



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, November 19, 2020**

Meeting Minutes

WebEx.com Meeting

CALL TO ORDER

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

ROLL CALL

Members Present: Tom Cantwell, Cynthia Carter, Bob Haley, Julia Marshall, , Don Radke, Lisa Tonzi

Members excused: Dan Leary, Jeff Romano

Staff: Kate Auwaerter

APPROVAL OF MINUTES

C. Carter made a motion to approve the minutes of October 1, 2020, which was seconded by J. Marshall. The minutes were approved with the following corrections:

CA-20-19 12 Brattle Road. Brian Rautio (owner) presented an application for the construction of a garage, site work and HVAC compressor installation at 12 Brattle Road....B. Rautio stated that they would like to install stone retaining walls to either side of the front walk and stair. The walk and stair are deteriorating and appear to be slipping due to the erosion of the slope. *J. Romano recommended against the retaining wall features as they were not part of the original landscape. He suggested plantings instead to help steady the slope.*

OLD BUSINESS

No Old Business

NEW BUSINESS

CA-20-20 902 Rugby Road. The applicant, Louie Parolin IV, presented the application to install a 6' privacy fence in the rear yard of 902 Rugby Road. K. Auwaerter reported to the board that the work on the fence had commenced prior to approval of a Certificate of Appropriateness application. The city permit desk erroneously issued a fence permit for the project, which it rescinded subject to the CofA. The fence will be made of hemlock with a flat profile and a bottom and top rail. It also includes two gates with the same appearance as the fence panels. The applicant explained that he planned to paint the fence in the spring using the same color palette as the house. In discussion, the board recommended that the applicant consider staining the fence instead of painting it because stain would result in a more subdued appearance and would be less visually obtrusive than paint. B. Haley made a motion to approve the fence pending the submission of the paint or stain colors (to be submitted in the spring). T. Cantwell seconded the motion. During discussion, L. Tonzi reminded the applicant that any project that results in a material change in appearance of the house or surrounding site must be approved by the board prior to work commencing. The board unanimously approved the motion.

Project Site Review (PR-20-21): 301-311 S. Salina Street. J. Knittel (in architects) presented the application to rehabilitate the storefront of the former Woolworths/Rite Aid store on S. Salina Street. It is a rehabilitation tax credit project. He noted that the proposed work is based on the original drawings and historic images of the building and will result in the removal of the brick infill along S. Salina Street and the introduction of a new corner entrance at the corner of S. Salina and E. Fayette streets. The board discussed the detail of the storefront design, comparing historic drawings to the current proposed work. J. Knittel confirmed that the corner entrance is not the original configuration. The original configuration included a corner display window with entrances to either side. The board also inquired about the terra cotta cornice that is currently obscured by wood panels. J.

Knittel reported that they will investigate the condition of the terra cotta with the hope that it can be repaired and exposed again. The board agreed to recommend approval of the application reminding the applicant that any design alterations required by SHPO or the National Park Service would have to be resubmitted to Zoning and the board for review.

DISCUSSION

Predevelopment Discussion: 910 Madison Street. Representatives of the project development team were present. James Trasher (CHA) made an opening statement and was followed by John Harding (CUBE3 Architects) who presented the latest design iteration. The first objective of the discussion was to establish what would be considered the footprint of the temple building. J. Harding provided drawings and a site plan of the temple demarcating the connection point between the sanctuary and the new building. The revised connection to the new building to the east will allow for the retention of the former choir loft volume and choir loft rail. The design of the amenity space that will incorporate the former choir loft area will allow for the retention of the choir loft railing in its existing configuration. The board agreed to the extent of the sanctuary footprint as presented by the design team. The design team noted that the other items that the board had requested (landscape plan, details of the garage façade, shadow study, etc.) would come later. The focus today was primarily directed toward the treatment of the temple building and its surroundings. For clarification purposes, B. Haley asked for a floor plans showing the original floor plans of the temple as an overlay to the proposed floor plans so that it is clear what portions of the rear of the temple structure would be retained and what will be removed.

J. Harding highlighted other modifications to the design including the added width between the temple and the south wing of the new building. He also pointed out that the south wing had been moved back an additional 6' from University Avenue and that the ground floor amenity space on the south wing is designed to open up onto the courtyard and highlight the architecture of the former temple.

In discussion of the height and massing of the new development, the development team confirmed that the height of the building had increased. It was noted that the temple and the buffer around the temple takes up approximately 30% of the parcel, so in order to meet the number of units as required by the developer's pro forma, the design had to go up. The design team showed birds-eye views of the development taken from various directions and suggested that the height was in keeping with the surrounding neighborhood.

In discussion, the board had the following comments and suggestions. L. Tonzi stated that she was very concerned by the size and scale of the development, noting that the birds-eye views indicated that the temple itself would be largely hidden by the new development. It was noted that the most immediate context of the site (to the north and east) are lower and the board needs to understand the visual impact to properties such as the Madison School apartment building immediately to the north and the Sherbrook Apartments to the east.

J. Marshall recommended that the design team study the use of materials and color to help bring the scale of the building down. She noted that the north façade of the southern wing appeared more monolithic and larger than the northern wing that had a different pattern of colors and materials.

B. Haley suggested that study removing floors on a portion of the north wing and adding floors on the east and south wings as a way of bringing down the scale of the building along Madison Street.

K. Auwaerter asked that the design team provide a drawing of the east and north facades that include the outline of the Sherbrook Apartment building so that the board can ascertain the impact of the new development on this locally designed apartment building.

Finally, the board again asked for shade studies of the development. The studies should show the sun's effect for both winter and summer sun positions, which will show the shade angles that are different depending on the season.

BZA SEQRA Lead Agency Confirmation: 910 Madison Street. The board agreed that it had no objection to the Board of Zoning Appeals being designated as Lead Agency for the purposes of SEQRA.

ADJOURN

The meeting was adjourned at 10:07 AM.