

**SYRACUSE
LANDMARK
PRESERVATION
BOARD**

Certificate of Appropriateness Application

Case Number: CA-23-01

Submit by mail or by hand to:

Syracuse Landmark Preservation Board
City Hall Commons, Room 512
201 E. Washington Street
Syracuse, NY 13202

Electronic submissions to: SLPB@syr.gov

APPLICATION

I. Applicant's Name: Michael Frisina
Address: 4531 Hollyshire Way, Clay, NY 13041

Phone: 585-506-5230 email: Michael@modumstudio.com

II. Work is proposed for property at (address): 350 Montgomery St., Syracuse, NY

This property is:

- individual Protected Site
- located within a Preservation District

III. This application is for the following (check as many as appropriate; complete only the parts indicated with each work item):

- Partial or complete demolition (Complete Part 1)
- Alteration to texture or material composition of building exterior (Complete Part 2)
- Alteration to texture or material composition of building interior (only if interior is designated a Protected Site; Complete Part 2)
- Change in color (Complete Part 3)
- Cleaning (Complete Part 3)
- Addition to existing building (Complete Part 4)
- New building construction (Complete Part 4)
- Alteration to site including excavation, change in land contours, installation of pavement for parking lots, driveways, or sidewalks (Complete Part 5)
- Deposit of refuse or waste material (Complete Part 5)
- Change in signage or advertising (Complete Part 6)

Applicant's Signature:  Date: 01.09.23

Owner's Signature: _____ Date: _____

**Submission of this application or approval of a Certificate of Appropriateness does not relieve the applicant of his/her responsibilities in obtaining other permits and/or approvals as prescribed by law. The Syracuse Landmark Preservation Board uses the United States Secretary of the Interior's Standards as guidelines for review of proposals. A copy of these standards is available at the SLPB office or online at <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>.*

Alteration: Part 2

2-1 Please describe the nature of the work for which the Certificate of Appropriateness is being sought: There are 140 exterior existing wood windows on the floors being renovated. 120 of the windows have already been replaced with vinyl double hung windows. 20 casement windows remain to be replaced and are in poor to non-functioning condition.

2-2 Is the history of existing materials and building components known?
 Yes
 No

2-3 Does the alteration attempt to return the building to a known former appearance?
 Yes
 No
 Unknown

2-4 Does the proposal call for the covering or removal of existing materials or finishes? (i.e. installation of new siding).
 No
 Yes (please explain what will be covered or removed). _____
There are 140 exterior existing wood windows on the floors being renovated. 120 of the windows have already been replaced with vinyl double hung windows. 20 casement windows remain to be replaced and are in poor to non-functioning condition.

2-5 Materials to be removed or covered are:
 Part of the original building
 Part of a subsequent addition (please give date if known _____).
 Not Known

2-6 Can materials that are to be covered or removed be exposed or reattached in the future without damage?
 Yes
 No

2-7 **Please submit the following: photos of the existing building and site of proposed work; site plan and elevation drawings of proposed alteration; materials list; and manufacturer's cut sheets or other descriptive materials that illustrate the proposed alteration.**

**PROJECT
NARRATIVE**

+modum
S T U D I O

THE MIZPAH APARTMENTS - WINDOW REPLACEMENT

The Mizpah Towers is an Adaptive Reuse project in the heart of the business district in downtown Syracuse, NY.

Building History

The existing building was constructed in 1914 in Gothic Revival style. The main structure is one of the first instances of reinforced concrete construction in Syracuse. Granite covers the basement level while upper floors are covered with a skin of terracotta. The tower lost its upper cresting of finials during a lightning storm in the 1980's.

The building's upper three stories were originally connected with the YMCA building next door on Montgomery street and housed the Y's overflow. In the 1940's the connection to the YMCA was closed and the upper floors became an independent hotel.

Below the third floor is the church's large, semi-circular auditorium. All windows to the auditorium, except that above the pulpit, have grey grisaille glass designed by the Pike Studios of Rochester. Shortly after the city took over in 1998, 43 of the church's stained-glass window panels were stolen. There are also stained-glass windows in the 3rd floor of the planned apartment units. The remainder of the upper floor windows are single-pane, wood framed casement windows. Due to building being unoccupied and unmaintained for the better part of 30 years, the existing windows succumb to the Central NY weather and almost all failed, allowing moisture to enter the building and exterior wall cavities causing spalling and deterioration of the exterior wall assembly. To remediate the health and safety issue in the building and the public below, over the past year the owner has replaced a majority of the windows on the proposed residential floors. There are still windows that have yet to be replaced, but windows all are called out in the attached documents.

