

PART C

SECTION VII LANDMARK PRESERVATION

ARTICLE 1 Legislative Intent

It is desirable to take measures to provide for the creation of Preservation Districts and Protected Sites in furtherance of the following public purposes, which are found to promote the economic, cultural, educational and general welfare of the residents of the City of Syracuse:

- A. To provide for the protection, enhancement, perpetuation and use of those districts and structures which are illustrative of the growth and development of the City of Syracuse and which are of particular historic or aesthetic value to the City;
- B. To recognize and insure the preservation of those elements of the City's past which represent many and varied architectural, artistic, and cultural achievements which cannot be duplicated or otherwise replaced;
- C. To promote the use of Preservation Districts and Protected Structures as a means of providing enjoyment and unique educational benefit by perpetuating the physical evidence of Syracuse's past;
- D. To stabilize and improve property values in such areas and otherwise promote their reuse;
- E. To protect and enhance the City's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
- F. To foster civic pride in those elements of the City's past which give Syracuse its unique character and set it apart from other cities.

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ARTICLE 2 Definitions

A. Preservation District:

An area of the City of Syracuse delineated on the Zoning Map of such City which (1) meets some or all of the criteria enumerated in Section V and which, by reason of such factors, constitutes a distinct section of the City; and (2) is designated as a Preservation District pursuant to amendment of the Zoning Ordinance.

B. District:

Preservation District.

C. Exterior Building Component:

Any exterior structural, ornamental, or functional element of a structure which shall be open to public view including, but not limited to, type, color and texture of building materials; entry ways; fenestration; lighting fixtures; roofing; sculpture and carving; steps; rails; fencing; vents and other openings; grillwork; signs; canopies; and other attachments.

D. Interior Building Component:

Any structural, ornamental or functional element of a structure located within the interior of a public building or other building accessible to the general public, including but not limited to entry ways; lobby area; hallways and corridors; auditoriums and places of public assembly; galleries and exhibition areas; and interior courtyards.

The structural, ornamental or functional elements referred to herein shall include, but not be limited to: type, color and texture of building materials; lighting fixtures; flooring; ceilings; ornamental woodwork; moldings and trim; casings; stairs; rails; masonry; paintings and works of art; sculpture and carving; doors; transoms and sidelights; fenestration; skylights; and other interior elements.

E. Protected Site:

A parcel of land, together with a building or structure thereon, not located in a Preservation District, which nevertheless (1) meets one or more of the criteria enumerated in Section V; and (2) is designated as a Protected Site pursuant to amendment of the Zoning Ordinance.

F. Material Change of Appearance:

The treatment of property designated as a Protected Site or situated within a Preservation District, including the land and improvements, which is described in any of the following categories:

1. A change in bulk, location or mass of exterior building components and, if designated, interior building components, of any structure, including partial or total demolition or construction of new structures or additions to existing structures.
2. A change in the texture or material composition of exterior building components of a structure.

3. A change in color.
4. Any process used to clean or treat exterior or interior building components of a structure which can reasonably be expected to cause discoloration, pitting or other change in the surface or durability of the material being treated, including power blasting, whether or not involving the use of additives.
5. Any change in design or location of advertising on the exterior of any structure, or sign work as defined by the Sign Ordinance of the City of Syracuse.
6. Any activity constituting excavation, modification to land contours, or installation of pavement for parking lots, driveways or sidewalks.
7. Any activity involving the deposit of refuse, waste or fill on land not previously used for such purposes.

G. Ordinary Maintenance or Repair:

Routine repair, replacement or maintenance of electrical or mechanical installations, or of damaged or worn parts or surfaces; including repainting, landscaping and treatment of flat roof areas not visible to the general public.

H. Preservation Restriction:

An easement or other interest less than a fee interest, in favor of the City of Syracuse, in a Protected Site or a structure in a District.

I. Certificate of Appropriateness:

A certificate issued by the Landmark Preservation Board authorizing a material change of appearance of a Protected Site or within a District, subject to other applicable permit requirements.

J. Dangerous Conditions:

A determination made by an enforcement agency that circumstances exist, which if not corrected, constitute a threat to the life, health or safety of the general public or such other persons for whose protection such regulations were intended. Such determination may be verbal or in writing. The term "enforcement agency" shall refer to any public agency or official having jurisdiction to issue orders affecting the life, health and safety of persons within the City of Syracuse, including by way of illustration, police, fire, civil defense, health, building and related code enforcement personnel.

