



**Landmark Preservation Board
Thursday, May 6, 2021**

Meeting Minutes

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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, Dan Leary, Julia Marshall, Don Radke, Jeff Romano and Lisa Tonzi

Staff: Kate Auwaerter

APPROVAL OF MINUTES

B. Haley made a motion to approve the minutes of April 15, 2021, which was seconded by J. Romano. The minutes were approved unanimously with the following revisions:

CA-21-09 213 Scottholm Terrace. Brian Haynes (owner) presented the application to replace the roof on 213 Scottholm Terrace. The original roofing material is a 4-ply tar built-up, stone ballasted roof...C. Carter made a motion to approve the application as submitted, which was seconded by L. Tonzi. In discussion, J. Marshall stated that she was not opposed to the EPDM roof as a replacement for the *original roof*.

OLD BUSINESS

CA-21-09 213 Scottholm Terrace. K. Auwaerter reported that the applicant had requested that the board hold the application open until his investigations regarding the condition of his roof is complete. The board agreed to hold the application open.

NEW BUSINESS

CA-21-11 114 Circle Road. Michael Goode (applicant) presented the application to realign an existing front walk that travels from the sidewalk along the north property boundary to the main entrance located on the north side of the house. The path would be realigned from the main entrance to the front sidewalk approximately in the middle of the front lawn. The applicant explained that this is necessary because with the layout of the current sidewalk and driveway, visitors mistake the driveway as the front walk and so come to the rear entrance of the house and not the main entrance. The new path is designed to guide visitors to the main entrance from the sidewalk. The brick from the existing front walk will be reused for the realigned walk. In addition, a short path to the west of the main entrance, which is currently flagstones in pea gravel, will be replaced with the leftover matching brick as well.

B. Haley and J. Romano recommended against abandoning the original front walk. Board members discussed possible alternatives including installing a walk from the driveway to the original front walk along the edge of the front porch. The applicant explained that this would require the removal of the well-established planting beds next to the front porch. Other potential realignments would also be in conflict with trees on the front lawn.

J. Marshall made a motion to approve the application as submitted, which was seconded by C. Carter. In discussion, L. Tonzi stated that she appreciated that the applicant was reusing the existing brick for the walk. The motion passed on a majority vote; J. Romano voting to deny.

CA-21-12 113 Hampshire Road. Clelia Ilacqua (applicant) was present for the meeting. She presented the proposal to replace three, third-story casement windows on the north façade of the house. The casements are wood frame and are outward swinging. Each window is divided into 12, single-pane lights with flat, narrow lead comes. K. Auwaerter explained that she had conducted a site visit to review the condition of the windows. She noted that the windows are in poor condition: the rails and stiles are separating in places and the sash no longer fit snugly into their frames. It appears that the windows would need to be rebuilt to become operable. She noted that the owner had repaired the windows previously by having Scott Brennan (Brennan Stained Glass studio) fix damaged lead comes and broken panes of glass. The comes do not appear to be repairable now.

The board reviewed the proposed replacement windows, which are Renewal By Andersen brand windows. The out-swinging casements are made of Fibrex. K. Auwaerter stated that she had met with the window salesperson who said he could provide exact dimensions of the new windows. This information had not arrived by the time of the meeting. The board determined that it did not have sufficient information to make a determination on the windows and with the approval of the applicant, decided to hold the application open until the next meeting.

CA-21-13 1601 James Street. Shanna Thweatt (applicant) presented the plans to construct a 4-car garage along the eastern property line of 1601 James Street. The garage design borrows features of the house including brick and stucco siding, a side-gable roof with roof dormers and paired windows with diamond pane upper sashes. Attached to the north side of the main block of the garage is a narrower and shorter, side-gabled extension that contains a straight-run stair up to the second floor.

The board was generally supportive of the design of the main block of the garage; however, the board questioned the appropriateness of the massing of the stairwell extension. Board members recommended that the stairwell be turned ninety degrees so that it would have a narrower profile next to the main block of the garage. The board recognized that to do so would require a return stair with a landing rather than the straight-run stair that is the preference of the applicant. The board also noted discrepancies in the drawings, specifically, in the section drawing of the stairwell extension. In addition, the board noted a doorway on the east side of the extension that opens up onto the eastern property line and therefore may not meet code. After further discussion, D. Leary made a motion to table the application with the request that the applicant consider other design solutions to the stairwell extension that would address the board's comments regarding the massing of the extension. The motion was seconded by B. Haley and was approved on a majority vote, T. Cantwell and J. Marshall voting no.

CA-21-14 108 Burlingame Road. Jeffrey Smith (applicant) presented the application for painting, new fencing and window replacements at his house. It was noted that the house is considered non-contributing to the historic district because of its age. The applicant explained that he planned to repaint the house the same colors as the existing colors. The application also includes replacing wood and wire fencing in the rear yard with a 4.5' tall black metal fence along the same alignment as the existing fencing; and replacing 6 wood windows (5 double-hung and 1 casement) on the house. The double-hung windows will be replaced with Marvin Ultimate aluminum-clad wood sash inserts with matching muntin pattern (simulated divided lights with spacer bar) and the casement window will be a full-frame, aluminum-clad casement matching muntin pattern (also simulated divided lights with spacer bar).

The board considered the application. The applicant confirmed that the exterior trim around the windows would be retained. D. Leary made a motion to approve the application as submitted, which was seconded by B. Haley. The motion was approved unanimously.

SEQRA: Lead Agency for 910 Madison Street. D. Radke explained that the developer of the student housing project at 910 Madison Street had withdrawn its original application and submitted a new application to the BZA. Because it is a new application, the SEQRA process must begin again, the first step being the

identification of the Lead Agency. The board reviewed and approved the BZA's request to be designated the Lead Agency for the project.

DISCUSSION

National Register Nomination: Upsilon Alpha Chapter House (300 Waverly Ave). The board reviewed the National Register nomination for the Upsilon Alpha Chapter House at Syracuse University. The board agreed to recommend to the State Historic Preservation Office that the property be listed in the State and National Registers of Historic Places.

ADJOURN

The meeting was adjourned at 9:30 AM.