THIRD FLOOR WINDOWS







FOURTH FLOOR WINDOWS













FIFTH FLOOR WINDOWS













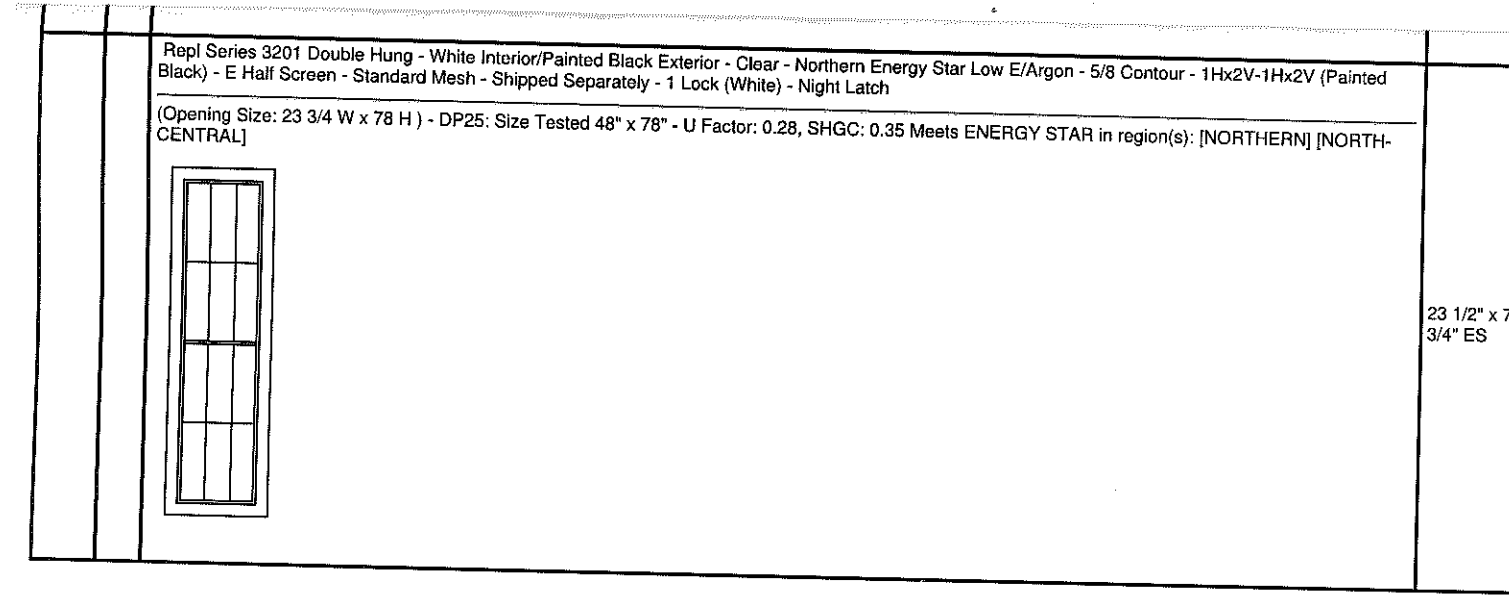
SIXTH FLOOR WINDOWS



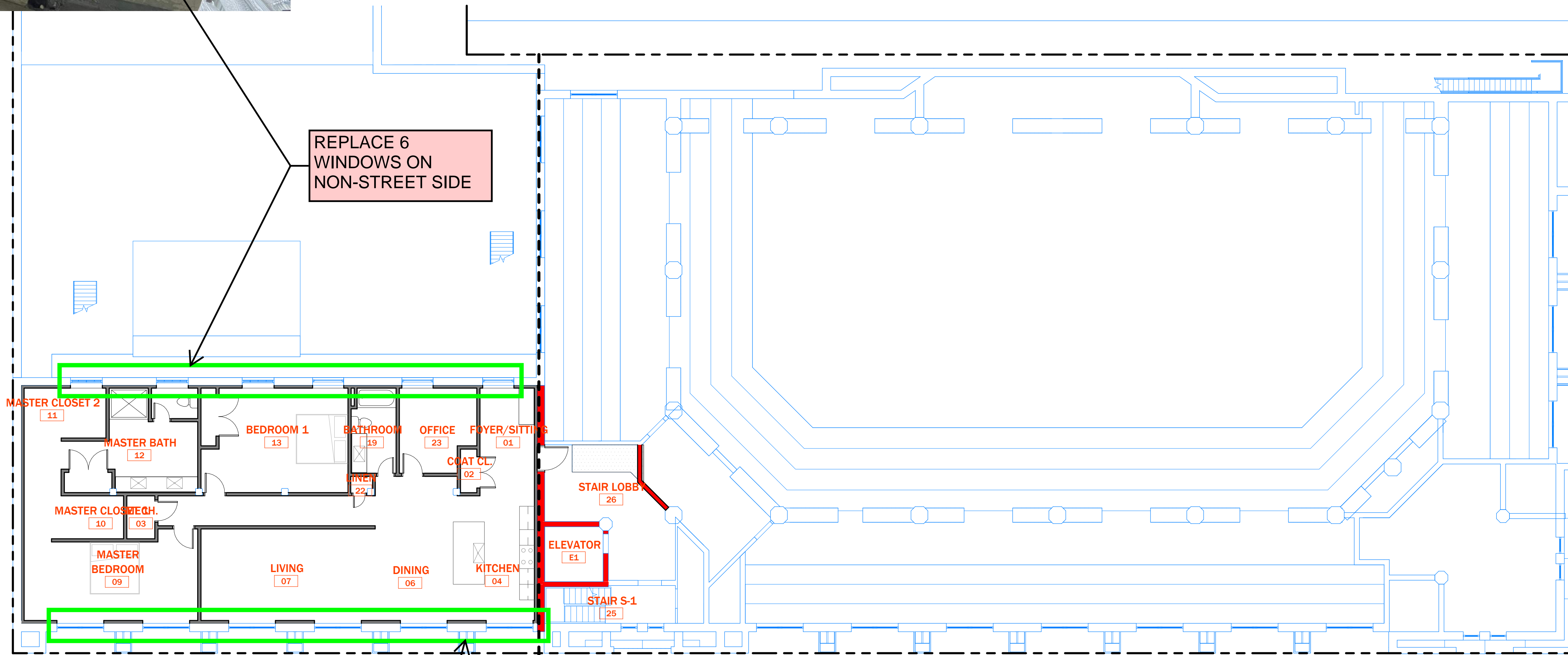






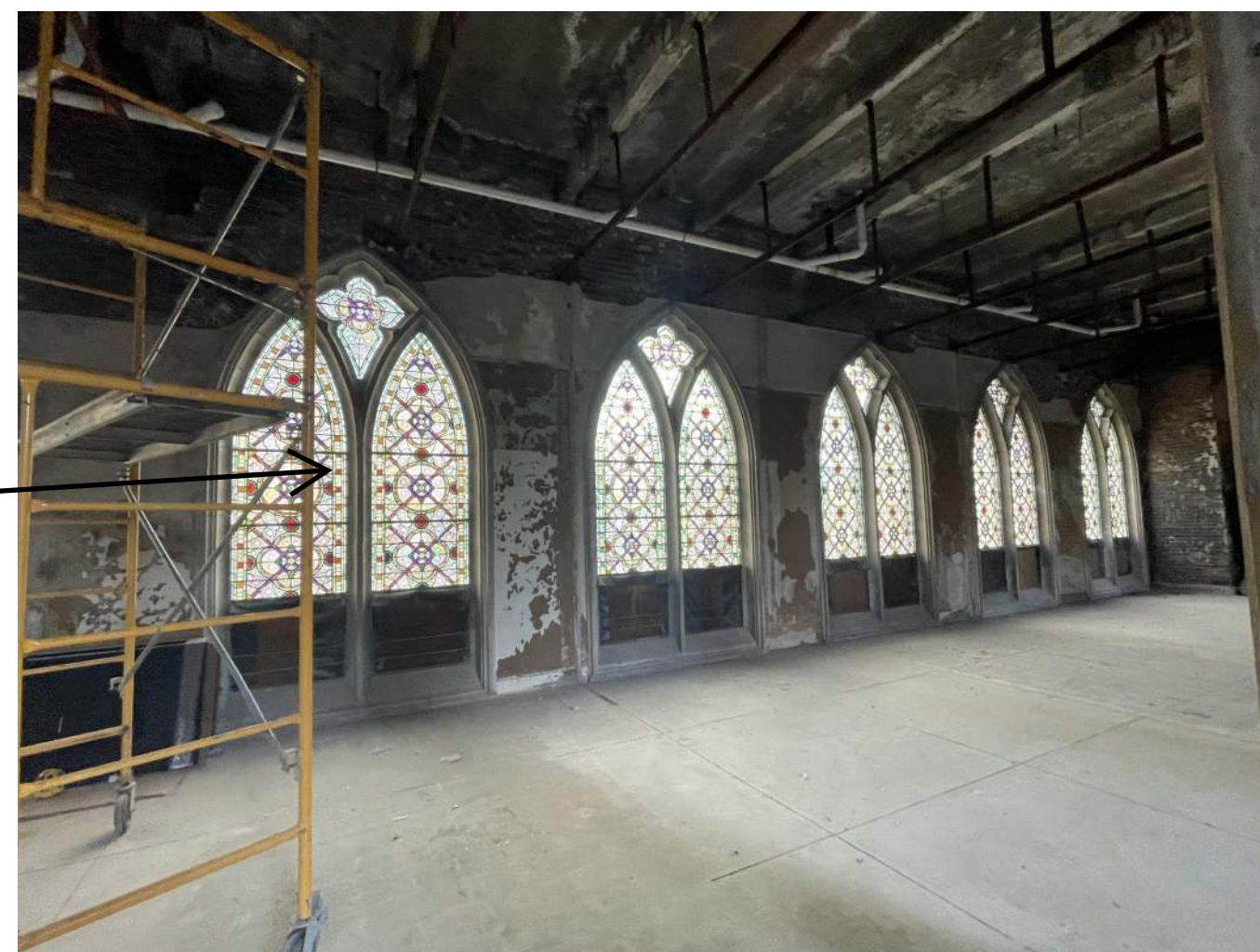


	ALREADY REPLACED	NEEDS REPLACEMENT	TOTALS
3RD FLOOR:	0	12	12
4TH FLOOR:	40	3	43
5TH FLOOR:	39	4	43
6TH FLOOR:	41	1	42
TOTAL:	120	20	140

