



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, September 6, 2012**

Meeting Minutes

8:30 am Room 215 City Hall

CALL TO ORDER

Chairman Don Radke called the meeting to order at 8:30 a.m.

ROLL CALL

Members Present: Louise Birkhead, Tim Bonaparte, Cynthia Carrington Carter, B. Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano, Joe Saya

Excused:

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Romano made a motion to accept the minutes as submitted, which was seconded by L. Birkhead. The minutes were approved unanimously.

OLD BUSINESS

Revised procedures (staff approval of paint colors and storm window installation): no report.

CA-12-17 114 Dorset Road. K. Auwaerter stated that she was working with the applicant and requested that the application remain open.

NEW BUSINESS

CA-12-21 712 Rugby Road. The applicant was not present. The board reviewed the application which requested removal of a mature Austrian pine at the rear of the property. The tree, which appeared diseased, had grown over the neighboring property and garage and the applicant was concerned about liability for damage. K. Auwaerter reported that the City Arborist had inspected the tree and noted that although structurally sound at this time, does appear blighted. He also noted that if it was a City-owned tree it would be removed because of the potential for damage to the neighboring property. D. Leary made a motion to approve the application as submitted, which was seconded by J. Marshall. The motion carried unanimously.

CA-12-22 501 Park Street/Holy Trinity Church. Andrew Leja (Hiscock & Barclay), representing St. John the Baptist Roman Catholic Church, presented the application for the removal of 22 windows. He described the parish's efforts to sell the property as well as the difficulty of maintaining the building. He described how a growing parish in Baton Rouge, Louisiana, had approached St. John the Baptist with an offer to buy Holy Trinity and all its contents with the intention of building a new church around the elements removed from Holy Trinity. He explained that the sale was contingent on the removal of the windows. He stated that the Planning Department had determined that the interior designation could not be enforced because the church was no longer open to the public. He also stated that the Planning Department had determined that the windows were part of the exterior of the church and so still subject to Landmark Preservation Board review. Speaking specifically about the windows, he stated that the 22 windows were not original to the church and installed approximately 40 years after the date of construction. He also said that their religious imagery would make it difficult to convert the property to an

appropriate secular or alternative use. He said that the items removed from Holy Trinity would have a second life in the new church and that the parish of St. John the Baptist would be able to use the proceeds to carry on its mission within the neighborhood. Finally he stated that St. John the Baptist parish would work with the new owners to repurpose the former church after the sale.

D. Leary stated that the Landmark Preservation Board had carefully considered the designation of the church as a local Protected Site in 2010. He stated that it was clear from the Secretary of the Interior's Standards that the removal of the windows would have a significant impact on the character of the property. He stated that had the windows not been present in 2010, it would have affected the board's decision to designate the property. He moved to deny the application, which was seconded by J. Romano. In discussion, D. Radke stated that SLPB review is based on the Secretary of the Interior's Standards for Rehabilitation, which do not address economic considerations. He noted that the applicant's arguments were largely economic in nature and so not the jurisdiction of the SLPB, but of the Planning Commission. He also noted that Mr. Leja stated in his presentation that the City Planning Department had agreed that the window removal was an appropriate relief for local Protected Site status. He stated that the City Planning Department had no jurisdiction over this matter, the decision for which rested solely with the SLPB. Bob Haley, addressing the audience, noted that the SLPB is not a judicial board and that comments would be more appropriate at an appeal to the Planning Commission. The board approved the motion to deny the application unanimously.

Note: Bob Haley left the meeting due to another engagement.

CA-12-23 109 Hampshire Road. Nancy McCracken presented the application to remove a utility chimney on the back of the house. The chimney is secondary, no longer in use, and severely deteriorated on the interior and exterior. If approved, the chimney would be removed and covered over. In discussion, it was determined that the main fireplace chimney, located on the side elevation, was still in use and is a character defining feature of the house. D. Leary noted that the chimney was clearly part of the original construction of the house, but also secondary and its removal would not have a significant impact on the visual character of the house. C. Carter made a motion to approve the application as submitted, which L. Birkhead seconded. The board approved the motion unanimously.

Project Site Review/Variance: 823 N. Townsend/212 Ash Streets. The board discussed the drawings. K. Auwaerter noted that Home Headquarters was retaining the original windows and appeared to be proposing a sensitive rehabilitation of the property. The board agreed to recommend approval of the application with the recommendation that it follow the preservation standards for repointing historic masonry.

Variance: 321 Westcott Street. The SLPB reviewed the information provided. It discussed the visual impact that a 20-foot driveway would have on the historic character of the house and neighborhood. The board agreed that the widened driveway and curb cut would have a commercial appearance. At the suggestion of D. Leary, the board agreed to recommend that the driveway widening not extend any further forward (toward Westcott Street) than the rear elevation of the house. This would alleviate the traffic congestion issues without negatively impacting the historic character of the house and street.

Sign Waiver: 136 Walton Street. The board reviewed the application. The board agreed to recommend that the applicant follow the guidelines of the City's Sign Ordinance.

Sign Waiver: 301 S. Townsend Street/Park Central Presbyterian. The board reviewed the proposed sign in the front of the church. It was noted that new sign would replace an existing sign and that the new sign would be significantly taller. The board determined that the proposed sign was out of scale with the

character of the church and recommended that the applicant consider restoring the existing sign or redesigning the new sign.

Sign Waiver: 208 E. Washington Street/Key Bank. The board reviewed the application for new signage, including a large projecting sign at the corner of S. Warren and E. Washington Streets. The board determined that it did not have sufficient information to make a determination and requested information from the applicant in regard to how the corner sign would be attached to the building and it requested from Zoning an analysis of this application in relation to the Sign Ordinance.

Change in Occupancy: 114, 116-, 118-34 Hawley Avenue. K. Auwaerter explained that the proposed application included new site plan, which was what the board should review. The new site plan included green infrastructure features such as permeable pavement and a rain garden. The board agreed that the overall effect of the improvements was to increase the amount of green space around the historic property. It agreed to recommend approval of the application.

DISCUSSION

Proposed: Training with State Historic Preservation Office. K. Auwaerter noted that she was arranging a board training session with staff from the SHPO's office. The subject will be the use of modern materials in rehabilitation/restoration projects.

ADJOURN

J. Marshall made a motion to adjourn, which was seconded by J. Romano. The meeting adjourned at 9:25 a.m.