

**SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD**

Certificate of Appropriateness Application -SUPPLEMENT

Case Number: CA- 23-01 (revised)

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.net

**APPLICATION**

I. Applicant's Name: DAvid Herkala, obo Shalimar Properties 407 LLC  
Address: 407 S Warren Street Syracuse NY 13202 (Cerio Law Offices)

Phone: 315 422-8769 email: davis@ceriolawoffices.com

II. Work is proposed for property at (address): 350 Montgomery Street 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: [Signature] Date: 04/24/2023

Owner's Signature: [Signature] Date: 4/24/2023

*\*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: See Attached

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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). See Attached

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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.**

## Alteration Part 2

2.1

2.4

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### Narrative:

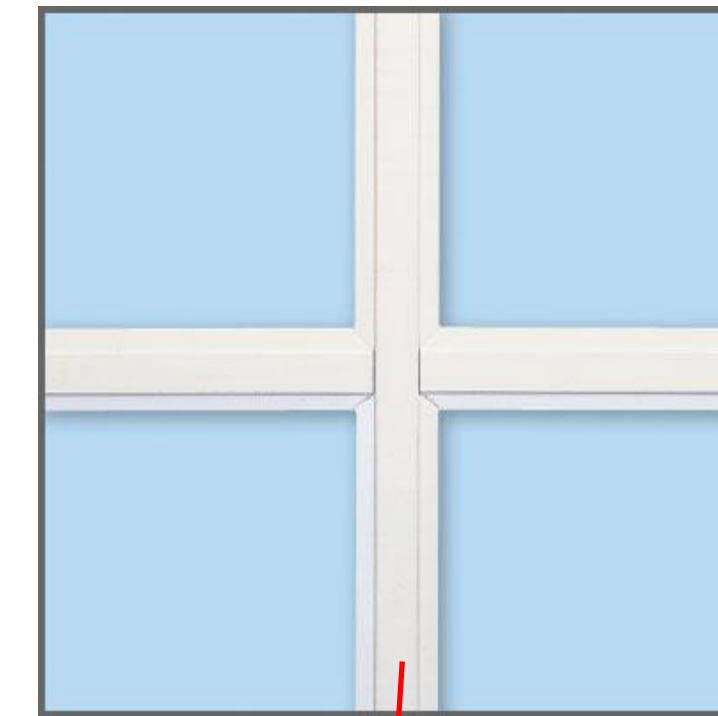
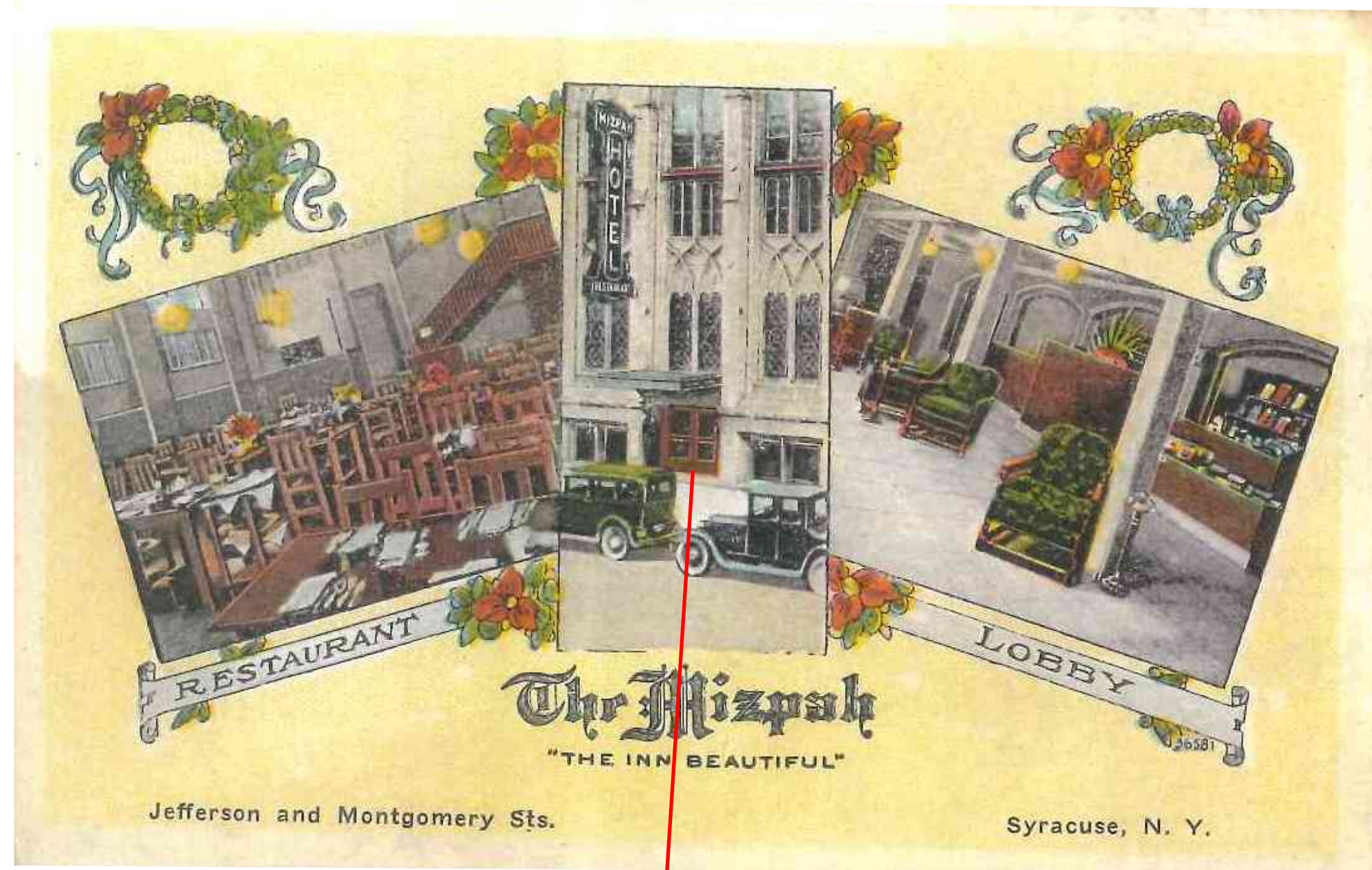
(1) This application is a supplement to previous application and information already provided. There are 140 exterior wood windows. 120 have been replaced with vinyl double hung windows. The proposal is to allow replacement of all windows with vinyl double hung windows with an exterior applied muntin to all windows facing Montgomery Street and Jefferson Street to create an appearance as close as is possible to original windows (See attached Elevation Drawing). All new windows facing the interior (YMCA Building) will be unmodified.

(2) Replace all egress doors to premises with "placeholder doors" allowing owner to secure building for health and safety purposes and securing materials and equipment which will be placed in building. Replace the hotel entrance door on Jefferson Street with a wood clad aluminum door matching the original color and design as closely as possible. (See Elevation Drawing submitted herewith) (See also, historic postcard depicting hotel entrance door submitted herewith). All remaining exterior doors on Jefferson and Montgomery Street will be subject of future application for certificate of appropriateness (owner is currently exploring possibility of rehabilitating existing doors for continued use).

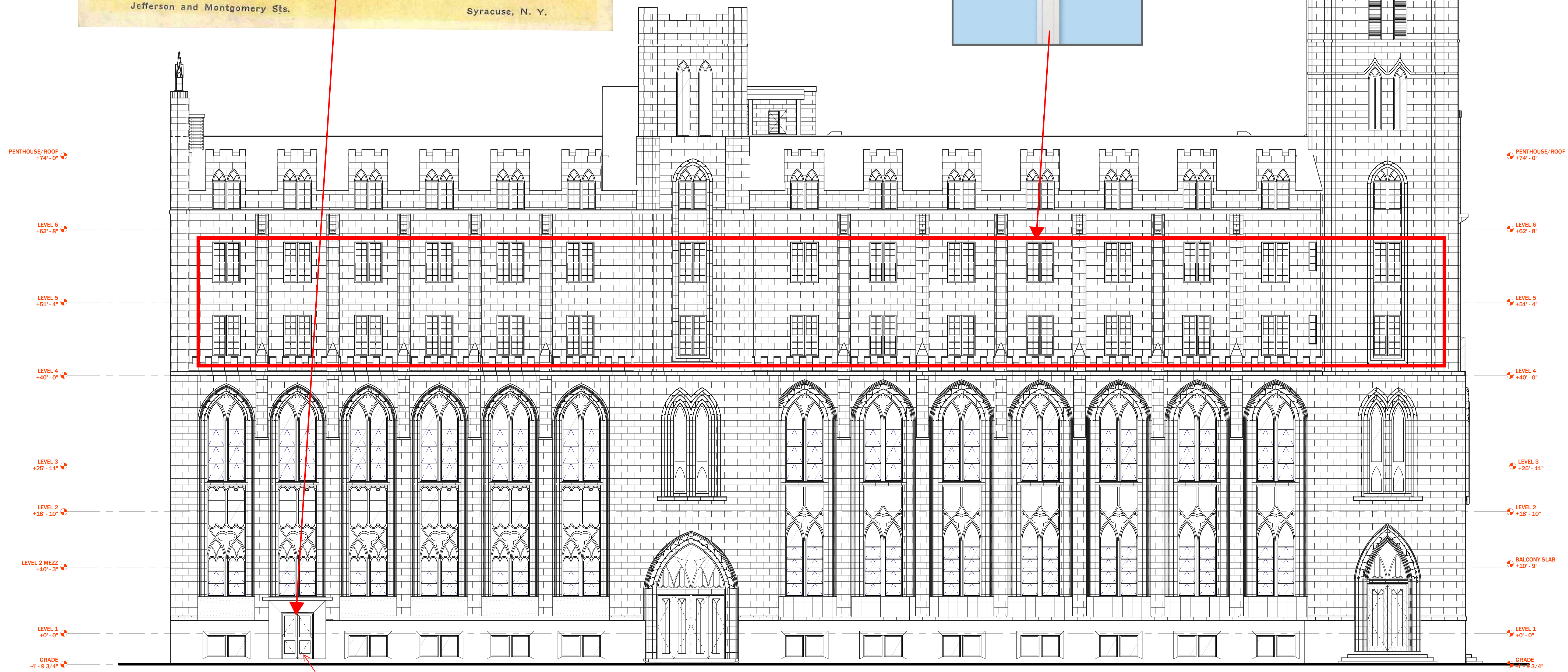
Reference, when necessary, is made to the original application and documentation submitted therewith, which is incorporated by reference herein.



POSTCARD OF MIZPAH, DATE UNKNOWN. SHOWING DOUBLE WOOD DOORS @ ENTRY.



EXTERIOR APPLIED MUNTINS ATTACHED WITH 3M VHB MUNTIN TAPES. COLOR TO MATCH EXTERIOR FINISH OF WINDOW



WOOD CLAD ALUMINUM DOOR, COLOR TO MATCH ORIGINAL AS CLOSELY AS POSSIBLE

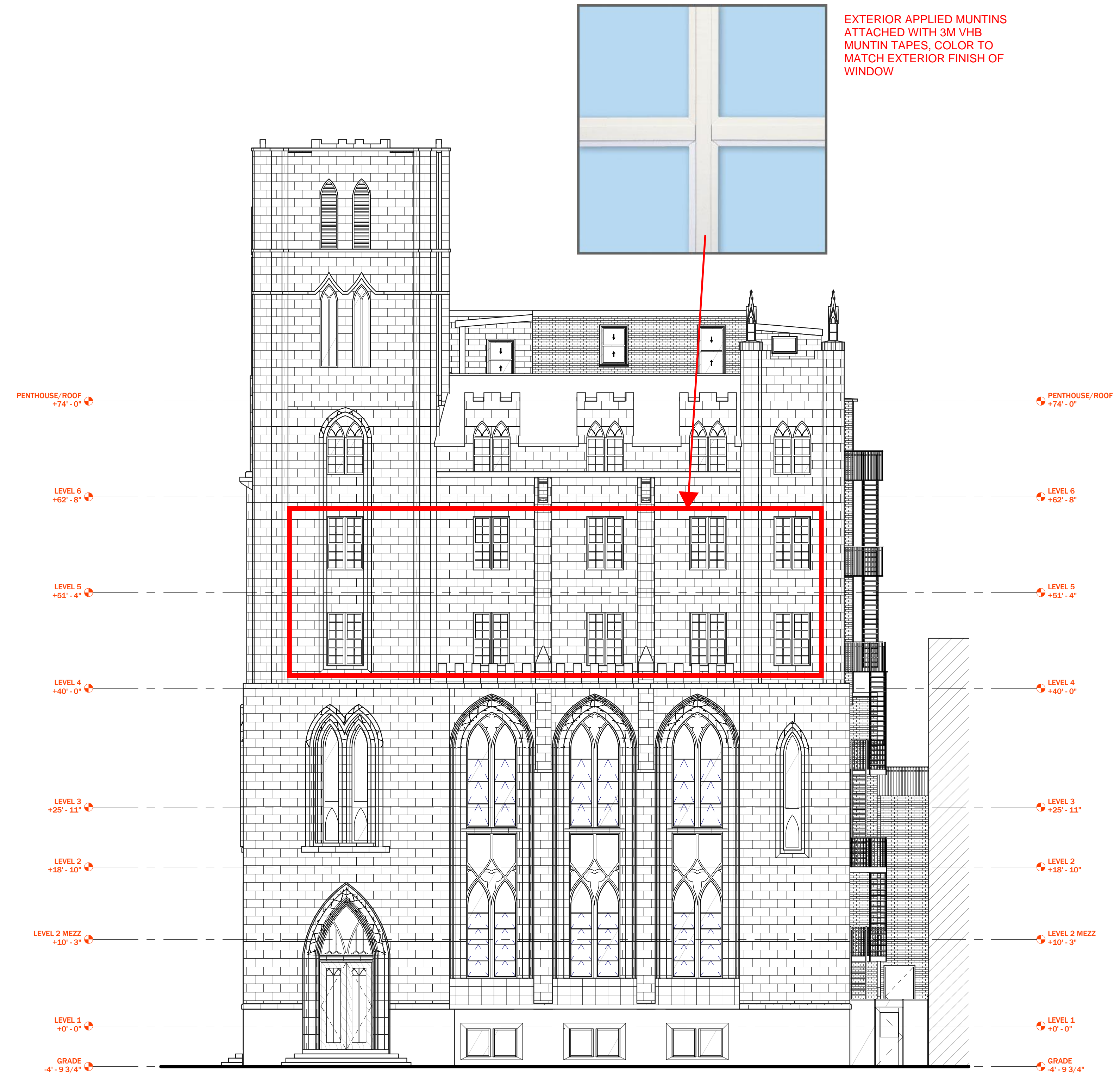
NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

ELEVATIONS

A302



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



RESTAURANT



**The Fitzgosh**  
"THE INN BEAUTIFUL"



LOBBY



Jefferson and Montgomery Sts.

Syracuse, N. Y.

Pub. by Wm. Jubb Co., Inc., Syracuse, N. Y.

POST



CARD

Message May Be Written on This Side

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Place the Stamp here  
ONE CENT  
For United States  
and Island Possessions  
Cuba, Canada and  
Mexico  
TWO CENTS  
for foreign









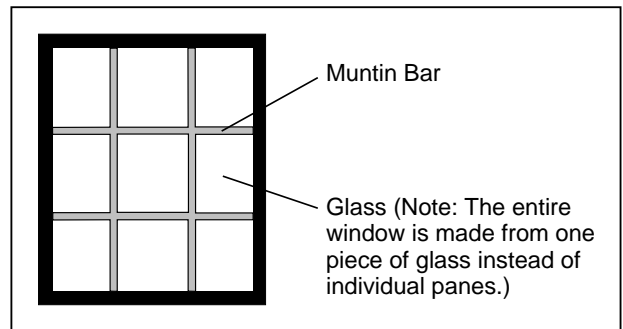
# VHB™ Tapes Bond Muntins to Glass in Window and Door Assembly

Technical Bulletin

August, 2006

## Background

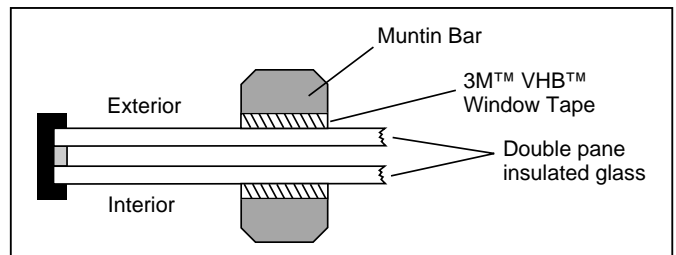
Architectural trends have created a need for conformable 3M™ VHB™ Window Tapes in the residential window and door industry. A trend toward windows with a georgian or colonial appearance has led companies within the industry to develop new, cost effective ways to manufacture windows and doors which have the appearance of “true divided light” without fabricating the window from separate insulated glass units. The grille assembly is made from individual muntin bars which make the window appear as though it is made of individual pieces of glass. (See Figure 1.) 3M™ VHB™ Window Tapes are being used to bond the muntin bars to the glass without the appearance of a facade or the noisy rattle of clipped on interior grilles.