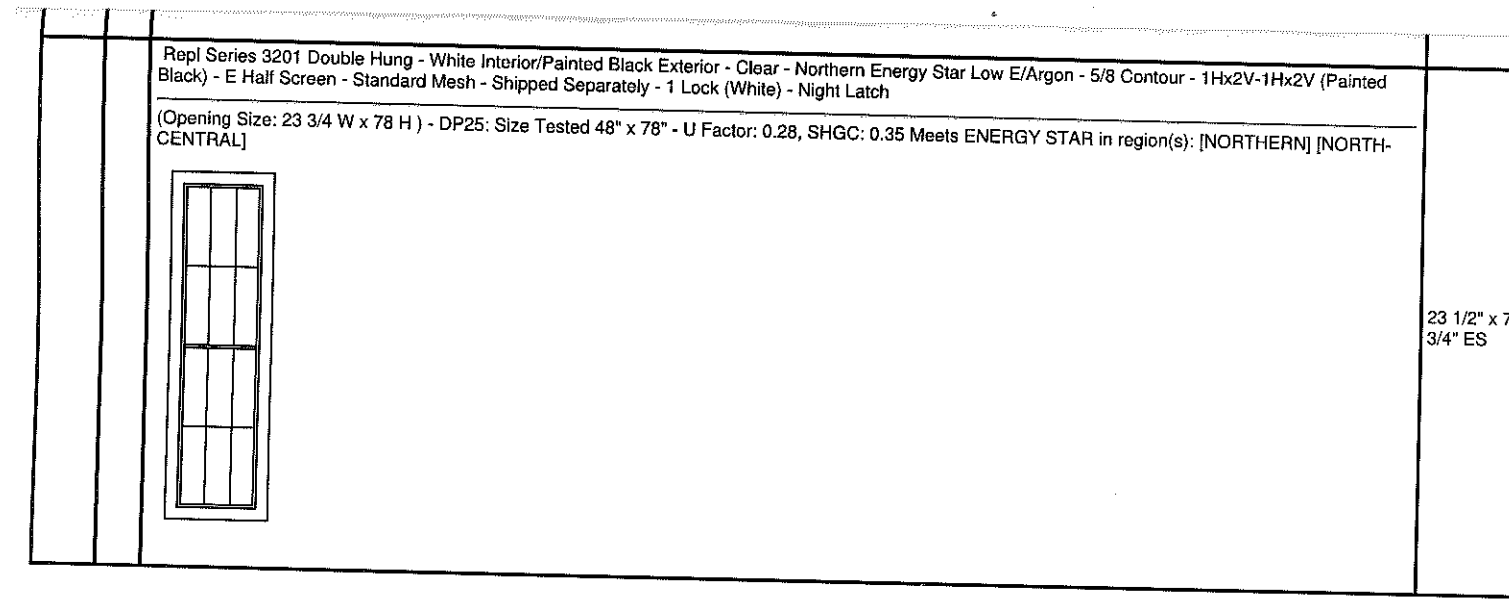


1 LEVEL 3
SCALE: 1/8" = 1'-0"

INSTALL (6) SIX 1" CLEAR INSULATED GLAZING UNIT OVER EXISTING STAINED GLASS ON EXTERIOR. REPLACE MISSING STAINED GLASS IN-KIND



NOT FOR CONSTRUCTION



	ALREADY REPLACED	NEEDS REPLACEMENT	TOTALS
3RD FLOOR:	0	12	12
4TH FLOOR:	40	3	43
5TH FLOOR:	39	4	43
6TH FLOOR:	41	1	42
TOTAL:	120	20	140

