



Landmark Preservation Board
Thursday, June 21, 2018

Meeting Minutes

Common Council Chambers

CALL TO ORDER

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

ROLL CALL

Members Present: Tom Cantwell, Cynthia Carter, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano, Joe Saya, Lisa Tonzi

Staff: Kate Auwaerter and Rebecca Klossner

APPROVAL OF MINUTES

D. Leary made a motion to approve the minutes of June 7, 2018, as submitted, which was seconded by B. Haley. The motion was approved unanimously.

OLD BUSINESS

CA-18-01 1408 Park Street (St. John the Baptist/Holy Trinity): Steeple repair. K. Auwaerter reported that there was no new information regarding the steeple work at St. John the Baptist/Holy Trinity. B. Haley reminded the Board that the outstanding issues included whether or not the new copper would be natural or painted. He also noted that there was still an open question regarding whether the scope of work included lighting the tower.

CA-18-07 223 Brattle Road. D. Radke provided a summary of the visit made by a subcommittee of the Board to the property. During the site visit, the owner agreed to white, shingle siding made of HardiPlank for the new garage, which met the Zoning Ordinance requirement that buildings constructed within 4' of a property line must be sided in an inflammable material. The owner also agreed to install bluestone for the front walkway and new stoop instead of the previously proposed concrete pavers. However, just prior to the Board meeting, the owner submitted a revised plan for a natural brick walkway in a 90-degree, herringbone pattern and he also submitted color samples for three different bricks, one that would be used for the main field color and two lighter colors to be used as accent brick. The natural limestone for the treads and porch floor would match as closely as possible the color of the main field of the brick. The dimensions of the walkway and overall dimensions of the porch were not proposed to change, although the subcommittee noted to the owner that the risers should be of equal height to meet code.

The Board discussed the applications and proposed materials. C. Carter made a motion to approve the application with the following scope and recommendations: the existing two-car garage will be removed and replaced by a three-car garage with a gable-front, two-bay section and a slightly recessed, side-gable, single-bay section. The overhead garage doors will be plain paneled doors with a single row of rectangular fixed lights. The garage will be sided in white, Hardiplank shingle with a square edge. The front, concrete walkway will be replaced with natural brick in a 90-degree, herringbone pattern. The walkway will retain its current dimensions. The Board recommended that the owner avoid high-contrast accent colors in the brick pattern, preferably limiting the color of the sidewalk from three colors to two. The front porch and steps will be replaced by natural brick stairs with limestone treads and limestone porch landing. The Board recommended that the color of the riser brick match as closely as possible the color of the limestone treads and landing. The overgrown

landscaping along the foundation planting beds will be removed. J. Marshall seconded the motion, which passed unanimously.

NEW BUSINESS

Local Protected Site

PS 18-01: 1007 Madison St/519 Walnut Ave. D. Radke reported that the local Protected Site review for 1007 Madison Street was on hold while the owner investigates alternative scenarios that may not require the demolition of the building.

Zoning Referrals

Project Site Review (PR-17-02M1) 1022-32 W. Fayette Street. Rick Destito (owner) and Zack Bloomer (Echo Architects) presented the revised plans for the property. Changes included the addition of second-floor exit stair on the west side of the property as well as alterations to the front façade. Specifically, the full-height, glass storefront system as originally proposed for the recessed storefronts on the south elevation were redesigned with shorter storefront system surrounded by horizontal wood siding. Z. Bloomer noted that the storefront redesign was in part because of the cost of materials and in part because of a desire to introduce additional contemporary design features. After discussion and the comment that the Board preferred the full height glazing on the front façade, the Board determined that it would recommend approval of the proposed project as submitted with the following recommendation: the color of the glass and the siding on the storefront should be dark so that the sense of a void on the first floor is maintained or enhanced.

Note: K. Auwaerter left the meeting and was replaced by Rebecca Klossner (Planning Department)

Project Site Review (PR-18-17) 754 N. Salina Street. No applicant was present. The Board reviewed the application to rehabilitate the storefront and install new upper story windows. The Board noted that the proposed scope of work was appropriate to the historic character of the property and to the surrounding district. The Board agreed to recommend approval as submitted.

Special Permit (SP-18-16): 1555 S. Salina Street. Angela Wright (Syracuse Model Neighborhoods) presented the project to convert the property into a community café on the ground floor and rehabilitate the upstairs for residential apartments. In addition, the proposal calls for the construction of a wooden pergola and patio set back from the sidewalk on the north side of the property. The Board was supportive of the project and recommended approval as submitted.

Sign Waiver (AS 18-09): 421-25 S. Warren Street. Larry Morris (owner) presented the application for new signage at 421-25 S. Warren Street. The application calls for the installation of a wall sign over one of the shopfront windows and a two-sided, projecting sign next to the entrance to the store. It was noted that the sign ordinance only permits a single sign per storefront. The Board reviewed the application and recommended approval of the projecting sign only.

ADJOURN

The meeting was adjourned at 9:20 AM.