

APPENDIX I

TEMPLE SOCIETY OF CONCORD 910 MADISON STREET, SYRACUSE NY PROFESSIONAL OPINION AND RECOMMENDATION LETTER



March 31, 2020

Mark E. Riley | S.V.P. Development
LMP Syracuse Property Owner, LLC
315 Oconee Street Athens, Ga | 30601

Re: Temple Society of Concord 910 Madison Street, Syracuse, NY
Professional Opinion and Recommendations

Dear Mr. Riley:

Included with this letter is a report, dated March 16, 2020, which was submitted to the Planning Commission on the same date. The report provides a more extensive delineation of the building evolution, portions of original plans, and existing condition images. This letter cites the actual National Register application which is separately attached for ease in reference.

Background

The proposed re-development will preserve the 1910 Temple sanctuary in recognition of its historical and architectural significance. Included with that approach will be conservation of the existing site features associated with the primary façade and original entrance portico, such as the exterior grand staircase and landscaping. The aggregate of the conserved area would total 17% of the entire parcel.

The Temple complex consists of multiple additions and alterations, as further described in the report. The National Historic Registry Application (NRA) identifies both the 1910 and 1929 construction periods within the period of significance and excludes the 1960 addition. Please refer to Appendix A and attached copy of the NRA. The NRA identifies two relevant criteria for the proposed listing:

- (1) work of a Master Architect (Arnold Brunner in collaboration with Alfred Tayler); and,
- (2) the unique adaptation of the Neo-Classical Revival Style for a Jewish temple.

Independently from the proposed new re-development, and outside the purview of this review, the Temple congregation intends to remove distinct religious artifacts from the interior of the sanctuary (organ, pews, plaques, ark doors, eternal flame) along with the contemporary stained-glass window on the east façade. We anticipate that The Syracuse Landmark Preservation Board will assess the status of that proposal following the Planning Commission's determination of protected status.

Evolution of Temple Complex Buildings

The focus of this report is the evolution of the Temple complex and the attributes of the existing construction. A timeline of known alterations is illustrated on pages 6 & 7 of the report.

Excerpts of the National Register Application (NRA) are included on page 5 of the report (the complete text is available from the enclosed NRA). The 1960 construction era was not deemed significant at the time of the National Register Application and was specifically excluded as a non-contributing component in the application. As noted in the excerpts attached, the original Temple Sanctuary was considered significant in the use of the classical design for a Jewish synagogue, but also as the work of a master. The design architect, Arnold W. Brunner, was a nationally known architect as fully explained in the NRA.

The original Temple (c 1910) included the primary Sanctuary structure and a School Wing at the southeast corner of the Temple. In function and design, it was a hierarchical approach, with the School Wing intentionally secondary to respect the prominence of the primary Sanctuary structure. The School Wing offset and located in the least-visible corner, limiting interference with the four Temple facades. The School Wing originally provided area-way windows for future classroom use on the basement level, classrooms on the first floor, and an assembly room with small stage on the second floor. The School Wing had traditionally scaled double-hung windows on three sides of the first and second floors, which didn't architecturally compete with the sanctuary windows. The School Wing no longer exists in its original form.

The progression of construction is illustrated in the report via overlay of signed Brunner floor plans , believed to be original to the 1910 construction. This assessment of originality is founded on intervening sketches from Melvin L. King, a locally renowned architect. King's drawings were completed at some point following the 1910 original construction and prior to the 1929 expansion. King's sketches clearly identify existing construction in his proposed concept drawings. It is not known why King was not commissioned to design the expansion, as King's ideas were not implemented.

The 1929 design drawings, demolition plans, and re-construction drawings do not currently exist. At the time of the NRA, the 1929 architect was not known, and Brunner had passed away by that time. Recently, a minor news article was found stating that the architect was Wolfe Markam, who is not of the same stature and importance as either Brunner or King.

While the 1929 buildings were included in the NRA period of significance, it may have been due to how inextricable the structures became. The NRA focuses on the Sanctuary exterior and interior, with limited discussion of the 1929 Social Hall. The Social Hall, with related 2-story classroom additions, were described in the NRA as Italian Renaissance Style. This diverges from the Classical Revival style of the initial building, which was one of the primary criteria for the NRA listing in the use of classical design for a synagogue.

As part of the 1929 construction, the original 1910 School Wing was substantially altered, redefining its character and architectural design. The School Wing was expanded to the East, removing approximately 2/3rds of the Second Floor and the supporting column structure along with the East wall. In this reincarnation, the grandeur of the Sanctuary's tall, two-story fenestration was referenced in the Social Hall. Original double-hung windows on the south elevation were removed, including the associated wall/floor superstructure, to create the two-story openings. As evidence, spalling along these head and sill elevations can be seen in the photos on pages 25 & 26 of the report.