NOT FOR CONSTRUCTION

APARTMENTS - 4TH & 5TH FLOOR

A202



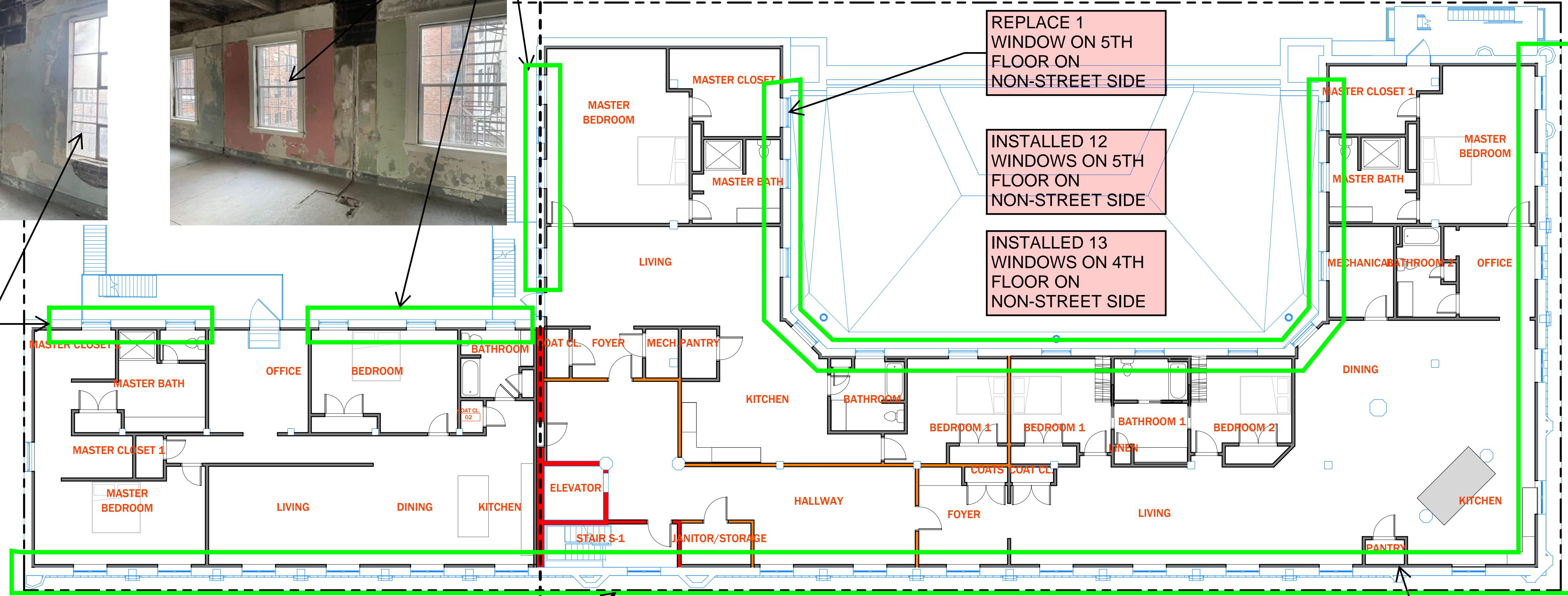
INSTALLED 7 WINDOWS EACH ON 4TH & 5TH FLOORS ON NON-STREET SIDE

REPLACE 1 WINDOW ON 5TH FLOOR ON NON-STREET SIDE

INSTALLED 12 WINDOWS ON 5TH FLOOR ON NON-STREET SIDE

INSTALLED 13 WINDOWS ON 4TH FLOOR ON NON-STREET SIDE

