



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, March 4, 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, Bob Haley, Don Radke, Jeff Romano

Excused: Kelly Colabello, Fouad Dietz, Dan Leary, Julia Marshall

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Romano moved to accept the minutes of the February 18, 2010 meeting as submitted. The motion was seconded by B. Haley and approved unanimously.

OLD BUSINESS

CA-09-35 703 Walnut Avenue. The applicant was not present but had advanced plans from Stopen Engineering for the wall repair at 703 Walnut Avenue. The board reviewed the material and determined that it had no questions regarding the engineering of the wall. It did ask that the applicant supply a pattern elevation of the rebuilt wall and clarify whether or not the existing stone would be reused to rebuild the stone. If it is new stone, the board requested a sample. D. Radke also noted that the applicant should be cautioned against using a synthetic stone.

CA-10-1 1631 S. Salina Street (Gothic Cottage). J. Romano reported that PACNY was considering various options regarding the Gothic Cottage, but nothing definitive to date. D. Radke recommended that as PACNY meets to discuss the cottage that it remains in close contact with Code Enforcement. D. Radke recommended that the board take the opportunity to tour the Gothic Cottage prior to the next meeting, when a vote will be called to approve or deny the demolition request. K. Auwaerter will organize the site visit.

NEW BUSINESS

LPS-10-01: Holy Trinity Church. Anna Giannantonio and Ann Angelillo were present at the meeting to represent the parish and the LPS application. The church is now closed. The applicants are pursuing LPS status because they want to protect the church, both interior and exterior, for future reuse. It is one of the best Gothic interiors in the city. K. Auwaerter noted that there are a few items missing from the Local Protected Site application, including a map and it may need additional photographs. B. Haley asked the applicants if any other historic structures related to the church still existed. They stated that the church school and rectory next door were not original to the construction of the church. The board requested that Crawford & Stearns complete an assessment of the property and apply the criteria for designation. D. Radke asked if it had been established who the legal owner of the property is. Ms. Giannantonio noted that deeds indicate that the parish owns the property. D. Radke described the designation process, but noted that the ownership will need to be clarified by the time it

gets to the Common Council. He recommended that the parish find legal counsel to determine definitively who owns and controls the property.

Project Site Review: 239 E. Water Street. The applicant was not present at the meeting. The three-story commercial building fronts both E. Water Street and Erie Blvd East. The proposed project calls for a major storefront rehabilitation on the Water Street side. The existing storefront has no historic fabric remaining. The proposal includes a division of the façade into a bulkhead-shop window-transom arrangement. The three bays of the façade would be delineated by fluted pilasters made of Fypon, a polyurethane material. The storefront windows would be paired fixed pane windows with dark bronze, aluminum frames. The board approved the overall design of the storefront as well as color choices as appropriate to the period of the building. However, the board recommended that the pilasters be made of wood.

Special Permit: 658-60 N. Salina Street. The board reviewed the application for a new restaurant. The proposal calls for new signage on the windows of the new restaurant. The board determined that it had no comment.

DISCUSSION

Kirk Hotel/In-and-Out Building: William Walton and Tom Bidwell, owner of the Kirk Hotel, came to the meeting to discuss the rehabilitation tax credit project. The National Park Service had denied their Part 3 because the NPS reviewer believed that the In-and-Out Building was internally connected to the Kirk Hotel and, because of that connection, both buildings had to be considered as the same project. As a result, the reviewer felt that the new addition to the In-and-Out Building was not compatible with the historic Kirk Hotel. The applicants had explained that the buildings were not internally connected and should be considered separate projects. They are now working with the NPS to revise the first and second floor façade design of the In-and-Out Building so that it is more distinct from the Kirk Hotel. W. Walton presented the plans for the façade redesign to the board. B. Haley noted some concerns with material choices and proportions, but it was decided that the board should reserve comment until the applicants had negotiated a solution with the NPS. K. Auwaerter noted that the revised façade designs would have to be resubmitted to Zoning as an addendum to their Project Site Review application. The applicants asked that should they be denied, the board submit a letter of support for the project to the NPS as part of the appeals process.

ADJOURN

J. Romano made a motion to adjourn, which was seconded by T. Bonaparte. The meeting adjourned at 9:45 a.m.