A portion of the first floor 1929 Classroom Wing was itself renovated in 1997 to create the Benjamin M. Berinstein memorial chapel. The chapel was designed with replacement of original windows on the northwest corner with contemporary stained-glass fixed panels. Further modifications to the 1929 construction occurred at the east entrance to the sanctuary, which seemed to have been altered prior to and in conjunction with the 1929 additions. This north entrance vestibule area was refurbished and reconfigured in the 1990's to create an accessible ramp system from the Northern vestibule and the main hall up to the sanctuary.

The 1929 structure currently exhibits deterioration in roofing, window, and exterior wall assemblies. The Temple's Executive Director stated that the interior finishes include lead paint, which has proven prohibitively costly for the Temple Society to undertake restorations. Active leaks from the roof have damaged ceilings, floors, and interior wall surfaces preventing the use of the classrooms. The structural roof assembly may also be affected. Windows have been damaged by moisture condensation, perhaps due to installation of air conditioning systems.

As substantiated in the NRA, it is evident that the original c. 1910 construction is the most significant and highest value of the Temple complex. Unfortunately, the 1929 work that was also cited does not offer the same integrity of design. While the 1929 construction phase was included in the NRA as part of the Period of Significance, the architectural design does not conform to the principle reasons stated for National Registry Listing: the work of a master architect and the Classical Revival Style applied to the synagogue.

The 1960 two-story addition, on the East side of the 1929 classrooms, provided additional administrative offices, classrooms, elevator and stair access from the parking lot to the Social Hall elevation. This area contrasts significantly from the historic structures with a common 1960's school design vocabulary. Beyond the actual architectural design, the roof of this addition is in poor conditions, with active leaks similar to the 1929 roofs. The second-floor classrooms experienced an electrical fire, probably due to the leaks, which has resulted in closing of these rooms. Mold or other hazardous materials are probable.

Conclusions and Recommendations

The historical record for the original 1910 Temple structure exhibits a significant contribution to the development of the City of Syracuse, as described in detail in the NRA. It has been well documented as representing the work of a master architect and should be protected as a unique example of synagogue architecture.

The original 1910 School Wing, while original to the Temple, is barely extant beyond some of the exterior walls. Only a minor segment of the original first and second floors remains on the West side. It is my opinion that the School Wing can only be evaluated in the context of the 1929 construction to which it is now associated.

The 1929 Classroom and Social hall additions do not reflect the primary rationale for the NRA and in my professional opinion do not rise to the level of protection necessary for the Sanctuary.

- The 1929 architecture does not match that of the Classic-Revival Style, as so stated in the NRA.
- The 1929 architect does not represent the work of a recognized master.
- The 1929 construction exhibits widespread envelope deterioration, which has proven too costly for the Temple to maintain. This work may be cost prohibitive for any owner to repair due to the large extent of work, including:
 - Active roof leaks across all roofs;
 - Prior damage yet to be evaluated on northern parapets in conjunction with roof restoration;
 - Stress cracks in exterior brick;
 - Deterioration of wood window assemblies; and,
 - Related interior finish replacements (ceilings, floors, walls), with probable lead paint and mold abatement.

In my professional opinion, the 1960 construction has no historic value, as recognized in the National Registry Application. As stated by the congregants, the Temple's growth is represented by the congregation not the building. The architecturally unfortunate 1960 expansion does not represent a significant **historic** contribution to the story of the City's development as further discussed in Land Use Attorney John Langey's letter. Under the local criteria for protection, I agree that all four Criteria are met when applied to the 1910 sanctuary structure, as described in the Syracuse Landmark Planning Board resolution of February 6, 2020. The statement in itself refers to the Temple sanctuary elements, none of the other areas, including the City Beautiful movement which preceded the later additions.

Finally, the Temple structure requires a new steward, as the congregation is unable to continue at this site. That stewardship is being offered by the proposed development, in conjunction with the redevelopment of the site, by preserving the most significant historic structure on the site.

This concludes the evaluation. Please contact me with any further questions or comments.

Sincerely,

QPK DESIGN Architecture Engineering Site & Planning



Constance M. Brace, RA
Associate Partner

cc: James Trasher, PE, VP CHA Companies
John Langey, Costello, Cooney & Fearon, PLLC

Appendix A – Background and National Register Information

Background

1. The property is listed on the National Register of Historic Places.
2. As a National Register Site, the property qualifies as a locally Protected Site.
3. The property is not located within a Historic District, although there is an Historic District nearby (Walnut Park).
4. The property adjoins an historic registry property (Sherbrook Apartments) and is across the street from another historic register property (Grace Episcopal Church).
5. The property is across from the Madison Court Condominiums, listed on the City of Syracuse Historic Properties List.