REPLACE 2 WINDOWS EACH ON 4TH & 5TH FLOORS ON STREET SIDE



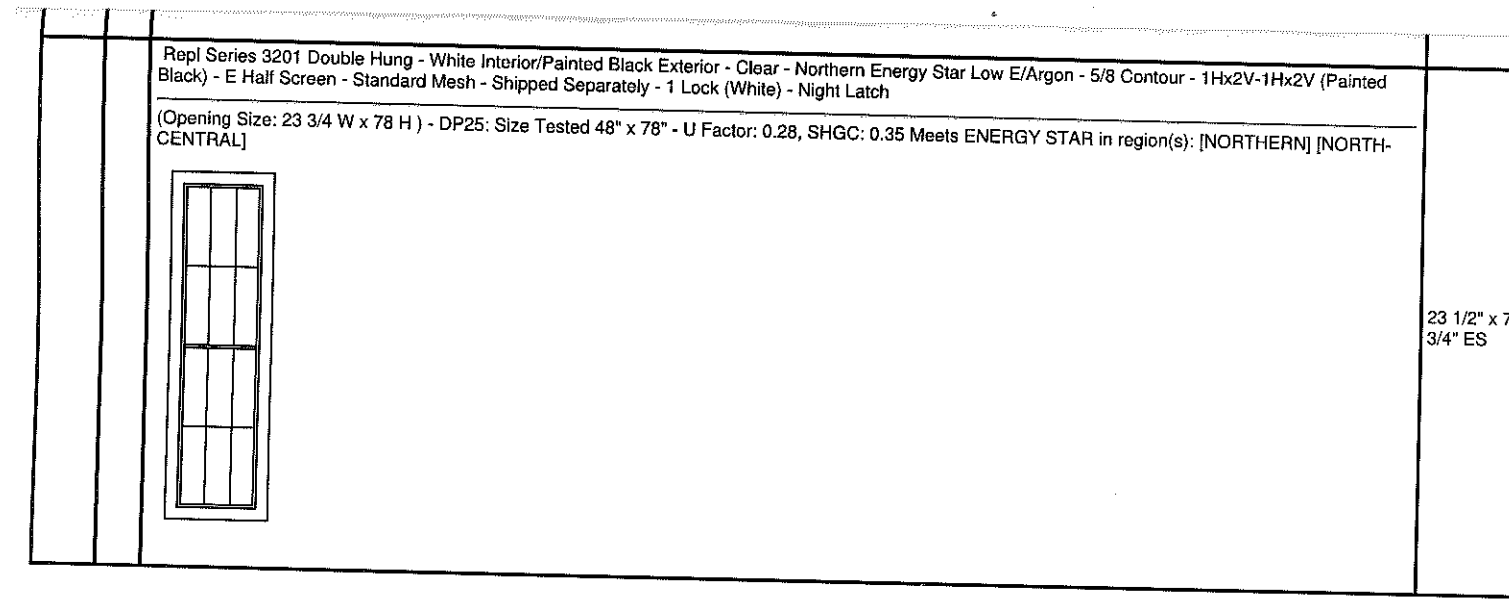
1 LEVEL 4
SCALE: 1/8" = 1'-0"

INSTALLED 20 WINDOWS EACH ON 4TH & 5TH FLOORS ON STREET SIDE

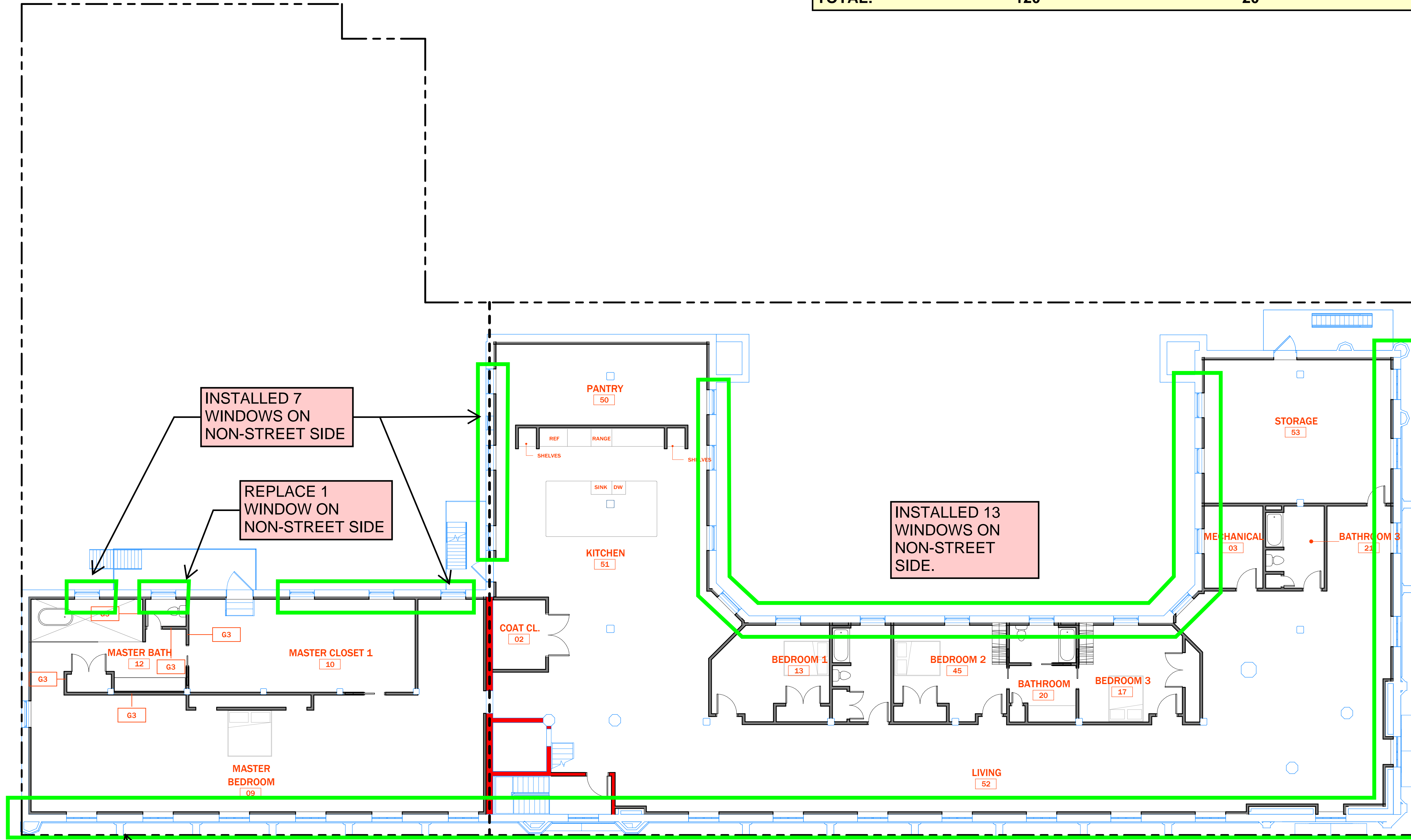
REPLACE 1 WINDOW EACH ON 4TH & 5TH FLOORS ON STREET SIDE



