



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

Landmark Preservation Board

Thursday, August 20, 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, Tom Cantwell, Bob Haley, Dan Leary, Don Radke, Jeff Romano, Lisa Tonzi

Absent: Julia Marshall

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Romano made a motion to approve the minutes of July 16, 2020, which was seconded by C. Carter. The minutes were approved unanimously as submitted.

OLD BUSINESS

CA-20-14 115 Hampshire Road. Steve Abshere (Great Day Improvements) was present at the meeting. The board reviewed the additional drawings submitted by the contractor. Board members expressed concern about the connection between the sunroom and the garage. The drawings indicated that the sunroom will be attached at the angled junction between the garage and the back of the house. However, the submitted drawings did not show how this connection would be accomplished. The board asked the contractor to correct the section drawings (A2.2, A2.3 and A2.4) that show the connection between the house and garage, including the location of the gutters and soffit, where appropriate.

B. Haley suggested that one way to improve the junction detail would be to move the entire sunroom out approximately 2' from the house and connect the sunroom to the house with simple, clapboard-sided stud walls. This would enable a simpler connection because the stud walls could be custom build to attach to the sunroom versus attempting to attach a prefabricated glass enclosure to the existing house. S. Abshere said he would submit revised drawings prior to the next meeting.

NEW BUSINESS

Certificates of Appropriateness

CA-20-16 207 Sedgwick Drive. Kelly Colabello (owner/applicant) attended the meeting. The application calls for the replacement of all the second-story windows on the house, which are vinyl replacements installed by a prior owner. The new windows will be Marvin *Elevate*, double-hung, fiberglass sash inserts. They will feature an 8-over-8 muntin pattern to match the rest of the house. The muntins will be exterior applied. In discussion, the K. Colabello confirmed that the muntin bars have a profile very similar to the original windows and that the dimensions of the glass panes will match the original windows on the first and third floors of the house. The application also calls for repainting the body of the house a dark gray. The trim will remain white. J. Romano made a motion to approve the application as submitted, which was seconded by L. Tonzi. The motion was approved unanimously.

Zoning Referrals

Project Site Review (PR20-17) and Resubdivision (R-20-57): 1714 N. Salina Street. Ryan Benz (Redev CNY), Wendy Ferrie and Bradley Everdyke (Carmina Wood Morris), and Mike LaFlair (Housing Visions) were present to represent the project. The project involves the redevelopment of the former Moyer Carriage

Factory into a residential property of 128 units. The complex consists of 8 buildings with the earliest dating to 1881 and the most recent to c. 1960. R. Benz explained that they are applying for the historic rehabilitation tax credit program and that they have been working closely with the SHPO on Part 2 of the tax credit application. He explained that the project requires the full or selective demolition of 4 buildings, all of which are later additions and/or infill buildings to the factory complex. The remaining buildings will be repaired, including the portions of Building 2 that have suffered severe deterioration and partial collapse along Park and Exchange streets. The brick walls will be rebuilt where needed, repointed in other areas and the entire complex will be repainted. New windows will be single-hung, aluminum-clad, wood windows that will be custom built to fit into the window openings. The muntin patterns will match the historic appearance of the original windows. In discussion, B. Haley highlighted the importance of rebuilding the storefronts and transoms on Building 3, which is located at the corner of Wolf and Park streets. B. Everdyke explained that the ground floor of Building 3 was the original carriage show room and features high ceilings behind the storefronts. He confirmed that the ceiling heights will be maintained and the storefronts and high transoms will also be restored. B. Haley also encouraged the development team to consider double-hung windows instead of single hung. He noted that double-hung windows allow occupants to control the air flow and ventilation more efficiently than single-hung. R. Benz said that he would bring this recommendation back to the development team. Finally, R. Benz noted that the drawings submitted with the Project Site Review application are not the most current drawings. Specifically, the submitted drawings indicate that Building 8 will be replaced by a single-story structure that will connect Building 1 and 2. The applicants showed the board revised drawings indicating that they intend to rehabilitate Building 8, which is a two-story, brick structure. As a result, the breezeways between Buildings 1 and 2 will not "float" as depicted on the submitted drawings. Staff requested that the applicants submit the revised drawings to the Zoning Office ASAP. The Board was in full support of the project.

DISCUSSION

National Register Nomination review: Foster Hubbard House. K. Auwaerter explained that the State Historic Preservation Office has asked for SLPB comment regarding the proposed nomination of the Foster Hubbard House at 678 W. Onondaga Street. She noted that the house was designated a local Protected Site in 2010. Unfortunately, it was misidentified at that time as a house associated with L. Frank Baum, author of the *Wizard of Oz* books. Research conducted by C. Carter indicated that the house at 678 W. Onondaga was one of three identical houses designed and constructed in the late 1860s by local architect Simon Degraff for himself and his two grown daughters and their families. (The house associated with Baum has been demolished.) The house at 678 W. Onondaga was constructed for Degraff's daughter Mary E. and her husband Myron Foster. C. Carter briefly described Simon Degraff's life and work, noting that in 1854 DeGraff published *The Modern Geometrical Stair-builder's Guide*, which has been reprinted several times. The house at 678 W. Onondaga retains an elegant curving, center staircase that was built to specifications in Degraff's book. This house is one of the oldest of the remaining grand mansions along W. Onondaga Street. The board agreed that it was in full support of the nomination of the house to the State and National Registers.

910 Madison Street. K. Auwaerter announced that the developers of 910 Madison Street have asked to come to the next board meeting to discuss the preliminary designs for the redevelopment of the site of the former Temple Concord. She said that she would distribute the preliminary design to the board members as soon as she receives an electronic version.

Cortland Avenue abandonment: B. Haley reported to the board that he had spoken (not as a representative of the board) against the closing of Cortland Avenue as part of the JMA Wireless redevelopment of the former Coyne Textile Services building on the city's southside. He noted that he was in support of the new industry reusing this site; however, he noted that the closure was not supported by the Southside Gateway

master plan, which was the result of extensive community input. He noted that Cortland Avenue is an historic road and should be retained as a public thoroughfare.

ADJOURN

The meeting was adjourned at 9:30 AM.