



*SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD*

**Landmark Preservation Board  
Thursday, October 1, 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 September 17, 2020, which was seconded by J. Romano. The minutes were approved unanimously as submitted; J. Marshall abstained because she did not receive a copy of the minutes.

**OLD BUSINESS**

Project Site Review (PR-17-34M1): 476-80 S Salina Street. Randy Crawford (Crawford & Stearns Architects) presented proposed modifications to the design of the building, as had been discussed at a subcommittee meeting. The revisions included the following: the mismatched mortar above the second story windows on the S. Salina Street side will be replaced to match the rest of the façade; the upper cornice of the S. Salina Street façade will be repainted to approximate the color of the brick façade; in lieu of the storefront sign, a building identification sign panel will be installed high on the Salina Street façade; the south facing façade will be painted charcoal gray; and the one-story section on S. Clinton Street side will be painted charcoal gray. The subcommittee recommended to the board that these modifications be accepted so that the project could move forward. The board agreed to recommend that the proposed modifications be accepted with the requirement that the architect submit the proposed paint color for the upper cornice on the east façade for staff review and approval. The board stated that this project should not set a precedent for how developers conduct business with the City. When unanticipated technical challenges prevent an approved design from being constructed, developers are required to stop work and consult with City departments before proceeding. B. Haley recommended that board comment always include a statement about the requirement to stop work and seek approval should a project scope change.

**NEW BUSINESS**

CA-20-18 501 Park Street. Irfan Elahi (applicant representative) and David Tucker (architect) were present at the meeting. K. Auwaerter explained that the proposed work involved the former rectory that sits on the site of the former Holy Trinity Church. The rectory and school building are considered non-contributing to the local designation. The proposed project is to rebuild a porch on the west side of the former rectory, which faces the school building but not the former church structure. The board reviewed the proposal. D. Leary made a motion to approve the application as submitted, which was seconded by C. Carter. The motion was approved unanimously. After the vote, the applicant asked for the board's recommendations regarding new siding for the former rectory. It is currently clad in asbestos shingles and there is no original siding remaining under the current cladding. The board recommended fiber cement clapboards or wood clapboards, rather than vinyl. The board also noted that the color scheme should also be part of the consideration for the new siding.

CA-20-19 12 Brattle Road. Brian Rautio (owner) presented an application for the construction of a garage, site work and HVAC compressor installation at 12 Brattle Road. The garage would be located at the southwest corner of the lot. It would be a side-gable, 2-car garage, measuring 20'x 20'. B. Rautio explained that the side-gable design served a couple purposes, including that it would be less obvious from the street and that it would be less visually obtrusive to the next door neighbor. He noted that the radius of the driveway will need to be increased to allow for access to the porte cochere. He stated that they plan to side the garage in cedar, but there is a severe supply shortage because of the wildfires. He suggested possibly covering the garage with a composite wood siding that would be replaced later when cedar is again available. He also asked for recommendations for the design of the garage door.

In discussion, B. Haley recommended that the applicant hire a preservation architect to help with the design of the garage. He suggested that the vocabulary of the house – in particular the veranda – could inform the design of the garage. He recommended strongly against the side-gable design because it does not appear to be compatible with the house design. He also noted that the side gable would drop snow directly in front of the garage door. D. Leary suggested that a false front dormer on the side gable might be more visually compatible with the house, address the snow issue and also address the concern regarding the neighbor's view. He suggested that a temporary weatherproof sheathing would be acceptable until the cedar siding became available. As for the garage door, D. Leary suggested trim panels to help reduce the visual appearance of the door. B. Haley also recommended glazing that would add to the human scale of the door.

In regard to the site work, B. Rautio stated that they would like to install stone retaining walls to either side of the front walk and stair. The walk and stair are deteriorating and appear to be slipping due to the erosion of the slope. J. Romano recommended against the retaining wall features as they are not part of the original landscape. He suggested plantings instead to help steady the slope. He also recommended that the applicant remove the mature Norway maple next to the steps. He noted that the tree canopy was blocking sunlight to the slope making it difficult for anything to grow, which increases erosion. Finally, the board discussed the placement of three AC compressors on the site and agreed with the placement as proposed. The application was held open pending further consideration regarding the garage and the slope plantings.

SEQRA Lead Agency Request: Moyer Factory project. The Board concurred that the Planning Commission should be designated the Lead Agency for the Moyer Factory project.

### **ADJOURN**

The meeting was adjourned at 9:40 AM.