



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, September 1, 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, Bob Haley, Dan Leary, Don Radke, Joe Saya

Excused: Tim Bonaparte, Julia Marshall, Jeff Romano.

Staff: Kate Auwaerter

APPROVAL OF MINUTES

B. Haley made a motion to accept the minutes of August 18, 2011, which was seconded by D. Leary. The minutes were approved unanimously with the following revisions:

ROLL CALL

Members Present: Louise Birkhead, ~~Tim Bonaparte~~, Bob Haley, ~~Dan Leary~~, Julia Marshall, Don Radke, *Joe Saya*

Excused: *Tim Bonaparte*, Jeff Romano, ~~Joe Saya~~ *Dan Leary*

Staff: Kate Auwaerter

OLD BUSINESS

CA-11-22 113 Hampshire Road. The applicant was not present. The applicant had provided new light fixtures for review (Tularosa Outdoor Lanterns by Kichler) as a condition of the approval of the Certificate of Appropriateness. B. Haley made a motion to accept the revised lighting fixture, which was seconded by D. Leary. The motion was passed unanimously.

CA-11-23 206 Berkeley Drive. K. Auwaerter reported that the applicant had decided to replace the sash of only 8 windows on the rear (west facing) façade of the house which were the most deteriorated. She handed out the window survey for the windows to be replaced. The proposed replacement sash is an all-wood, Pella brand sash kit. The sash would be painted to match the current sash color. The sash will have simulated divided lights and the muntin pattern will match the existing windows. Sills will be repaired or replaced in-kind as necessary. In addition, the applicant had asked to modify his application to include the replacement of the existing black asphalt shingle roof with a new architectural shingle in plain black with no shadow pattern. B. Haley made a motion to approve the application as revised, which was seconded by L. Birkhead. The application was approved unanimously.

CA-11-11: 223 Dewitt Street. The applicant, Mary Anne Theiss provided a revised application for Board review. Instead of rebuilding the existing garage, the c. 1970s garage will be demolished and a new garage constructed on a new foundation located 8' back from its present position. The garage will be 20.20' x 22.3', which is the same footprint as the existing garage. The gable-end garage will be 19' at its peak. It will have concrete block walls covered with a stucco finish with decorative stones placed in the stucco in a random pattern. The wooden overhead garage doors will feature six lights over each of four paneled sections. The gable-end will be brown clapboard sided and will feature a double-hung window approximately 3'x4' with a diamond pane upper sash. The shingle on the roof will match the shingle on the house ("Aged Cedar" Landmark Solaris shingles).

In addition, the applicant requested approval of a new herringbone patterned brick driveway to replace the existing asphalt. B. Haley made a motion to approve the application as revised, which was seconded by J. Saya. The revised application was approved unanimously.

Project Site Review: 321 S. Salina Street. The Board reviewed the historic images of the front façade of the building. The Board discussed the original architectural features of the façade including the projecting cornice over the second floor window band and ornamental window hoods over the upper-story windows. D. Leary and B. Haley discussed the possible condition of the façade under the stucco noting that if the window hoods and cornice have been removed, the plans do not indicate how the broken bond above the windows will be addressed. The Board agreed to recommend that the application be approved but encouraged the applicant to retain as much original fabric as possible and/or to replicate missing features such as the ornate window hoods and ornamental cornice. It also requested to see any new drawings should the applicants develop a new treatment for the façade once the stucco is removed.

NEW BUSINESS

CA-11-27 233 Dewitt Street. Gary Radke, the applicant, presented the landscape plan for the rear of his property. It includes a new brick patio and irregular stone path. The brick for the patio and the bluestone for the pathway match the brick and stone approved previously for work at the front of the house. The lawn next to the curving driveway will be stabilized using Grasspave. The applicant also requested that instead of a gravel drive (as indicated on the submitted plan) that they be allowed to install Flexipave as it was easier to maintain. The color of the aggregate in the Flexipave will be a dark brown/black and grey. The application also calls for a new flat topped cedar fence along back property line. B. Haley made a motion to approve the application revised to include Flexipave instead of gravel. The motion was seconded by D. Leary and approved unanimously.

CA-11-28 232 Brattle Road. The applicant Winthrop Thurlow presented an application to replace an existing chain link fence with an ornamental metal fence. He noted that the contours of the ground require a minor dogleg in the fence alignment. D. Leary made a motion to accept as submitted, which was seconded by B. Haley. The application was approved unanimously.

Project Site Review: 2270-2500 Valley Drive. The applicants are seeking to demolish a maintenance garage on the property. The garage consists of an older side-gable clapboard sided barn that may have been associated with the house that was demolished (the Polaski-King House) and a newer single-story shed addition on the rear of the barn. The Board recommended approval of the application without further comment.

Project Site Review Modification: 1055 E. Genesee Street. Norm Swanson presented the proposal to rearrange the gables on the east elevation to coincide with the arrangement on the west side, which will help with the structural framing. The Board recommended approval of the application as submitted.

Project Site Review Modification: 601-11 S. Crouse Avenue. The applicant, Norm Swanson, presented the application to install a shed roof over the outdoor patio area at the rear of the property. The shed roof will feature skylights and will be supported by cast iron columns salvaged from a Detroit department store that was demolished. The roof will have no gutters. B. Haley noted that the drawings indicated that the roof would not extend over the entrance onto the patio on the southeast corner of the building. N. Swanson said that the drawings were in error and would be corrected to indicate the patio roof extension. D. Leary recommended and the Board agreed that rather than an asphalt shingle roof that the applicant install a metal roof in a medium to dark gray. It was agreed that a metal roof would give the structure a more clean and polished look and will be much easier to maintain than the proposed asphalt. D. Leary noted that the fasteners for the roof, as long as they are professionally installed, could be exposed. B.

Haley also recommended that the skylights be ganged together in the center of the roof so that the need for flashing would be minimized. For the record, B. Haley also noted that the light cream color stucco on the new stair tower was not what the Board had recommended. He noted that the recommended color was a medium grey that would have been darker than the brick of the temple and would have helped the tower to recede visually.

DISCUSSION

501 Oak Street (garage door addition). K. Auwaerter presented briefly the proposed addition of a new service door to a garage at 501 Oak Street. The Board noted that it would need to see the proposed garage door and trim, but otherwise were not opposed to the proposal.

National Register Nominations: Archimedes Russell Multiple Property Nomination and Fire Houses Multiple Property Nomination. The Board was asked to comment on the two multiple property nominations which will be coming to the State Review Board at their October meeting. K. Auwaerter explained that this type of nomination establishes the historic context and registration requirements for a group of properties (in this case works by Archimedes Russell and the city's firehouses) which makes it easier for individual properties in these categories to be listed on the National Register. The Board expressed its support of both nominations and directed staff to write a letter indicating their support to the SHPO.

ADJOURN

L. Birkhead made a motion to adjourn which was seconded by J. Saya. The meeting adjourned at 9:25 a.m.