Property Description

1. Tax map ID: 048.-20-13.1
 - a. Owner: Society of Concord
 - b. Address: 910 Madison Street, Syracuse, NY 13210
 - c. Property class: 620 Religious
 - d. Property Description: Lot 1 Resub Blk 374
 - e. Lot Size: 433.50 x 198
2. The building is a stone and masonry structure with two stories above grade, at varying floor elevations, plus basements.
3. The property is currently used for religious purposes.
4. The building complex includes the following construction periods, based on available documents:
 - a. 1910 Temple Sanctuary and School Wing. The temple exterior and interior are described in detail in National Registry listing.
 - b. 1910-1920's unknown dates of rear entrance vestibule and classrooms renovations prior to 1929 Additions.
 - c. 1929 Social Hall and Classroom Additions included in the period of significance in the National Registry listing.
 - d. 1960 Classroom and Administrative Office Addition specifically excluded from the National Registry listing.
 - e. 1990's ADA ramp modifications within 1910 and 1929 construction.
 - f. 1997 Benjamin M. Berinstein Memorial Chapel installation in the 1929 Classroom wing.

Zoning

1. District RB
2. Maximum height: not applicable.

National Register Listing

1. The National Register Listing is included as a separate attachment.
2. Submitted in March 19, 2009 by NYS Office of Parks, Recreation, and Historic Preservation; Regional Register Program Coordinator Mark Peckham
3. Accepted to National Register Historic Sites by NPS on April 27, 2009.



Property Description Report For: 910 Madison St & University, Municipality of City of Syracuse

No Photo
Available

		Status:	Active
		Roll Section:	Wholly Exem
		Swis:	311500
		Tax Map ID #:	048.-20-13.1
		Property #:	1655000301
		Property Class:	620 - Religious
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	620 - Religious
		Zoning Code:	006
		Neighborhood Code:	15670
		School District:	Syracuse
		Total Assessment:	2019 - \$2,600,000
Total Acreage/Size:	433.5 x 198	Property Desc:	Lot 1 Resub Blk 374 Tsoc 433.50x198 Stone Temple
Land Assessment:	2019 - \$680,000		
Full Market Value:	2019 - \$3,333,333		
Equalization Rate:	----		
Deed Book:		Deed Page:	
Grid East:	620215	Grid North:	1109732

Owners

Society Of Concord
910 Madison Ave
Syracuse NY 13210

Sales

No Sales Information Available

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	0	Overall Condition:	Normal
Overall Grade:	Good	Overall Desirability:	3

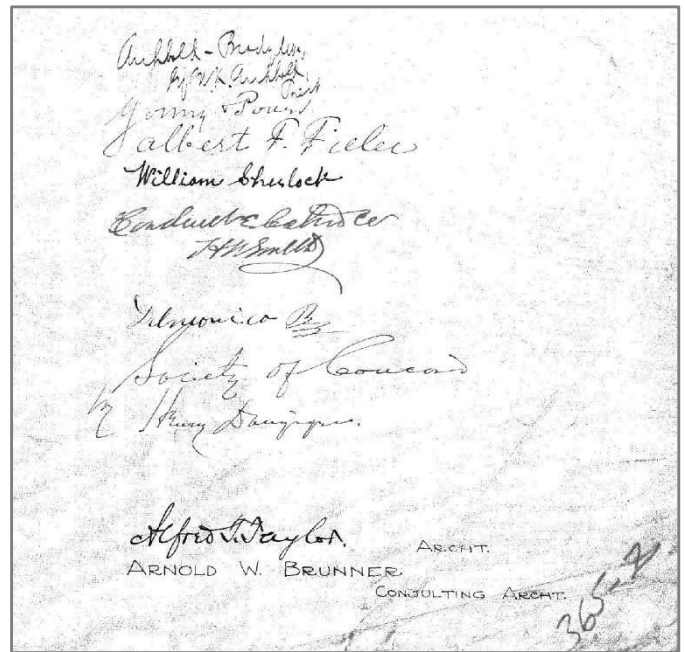
Buildings

<https://ocfintax.ongov.net/Imate/report.aspx?file=&swiscode=311500&printkey=048000...> 12/17/2019

Appendix B – Bibliography: Reference Documents

Drawings

Temple for Society of Concord Syracuse NY dated 1909 Rev Mar1910; Alfred T. Taylor, Architect & Arnold W. Brunner, Consulting Architect: Dimensioned floor plans, roof plan, building elevations, building section drawings. Roof plan, elevations and sections also Signed by Society of Concord



Addition to Temple of Concord Syracuse NY, undated, Melvin L King, Architect: concept floor plans. (Not as constructed today.)



Addition undated presumed to be c. 1920's: unsigned plans and sections. (Not as constructed today.)

School Addition Temple Society of Concord Syracuse NY dated February 12, 1960; Edward C. Roock, AIA Architect: Stamped & signed construction document set.

Basement Floor Plan Central Area & First floor Plan Central Area Temple society of Concord, dated May 21, 1990 Allen Kosoff Architect, not stamped: Measured plans of First Floor, proposed boiler work. (Proposed architectural changes for basement egress not as constructed today.)

Temple Society of Concord Proposed Handicapped Ramp Syracuse NY, dated March 1990, not stamped: proposed plans, sections, details for ramp at North Entrance. (Proposed architectural changes similar to the existing conditions.)