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ARTICLE 3 Landmark Preservation Board

A. Jurisdiction and Purpose:

To effectuate the goals of this Ordinance, there is hereby established in and for the City of Syracuse the Syracuse Landmark Preservation Board, hereinafter called the Board.

B. Composition and Selection:

The members of the Landmark Preservation Board shall be appointed by and serve at the pleasure of the Mayor. The Board shall consist of nine (9) members of whom at least five (5) shall be City residents, and appointments shall include the following:

One (1) member from a list of no less than five (5) names submitted by the Onondaga Historical Association;

Two (2) members from a list of no less than seven (7) names submitted by the Central New York Chapter of the American Institute of Architects;

One (1) member from a list of no less than five (5) names submitted by the Syracuse Conservation Advisory Council;

One (1) member from a list of no less than five (5) names submitted by the Greater Syracuse Real Estate Board;

One (1) member from a list of no less than five (5) names submitted by the Landmarks Association of Central New York;

Three (3) members shall be appointed at large, at least one (1) of whom whose principal occupation involves finance or real estate management.

Notwithstanding the foregoing, if any of the above-named organizations shall fail to submit such lists as specified within thirty (30) days of the Mayor's written request that such list be submitted, then the Mayor shall appoint such members as he deems appropriate.

Members shall serve for three (3) year terms, except that of the members initially appointed following the adoption of this Ordinance, one-third (1/3) shall be appointed to a two (2) year term and one-third (1/3) shall be appointed to a one (1) year term. Vacancies shall be filled by the Mayor in the same manner as provided for other appointments. A Chairperson shall be selected by the Board, from among its members, for a one (1) year term.

Members of the Landmark Preservation Board shall serve without compensation but may be reimbursed for actual expenses necessarily incurred in performance of their duties.

C. Powers and Duties:

1. The Landmark Preservation Board shall make recommendations to the City Planning Commission and the Common Council for Designations of Districts and Protected Sites pursuant to Article 5 herein, and issue Certificates of Appropriateness pursuant to Article 6 herein.
2. In carrying out the aforementioned duties, the Board shall have the power to:
 - (a) adopt such regulations pertaining to its duties as it may deem necessary to effectuate the purposes of this Ordinance. Copies of such regulations shall be filed with the City Clerk and the City Planning Commission;
 - (b) retain or employ professional consultants, secretaries, clerks or other such personnel as may be necessary to assist them in carrying out their duties, to the extent that funds are appropriated and available therefor;
 - (c) conduct surveys, in consultation with public or private agencies as appropriate, of buildings for the purpose of determining those of historic and/or architectural significance and pertinent facts about them;
 - (d) formulate and publish recommendations concerning the preparation of maps, brochures, and historical markers for selected historic and/or architectural sites and buildings;
 - (e) cooperate with and advise the Mayor, the Common Council, and other public and private agencies in matters involving historic and/or architectural sites and buildings;
 - (f) advise owners of historic buildings on problems of preservation and restoration.
3. Nothing contained in this Ordinance shall be construed as authorizing the Board in acting with respect to an application for a Certificate of Appropriateness or in adopting regulations in relation thereto, to waive any regulation or laws relating to height and bulk of buildings, area of yards, courts and other open spaces, density of population, the locations of trades and industries, or location of buildings designed for specific uses.
4. The Board may, in exercising or performing its powers, duties or functions under this Ordinance with respect to any structure in a District or to any Protected Structure apply or impose, with respect to the construction, reconstruction, alteration, demolition or use of such structure, determinations or conditions which are more restrictive than those prescribed or made by or pursuant to the applicable District regulations contained herein or to any other applicable provisions of law.
5. The Landmark Preservation Board shall, prior to final action by the Common Council as provided for by Article 5, Subsection A, Subparagraph 3, review any proposed modification of the application of the elements constituting a material change in appearance as defined in Article 2, Subsection F(6), and submit its recommendations on such modifications to the Common Council prior to final action.

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ARTICLE 4 Regulated Conduct

- A. No material change in appearance as hereinabove defined shall be made within a designated District or to a Protected Site except as hereinafter provided. Nothing in this Ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior building component in a District or of a Protected Site which does not involve such a material change in appearance.
- B. This Ordinance shall apply to all Protected Sites and to all buildings, structures, outbuildings, walls, fences, steps, topographical features, earthworks, paving and signs within a designated District, provided however that it shall not apply to the construction, alteration or demolition of any structure where prior to date of public notice of any proposed designation:
 - 1. The applicant has in good faith either:
 - (a) undertaken contractual commitments which require him to do such construction, alteration or demolition or
 - (b) obtained a permit to do such work and such work has actually commenced.

