



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

Landmark Preservation Board
Thursday, May 21, 2020
Meeting Minutes

WebEx.com Meeting

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

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Romano made a motion to approve the minutes of May 7, 2020, which was seconded by D. Leary. The minutes were approved unanimously with the following corrections.

OLD BUSINESS

CA-20-08 1204 James Street...In regard to the proposed stairs, the applicant confirmed that the stairs will be *constructed on a 6"-8" concrete slab*. The board discussed the need for an adequate landing at the base of the steps in order to create a buffer from the driveway/parking area....In discussion, B. Haley recommended to the applicant that, *as per ADA code*, in order to avoid tripping hazards that the stone treads not extend over the brick.

OLD BUSINESS

No Old Business

NEW BUSINESS

Certificates of Appropriateness

CA-20-10 226 Brattle Road. Sylvia Sharet (applicant) was present for the meeting. The proposed project includes repainting the garage white (Benjamin Moore OC-152 "Super White") and garage door to match house trim (Benjamin Moore HC-187 "Black Forest Green"). In addition, the project calls for removing existing precast concrete rear entrance stairs. New stairs will be built on concrete footers with pressure treated structural framing. The risers, skirting and railing will be white painted cedar. J. Marshall made a motion to approve the application as submitted, which was seconded by T. Cantwell. The motion passed on a majority vote; C. Carter abstaining due to her relationship to the applicant.

CA-20-11 120 Dorset Road. The applicant, Bedrich Aquino, was present for the meeting. The proposed project calls for the installation of a radon mitigation system in the basement of the house. The installation will require an exhaust pipe (white PVC) to run from the foundation to the roof line on the west façade toward the rear of the house. The board considered a recommendation to paint the pipe the same color as the house, but noted that this would require additional maintenance for the owner. J. Marshall made a motion to approve the application as submitted, which was seconded by C. Carter. The motion passed unanimously.

Zoning Referrals

Project Site Review (PR-20-12D)/Resubdivision(R 20-46D): 501-19 James Street. Keegan Bolan (St. Joseph's Hospital) and Kevin Gilligan (Costello, Cooney & Fearon) represented the applicant, St. Joseph's Hospital. In regard to the resubdivision application, the board noted that the resubdivision did not negatively impact the former church building and that the parcel upon which the historic building is located retains sufficient parking as well as vehicular access from N. Townsend Street.

In regard to the Project Site Review application, K. Gilligan explained that the owner intends to remove an existing brick garage that fronts E. Willow Street and replace it with a side-gable garage and office building for the hospital's grounds department. The garage section of the building is set back approximately 38' from the curb and features five bays with overhead doors. The office section is set a few feet closer to the street and is connected to the northwest corner of the garage. The garage will be clad in vertical metal siding. The single-story office section will feature simulated brick from the foundation to the window sills with vertical metal cladding above. The garage is a significantly taller than the office section. K. Bolan explained that the height of the garage is necessary in order to incorporate a loft system for storage of season-use equipment and for the mechanicals for the heating system. After discussion, the board agreed that the height, massing and materials of the proposed maintenance garage and office building give it an industrial appearance that is not compatible with the context of 501 James Street (former First Lutheran Church) or the surrounding historic north side neighborhood. In order to lessen the industrial appearance and reduce its scale, the board recommended lowering the height of the garage roof and differentiating the exterior finishes of the office building and garage so that they read as two separate buildings rather than one large single building. The board suggested that the office section be constructed as all brick rather than simulated brick and metal siding.

DISCUSSION

LPS application: 205 E. Seneca Turnpike (John Gridley House). The board reviewed the draft Protected Site application for the John Gridley House and determined that it had sufficient information to authorize a public hearing. The board authorized the hearing for the next regular meeting, June 4, 2020.

LPS-20-01 910 Madison Street (Temple Concord): update. K. Auwaerter reported that Common Council approved the Protected Site application for Temple Concord at its May 11, 2020 meeting. However, Council modified the designation so that only the sanctuary building contributes to the designation. D. Radke requested that staff contact the development team to initiate discussions regarding the development plan prior to a formal application submittal.

ADJOURN

The meeting was adjourned at 9:15 AM.