APARTMENT AREAS	
TYPE 2BR	2083 GSF
TYPE 3BR	3397 GSF



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6TH FLOOR:	41	1	42
TOTAL:	120	20	140

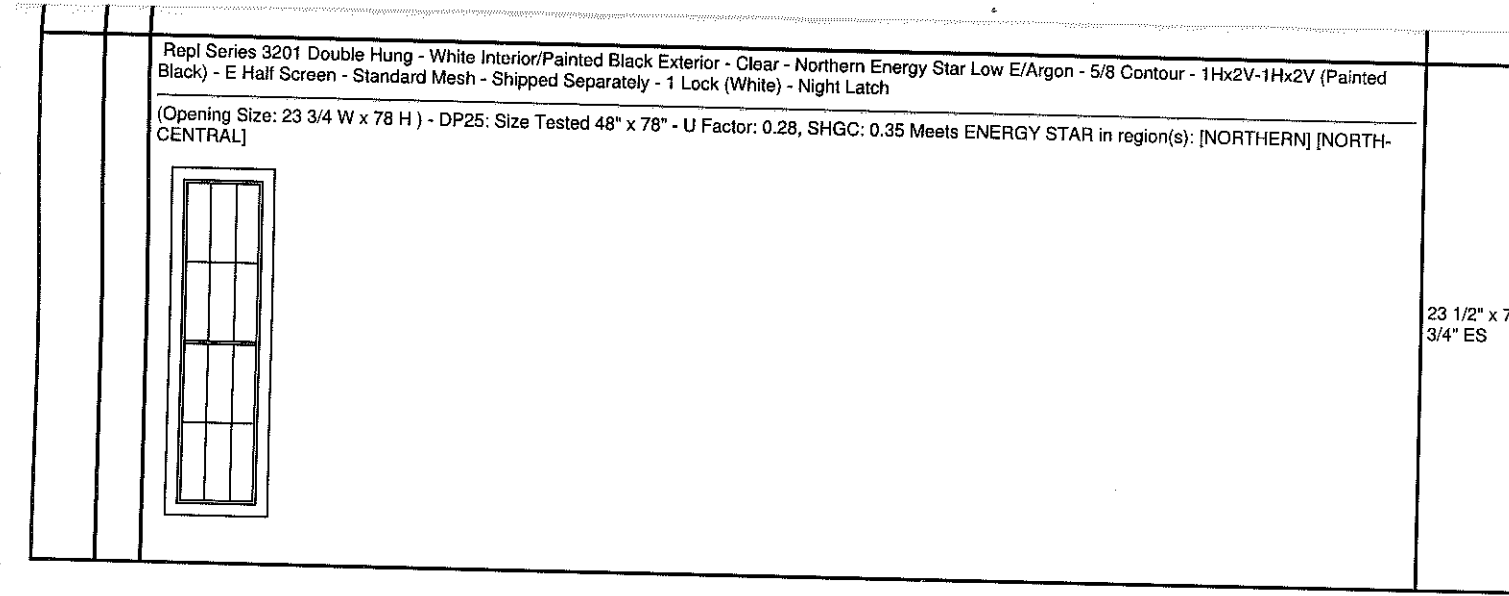


1 LEVEL 6
SCALE: 1/8" = 1'-0"

INSTALLED 20 WINDOWS ON STREET SIDE. UPPER PORTION EXISTING TO REMAIN.



