



**SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD**

Certificate of Appropriateness Application

Case Number: CA-23-07

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@syrgov.net

**APPLICATION**

- I. Applicant's Name: Beth Crawford, Project Manager.  
 Address: Crawford & Stearns, Architects  
134 Walton Street Syracuse NY 13202  
 Phone: 315-302-5328 email: bcrawford@ CrawfordStearns.com
- II. Work is proposed for property at (address): 438 Columbus Avenue  
Gustav Stickley House

- 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) Limited Removals Scope
  - 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: Elizabeth L. Coged Date: 4/7/23

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>.*

**Demolition: Part 1**

1-1 Has an order for demolition of the structure been issued by the Division of Code Enforcement, Chief of Fire, or another agency of the City of Syracuse?

- No
- Yes

Please indicate the date when order was issued: \_\_\_\_\_

Please indicate the issuing department or agency: \_\_\_\_\_

1-2 Certificate of Appropriateness is being sought for: *Limited Removals (interior):*

- Complete demolition
- Partial Demolition – Enclose site plan showing portions to be removed and photographs of existing structure.

1-3 Why is the demolition necessary? \_\_\_\_\_

*Refer to attached letter, photos and floor plan.*

*Scope includes limited removals at interior of the Gustav Strickley House. All proposed removals are non-historic modifications made after the period of significance.*

*All the proposed removals will assist Crawford & Stearns in scoping of the up-coming Phase 2 restoration by uncovering concealed historic finishes and materials.*

1-4 List any other factors or information that you feel should be considered by the Syracuse Landmark Preservation Board: \_\_\_\_\_

*See attached letter.*

**Alteration: Part 2**

2-1 Please describe the nature of the work for which the Certificate of Appropriateness is being sought: \_\_\_\_\_

Scope of work includes limited removals  
at interior of house per attached.

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). \_\_\_\_\_

2-5 Materials to be removed or covered are:

- Part of the original building
- Part of a subsequent addition (please give date if known c. 1940's to 1990's.)
- Not Known

2-6 Can materials that are to be covered or removed be exposed or reattached in the future without damage?

- Yes
- No NA

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.

See attached.



# CRAWFORD & STEARNS

ARCHITECTS AND PRESERVATION PLANNERS, PLLC

April 2, 2023

Kate Auwaerter  
Syracuse Landmark Preservation Board  
City Hall Commons  
201 East Washington Street  
Syracuse, NY 13202

Re: Limited Removals Project at the Gustav Stickley House, Syracuse, NY

Dear Kate:

Attached please find photographs and existing condition floor plans with photo key which describe a proposed limited removals project for the Gustav Stickley House.

1. **Intent:** All the proposed interior removals will assist Crawford & Stearns in scoping of the Phase 2 restoration by uncovering now concealed historic finishes, materials, and details.
2. **Qualifications:** The removals will be completed by Custom Building Unlimited (CBU), a professional contracting company that Crawford & Stearns' office has worked with for over 30 years. Staff from Crawford & Stearns will either be present during key removals or available to meet with the contractor following secondary limited removals.
3. **Limited Removals Scope:** All components proposed to be removed date to after Gustav Stickley's death in 1942, and therefore postdate the period of significance. The house was converted to apartments in the mid-1940's and was used that way until the mid-1990's and all proposed removals fall into that range of dates. A significant renovation project took place in 1985.
  - a. **Front Stair at First & Second Floor:** The historic 1902 stair was enclosed as part of the renovations in the mid-1940s when the house was divided into apartments. We plan to carefully disassemble the enclosure at the First floor, salvaging any chestnut wood, and then remove the floor framing infill and plywood floor on the Second Floor. We expect to uncover evidence of the locations of the 1902 newel posts and railing locations. (Photos 2-7 and 10-11)
  - b. **SW Room Flooring:** The hardwood floor was installed in the SW rooms in 1985. Proposed work includes removals of the tongue & groove hardwood floor and plywood underlayment. We expect to uncover evidence of historic partitions. (Photos 8-9)
  - c. **Second Floor Bathroom:** The Front Second Floor Bathroom is severely deteriorated due to previous water damage and the removals scope includes removals of wall, ceiling and floor finishes, and if time allows the non-historic toilet fixtures. (Photo 12)
  - d. **Fireplace Infill:** Proposed scope includes the careful removal of the c.2000 brick infill of the two fireplaces at the Second Floor. All historic tile and trim will remain. Once the brick is removed we will be able to scope the hearth and interior side walls. (Photos 13-16)
  - e. **Sleeping Porch Door (former):** Proposed project includes careful removal of the 1985 infill of a former door from the SW Bedroom to the sleeping porch. (Photos 17-19)