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ARTICLE 5 Designation of Preservation Districts or Protected Sites

A. Designation of Exteriors and Interiors

1. Designation of a Protected Site, may apply to the exterior only, or to the interior only, or to both. The designation shall include a specific reference as to whether the interior or exterior or both is intended; where such specific reference is omitted, the designation shall be deemed to apply to the exterior only.
2. Designation of a Preservation District shall be deemed to apply to the exterior only of structures or sites therein, except that interiors of any structure within the District may be designated by specific reference thereto.
3. Anything to the contrary herein notwithstanding, at the time of designation of a Preservation District, or at any time thereafter as an amendment to said designation, the control elements constituting a "Material Change of Appearance" as defined in Article 2, Subsection F of this Article may be modified in their application to said preservation district by deleting the specific element contained in Subsection F(6), provided however, that any such modification shall have been submitted to the Landmark Preservation Board for its review and comments prior to final action.

B. No Preservation District or Protected Site, as the case may be, shall be designated unless it is found to possess one (1) or more of the following characteristics:

1. association with persons or events of historic significance to the city, region, state or nation;
2. illustrative of historic growth and development of the city, region, state or nation;
3. in the case of structures, embodying distinctive characteristics of a type, period or method of construction or representing the work of a master, or possessing unique architectural and artistic qualities, or representing a significant and distinguishable entity whose component may lack individual distinction;
4. in the case of districts, possessing a unique overall quality of architectural scale, texture, form and visual homogeneity even though certain structures within the district may lack individual distinction;
5. in the case of interiors, possessing one (1) or more of the characteristics enumerated in 1, 2 or 3 above and, in addition, embodying distinctive characteristics of architectural scale, form and visual homogeneity, which are an integral part of the character of the structure in which the space is contained.

C. Designation of a Preservation District or a Protected Site shall be deemed an amendment to the Zoning Ordinance and official Zoning Map of the City of Syracuse and shall become effective only after public hearing upon approval of such amendment in the manner provided by law. The Landmark Preservation Board or any person, group or persons or association may petition the City Planning Commission for adoption of such an amendment. In addition to any other notices required by law, the Planning Commission shall notify the Board ten (10) days prior thereto of any hearings bearing on a proposed designation or change thereof.

- D. The resolutions and/or recommendations of the City Planning Commission with respect to any proposed designation or change thereof, together with the recommendations of any of the Board shall be forwarded to the City Clerk, who shall transmit copies of the same to members of the Common Council. The Council shall either adopt, modify or reject the recommendations of the Planning Commission with respect to a proposed designation or change thereof.

Within five (5) business days after a designation by Council of a District or Protected Site becomes effective, notice of such designation shall be sent to all affected property owners, and to all city and county departments having power to administer and enforce any laws, codes or regulations governing real property within the City, and a certified copy of the designating ordinance shall be filed in the office of the Clerk of Onondaga County and indexed against the affected parcels of land.

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ARTICLE 6 Procedure for Issuance of Certificate of Appropriateness

- A. Notwithstanding any inconsistent ordinance, code, rule or regulation concerning the issuance of building or other permits, no material change of appearance in any designated feature of a structure in a designated District or of a designated Protected Site shall be commenced without issuance of a Certificate of Appropriateness from the Board, nor shall any building or other permits for such change be issued without such a Certificate of Appropriateness having first been issued. The Certificate of Appropriateness required by this Section shall be in addition to, and not in lieu of, any building or other permit that may be required by any state or local law or regulation.
- B. Application for a Certificate of Appropriateness shall be submitted to the Board in such form and including such information as the Board may require.
- C. Issuance of Certificate
 1. Within a reasonable time after application is filed, the Board shall determine whether the proposed material change will be appropriate to the preservation of the District or the Protected Site in view of the purposes of this Ordinance. In passing upon appropriateness, the Board shall consider the historical and architectural value and significance, architectural style, general design arrangement, texture, material and color of building component involved and the relationship thereof to other structures in the immediate neighborhood, in addition to any other pertinent factors such as practical difficulties related to spatial utilization, cost of labor and materials, and the like.
 2. If the Board approves a material change proposed, the Board shall issue a Certificate of Appropriateness, which shall specify the work to be done. In issuing such Certificate the Board may prescribe any conditions that it deems to be necessary to carry out the intent and purposes of this Ordinance. A Certificate issued pursuant to this Section shall relate solely to proposed plans accompanying the application or otherwise submitted to the Board for official consideration prior to issuance of said Certificate. It shall be unlawful to deviate from the plans, including any modifications required as a condition of the issuance of such Certificate unless and until an amended Certificate shall be applied for and issued. Notwithstanding the foregoing, the Board shall not issue any such Certificate unless and until it has been advised by the agencies or departments having jurisdiction that there is no impediment to the issuance of any building or other permit as may be required by applicable state or local law or regulation, for said work.
 3. Any determination of the Board which either denies a Certificate or which authorizes the issuance of a Certificate subject to conditions, may be appealed within ten (10) days of the receipt of such determination by the applicant to the City Planning Commission. The City Planning Commission shall have all the authority of the Board in viewing such application and shall decide such application de novo. Included in its review the City Planning Commission may consider those factors enumerated in Subparagraph 1 of this paragraph and may consider relevant economic factors associated with the affected property or properties.
 4. Notwithstanding the foregoing, if the Board fails to issue a Certificate or notify the applicant of its determination not to issue a Certificate, within thirty (30) business days after application therefor is filed, or within such additional time period as the Board and the applicant may agree, such application shall be deemed approved.

