



Landmark Preservation Board
Thursday, May 16, 2019
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, Lisa Tonzi

Excused: Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES J. Marshall made a motion to approve the minutes of May 2, 2019 as submitted. The motion was seconded by T. Cantwell and approved unanimously.

OLD BUSINESS

No Old Business

NEW BUSINESS

CA-19-05 114 Dorset Road. The applicant was not present. K. Auwaerter summarized the proposal to the Board, explaining that this was one of two Ward Wellington Ward-designed houses located side-by-side in the Berkeley Park Historic District. The proposal calls for the installation of a pea-stone patio behind the house. The patio will be bordered in natural brick. The existing asphalt pad that extends from the driveway to the back door will be removed. The proposal also calls for the installation of a 3ft tall retaining wall along the southern edge of the patio, which will be made of dry stacked, natural stone. The Board reviewed the application materials. D. Leary made a motion to approve the application as submitted with the provision that the pea stone shall be a natural stone and sized between 1/8" and 3/8". B. Haley seconded the motion, which was approved unanimously.

CA-19-06 226 Brattle Road. Sylvia Sheret-Newman (applicant) presented her application to remove a modern, awning-style, bathroom window and replace it with a double-hung sash window (Marvin "Integrity"). The window is located on the second floor in the central bay of the façade. The window will be 6-over-1, which matches the muntin pattern of the other windows in the house. The Board discussed the proposal and reviewed the historic images of the house. The Board agreed that the new window should be sized to match the size of the original frame and that the shutters, if located, should be re-installed. T. Cantwell made a motion to approve the application as submitted, which was seconded by L. Tonzi. The motion passed unanimously. C. Carter recused herself from the vote, citing that the applicant is her sister.

CA-19-07 102 Berkeley Drive. Rebecca Schewe (applicant) presented the application to remove a wooden, railroad-tie, retaining wall at the rear of their property and replace it with a brown, Versa-Lock block wall. The wall will be 2ft tall and extend the length of the rear property line. The Board reviewed the application materials. It was noted that the existing wall is a modern addition and that the new wall will remain low and not visible to the public. K. Auwaerter noted that the Board had approved a similar application at 336 Berkeley Drive in 2018. J. Marshall made a motion to approve the application as submitted, which was seconded by L. Tonzi. The motion passed unanimously.

CA-19-08 718 S. Beech Street. The Board reviewed the application to install wall-mounted air conditioning units on the north, west and south facades of the church in order to cool the sanctuary space. Each unit (5 in all) is approximately 38" wide by 27.6" high and would penetrate high up on the walls of the church. After discussion, L. Tonzi made a motion to table the application because the applicant was not present. J. Marshall seconded the motion. During discussion, the Board noted that the application as proposed would be denied because of the physical damage and visual intrusion of the proposed condensers. However, the Board wished to give the applicant the opportunity to modify the existing proposal rather than have to submit a new application. The motion to table passed unanimously.

Christopher Honess (applicant) arrived after the Board had tabled the application. He explained the purpose of the application and that the proposed units had been recommended by the contractor. D. Radke explained that the proposed wall-mounted units would cause physical damage to the property and have a considerable, negative visual impact on the historic character of the building. B. Haley commented that the proposed units may not provide the cooling necessary for the size of the space and that they would be loud, which may interfere with activities in the sanctuary. The Board recommended strongly that the church have an HVAC engineer review the project to determine the best means of cooling the space. The Board noted that ground or roof mounted condenser units would be preferable.

DISCUSSION

Homeowner rehabilitation tax credit program. K. Auwaerter alerted the Board that New York State has changed its rules regarding the state's historic homeowner tax credit program. Previously, only residences within eligible low-moderate census tracts were eligible for the tax credit program. The new rule is that any owner-occupied property that is listed on the National Register and located in a city with a poverty rate of at least 15% is now eligible. This makes Syracuse neighborhoods such as Sedgwick and Scotholm eligible for the program. The homeowner tax credit program covers 20% of qualified rehabilitation costs to historic residences. The project must be at least \$5,000 and 5% of the work must be on the exterior of the property. The applicant applies the credit to his/her income tax return.

ADJOURN

The meeting was adjourned at 9:15 AM.