



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, February 4, 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, Tim Bonaparte, Kelly Colabello, Fouad Dietz, Dan Leary, Julia Marshall, Don Radke, Jeff Romano

Absent: Bob Haley

Staff: Kate Auwaerter

APPROVAL OF MINUTES

L. Birkhead moved to accept the minutes of the January 21, 2010 meeting as submitted. The motion was seconded by D. Leary and approved unanimously.

OLD BUSINESS

CA-09-35 703 Walnut Avenue. K. Auwaerter reported that she had been in contact with the applicant. The applicant needs a couple of weeks to prepare their information. The board agreed to hold the application open.

CA-09-37 Assumption Church. K. Auwaerter reported that she had been in contact with the applicant and that they were awaiting the architect's revised drawings. The board agreed to hold the application open.

Project Site Review 1540 E. Genesee Street. Michael LaFlair (Housing Visions) and Scott Townsend (3T Architects) presented additional information regarding the project. The applicants presented a letter from the State Historic Preservation Office indicating that the proposed work would have "no adverse effect" on the property. In addition, the applicants clarified that the existing windows are not Marvin windows, but a poor-quality vinyl replacement. The proposed new window replacements are Pella Impervia, fiberglass sash inserts. The window sills and trim will be retained. The Board noted that it would not approve the proposed fiberglass sash replacement windows for local protected sites or in local preservation districts. However, as this property is not locally designated, the Board agreed that the fiberglass replacements were an improvement over the existing vinyl. The Board agreed to recommend approval of the application.

NEW BUSINESS

Project Site Review: Dey's Centennial Plaza, 401-07 S. Salina Street. Mark Smith (Rich & Gardner Construction) and Tim Weber (Schopfer Architects) presented the application. The project involves the conversion of the 4th-8th floors of the property into residential units. The applicants are using the State and Federal Rehabilitation Tax Credits; they have received approval from the NPS for the Part 2. The renovations are primarily to the interior of the building with the exception of window additions and modifications throughout the building. The window alterations involve inserting new window openings on secondary facades of the building in order to accommodate the residential units. On the main facades of the building (Warren, Jefferson and S.

Salina Street), where the existing windows are all fixed sash, the lower sashes of selected windows will be replaced with new operable awning-type sashes. Materials and colors will all match the existing. In response to J. Romano's questions, T. Weber noted that they were hoping to avoid damaging the Dey's Department Store mural on the south facing façade of the building. The Board expressed its full support of the project and recommended approval of the application with the recommendation that the original sash removed in the renovation should be placed in dry storage, both to preserve the historic material and to be available for replacement parts, should the remaining original sash need to be repaired.

DISCUSSION

SHPO NR Review: St. Paul's Armenian Apostolic Church (Park Avenue Methodist Church) 310 N. Geddes Street. The Board state that it was in full support of the nomination. J. Romano noted that when constructed, this church was built at the outside edge of the city in a rural setting, which is fitting for the appearance and style of the property. J. Marshall noted a discrepancy in the architectural description of the church – in one place it was noted as Late/High Victorian and in the narrative as Romanesque Revival. The board agreed it was Romanesque Revival and K. Auwaerter said she would pass that comment along to the SHPO.

SHPO NR Review: Barnes-Hiscock House (Corinthian Club) 930 James Street. J. Romano noted that the new owners of the building, the Barnes Foundation, were very supportive of the National Register nomination. Again the board stated that it was in full support of the application. K. Auwaerter will write letters in support of both NR nominations.

115 and 220 Green Street. D. Radke thanked J. Romano for representing the board at the Planning Commission meeting. K. Auwaerter noted that there were people at the hearing speaking both in favor and against the designation of the Green Street properties as a Local Protected Site. J. Romano and K. Auwaerter noted that they had had a good discussion with the residents after the hearing and that it was the general consensus that the neighborhood wants something to happen with these properties. K. Auwaerter also noted that there was a private developer possibility interested in one of the properties and she would be following up with her.

ADJOURN

D. Leary made a motion to adjourn, which was seconded by J. Marshall. The meeting adjourned at 9:05 a.m.