



Landmark Preservation Board
Thursday, July 18, 2019
Meeting Minutes

Common Council Chambers

CALL TO ORDER

Chair Don Radke called the meeting to order at 8:45 a.m.

ROLL CALL

Members Present: Cynthia Carter, Bob Haley, Don Radke, Jeff Romano, Lisa Tonzi

Absent: Tom Cantwell, Dan Leary, Julia Marshall, Joe Saya

Staff: Kate Auwaerter

APPROVAL OF MINUTES

B. Haley made a motion to approve the minutes of June 20, 2019, which was seconded by J. Romano. The minutes were approved unanimously as submitted.

OLD BUSINESS

No Old Business

NEW BUSINESS

LPS 19-01 429 N. State Street. C. Carter made a motion to recommend the designation of 429 N. State Street as a local protected site based on designation Criterion 1 for its association with the arrival and early settlement of the Italian-American immigrant community; Criterion 2 for its association with the early brewing industry in Syracuse and the growth and development of the north side's commercial corridor; and Criterion 3 as a excellent example of early, twentieth-century, commercial architecture. The motion was seconded by L. Tonzi and passed unanimously.

Certificates of Appropriateness

CA-19-13 509 Sedgwick Drive. Peter Cannavo (owner) presented the application to install curved-top fence along the rear property line of 509 Sedgwick Dr and an additional short section of fence next to the neighbor's driveway to the south. He explained that there is an existing chain-link fence at the rear property line, which they wish to replace with the more decorative fence; they prefer the curved-top design because it would allow them to see over the fence. He also noted that their house was the last house in the district along Sedgwick Dr., so the curved-top fence, which would face outside the district, would have no impact on the character of the historic district.

The Board considered the application. D. Radke noted that the Sedgwick-Highland-James Preservation District design guidelines do not recommend scallop-top fencing within the district. B. Haley explained that historically, rear- yard fences were simple, non-decorative elements. The Board recommended a flat-top fence and J. Romano added that the fence could have a vertical lattice top to retain visibility. The applicant withdrew his application and stated that he would contact staff with the new fence design.

CA-19-14 100 Circle Road. Perry Singleton (owner) presented plans for site alterations in the rear yard. The primary alterations include the following: the portion of the asphalt driveway that is located between the back porch and the rear shed will be removed and replaced with natural brick in order to create an extended "utility" patio. In addition, a new pond surrounded by natural stone and a simple pergola made of either black locust or cedar will be installed at the rear of the property behind the shed. Flagstone paths will lead from the pond to the

lawn area and between the lawn and the back of the house. Finally, the application calls for installing a 4'-tall, wood-picket fence and gate located between the rear porch of the house to the neighbor's fence line.

B. Haley made a motion to approve the application with the condition that the applicant submit final material details for the proposed pergola. L. Tonzi seconded the motion, which was passed unanimously.

DISCUSSION

Predevelopment: 831 W. Fayette Street. Jonathan LaSalla (developer) described the proposed project to convert the former Engelberg Huller Company factory building into a multi-unit housing development. The factory complex includes a 3-story, c. 1900 brick, main block on the corner of W. Fayette and Seneca Streets; a 1-story, brick, rear wing (c. 1900) with a c. 1950, 1-story, wood addition visible from Seneca Street; and a 1-story, concrete-block building connected to the east side of the main block via an enclosed walkway. J. LaSalla explained that the redevelopment of the site will include the rehabilitation of the brick main block and rear wing and the demolition of the wood frame rear addition for a parking lot that will be accessed from Seneca St. The concrete block building will also be demolished and replaced with a new single-story building fronting W. Fayette St.

The Board discussed the proposal and had the following recommendations: The windows on the main block and rear wing should be retained and restored if possible. If the condition of the windows warrants their replacement, then the new windows should fit into the existing window openings and should be full height and operable. The Board stated that it did not intend to recommend the property for local designation based on the proposed demolitions. It did recommend that the developers determine the history of the complex, noting that the OHA would have information regarding the factory. The Board did not believe that the demolition of the rear, wood addition would impact the overall integrity of the historic property. However, C. Carter recommended that if they were considering the rehabilitation tax credit program that they should contact the SHPO before any demolition takes place. In addition, B. Haley and J. Romano noted that the removal of the rear, wood structure for an open parking lot would be detrimental to the residential neighborhood along Marcellus Street. They suggested the developer consider constructing a covered parking shed or other structure that would serve as a visible anchor on the Marcellus/Seneca Street corner of the property.

ADJOURN

The meeting was adjourned at 9:40 AM.