



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

Thursday, August 5, 2010
Meeting Minutes

8:30 am Common Council Chambers

CALL TO ORDER

Vice Chair Bob Haley called the meeting to order at 8:30 a.m.

ROLL CALL

Members Present: Louise Birkhead, Kelly Colabello, Fouad Dietz, Bob Haley, Dan Leary, and Jeff Romano

Excused: Julia Marshall, Tim Bonaparte, Don Radke

Staff: Kate Auwaerter

APPROVAL OF MINUTES

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

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. R. DeCaro presented a materials list and revised landscape plan, which reflected the discussion during the sit visit. Outstanding issues regarding the landscape features include the final design of the gazebo. It was noted that the size (10' diameter) and placement of the wall were acceptable. The board requested additional information about the design of the retaining wall and requested a section to show how it would be engineered. It also requested final design of the required safety fence that will run along the top of the retaining wall. Beth Crawford (Crawford & Stearns) presented the final plans for the rear improvements to the house that include the enclosure of the c. 1970s rear addition. The foundation of the enclosed portion will be a cast-in-place concrete stained to match the brownstone of the house, the ground-level walls will be a brick to match the brick of the main house, and the upper floor will be wooden clapboards. She also noted the introduction of an emergency egress window and window well at the basement level on the south facade of property next to the side porch. The retaining wall will be precast concrete, stained to a brown that matches the foundation. The proposed egress window was an out-swinging casement window. The board recommended a double-hung window at that location to prevent any snow removal issues. Finally, as result of the egress window, the plans call for rebuilding and realigning the side porch stairs so that they face south rather than west. This requires a new site plan that shows the realignment of the sidewalk. 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, and the submission of colors for the rear porch 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

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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. F. Dietz also asked staff to contact the SHPO for comment regarding the storefront.

Project Site Review: Pike Block Dave Nutting (VIP), Bob Garner (architect) and Kate Hoeft (VIP) presented the application. It was noted that the board had seen the plans before but had wanted to wait to make its final recommendations until after the applicant had received NPS approval of the Part 2 application. The applicant had now received NPS’s conditional approval of the project and was read to move ahead. The NPS’s primary condition was that the applicant reconsider the storefront design so that each storefront was clearly distinct. It recommended that the applicant proceed with demolition of the modern storefronts and determine if there is any additional historic material remaining under the false fronts that could be incorporated into the final design of each storefront. The NPS had also asked for a final window schedule indicating which windows would be removed and which repaired. The board discussed the process and approval sequence in relation to the SHPO and NPS review. The board recommended conceptual approval of the plans with the understanding that if the elevations changed as a result of the investigatory demolition that the revised plans would be resubmitted for a Project Site Review modification.

F. Dietz left the meeting at this time due to a prior commitment.

NEW BUSINESS

Resubdivision: Pike Block. B. Haley noted that resubdivisions do not usually fall under the purview of the board. However, the board recommended that comment be returned to Zoning stating the board’s full support of the project and the procedural requirements necessary to move it forward.

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 retail space along W. Jefferson 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 had waited until this late date to come before the board, stating the board could have been involved in discussion much earlier.

D. Leary and L. Birkhead left the meeting at this point due to prior commitments.

Because the board no longer had a quorum, it was agreed that staff would organize a special meeting to discuss and decide upon the Landmark Theatre’s application.

DISCUSSION

City Hall Commons: Window replacement project. Diana Decarlo and Michael Lamontagne of C&S Engineers came to the board for consultation regarding a proposed window replacement project at City Hall Commons. The City is in receipt of a \$650,000 energy efficiency grant to upgrade the windows in the building. There are 350 windows (2nd through 7th floors), 54 of which are the original curved windows with interior storms, 20 of which are double-hung original wood windows, and the remaining group are c.1970 Marvin wood replacements. It was noted that the replacement windows did not fit well into the window frames and C&S hopes to rectify this problem. The remaining board members recommended that they find out specifically what the grant will pay for. The board members also suggested doing a complete

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window survey and conditions assessment in order to establish priorities. B. Haley recommended contacting Crawford & Stearns and Holmes King Kallquist for suggestions. He also recommended contacting Chris Capella-Peters (SHPO) to discuss the project.

ADJOURN

The meeting adjourned at 10:36 a.m.