizontal transom line above the shopfront should be in line with the horizontal door transom*. F. Dietz also asked staff to contact the SHPO for comment regarding the storefront.

**NEW BUSINESS**

**CA-10-17 Landmark Theatre.** Bruce King (HHK), Jeff Taw (HHK), Ken Czarnicke (Hueber Breuer), Denise DiRienzo (Landmark Theatre), Jamie Williams (Landmark Theatre) presented the proposed project to expand the theater’s stagehouse up and back toward S. Clinton Street. This is necessary in order for the theater to be able to accommodate traveling Broadway shows. The expansion requires the removal of the *majority of the* retail space along W. Jefferson Street *and all the retail space along S. Clinton Street*; the storefronts will be retained as display areas. The plans also include alteration to the interior lobby for access to new bathrooms and Green Room. B. King noted that they had been working closely with the SHPO’s office and K. Auwaerter noted that she had received email correspondence from Chris Capella-Peters detailing the SHPO’s concerns and how the applicant had concerns had been mitigated. B. Haley noted that it was unfortunate that the applicant, *having worked on the project for the past two years*, had waited until this late date to come before the board, stating the board could have been involved in discussion much earlier.

## **OLD BUSINESS**

Project Site Review: 713-15 N. Salina Street: Jim Schug (JCM Architectural Associates) and Anna Young (owner) presented the additional information requested by the board at the August 5, 2010 meeting. Images were presented demonstrating the condition of the windows and storefront, along with samples of the replacement materials, and revised drawings were also presented. J. Marshall noted that the proposed aluminum shopfront would eliminate a strong, projecting horizontal line separating the shopfront windows and the transom. She noted that the horizontal line would still exist, but not be as strong as the original. The board also discussed the replacement windows (1-over-1, double-hung aluminum windows) and confirmed that the glass was recessed from the window frame, which would maintain the correct profile and shadowlines. K. Wright noted that K. Auwaerter had contacted SHPO for further comment on the shopfront design, but had received no additional comment. The board agreed to recommend approval of the application as submitted, noting J. Marshall's comment regarding the diminution of the strength of the horizontal band along the base of the transoms.

## **NEW BUSINESS**

CA-10-18: 1666 James Street. John Scipione (GreenHomes) and Dr. Young Sung Lee (owner) presented the application to replace 5 steel casement windows at 1666 James Street. B. Haley noted that he had visited the home and noted the varied deterioration of the steel windows. The proposed replacement window is aluminum by Quaker to match the existing grid pattern with simulated divided lites. The board noted that the frame thickness was markedly wider than the original window frames. J. Scipione noted that this was in order to carry the weight of the window, which includes a thermal pane window.

Not replacing all the windows at this time – quaker brand window, maintaining same color, maintaining the pattern, not steel windows, aluminum windows replicate as close as possible. Division is identical. Simulated divided lite. (Steal T)

Windows to be replaced – none on front elevation, Teal ave only and back of the house. Bay next to garage.

Noted the thinner profile – none available, ¾ inch available.

Color is dark red.

Goal – try to find the closest to steel window as possible.

Contractors – came and did not call back

Randy Crawford – noted that they had done skilled labor could do. Not with insulated glass

Interior storms are good

Might be able to replace sections of the windows

Deterioration – at sill – some gone, some were okay

Width of sash is substantially larger – won't look like a thin steel window. 32 windows (4-5 to be replaced now).

Brattle – scrape and repaint awith interior storm

Hope very expensive

Crawford – case by case, interior window (storm-like), fix the exterior, each window, restore the exterior of each window, inside storm of better quality could save the window and reduce total cost. James and Teal sides, should be remained and then replace only those that are not recoverable.

Concern about precedent

Still need to open the windows

Dr/ Lee noted his desire –

Get a contractor out there – recommended also to get the window proposed on site with a picture

J. Marshall – corner sample of the bay window. Need corner sample of the bay – will need to see, because thickness will be even wider.

Dr. Lee – contact

R. Crawford – asbestos putty an issue.

Buddist temple – inappropriate replacement, won't be approved.

Landmarks Commission in NYC

Ithaca – historic

Tania W.

### **III. Discussion**

Onondaga Historical Association – informal discussion. EPF grant reviewee by SHPO – only front of building, scrape and paint upper story windows, fake drapes painted will be lost, front entry doors refinished with clear finish, storefronts—the original were glass bricked in solid c. 1960s, eight of them. 1906 drawings of the blding, remove brick and replicate the storefronts, concrete bench stays, aluminum frame, narrow profile, beveled front face, clear insulating glass blt into a wooden frame, later details, ghosts of the horizontal cast iron elements, frames wood, painted steel grill with

Installed higher than the original, but below the sash height

Do want it done this year. Don't have SHPO review yet.

Sedgwick may qualify for homeowners

Interested in get volunteers to help with a NR nomination, may need photos and physical descriptions, eligible, matter of compiling

### **IV. Adjourn T/Jeff**