D. Removing Dangerous Conditions

Anything to the contrary notwithstanding, where an enforcement agency orders the construction, removal, alteration, or demolition of or to any improvement on a Protected Site or in a Preservation District, for the purpose of remedying conditions determined to be dangerous to life, health or safety and such activity would result in a material change of appearance requiring the issuance of a Certificate of Appropriateness, the following shall apply:

1. If such agency determines that the procedures attendant to a Certificate of Appropriateness will prevent timely compliance with its order, the requirement for a Certificate of Appropriateness shall be considered waived. Such agency shall within three (3) days provide written notification of its order to the Board together with a statement of reasons for the order.
2. If such agency determines that the procedures attendant to a Certificate of Appropriateness will not prevent timely compliance, a Certificate of Appropriateness shall be applied for. Any such determination shall require that the reasonable party make application to the Board for a Certificate of Appropriateness and a copy of such determination shall be submitted within three (3) days to the Board. The issuance of a Certificate of Appropriateness shall be mandatory in such case but the Board may, where appropriate, condition the Certificate of Appropriateness in such a way as to abate or minimize any material change of appearance provided that the enforcement agency concurs that such conditions will not prevent the danger from being eliminated.

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ARTICLE 7 Publicly-Owned Property

The procedure contained in this paragraph shall supersede the requirements for a Certificate of Appropriateness. Plans for the construction, reconstruction, alteration or demolition of any improvement or proposed improvement which:

- (a) is owned by the city, county, state or federal government or is to be constructed upon property owned by the city, county, state or federal government; and
- (b) is or is to be located on a Protected Site or in a Preservation District shall prior to final City action approving or otherwise authorizing the use of such plans with respect to securing the performance of such work, be referred to the Board by the governmental agency having responsibility for the preparation of such plans. Within twenty (20) business days after such referral, the Board shall submit its recommendations thereon to the Mayor, the Council and the referring agency. Failure of the Board to submit such recommendations shall be deemed approval by the Board.

Provisions of this article shall not apply in the following area or territory: bounded on the east by Montgomery Street; on the south by E. Onondaga Street; on the west by the west line of Montgomery Street; and on the north by East Jefferson Street. All elements within this area or territory shall be subject to the requirements pertaining to certificates of appropriateness.

Amended: June 11, 1990

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ARTICLE 8 Demolition of Buildings or Structures Designated on the State and/or National Register of Historic Places or City of Syracuse Inventory of Buildings or Structures Identified as Eligible for Such Designation or as a Protected Site

Legislative Intent:

The purpose of this section is to prevent the demolition of building(s) or structure(s) designated on the state and/or national register of historic places or which is enumerated on a City of Syracuse inventory of buildings or structures which have been formally identified as eligible for designation on the state or national register of historic places or as a Protected Site in the City of Syracuse by establishing a procedure for a determination as to whether such building(s) or structure(s) shall be designated as a Protected Site pursuant to the Zoning Rules and Regulations of the City of Syracuse, as amended, upon application for a demolition permit with the City. Said inventory heretofore mentioned and on file in the office of the City Clerk was prepared pursuant to a State grant and reviewed by the Syracuse Landmark Preservation Board and the New York State Office of Parks, Recreation and Historic Preservation to determine whether building(s) or structure(s) shall be identified as eligible for such designation. Said inventory may be amended to include additional building(s) or structure(s) and said amendments shall be filed in the Office of the City Clerk and shall be subject to the provisions of this Article.

