



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

**Landmark Preservation Board
Thursday, December 17, 2020**

Meeting Minutes

WebEx.com Meeting

CALL TO ORDER

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

ROLL CALL

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

Staff: Kate Auwaerter

APPROVAL OF MINUTES

D. Leary made a motion to approve the minutes of December 3, 2020, which was seconded by J. Romano. The minutes were approved with the following correction:

Project Site Review (PR-15-18M1) 100-08 Onondaga St E. (Hotel Syracuse)....The project will recreate the look of the glass block by applying an ~~exterior~~ interior grid to frosted glass panes.

OLD BUSINESS

Special Permit (SP-03-28M3) 239-45 W. Fayette St/Walton Street. K. Auwaerter reported that the applicant had not yet provided the additional information requested by the board. The board decided that once the material is submitted staff may review the information on behalf of the board. If staff finds the storefront signage design acceptable, staff may recommend approval of the application on behalf of the board. J. Marshall made a motion to approve staff review of this project on behalf of the board, which was seconded by J. Romano and approved unanimously.

NEW BUSINESS

No new business

DISCUSSION

Potential Demolition Discussion: 515 W. Onondaga Street (Gillette House). Members of the Strathmore Community Development Corporation came to the board meeting to discuss the condition of the Gillette House on W. Onondaga Street. The property is listed in the National Register of Historic Places. Present at the meeting were Garth Coviello, John Lacey, Margaret Carrillo-Sheridan and Brenda Colella from the development corporation and their architect, Matt Cooper, of STREAM Collaborative. The team explained that in 2018 they purchased the Gillette House and the neighboring parcel which includes the former Trinity Church, parish house and chapel. Their intention was to reuse the Gillette House for office and/or commercial space. However, after reviewing the condition of the house, which has been vacant and abandoned for many years, they have come to the conclusion that it should be demolished. The team shared a structural report of the building, which indicates damage and deterioration throughout the house with the most significant damage to the rear wing. If demolished, the vacant lot would be used for access to parking as well as functional space for the neighboring church, which will be converted into a brewery and restaurant. The parish house and chapel located behind the church will be used for artist space and offices.

In discussion, J. Romano commented that there is interest in having the W. Onondaga Street corridor listed in the National Register of Historic Places as a historic district. He asked the team what the impact of the

demolition of the Gillette House would be on the historic character of the corridor. J. Lacey stated that it was their hope that the project in its entirety including the reuse of the former church, parish house and chapel, would be a positive boost for the historic corridor.

L. Tonzi asked if there were components of the house that could be salvaged or reincorporated into the new development. The development team said that they had discussed possible reuse of components of the house, including the front doors.

In review of the condition assessment, D. Leary said he saw nothing in the report that indicates that the main block of the building is not repairable. M. Carrillo-Sheridan referred to specific structural damage and noted that the amount of water damage to the house suggests that the level of deterioration is more substantial than is visible to the eye. She also expressed concern regarding extensive asbestos and mold contamination. J. Marshall concurred with D. Leary that the main block appears repairable and requested that the applicants submit any environmental survey reports completed on the building.

T. Cantwell acknowledged the condition of the house, but encouraged the developers to reconsider the rehabilitation of the main block. B. Haley agreed and noted the unique architectural form and features of the building and its significant local history. C. Carter noted that the Gillette House is one of only three two-story, Second Empire Style residences that she knows of in New York State.

B. Haley asked that they determine the costs of retaining at least the shell of the building and also asked if moth balling was an option, which would allow for future program development.

The development team indicated that it was not safe for board members to tour the interior of the building. J. Marshall requested video review of the interiors and/or additional interior photographs indicating the condition of the building. K. Auwaerter also recommended that the development team contact the State Historic Preservation Office to start discussions regarding a potential demolition. She noted that because the project is the recipient of state funding, SHPO would have to be consulted on the demolition.

Subcommittee formation and review: 910 Madison Street. D. Radke reported that he would form a subcommittee of the board to discuss board concerns regarding the proposed design of the 910 Madison Street development with the development team. He also stated that he was looking for new voices to participate in the subcommittee and would reach out to board members shortly. The plan is for the subcommittee to meet prior to the holidays. Any subsequent revisions to the design would be presented to the entire board at a later meeting.

ADJOURN

The meeting was adjourned at 9:16 AM.