**Figure 1:** Window made with muntin bars or grille to give the appearance of a window made with individual panes.

## Application Ideas

Since both the glass and the extruded or milled muntin profiles are not always extremely flat, the conformable 3M™ VHB™ Window Tapes can be used to easily wet out a surface. This enables the muntins to be bonded to the glass without the use of excessive pressure to squeeze out the trapped air pockets one would normally see when applying tape. (See Figure 2.) In addition, the softer acrylic foam has greater capacity to tolerate thermal expansion and contraction. Due to its ability to make more complete contact on irregular surfaces, conformable acrylic foam tapes may also provide a better seal for weather strip applications and to help prevent contaminants or moisture from accumulating in non-bonded areas. The conformable foam tapes come in a gray color which has been found to be desirable by many window companies from an aesthetic standpoint.



**Figure 2:** Muntin bar attached to glass using a 3M™ VHB™ Window Tape.

## Performance

The primary products for the user to consider in this application are 3M™ VHB™ Window Tapes G45P, G45F, B45P and B45F which are 0.045 inches in thickness and have a superior adhesive when bonding to coated surfaces such as painted aluminum or primed wood and have an inherent level of plasticizer resistance for a more durable bond on plasticized (flexible) vinyl.

# Technical Bulletin

## 3M™ VHB™ Tapes Bond Muntins to Glass in Window and Door Assembly

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### Performance (continued)

The durability of these products has been evaluated in accelerated lab testing and actual outdoor weathering on window assemblies by independent firms and has been found to meet typical requirements of the window industry.

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### Application Considerations

All surfaces to be bonded must be clean, dry, and well unified. A typical cleaning solvent is an isopropyl alcohol/water mixture (rubbing alcohol).<sup>\*</sup> Do not use common glass cleaners that may leave a residue and reduce bond strength. For bonding to a hydrophilic (water-loving) surface such as glass we suggest using a silane coupling agent (glass adhesion promoter) for exterior applications which will encounter moisture or high levels of humidity. A separate technical service bulletin has been published for this subject (70-0702-9983-2). Many types of materials are used for muntins, from plastics to metals to wood. In any application where 3M™ VHB™ Window Tape is to be bonded to wood, the wood surface must first be sealed or primed with a coating such as a paint primer, sanding sealer, or varnish to provide a unified surface.<sup>\*</sup>

<sup>\*</sup>Carefully read and follow manufacturer's precautions and directions for use when using cleaning agents, silane treatments or primers.

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### Suggested Application Equipment

For information on automatic tape applicator systems call Straub Design Company at 952-546-6686 or via email at [www.straubdesign.com](http://www.straubdesign.com).

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### Product Use

All statements, technical information and recommendations contained in this document are based upon tests or experience that 3M believes are reliable. However, many factors beyond 3M's control can affect the use and performance of a 3M product in a particular application, including the conditions under which the product is used and the time and environmental conditions in which the product is expected to perform. Since these factors are uniquely within the user's knowledge and control, it is essential that the user evaluate the 3M product to determine whether it is fit for a particular purpose and suitable for the user's method of application.

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### Limited Warranty

3M warrants for 24 months from the date of manufacture that 3M™ VHB™ Tape will be free of defects in material and manufacture. 3M MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This limited warranty does not cover damage resulting from the use or inability to use 3M™ VHB™ Tape due to misuse, workmanship in application, or application or storage not in accordance with 3M recommended procedures.

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### Limitation of Remedies and Liability

If the 3M™ VHB™ Tape is proved to be defective within the warranty period stated above. THE EXCLUSIVE REMEDY, AT 3M'S OPTION, SHALL BE TO REFUND THE PURCHASE PRICE OF OR TO REPAIR OR REPLACE THE DEFECTIVE 3M™ VHB™ TAPE. 3M shall not otherwise be liable for loss or damages, whether direct, indirect, special, incidental, or consequential, regardless of the legal theory asserted, including negligence, warranty, or strict liability.

ISO 9001:2000

This Industrial Adhesives and Tapes Division product was manufactured under a 3M quality system registered to ISO 9001:2000 standards.



### Industrial Business Industrial Adhesives and Tapes Division

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