



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, February 18, 2010**

Meeting Minutes

8:30 am Common Council Chambers

CALL TO ORDER

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

ROLL CALL

Members Present: Louise Birkhead, Tim Bonaparte, Kelly Colabello, Fouad Dietz, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano

Staff: Kate Auwaerter

APPROVAL OF MINUTES

D. Leary moved to accept the minutes of the February 4, 2010 meeting as submitted. The motion was seconded by J. Romano and approved unanimously.

OLD BUSINESS

CA-09-35 703 Walnut Avenue. The applicant asked again for additional time to prepare their information. The board agreed to hold the application open.

CA-09-37 Assumption Church. Fr. John Ruffo, Matt Irish, and Ed Grobowski presented the revised information for the introduction of a platform and handicap bathrooms to the narthex of the church. The proposed platform is made of oak and the railings are former communion rails salvaged from the rectory's chapel. B. Haley and J. Marshall recommended that the architect again check the dimensions of the handicap bathrooms to confirm that they meet code. B. Haley moved to approve the revised plans as submitted. J. Marshall seconded the motion which was approved unanimously.

NEW BUSINESS

CA-10-1: 1631 S. Salina Street (The Gothic Cottage). K. Auwaerter noted that the Gothic Cottage is a contributing structure in the South Salina National Register Historic District and is also a Local Protected Site. The house is owned by the church on the adjoining parcel. The Division of Code Enforcement is seeking to demolish the Gothic Cottage because of neighborhood complaint. Ted Koagel, the city's demolition director, came to present the application for demolition. He reported that the property had been vacant for at least 12 years and the owners now owe over \$100,000 in back taxes on the property. He noted that it was subject to several redevelopment plans, but none had been carried out. He also noted that the Division of Code Enforcement had received a letter from the fire department that stated that the property was unsafe and a fire hazard. D. Radke described the process and options available to the board in its consideration of the application for demolition. He brought the Board's attention to a letter received from the State Historic Preservation Office that stated that the property still retained sufficient architectural integrity and historical merit to be a contributing building within the South Salina Street Historic District. The letter urged the city to either market the property locally and/or nationally for potential buyers. As a last resort, the SHPO's office recommended that the property be documented and the important architectural features be salvaged.

F. Dietz stated his frustration that the city continues to lose its historic fabric all the while promoting its rich architectural heritage as one of the city's major selling points. D. Leary noted the number of failed redevelopment attempts and that the problems of rehabilitating the property go beyond the property itself. T. Koagel confirmed that the property could be demolished without notice if it was deemed an emergency situation. The board discussed tabling the application for 30 days in order to explore and exhaust all options. T. Bonaparte stated that at a minimum, the property should be documented prior to demolition and important features should be salvaged. J. Marshall made a motion to table the application for 30 days, which was seconded by F. Dietz. The motion was approved by majority vote, D. Leary voting no.

Special Permit: 301-37 Genant Drive. K. Auwaerter noted that this property is eligible for the National Register and listed as architecturally significant on the city's Historic Property List. The building is the former Niagara Mohawk storage and training building. The proposed project converts the interior of the building into self storage units. Exterior alterations include new signage and parking lot improvements. The board recommended that the number of signs on the south façade be limited to the single sign on the west end of the southern elevation.

Project Site Review: 351-53 S. Warren Street. This property is noted as architecturally significant on the city's Historic Properties List. K. Auwaerter noted that the board had informally discussed the project at its 11/5/09 meeting. The proposed project will renovate the c. 1960 storefronts by bringing the storefronts back to the street front and installing clear glass. The board noted that the proposed entrances were not handicap accessible and should be reviewed by Codes. In addition, the board recommended that the new doorways be widened to match the width of the paired windows above at the second story. It was noted that widening the entrances would also help meet the accessibility issue.

DISCUSSION

Sign Waiver 201 S. Salina Street. K. Auwaerter noted that the applicant had requested to be on the agenda to discuss the board's previous findings regarding the signage for the Wise Guys restaurant. The owner, however, was not present.

ADJOURN

F. Dietz made a motion to adjourn, which was seconded by T. Bonaparte. The meeting adjourned at 9:05 a.m.