



Landmark Preservation Board
Thursday, December 6, 2018
Meeting Minutes

Common Council Chambers

CALL TO ORDER

Chairman Don Radke called the meeting to order at 8:35 a.m.

ROLL CALL

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

Excused: Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES C. Carter made a motion to approve the minutes of November 15, 2018 as submitted, which was seconded by J. Romano. The motion was approved unanimously.

OLD BUSINESS

No Old Business

NEW BUSINESS

Certificate of Appropriateness

CA-19-18: 109 Dorset Road. The applicant was not present. K. Auwaerter explained that the application included the following scope of work: repainting the house and garage to match the existing colors (white body and trim and green shutters); installation of new, black, asphalt shingle roofs on the house and garage to replace the green asphalt shingle; and removal of a Norway maple from the front yard and removal of an apple tree from the rear yard. J. Romano made a motion to approve the application as submitted, which was seconded by C. Carter. In discussion, it was noted that the tree in the front yard was diseased and that the owners plan to plant a new tree of a species recommended by the City Arborist. B. Haley also noted that the west gable end appears to be vinyl-sided and in need of repair. He recommended that the vinyl siding be removed from the gable end and replaced with wood clapboard siding to match the dimensions of the front gable end with appropriate trim. The Board agreed to make this recommendation to the owners. The motion passed unanimously.

Zoning Referrals

Project Site Review (PSR 18-35): 214 W Water Street. Zach Plonka (CHA) represented the applicant who was unable to attend. Z. Plonka provided a summary of the most recent revisions to the drawings for the west addition to the Amos Block, including a reduction in the height of the “hyphen” connector; insertion of additional “storefront” windows along the street level on the south elevation; relocation of the elevator to the interior of the building; reduction in the size of the balconies; and modification of the parking arrangement based on the reconfigured floor plan. The mass and scale of the building remained the same. He also referred the Board to the letter written by an outside architect who reviewed the plans for consistency with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

The Board discussed the revised designs. The Board’s overall comment was that the proposed design continues to be underdeveloped and non-responsive to the historic context established by the Amos Block. The Board acknowledged that the applicant had made improvements over previous iterations, such as the reduction in the height of the connecting “hyphen” and relocation of the parking entrance to the Erie Boulevard W. side of the

building. However, the proposed design lacked sufficient design references to the character and scale of the Amos Block in terms of height, use of materials, color, or fenestration pattern.

In addition, the Board made the following specific comments: The Board noted the lack of coordination between the floor plans and the elevations as submitted. The Board also noted inconsistencies in the size, type and design of the windows on the north and south facades and in the balcony size and design on the east and west facades. The Board stated that it was not able to comment on color or materials based on the information provided. C. Carter stated that the overall color and materials appear to be dark and out of character with the surrounding context. The Board recommended that the applicant provide material and color samples for review as well as color renderings of the revised design. L. Tonzi stated that interactivity and the quality of the pedestrian experience along W. Water Street are significant to the character of the block. The Board agreed, noting that the space behind the false storefronts along W. Water Street had been reduced to approximately 3' deep and that they would function only as display cases. The Board recommended that the applicant provide information regarding the programming of these cases in order to maintain interactivity at the street level.

DISCUSSION

Comprehensive Reconnaissance-Level Survey (Phase1). K. Auwaerter reported that the City had been awarded a Certified Local Government grant by the State Historic Preservation Office to conduct the first phase of a comprehensive reconnaissance-level survey of Syracuse. The first phase covers the areas of Syracuse north of I-690. An RFP was issued for consultants in October and the city received three proposals in response. The selection of a consultant to conduct the survey will be made shortly. K. Auwaerter noted that she needs to assemble an Advisory Committee for the project to help oversee the project. J. Marshall, J. Romano and L. Tonzi indicated their interest in serving on the Advisory Committee.

ADJOURN

The meeting was adjourned at 9:35 AM.