NOT FOR CONSTRUCTION



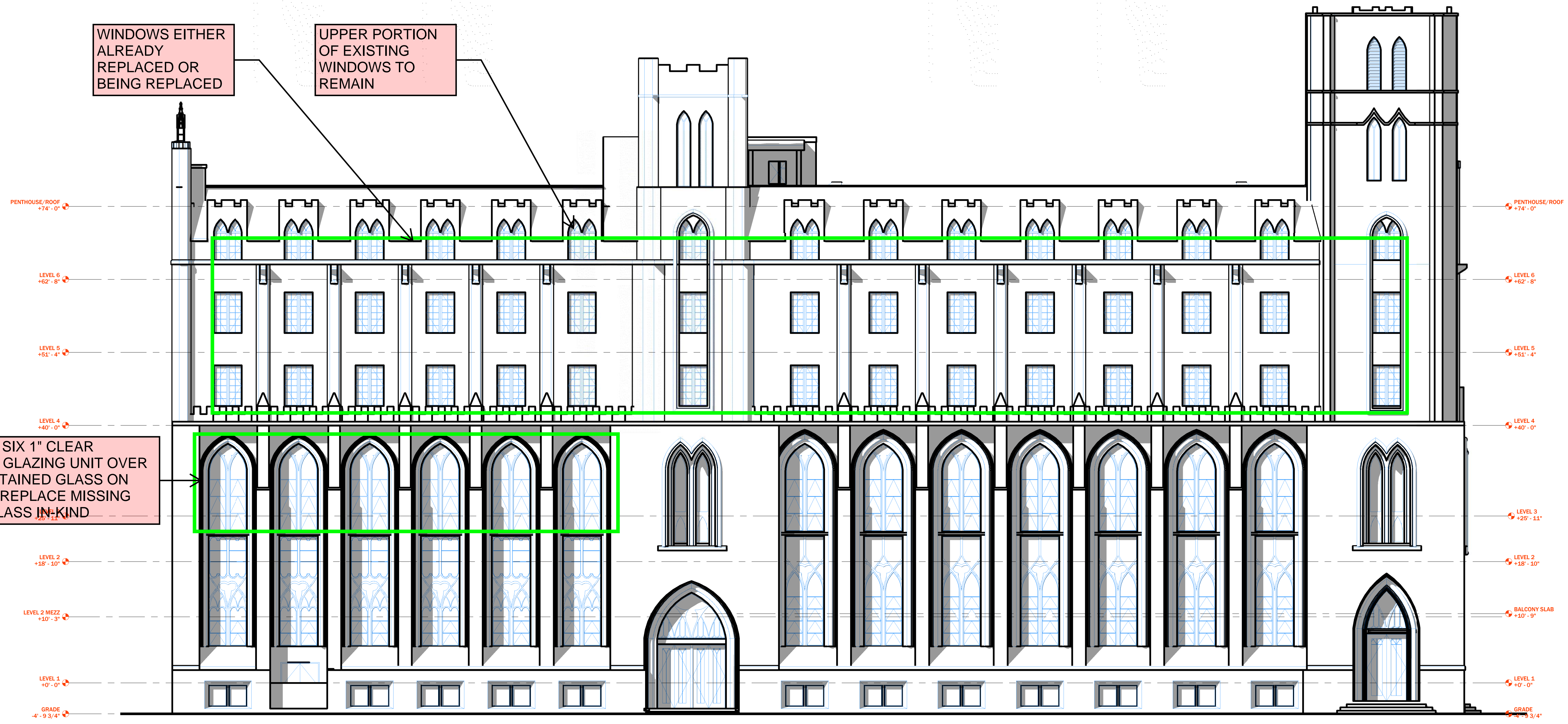
	ALREADY REPLACED	NEEDS REPLACEMENT	TOTALS
3RD FLOOR:	0	12	12
4TH FLOOR:	40	3	43
5TH FLOOR:	39	4	43
6TH FLOOR:	41	1	42
TOTAL:	120	20	140

NOT FOR CONSTRUCTION

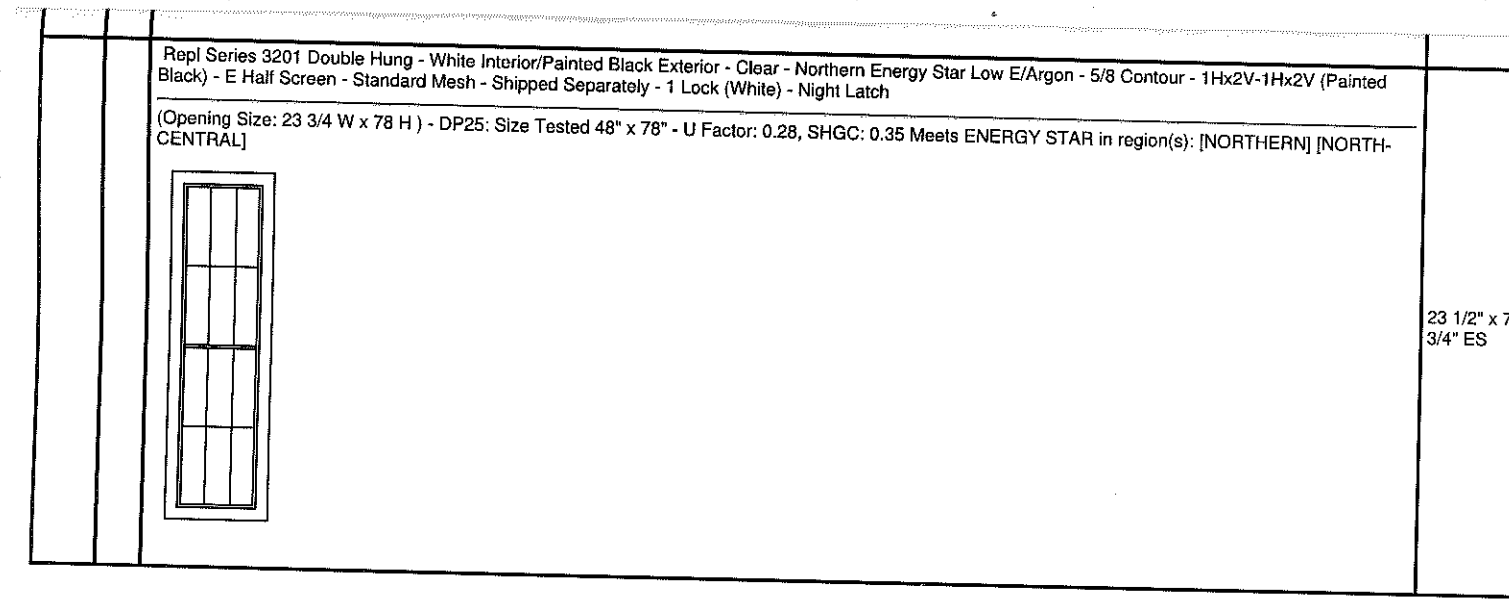
WINDOWS EITHER ALREADY REPLACED OR BEING REPLACED

