



**Landmark Preservation Board  
Thursday, August 10, 2023**

Meeting Minutes

Common Council Chambers

**CALL TO ORDER**

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

**ROLL CALL**

Members Present: Cynthia Carter, Nicole Fragnito, Don Radke, Jeff Romano, Patrona Rowser

Excused: Julia Marshall, Kyle Gregory

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

C. Carter made a motion to approve the minutes of June 15, 2023, which was seconded by J. Romano. The minutes were approved with the following revisions:

CA-23-18 712-14 Rugby Road...The board recommended instead a poured concrete pool deck with a broom finish *along with a scoring pattern.*

Predevelopment: 801 W. Fayette Street. The board reviewed their concept drawings, including a second-story addition that will function as a *single-loaded* corridor for the apartments. This is necessary in order to *keep the clear span design of the wooden roof trusses exposed in the proposed second floor apartments.*

**PUBLIC HEARINGS**

**Project CA-23-21**

Application Type      Certificate of Appropriateness  
Property Address:      100 Windsor Place  
Owner:                      Jamin and Sarah Brown  
Request:                    Site work including patio and walls around pool and  
   house

William Pitcher (Pitcher Architect, 124 Feigel Avenue, Syracuse, NY 13203) spoke on behalf of the applicant. He detailed the site work that includes rebuilding existing deteriorated features (patios, steps, walls) with natural stone and brick. New features include the installation of deer fencing and the construction of a gazebo. The plan also calls for lowering the level of the existing patio located immediately south of the pool to match the height of an existing basement door. Lowering the level will require removal of existing steps and the installation of new steps.

Four people spoke in opposition to the project. No one spoke in favor.

After further discussion and review, the Landmark Preservation Board agreed to continue the Public Hearing on August 31, 2023 in order to schedule a site visit to review the proposed alterations to the site and afford the applicant the opportunity to provide additional information regarding deer fencing, slope conditions, the gazebo design, ground lighting and details regarding the western terrace wall rebuild.

## **OLD BUSINESS**

*No Old Business*

## **NEW BUSINESS**

### **Project DNHR 23-01**

Application Type: Demolition of Non-Designated Historic Resource  
Property Address: 222 Delaware Street  
Owner: Greater Syracuse Land Bank  
Request: Demolition of property identified as National Register-eligible

Terri Luckett (Greater Syracuse Land Bank) presented the application to the board regarding the proposed demolition of 222 Delaware Street including a Letter of Condemnation from a registered architect that detailed the compromised structural conditions and integrity of the property. She also presented a letter from NYS Parks, Recreation and Historic Preservation agreeing that it was not feasible to rehabilitate the structure and recommending actions to mitigate the adverse impact of the demolition of the National Register-eligible property.

After further discussion, J. Romano made a motion determining that 222 Delaware Street lacks historic integrity and the ability to convey historic or architectural significance due to the severe deterioration of the property, and, therefore, is not eligible for Protected Site status. The motion was seconded by C. Carter and passed unanimously.

## **CORRESPONDENCE/DISCUSSION**

SHPO request for SLPB comment on following National Register nominations: Marshall & Son Warehouse/One Webster's Landing and H.A. Moyer Factory Complex Boundary Increase.

The board reviewed the National Register of Historic Places nominations and agreed that both appeared to meet criteria for listing in the State and National Registers. K. Auwaerter will send the board's report to the State Historic Preservation Office.

R. Haley letter to SLPB dated 7/1/23 regarding CA-23-19 350 Montgomery Street. D. Radke noted that the board was in receipt of Mr. Haley's letter regarding the board's recent approval of the Mizpah Tower window replacement project. In it, Mr. Haley stated that he believes the board acted on erroneous information, that it stepped out of its usual procedure in making its decision, and that the applicant should be required to submit a new application. D. Radke noted that in consultation with corporation counsel he could confirm that the board acted appropriately and according to its procedures. In addition, there is no mechanism by which the board can rescind a decision and force an applicant to reapply.

## **ADJOURN**

The meeting was adjourned at 9:35 AM