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Letter to SLPB  
Gustav Stickley House  
April 2, 2023

- f. **Third Floor:** Proposed project includes removal of a limited amount of drywall, a section of 1985 wall framing, and a small area of plywood flooring at Third Floor. Early door and trim to be salvaged, tagged, and labeled. Refer to floor plans. Once drywall is removed we will be able to scope the roof framing. (Photos 20 and 22)
- g. **Basement Apartment:** Proposed project includes removal of various 1985 apartment finishes in the rear portion of the Basement including drywall, flooring, plywood underlayment, trim, false beams, and limited amounts of 1985 framing. Once these items are removed we will be able to appropriately scope this area for the future renovation project. (Photos 23 and 25)

Let me know if you have any questions, my cell is the best way to reach me at 315-382-5328.

A handwritten signature in black ink that reads "Beth Crawford". The signature is written in a cursive, flowing style.

Regards, Beth Crawford

cc: L. Avery-Dougherty / Greater Syracuse Land Bank  
D. Michel / Gustav Stickley Foundation, Inc.



**GSH-2 Photo 1 / Existing Exterior.** Existing conditions. No removals or modifications proposed. 3/15/23, Crawford & Stearns, Architects.



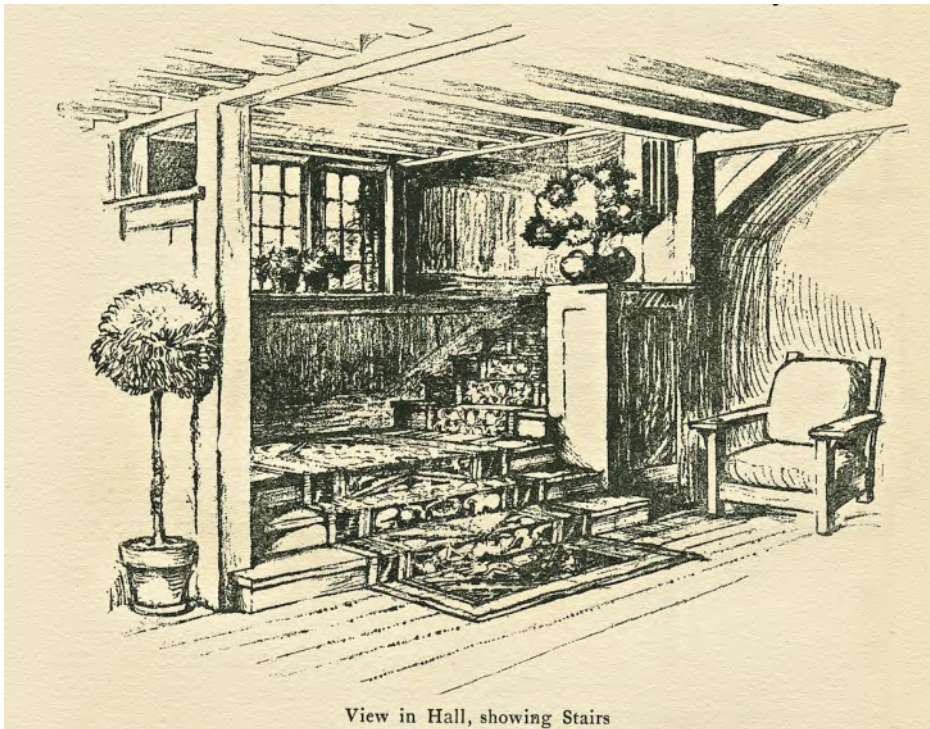
**GSH-2 Photo 2 / Stair Hall Looking South.** Photo shows the mid-1940s enclosure, outlined in red, built of salvaged chestnut from elsewhere in the house and gypsum wall board. This enclosure was constructed mid-1940s during the Wiles family occupancy. See also Photo 3. 3/15/23, Crawford & Stearns, Architects.



**GSH-2  
Photo 3  
Stair Hall Looking SW**

Photo shows the mid-1940s enclosure. This enclosure was constructed mid-1940s during the Wiles family occupancy. The enclosure and the infilled floor above the stair allowed the construction of a new kitchen in the 1940s for the Second Floor front apartment. See Photo 4 below for 1902 image of the open stair.

3/15/23  
Crawford & Stearns, Architects



**GSH2 Photo 4 / First Floor – Stair Hall 1902**  
First Floor – Illustration of stair from Stickley's Craftsman Magazine showing the 1902 Gustav Stickley open stair case.



**GSH2 Photo 5  
First Floor  
Stair Enclosure**

Photo shows the historic 1902 Gustav Stickley chestnut stair (at bottom of photo) with mid 1940s modifications including gypsum wall board (with blue arrows to wall board) and infill floor framing above

2/3/23  
Crawford & Stearns, Architects



**GSH2 Photo 6  
First Floor  
Stair Enclosure at Ceiling**

Photo shows mid 1940s modifications including gypsum wall board and infilled floor framing at ceiling above with Stair Enclosure.

2/3/23  
Crawford & Stearns, Architects





**GSH2 Photo 7**  
**First Floor**  
**Stair Enclosure**

Photo shows the historic 1902 Gustav Stickley chestnut stair (at left) with mid 1940s modifications including gypsum wall board at walls and ceiling.

Note evidence at left side of photo of the former spindle pattern on the bottom rail of the stair rail.

2/3/23  
Crawford & Stearns, Architects



**GSH2 Photo 8**  
**First Floor**  
**Southwest corner**

Area of Kitchen from 1900-±1960s  
Bedrooms ±1960s-1990s

Photo shows 1985 hardwood flooring and plywood underlayment to be removed. If time allows we also propose removal of 1985 gypsum wallboard on walls.

All historic plaster, beadboard wainscoting, and trim to remain.

2/3/23  
Crawford & Stearns, Architects



**GSH2 Photo 9 / First Floor / Southwest room.** Area of original Kitchen from 1900-±1960s / Bedrooms ±1960s-1990s. Photo shows 1985 hardwood flooring and plywood underlayment to be removed.  
2/3/23, Crawford & Stearns, Architects.



**GSH2 Photo 10  
Second Floor  
Stair Hall**

Photo shows the area of the historic 1902 stair that was framed over in mid-1940s so the room could be used for an apartment kitchen. Historic risers and treads exist under the plywood and floor framing. Removals of plywood and floor framing will most likely reveal the original locations of the newel posts and handrails. No cabinetry or appliances remain from the subsequent 1985 kitchen renovations. See Photo 11 for evidence of former half newel on south wall.

2/3/23  
Crawford & Stearns, Architects



**GSH2 Photo 11**  
**Second Floor**  
**Stair Hall**

South Wall Half Newel location

Photo shows evidence of the historic 1902 half newel at Second Floor Stair Hall.

2/3/23

Crawford & Stearns, Architects



**GSH2 Photo 12**  
**Second Floor**  
**Front Bathroom**

Photo shows Front Second Floor Bathroom which was added by the Wiles Family during their ownership. Removal scope to include flooring, and drywall removals at walls and ceiling.

2/3/23

Crawford & Stearns, Architects



**GSH2 Photo 13**  
**Second Floor**  
**Stickley Study**

Photo shows South wall of the Stickley Study. Proposed scope includes careful removal of c.2000 brick infill of fireplace. All historic tile and trim to remain.

2/3/23  
Crawford & Stearns, Architects



**GSH2 Photo 14**  
**Second Floor**  
**Stickley Study**

Photo shows fireplace of Stickley Study. Proposed scope includes careful removal of c.2000 brick infill of fireplace. All historic tile and trim to remain.

2/3/23  
Crawford & Stearns, Architects



**GSH2 Photo 15 / Second Floor / NW Bedroom.** Photo shows fireplace in NW Bedroom. Proposed scope include careful removal of c.2000 brick infill of fireplace. All historic tile and trim to remain. 2/3/23 / Crawford & Stearns, Architects



**GSH2 Photo 16  
Second Floor  
NW Bedroom**

Photo shows detail of fireplace in NW Bedroom. Proposed scope includes careful removal of c.2000 brick infill of fireplace. All historic tile and trim to remain.