UPPER PORTION OF EXISTING WINDOWS TO REMAIN

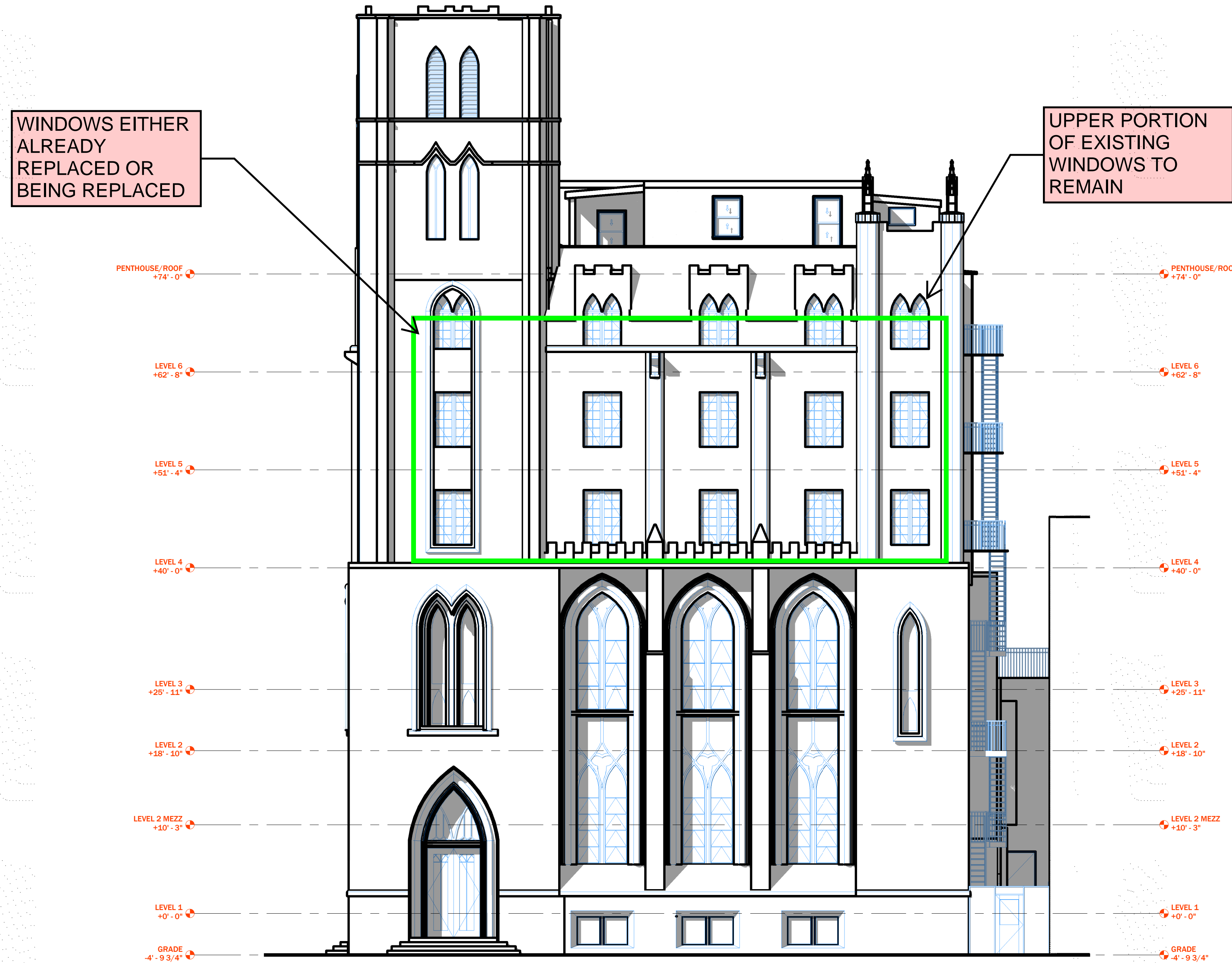
INSTALL (6) SIX 1" CLEAR INSULATED GLAZING UNIT OVER EXISTING STAINED GLASS ON EXTERIOR. REPLACE MISSING STAINED GLASS IN-KIND



1 ELEVATION - JEFFERSON ST.
SCALE: 1/8" = 1'-0"



	ALREADY REPLACED	NEEDS REPLACEMENT	TOTALS
3RD FLOOR:	0	12	12
4TH FLOOR:	40	3	43
5TH FLOOR:	39	4	43
6TH FLOOR:	41	1	42
TOTAL:	120	20	140



1 ELEVATION - MONTGOMERY ST.
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION