



**Landmark Preservation Board
Thursday, March 16, 2023**

Meeting Minutes

Common Council Chambers

CALL TO ORDER

Chairperson Don Radke called the meeting to order at 8:30 a.m.

ROLL CALL

Members Present: Tom Cantwell, Cynthia Carter, Bob Haley, Don Radke, Jeff Romano

Excused: Julia Marshall, Patrona Rowser

Staff: Kate Auwaerter, Martha Hertzberg

APPROVAL OF MINUTES

C. Carter made a motion to approve the minutes of March 2, 2023, which was seconded by T. Cantwell. The minutes were approved with the following corrections:

CA-23-03 115 Wendell Terrace....J. Romano made a motion to approve the application with the following conditions: ...; the perimeter of the patio shall feature a limestone cap *to match the material, color and approximate dimensions of the limestone sills on the house*; the brick color of the patio shall match as closely as possible the brick color of the house; and landscaping shall be used to screen the relocated HVAC equipment on the southside of the house. T. Cantwell seconded the motion, which was approved unanimously.

OLD BUSINESS

Sign Waiver (AS-23-03): 126 N. Salina Street. K. Auwaerter reported that she had provided Zoning with the board's comments but had received no new information regarding the sign project.

NEW BUSINESS

Certificates of Appropriateness

CA-23-05: 120 Windsor Place. David Seaman (owner/applicant) presented the proposal for site work at 120 Windsor Place, which is in the Berkeley Park Preservation District. The scope of work includes new fencing, placement of a potting shed at the northwest corner of the property, replacement of damaged brick steps in the rear yard, widening and extension of the driveway, construction of a retaining wall at the end of the newly extended driveway, reconstruction and slight relocation of the deteriorated brick steps to the front entrance of the house and construction of a low retaining wall along the length of the driveway. The new steps and retaining walls will be constructed with a UCara/Unilock concrete block system. The retaining walls will feature bluestone caps and the steps will have bluestone treads. The existing wrought iron railing located at the end of the driveway will be reinstalled on the cap of the proposed rear retaining wall.

In discussion, the board asked for additional information regarding the retaining walls including cross sections and elevations showing height and length of the walls. B. Haley noted that the existing 9' driveway with 3' concrete walk is characteristic of the historic neighborhood. The board encouraged the applicant to consider retaining the existing width of the driveway and concrete walk from the street to the front steps after which ~~the~~ *the driveway* could be widened without impacting the character of the site. In regard to the front steps, the board noted that the house's foundation is brick and asked the applicant to consider using brick rather than the UCara system for the steps while still utilizing the bluestone treads. If the applicant decides to move forward with the UCara system, the board asked to see a sample of the proposed color and finish of the face block that is proposed for the steps as well as the retaining walls. Finally, M. Hertzberg confirmed that there was a 4'

setback requirement for any new construction at the rear and side property lines, which would impact the position of the proposed shed.

Zoning Referrals

PR-23-04: 333 S. Salina Street. Andrew Schuster (Ashley McGraw Architects) and Ryan Benz (owner) were present at the meeting. The scope of the project involves constructing a new roof-top addition on the former department store. The building is a non-contributing structure within the South Salina Street Downtown Historic District. A. Schuster described the new construction, noting that the cladding of the addition matches that of the new first-story canopy they recently installed. A glass railing will be installed around the south and west perimeter of the roof. The board noted that the proposed addition appeared appropriate for the property and would have no impact on the historic character of the surrounding district.

DISCUSSION

Predevelopment: 208 Walnut Place. Brian Bouchard (CHA Engineers) and Jared McCormick (Daniel Manning Architect) presented plans for the rehabilitation and reuse of 208 Walnut Place, which is located in the Walnut Park Historic District. The proposed scope of work includes the rehabilitation of the original building, including the removal of the vinyl siding on the second floor and installation of composite clapboard siding, restoration of the front door entrance, and new windows. The rear addition to the building will be removed and replaced with a larger addition that will share many of the features of the original house including materials, roof line and dormers.

In discussion, the board was supportive of the proposed rehabilitation of the original structure. The board encouraged the designers to consider simplifying the rear addition so that it would be compatible with the original house but clearly differentiated. Board members suggested simplifying the articulation of the new addition, breaking the continuous ridgeline between the existing building and the new addition, and/or selecting only one material to clad the addition in rather than replicating the brick and clapboard siding of the original structure. The board noted that the rear addition to 200 Walnut Place is a good example of the differentiation between the historic and the new.

Local Protected Site application (proposed): 218 Holland Street. Susan Hamilton (owner/applicant) was present at the meeting. K. Auwaerter noted that the board had reviewed the nomination materials at a prior meeting and had requested additional historical information about previous occupants of the house and how it fits into the historic context of the Near Westside neighborhood. S. Hamilton, the owner and applicant, had provided the requested additional documentation, which was now incorporated into the nomination. S. Hamilton explained that she planned to donate the building to the Preservation Association of Central New York, which would then use the proceeds of the sale to fund its operations and advocacy. She said that the purpose of the designation of the house is to assist in its long-term preservation. The board reviewed the materials and agreed that it had sufficient information to move forward with the proposed designation. The board authorized the public hearing for the nomination to take place at its next meeting on April 6, 2023.

ADJOURN

The meeting was adjourned at 9:41 AM.