2/3/23  
Crawford & Stearns, Architects



**GSH2 Photo 17**  
**Second Floor**  
**Sleeping Porch**

Photo shows view looking south in Sleeping Porch. Scope includes removal of drywall enclosure (at far left of photo) at former door location.

2/3/23  
Crawford & Stearns, Architects



**GSH2 Photo 18**  
**Second Floor**  
**Sleeping Porch**

Project scope includes removal of drywall enclosure at former door location.

2/3/23  
Crawford & Stearns, Architects



**GSH2 Photo 19**  
**Second Floor**  
**SW Bedroom**

Project scope includes removal of drywall enclosure at former door location, shown in red outline.

2/3/23  
Crawford & Stearns, Architects



**GSH2 Photo 20 / Third Floor – Former Apartment Kitchen.** Proposed removals include 1985 plywood floor to allow for examination of historic flooring and framing conditions and removal of 1985 drywall to allow for examination of the roof framing conditions. 2/3/23 / Crawford & Stearns, Architects



**GSH2 Photo 21 / Third Floor – SE Bedroom**

No removals proposed. 2/3/23, Crawford & Stearns, Architects.



**GSH2 Photo 22  
Third Floor – SE Bedroom**

Proposed removal of the 1985 closet enclosure. Contractor to salvage the c.1900 trim, door, and baseboard.

This closet enclosure was constructed during the 1985 renovations (based on evidence of modern 2 x 4 framing and drywall). The door and trim were relocated from elsewhere on the Third Floor at that time. Door was cut down in 1985.

2/3/23  
Crawford & Stearns, Architects





**GSH2 Photo 23 - Basement Apartment**

All finishes shown in the above photo date to the 1985 renovation of the Basement Apartment. Proposed removals include 1985 flooring, plywood, plastic underlayment, deteriorated drywall, false beams, and trim. 2/3/23, Crawford & Stearns, Architects.



**GSH2 Photo 24  
- Basement Apartment**

All finishes shown in the photo date to the 1985 renovation of the Basement Apartment. Proposed removals include 1985 flooring, plywood, and plastic underlayment.

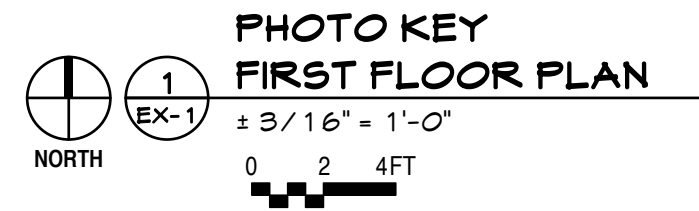
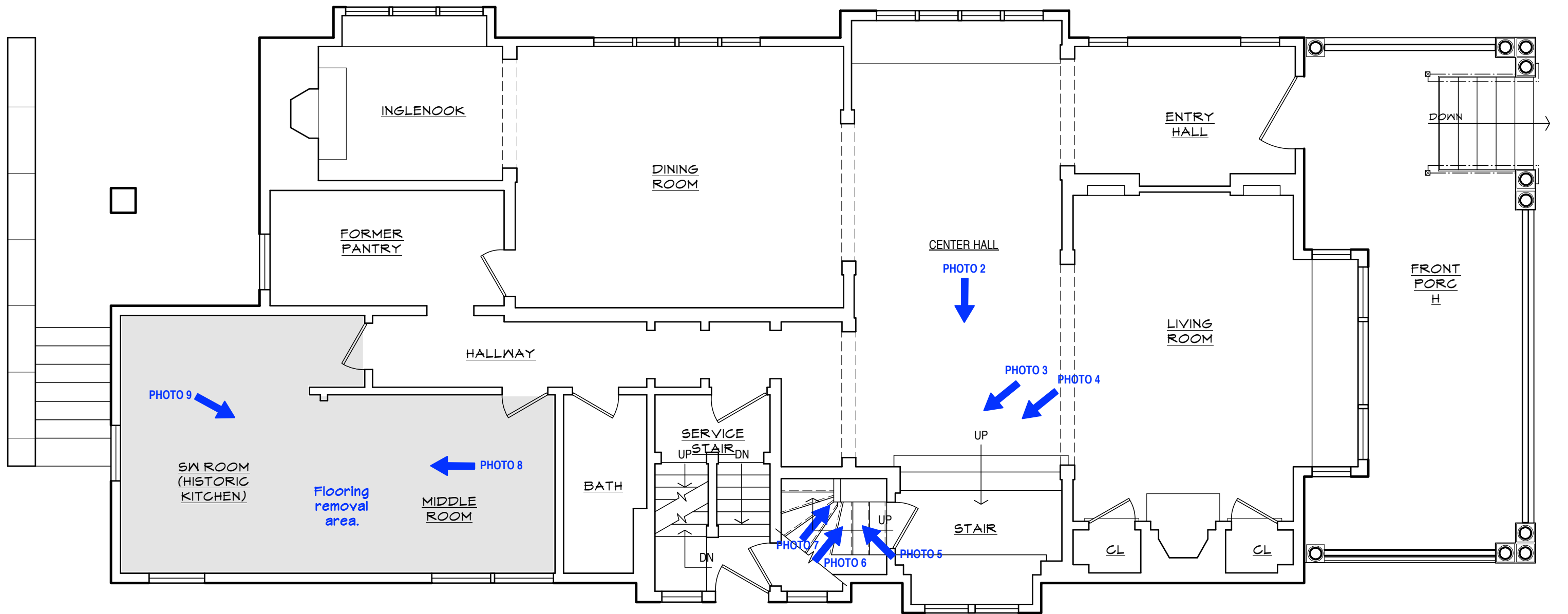
2/3/23  
Crawford & Stearns, Architects

