

**SYRACUSE
LANDMARK
PRESERVATION
BOARD**

Certificate of Appropriateness Application

Case Number: CA-23-05

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: DAVID SEAMAN
 Address: 120 WINDSOR PLACE
Syracuse NY 13210
 Phone: 315 416 7322 email: dmseaman@gmail.com
- II. Work is proposed for property at (address):
120 WINDSOR PL. SYRACUSE NY 13210

- 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: March 6 2023
 Owner's Signature: [Signature] Date: March 6 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 of Site: Part 5

- 5-1 This application is for:
 Deposit of refuse
 Alteration to site

5-2 Describe the nature of the work for which the Certificate of Appropriateness is being sought: New fence in rear. Tree removal. Landscaping.
Drainage. Wider driveway.
Retaining walls New steps to front door
+ rear yard.

5-3 Does the proposed alteration call for removal of site components such as plantings, trees, fencing, walkways, outbuildings, gates, and/or other elements?
 No
 Yes (Please explain)
New fence. Tree removals. New garden shed.
Improved landscaping

5-4 How will the proposed alteration to the site change the character of the property? (e.g., parking in public view in front of structure). Please explain:
Major improvement to front + rear yards.
Widening driveway makes access to garage
easier - will use garage more.

5-5 Include photos, or drawings of the existing and the existing site and the locations of proposed site changes.
Please see attached notes and site plans.

Signage: Part 6

- 6-1 The proposed signage is:
 Wall sign
 Projecting
 Sign on awning
 Window signage
 Other (Please explain) _____

6-2 Describe and illustrate the design of the proposed signage: _____

6-3 Include a drawing of the sign and photos of the building façade showing the size of the sign and where the sign will be located.

6-4 Describe and illustrate how the proposed signage will be attached to the building.

120 Windsor Place, Syracuse, NY 13210
Notes for Certificate of Appropriateness

All work will be performed by Hunter Springs Landscape Artisans and their sub-contractors:
<https://www.hunterspringslandscape.com>

REAR YARD

Tree work

Large silver maple to be removed on advice of arborist – damaged.
See “Fence” below for other tree work.

Fence

Replace existing chain-link fence, broken in places, with wooden privacy fence.
Requires tree stumps to be removed and several trees to be removed.

<https://www.arrowfence.net/residential-fence/custom-privacy-fence/>.

1x6 western red cedar fence pickets attached to 4x4 pressure treated posts and 2x4 pressure treated rails. Posts will include post caps.
Cedar fence boards will alternate sides in a shadowbox style, giving the same appearance from both side of the fence and helping with wind shear.
6' in rear and 4' on north and south sides. The SW & NW corners will be built on 45 degrees for function and aesthetics.
Fence to run to the front of the house on the north side.

Rear landscaping

Add boulder steppingstones to transition from upper and lower lawn areas.
Add boulders inserted into slope between upper and lower lawn areas.
Add steppingstones in stone mulch along narrow path on the north side of the house.

Shed

Add shed to bottom northwest corner of yard. 12'x12' footprint for crushed stone base.
Approximate overall height to the building is 10'10".
<https://www.amishgazebos.com/sheds-and-garages/>: still finalizing the exact model and width/length of shed but it will likely be wood sided, asphalt roof, in a subdued color.

Steps to rear yard

Replacing badly damaged brick steps. UCara block system used for all steps and retaining walls throughout. The proposed facing throughout the project is U-Cara pitched finish in steel mountain color: <https://unilock.com/product/u-cara-new-york/> Steps will have bluestone treads.

SIDE AND FRONT OF HOUSE

Drainage

Current situation: In a heavy rain, water pools significantly and for an extended period at the bottom of the driveway. In extremely wet weather it will flow under the garage doors and into the basement.

Proposed solution: Create a trench drain from the end of the driveway where the water puddles, down the south side of the yard. This is part of a broader drainage plan in these renovations, which includes existing drain spouts draining into new underground drainpipes around the house.

Retaining wall – end of driveway

Remove wrought iron fence at end of driveway. Re-use existing wrought iron fence on top of new retaining wall.

Cut into earth bank to lengthen driveway to ease entrance into existing garage. Currently the second garage bay (the most westerly one) is almost impossible to get a car into as it is so close to the wrought iron fence that encloses the back yard.

Build new retaining wall using the UCara block system (see “Steps to rear yard” above) topped with bluestone.

Retaining wall – side of driveway

Remove an unsightly grassy bank next to the house, edged with lumps of concrete, that holds moisture against the south side of the house. Add narrow retaining wall using UCara block system (see “Steps to rear yard” above) and new drainage.

Driveway

Widen driveway to front of property. The driveway is too narrow for modern vehicles and the asphalt is failing. The existing driveway surface and concrete walkway will be removed, and a new driveway/walkway installed, resulting in a 12ft wide asphalt driveway with a 3ft wide paved walkway. The rebuilding of the front steps will help with this as they will be moved back somewhat from the driveway.

Steps and landing to front door.

Current situation: The existing brick front steps are crumbling badly and are a hazard.

Proposed solution: Remove the current steps and landing and reconstruct them using UCara block system (see “Steps to rear yard” above).

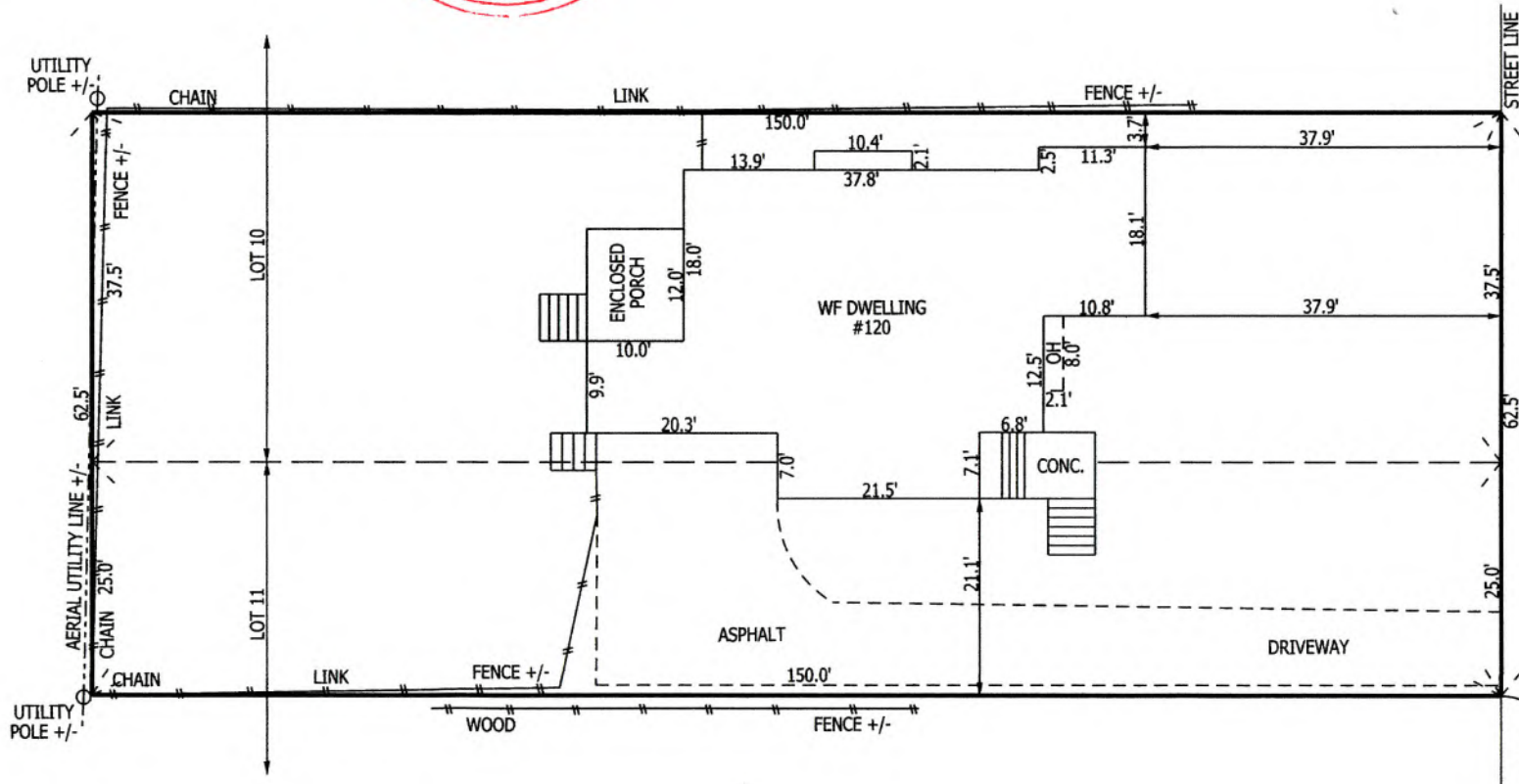
Add new seating area adjacent to house with bluestone patio. This reconstruction would tie in aesthetically with the design of the retaining walls along the length of the driveway.

Front garden

A second lower retaining wall will run from the steps to the front door down to the road. Install landscaping and planting to the front garden as shown on the plan.



**NO ABSTRACT PROVIDED AT TIME OF SURVEY.
 SUBJECT TO EASEMENTS, ROWS, RESTRICTIONS
 & EXCEPTIONS OF RECORD WHICH AN UPDATED
 ABSTRACT WOULD SHOW.**



WINDSOR PLACE

CERTIFIED TO *M+T Bank ISACA*
Stewart Title Ins. Co.
David + Kelly Seaman

LOCATION SURVEY FOR: 120 WINDSOR PLACE
LOT: PART OF 10 & 11 TRACT: BERKELEY PARK, BLOCK C
CITY OF SYRACUSE COUNTY OF ONONDAGA STATE OF NEW YORK

PROPERTY CORNERS NOT SET IN THIS SURVEY UNLESS SHOWN.
 OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS UNLESS OTHERWISE INDICATED.
 THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

M. Dussing

N.Y.S. LICENSED LAND SURVEYOR NO. 050692

DUSSING LAND SURVEYING, LLC
JAMES M. DUSSING SR. LIC. NO. 050692
SYRACUSE, NEW YORK
PHONE: 315-256-5372 FAX: 315-492-6892

DATE: 9/25/17
SCALE: 1" = 20'
FILE NO.: 17-709

75.0' TO BERKELEY DRIVE

Lorem ipsum

CLIENT DATA
Seaman Residence
120 Windsor Place
Syracuse, N.Y. 13210

CLIENT DATA

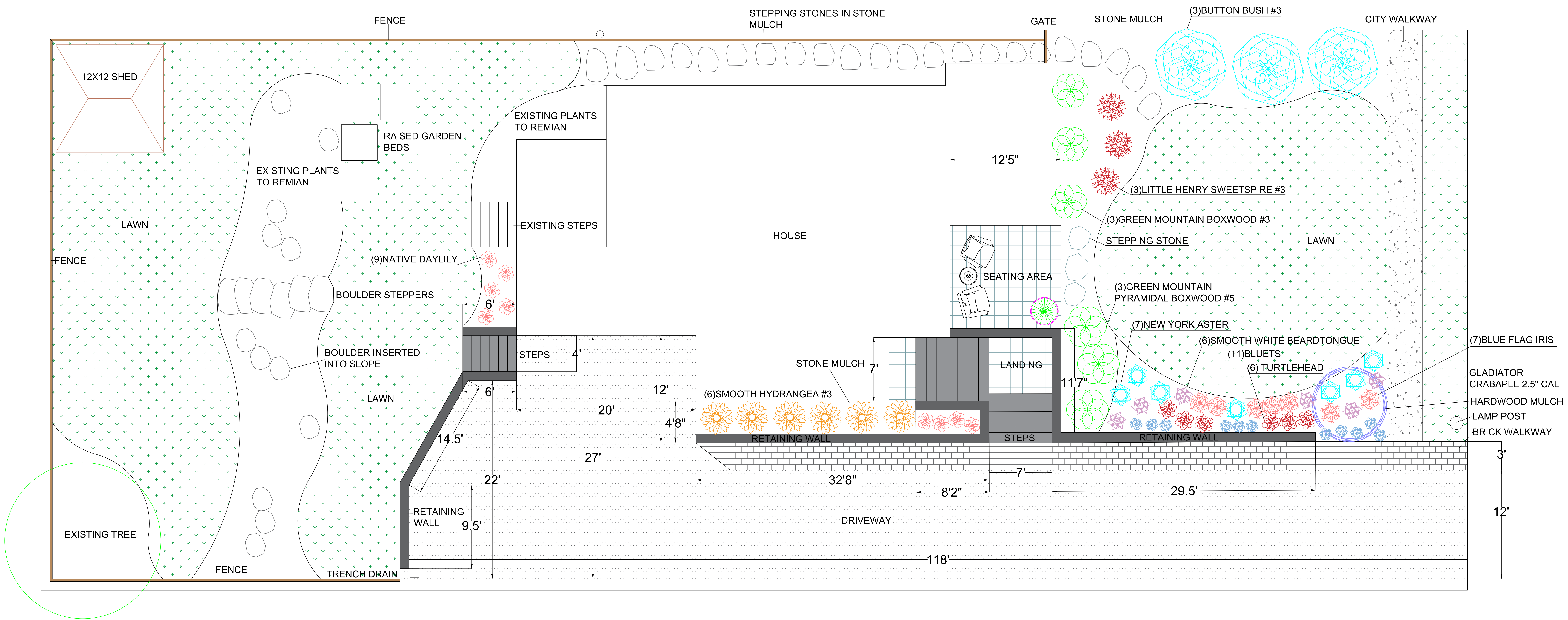
NO.	DATE	DESCRIPTION

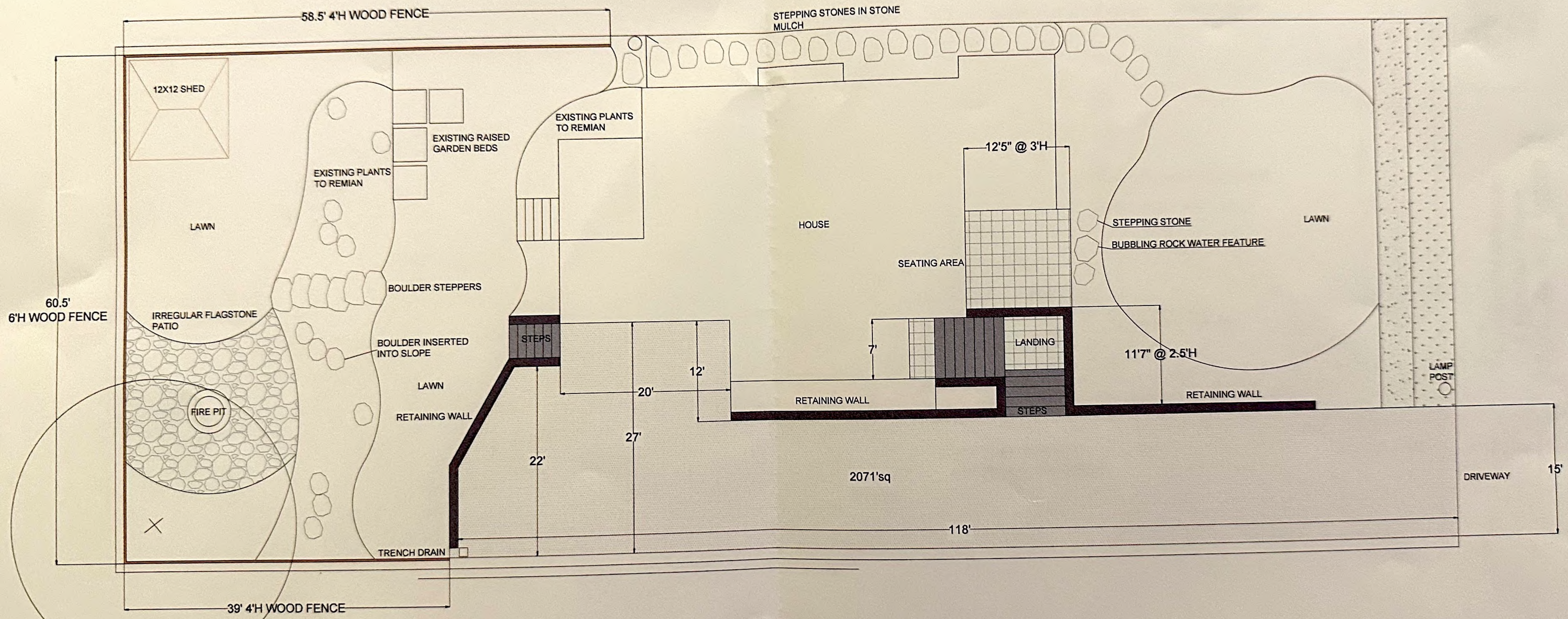
DESIGN BY: Lisa J Gorney
SCALE: 1/4" = 1'
DATE: 3-2-2023

SHEET TITLE:

CONCEPT
PLAN
REVISED

SHEET NO.







120









120



