



Landmark Preservation Board
Thursday, August 16, 2018

Meeting Minutes

Common Council Chambers

CALL TO ORDER

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

ROLL CALL

Members Present: Tom Cantwell, Cynthia Carter, Dan Leary, Julia Marshall, Don Radke, Jeff Romano, Joe Saya, Lisa Tonzi

Excused: Bob Haley

Staff: Kate Auwaerter

APPROVAL OF MINUTES J. Romano made a motion to approve the minutes of July 19, 2018 as submitted, which was seconded by D. Leary. The motion was approved unanimously.

NEW BUSINESS

Local Protected Site

LPS 18-01: 1007 Madison St/519 Walnut Ave (Walker House). (*Note: A public hearing was held immediately prior to the regular meeting.*) The Board discussed the property at 1007 Madison St/519 Walnut St, also known as the Walker House. The Board agreed that the property met at least one and possibly all four of the criteria for designation. The Board discussed in detail the historic and architectural integrity of the property. Specifically, the Board examined the integrity of the property's location, design, setting, materials, workmanship, feeling and association and whether the property retained sufficient integrity to convey its historic and architectural significance. A summary of the discussion is as follows: the Board determined that the property retains integrity of location, as it remains on the site upon which it was built. The Board noted that the design of the structure, although altered, is largely intact. The most significant alteration – the enclosure of the side porch and terrace appear to have taken place early when the property was converted to apartment use (c. 1940s). The Board observed that Ward Wellington Ward had used this house as an example of his Tudor Revival style designs in his own published work. In its review of the property's setting, the Board noted that it is located along the historic Madison Street corridor that includes Grace Church, Temple Concord, and the Madison Street School. The Walnut and Madison Street corner remains an impressive setting with the Madison Street School, the Sherbrooke Apartments (also designed by Ward) and the Walker House each anchoring its respective corner. The Board reviewed the material integrity of the property, noting that although significant materials have been lost, at least 50% of the property's historic fabric remains. The Board considered the workmanship of the property and agreed that the property still reads clearly as a work of Ward Wellington Ward. Finally, the Board agreed that the property retains the feeling and association of a historic, Ward-designed house constructed as part of the early-twentieth-century development of the city's Eastside. Based on this assessment, the Board agreed that the property was eligible for designation as a local Protected Site. D. Leary made a motion to recommend the designation of 1007 Madison St/ 519 Walnut Ave as a local Protected Site under Criterion 1-3 and 4. T. Cantwell seconded the motion. In discussion, Board members who had attended a site visit to the house confirmed that significant historic fabric has been retained on the interior of the property, in particular noting the inglenook on the first floor. The motion was approved unanimously.

Certificate of Appropriateness Applications

CA-18-05 (M1): 115 Green Street. Clara Cedeno (owner) presented a modification to the original application. The modification consists of the removal of the existing front door, which was installed by the previous owners, and the installation of new, custom-made, double-leaf front doors. The new, stained-wood doors will be sized to fit into the existing opening and each leaf will consist of a single light above four, raised panels. J. Marshall made a motion to accept the modification as submitted, which was seconded by L. Tonzi. The motion passed unanimously.

Zoning Referrals

Variance: V-12-27M1 115 Green Street. Clara Cedeno (owner) presented the application for a modification to the building's use variance, explaining that the modification was necessary in order to allow the restaurant use to expand to the upstairs. The Board was supportive of her application to the Board of Zoning Appeals.

Project Site Review (PR 18-26) 831-33 N Salina Street. Dia-Duong Ton-That (owner) presented the application to rehabilitate the facade of his single-story commercial property on N. Salina St. The Board reviewed the proposal and made the following recommendations: the new storefront should be modeled on the design of the adjoining storefront to the north, including installation of a new door that features a 1/2- or 3/4-glass panel above a raised wood panel. In addition, the wood paneling under the new display windows should be similar to the design of the panels on the adjoining storefront. D. Leary noted that the bottom toe-molding of the panel may be made of a paintable composite material (such as Azek or similar) in order to protect the baseboards from moisture and salt damage. Finally, the Board discussed the brick parapet wall above the storefront, which the owner explained would be rebuilt. The Board recommended that the wall should be rebuilt to match the original parapet design, being careful to select brick that matches the original brick in color and dimension, and matching mortar in color, texture, tooling and joint width.

Project Site Review/Variance (PR18-27/V-18-25) 411 W Colvin Street. Jennifer Higgins (Home Leasing) and Rob Petri (architect) presented the applications for the Project Site Review and Use Variance to the Board. J. Higgins described the project to purchase the former St. Anthony's School and Convent from the City of Syracuse and to adapt the buildings into 54 apartments for low-income seniors. The project will utilize both the low-income housing tax credit and the rehabilitation tax credit programs. The Board discussed with the applicants the proposed "hyphen" that will join the former school to the convent and provide a new opening on the Colvin St. side of the building. The hyphen is primarily made of glass and is recessed back from the street and the facades of both buildings. The Board also discussed the construction of a single-story brick addition at the rear of the property. All the windows in the buildings will be either retrofitted with new double-pane glazing or replaced in kind. The Board recommended approval of the applications as proposed.

DISCUSSION

National Register Nomination: St. Anthony's Convent & School (1024 Court Street). The Board discussed the National Register nomination for St. Anthony's Convent & School. K. Auwaerter described the complex which includes the Archimedes Russell-designed Motherhouse (c.1896). L. Tonzi provided a personal perspective on the campus and its buildings having attended the Maria Regina school on the campus. The Board was unanimous in its support for the nomination.

ADJOURN

The meeting was adjourned at 9:45 AM.