A. Demolition Permit:

1. Whenever an application is filed with the appropriate city department for a demolition permit of any building or structure designated on the state and/or national register of historic places or enumerated on a City of Syracuse inventory of buildings or structures described above, said city department shall forward a copy of said application to the Landmark Preservation Board within two (2) business days of receipt of the same.
2. Any owner of property who proposes to demolish any building or structure designated or enumerated as provided in paragraph 1 above, may prior to the filing of an application with the appropriate city department for a demolition permit request the Landmark Preservation Board to initiate the procedure set forth in this article for a determination whether said property shall be designated as a Protected Site as if an application for demolition had been filed.

B. Public Hearing:

The Landmark Preservation Board shall hold a public hearing for consideration as to whether said building or structure shall be recommended for designation as a Protected Site in the following manner:

1. Notice of such hearing shall be published in the city newspaper at least ten (10) days prior to the hearing;
2. A copy of the hearing notice shall be sent to each contiguous property owner, the applicant for the demolition permit, the owner of the property as appears on the City assessment rolls if not the applicant, the county legislator for that district, each member of the City Common Council, the Common Council president, each member of the City Planning Commission, the City Clerk, the Corporation Counsel, the Director of the Division of Code Enforcement, the City Fire Prevention Bureau, and the Preservation Board;

3. Informal notification shall be sent to every address within four hundred (400) feet of the subject property; and
4. Compliance with the aforementioned paragraphs 2 and 3 shall not be a condition precedent to proper notice and no hearing action taken thereat shall be deemed invalid or illegal because of any failure of the notification provided in said paragraphs.

C. Determination of the Board:

The Board shall make its determination within forty-five (45) days of the date of filing of the application for demolition permit with the City of Syracuse or request as set forth in paragraph A.2. Failure to take action thereon within such time shall be deemed a determination not to recommend the subject premises be designated as a Protected Site. All decisions of the Board recommending the designation of a building or structure for Protected Site classification or the issuance of a demolition permit shall be made in accordance with the rules of procedure of the Landmark Preservation Board.

In the event the Board recommends the designation of the subject property as a Protected Site, the Chairperson or his designee shall appear at the public hearing of the Planning Commission to give testimony on behalf of the Preservation Board. All decisions of the Board shall be recorded by the secretary of the Board and the secretary shall be responsible for transmitting a copy of the decision of the Board to the following:

1. City Clerk,
2. City Planning Commission,
3. Commissioner of Community Development,
4. Applicant for the permit, or his designee, and
5. Owner of the subject property if not the applicant.

D. Designation:

The Landmark Preservation Board, in exercising its powers and duties under this section to determine if the building or structure proposed to be demolished shall be designated as a Protected Site, shall consider the following:

1. Association with persons or events of historic significance to the city, region, state or nation;
2. Illustrative of historic growth and development of the city, region, state or nation;
3. In the case of structures embodying distinctive characteristics of a type, period or method of construction or representing the work of a master, or possessing unique architectural and artistic qualities, or representing a significant and distinguishable entity whose component may lack individual distinction; and
4. In the case of interiors, possessing one (1) or more of the characteristics enumerated in 1, 2 or 3 above and, in addition, embodying distinctive characteristics of architectural scale, form and visual homogeneity, which are an integral part of the character of the structure in which the space is contained.

E. Exemption:

This Article shall not apply to building(s) or structure(s) which have been determined by the Director of the Division of Code Enforcement to constitute an imminent danger or hazard to public health, safety or welfare. In such cases said Director may exercise his emergency powers to cause said building(s) or structure(s) to be immediately demolished.

F. Miscellaneous:

1. The procedure for designation of building(s) or structure(s) as a Protected Site shall be completed in accordance with the provisions of Part C, Section VII of the zoning Rules and Regulations of the City of Syracuse, as amended.
2. The provisions of this article shall supersede any inconsistent ordinance, code, rule or regulation of the City of Syracuse, except Articles 6 and 7 herein.

Adopted 8/9/93

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ARTICLE 9 Construction with Other Laws

Anything herein to the contrary notwithstanding, Ordinance No. 510 1974 is hereby incorporated herein and extended until ninety (90) days following the first meeting of the Landmark Preservation Board. Notice of the date of such first meeting shall be published in the official newspaper of the City.

Amended 8/9/93 (Article Renumbering)