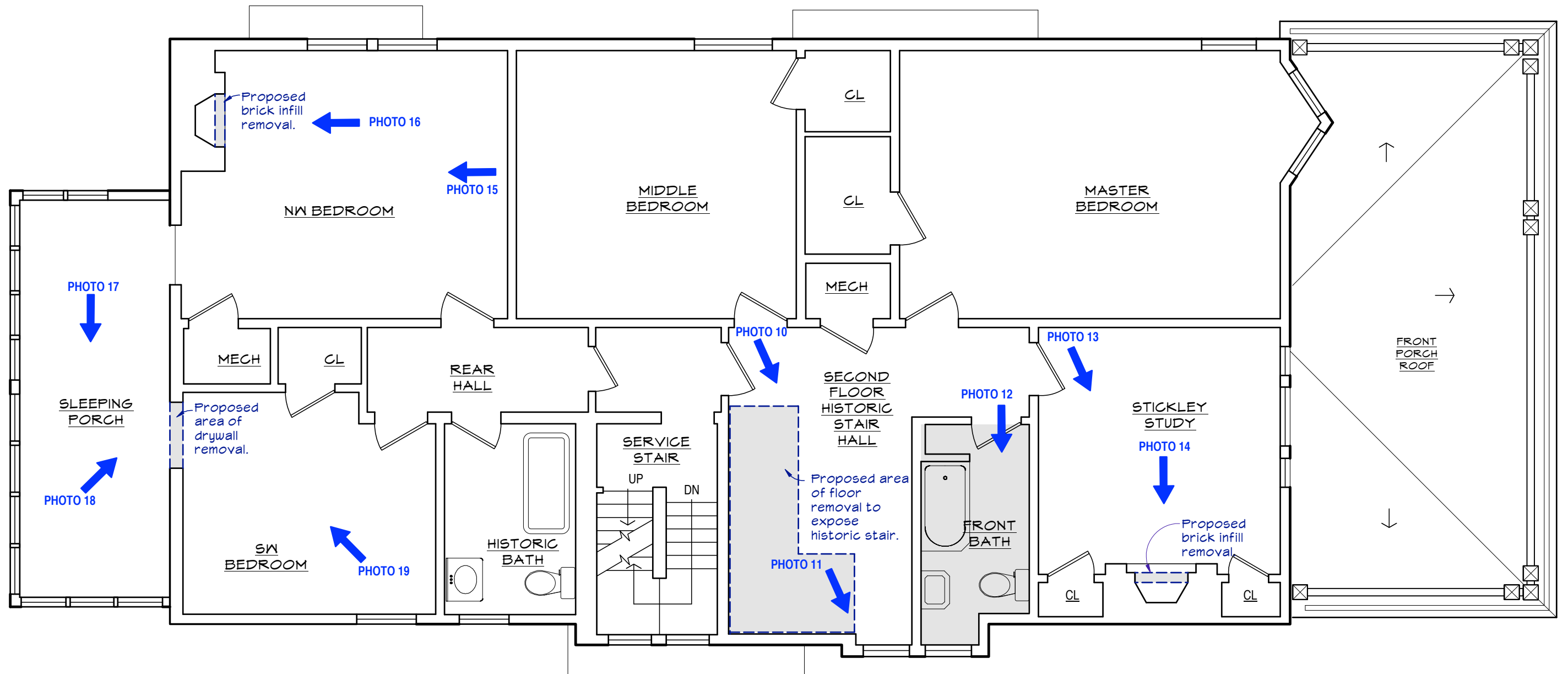


**GSH2 Photo 25**  
**- Basement Apartment**

All finishes shown in the above photo date to the 1985 renovation of the Basement Apartment. Proposed removals include 1985 flooring, plywood, plastic underlayment, deteriorated drywall, and 1985 period trim.

