



*SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD*

**Landmark Preservation Board**

**Thursday, June 4, 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: Cynthia Carter, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano, Lisa Tonzi

Absent: Tom Cantwell

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

B. Haley made a motion to approve the minutes of May 21, 2020, which was seconded by J. Romano. The minutes were approved unanimously with the following corrections:

**NEW BUSINESS**

CA-20-11 120 Dorset Road...The board considered a recommendation to paint the pipe the same color as the house, but ~~decided that this would pose a maintenance problem for the owner~~ *noted that it may require additional maintenance for the owner.*

*Zoning Referrals*

Project Site Review (PR-20-12D)/Resubdivision(R 20-46D): ...The board suggested that the office section be constructed as all brick rather than *simulated* brick and metal siding.

**OLD BUSINESS**

*No Old Business*

**NEW BUSINESS**

LPS 20-02: 205 E. Seneca Turnpike. The board reviewed the Protected Site application and testimony submitted for the public hearing that immediately preceded the regular meeting. B. Haley made a motion to recommend that Common Council designate 205 E. Seneca Turnpike (John Gridley House) a local Protected Site, which was seconded by J. Romano. In discussion, the board agreed that the property met Criterion 1, for its association with persons or events of historic significance to the city and region; Criterion 2, as illustrative of historic growth and development of the city; Criterion 3, for embodying distinctive characteristics of a type, period or method of construction and possessing unique architectural and artistic qualities; and Criterion 4, for its significant interior that embodies distinctive characteristics of architectural scale, form and visual homogeneity, which are an integral part of the character of the house. K. Auwaerter reviewed with the board that enforcement of an interior designation is possible only if the property is open for public viewing. The house is a private residence and so is not open to the public. Nonetheless, the board stated that the interior designation is important in order to document and recognize the unique design qualities of the house. Should a future owner make the interior available for the public, then the interior designation could be enforced. The board unanimously approved the motion and criteria for designation.

## DISCUSSION

Predevelopment discussion: 217 Highland Avenue. Owner Miriam Perez introduced the board to the rehabilitation plans for the house at 217 Highland Avenue, which is located in the Sedgwick-Highland-James Preservation District. The overall project includes relocating the driveway and parking area from the east side of the house to the west side of the house with a new curb cut onto Highland Street. The existing drive and curb cut onto Oak Street will be removed. The existing, non-period garage which is connected to the rear of the house will be converted into living space. A new garage will be located at the end of the new drive on the west side of the house. In addition, M. Perez noted that she needed to replace windows in the house and that they were not original to the house.

In discussion, K. Auwaerter stated that she would coordinate the review of the site changes with Zoning and the city's transportation planner. B. Haley recommended that M. Perez move the entire garage back on the site in order to be in line with the southernmost wall of the existing garage. D. Leary asked for further information on what appears on the drawings to be a covered walkway with steps between the new garage and the rear entrance to the house. M. Perez noted that she was preparing a window survey and materials related to the proposed new windows. She also noted that the house required a new roof. K. Auwaerter requested that M. Perez submit her roofing selection to her, noting that it may be possible to administratively approve the new roof as a separate item.

## ADJOURN

The meeting was adjourned at 9:05 AM.