



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

Thursday, September 2, 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, Fouad Dietz, Bob Haley, Dan Leary, Don Radke, and Jeff Romano

Excused: Tim Bonaparte, Kelly Colabello, and Julia Marshall

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 as submitted.

OLD BUSINESS

CA-10-09: 251 Brattle Road. Jim Kuhl, the applicant, presented a proposed Marvin aluminum-clad casement window for the upper story bedroom windows. D. Leary made a motion to approve the window replacements which was seconded by B. Haley. In approving the windows, the board noted that this property is a non-conforming structure in the district and that the proposed replacement casements had an identical profile to the windows to be replaced. The application was approved unanimously.

CA-10-15 714 N. McBride Street. Beth Crawford (Crawford & Stearns) and Jennifer DeCaro (owner/applicant) presented to the board the information it had requested when it approved the Certificate of Appropriateness at the last meeting. The items included: a revised site plan and section; section drawing showing double-hung sash window in the proposed window well; color schedule for the enclosed c. 1970s addition and rear porch; and the design for the safety fencing to go along the retaining wall next to the house. It was noted that the site plan indicated that the walk leading to the side entrance from the parking lot was a stone paver, rather than the natural brick that had been approved. J. DeCaro indicated that this was in error and would have the plans revised to indicate a natural brick. J. DeCaro also indicated that they would bring detailed plans for the proposed gazebo to the board when they were prepared.

CA-10-18: 1666 James Street. K. Auwaerter noted that she had been in contact with a number of different people/resources regarding steel window repair and resonable replacements. She reported that the NYC Landmarks Commission had approved steel replacements made by European manufacturers. However, they had also approved fiberglass replacements because of the ability to match the historic profiles closely. F. Dietz recommended that the LPB gather information on the use of modern materials so that the board could have a process and clear set of standards available for property owners. It was agreed that the first step in a clear process is to assess the conditions of the existing windows. D. Radke asked K. Auwaerter to determine if Randy Crawford could conduct a window survey at the Lee house as part of the city's technical service contract.

NEW BUSINESS

Project Site Review/Variance: 201 S. West Street (Redhouse Arts Center). The board reviewed the plans for the proposed single-story addition between 201 S. West Street and 209 S. West Street. The addition will be faced in a corrugated metal to match panels installed on 209 S. West Street, which also matches the sheathing on the 4-story elevator tower on the east side of the property. The board agreed that it had "no comment" in regard to the proposed addition. However, it did discuss the work currently underway on the neighboring property, 209

S. West Street. Although the board has no official jurisdiction to comment on this work, this property abuts an historic structure and is highly visible from the Armory Square Historic District. The board noted that the work currently underway, in particular on the 4-story stair tower on the east side of the property, is incompatible with the historic character of the district and the building's immediate surroundings. The board wished to communicate to the Zoning Office that in the future, it be given the opportunity to comment on projects that involve properties that may not in themselves be eligible for the National Register but are in such close proximity to important historic resources that the work proposed may impact the historic character of the surrounding area.

Project Site Review: 321-25 Montgomery Street. The board noted that it had reviewed the proposed façade work at the last board meeting. The board agreed that it was in full support of the proposed work and recommended its approval as submitted. B. Haley suggested that the applicant consider awning-type operable transoms for the storefront windows to allow for fresh air and ventilation.

Project Site Review (Modification): 215 W. Fayette Street. The board reviewed the application for the Hurbson Building, which included minor alterations to the original plan, including the reuse (instead of replacement) of certain windows, a change in the type of window replacement for other windows, and the introduction of vent penetrations along the east façade of the building. K. Auwaerter noted that the changes had been approved by SHPO and NPS. The board agreed to recommend approval of the application as submitted. Recognizing that it was out of the board's purview, the board questioned whether the introduction of the vents on the east façade of the property in an encroachment on the neighboring property.

Special Permit/Sign Waiver: 415-417 S. Clinton Street. The board reviewed the application and recommended that the application for the sign waiver be denied and that the applicant comply with the Sign Ordinance. If the applicant decided to comply with the ordinance, the board also sought clarification for how the applicant would attach the sign to the façade without damaging the storefront materials.

DISCUSSION

406 Sedgwick Drive (discussion). Frank Patty (owner) came to discuss with the board work that he is proposed to stabilize the Florida room to the house. According to his contractor, a footer under the room tilted major structural issues. The work proposed involves stabilizing the footer and installing a new drainage system that will drain the water away from the foundation. Because of the movement of the walls, the windows and doors to the room will also need to be replaced and the owner was having difficulty finding good replacements. B. Haley questioned whether it was possible to salvage any of the original material. D. Radke recommended that K. Auwaerter determine if Randy Crawford could make a site visit and return with recommendations for the property owner regarding the project.

309 Van Rensselaer Street (LPS nomination). K. Auwaerter reported that the owner of 309 Van Rensselaer Street, a Ward Wellington Ward House, was seeking both interior and exterior designation for the property. K. Auwaerter noted that she would be following up with the property owner to take interior photographs. J. Romano noted that this house is under threat from the neighboring car dealership that has already purchased an adjoining lot for its business.

STAFF APPROVALS

412 Sedgwick Drive. K. Auwaerter reported that she had approved a proposal in Sedgwick to replace modern aluminum storm doors (front and back) with new, single-pane aluminum storm doors. B. Haley noted that he would have recommended that the new doors not be single-pane but divided, as would have been the case if there had been an original door. K. Auwaerter agreed to contact the owners with this recommendation.

ADJOURN

F. Dietz made a motion to adjourn, which was seconded by J. Romano. The meeting adjourned at 9:30 a.m.