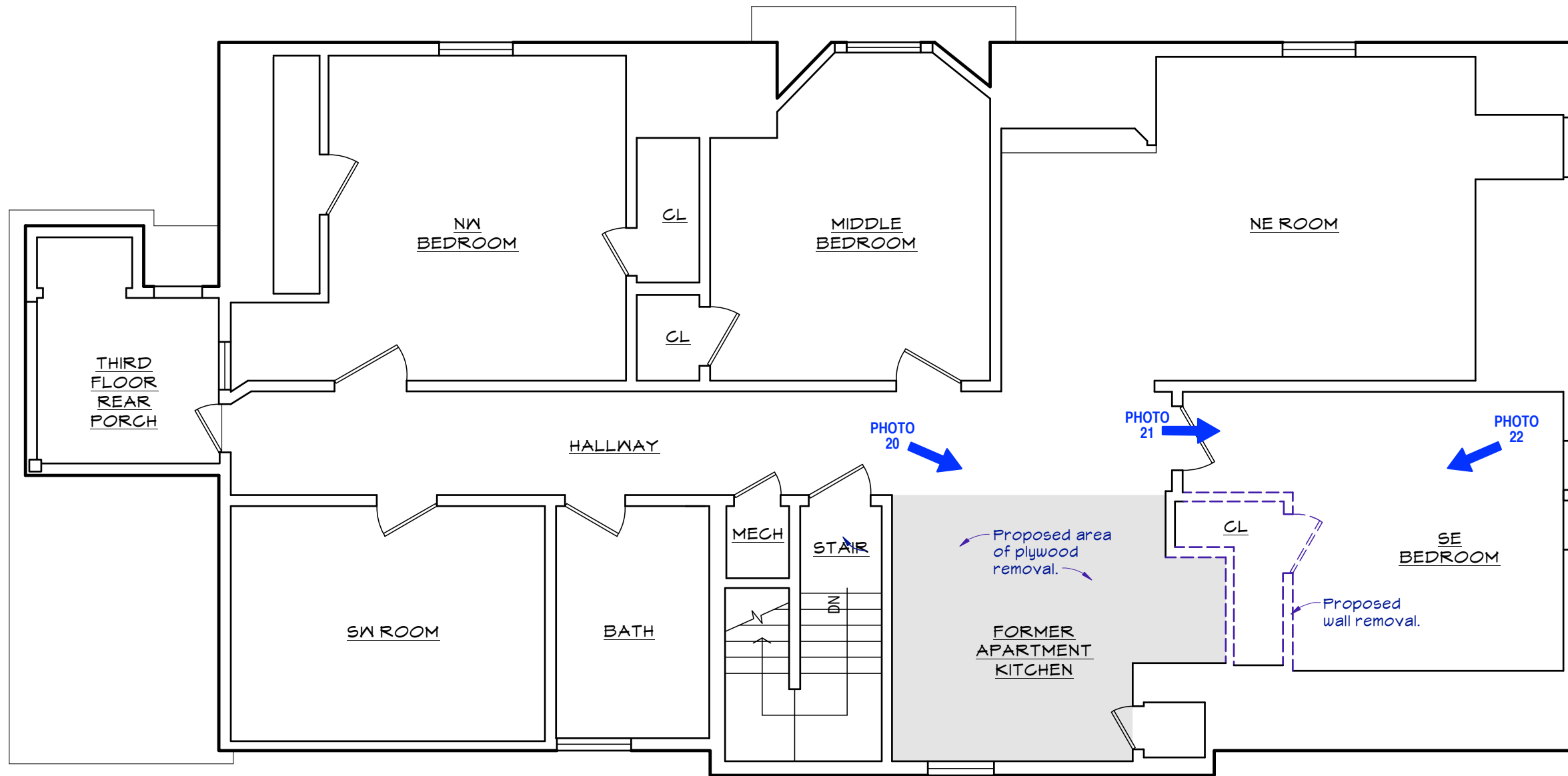
2/3/23  
Crawford & Stearns, Architects



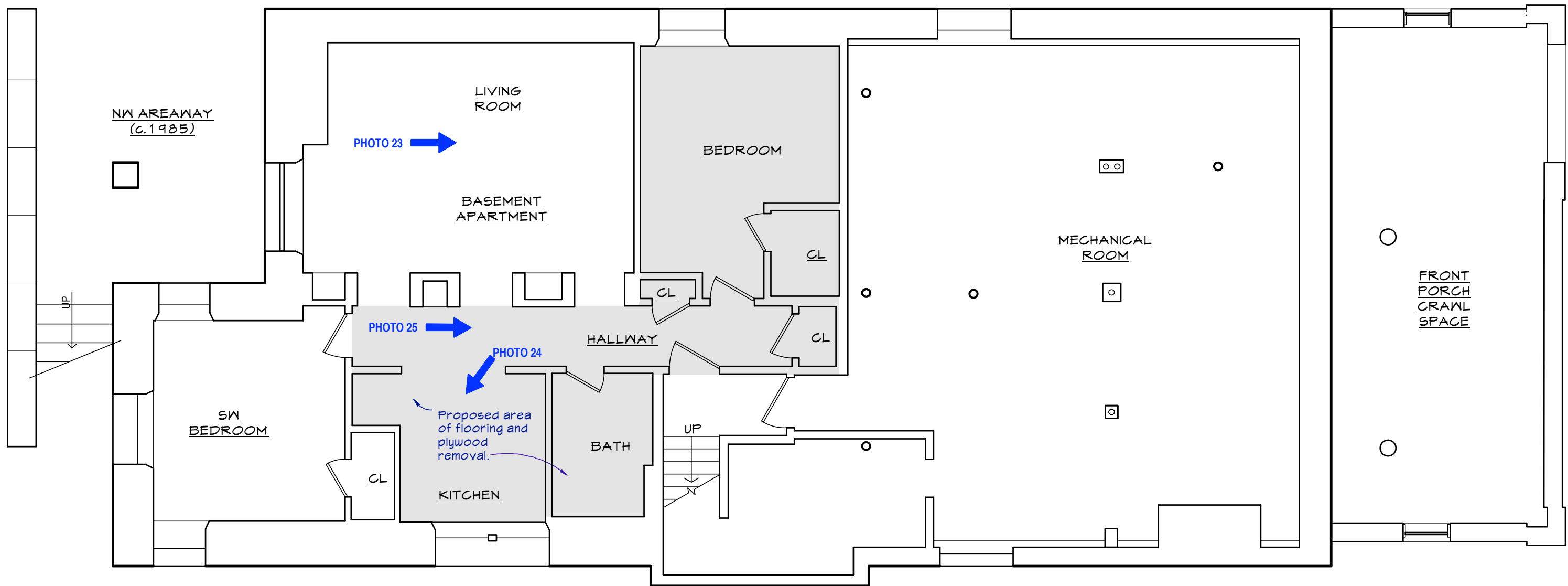


**PHOTO KEY**  
**SECOND FLOOR PLAN**  
 ± 3/16" = 1'-0"  
 0 2 4FT

The complex block contains a north arrow pointing upwards, a circular photo key symbol with '1' and 'EX-2' inside, and a graphic scale bar showing 0, 2, and 4 feet.



**PHOTO KEY**  
**THIRD FLOOR PLAN**  
 ± 3/16" = 1'-0"  
 0 2 4 FT



**PHOTO KEY**  
**BASEMENT PLAN**  
 ± 3/16" = 1'-0"  
 0 2 4 FT