

Certificate of Appropriateness Application



Zoning Administration
201 East Washington St.
Syracuse, NY 13202
(315) 448-8640
Zoning@syr.gov

For Office Use Only

Zoning District: _____

Application Number: CA-_____ - _____

Date: _____

Certificate of Appropriateness Application

This application may be mailed or delivered to City Hall Commons Room 512, 201 E. Washington Street. If you wish to discuss the application with a member of our preservation staff, please call 315-448-8108 or email SLPB@syr.gov.

General Project Information

Property Address:

Individual Protected Site Property in a Preservation District

Check all that apply:

- Demolition (partial or complete) including accessory structures: Complete Part 1
- Alteration to the property including accessory structures: Complete Part 2
- Alteration to the building interior (only for protected interiors): Complete Part 2
- Painting/Cleaning: Complete Part 3
- Window replacement: Complete Part 4
- New construction including additions: Complete Part 5
- Alteration to site: Complete Part 6
- Signage: Complete Part 7

Applicant Information:

Name:

Address:

Phone:

Email:

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.

Print owner name:

Signature:

A handwritten signature in blue ink, appearing to be "Jim".

Date:

7.28.23

Mailing address:

(The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed.)

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Part 6: Alteration of Site

Site alterations include demolition, alteration, or construction of decks, patios, garages, walks, steps, walls, fencing, gates, lighting, other structures and features.

Please submit the following supporting materials:

- Color images of the property and site of the proposed work
- Property survey showing location of proposed site alterations
- Site plan (drawn to scale) illustrating location and dimensions of proposed work
- Materials list and manufacturer's reference materials for all new materials

Provide a detailed written description of the scope of work. Include location(s) of the work, dimensions and proposed materials. Attach additional sheets as necessary.

Does the proposed site alteration result in the removal of site components such as trees, fencing, walkways, outbuildings, gates, and/or other elements? If yes, please explain:

Historic Preservation Landscaping and Improvements

Project

Brown Residence
100 Windsor Place
Syracuse, N.Y.



PITCHER | architect PLLC

124 Feigel Avenue
Syracuse, N. Y. 13203
315.474.1219

JobsPitArch@gmail.com

SUMMARY

The residence is within the Berkley Drive Historical District. These documents are submitted for a Certificate of Appropriateness. Included in this submission are:

- This report
- Drawings L-1 through L-5
- Photographs.

The proposed changes include a wide array of reconstruction and renovations within the landscape. The prior garage proposal is being developed with the owner and will be presented separately in the future.

ORGANIZATION OF INFORMATION

The drawings are:

- L-1 Property Survey
- L-2 Site Plan showing all
- L-3 Site Plan, north west detail
- L-4 Site Plan, north east detail
- L-5 Site Plan, south east detail
- L-6 Site Plan, south west detail

For the photographs, see drawing L-1 for location of the photograph and the end of this report for the photos.

PROPOSED WORK

The following information has been assembled from the correspondence between the architect and the owner. These are the owner's evaluations of condition, goals for the various improvements and discussion of materials.

Only the front lawn is visible from the surrounding streets. Everything north of the deer fence is down-hill and not visible from the street. Thick trees and the steep embankments block visibility of the pool area and lower lawns from the streets and neighboring properties.

Landscape lighting

The following are proposed, but not shown on the drawings. Lighting fixtures and locations will be chosen to prevent any light from spilling onto adjacent properties. Low voltage systems may be solar powered at distant locations from existing electrical power sources.

- select up and down-lighting in trees: low voltage system lights at (a) the trees in the driveway circle, (b) on trees at west property line at driveway split, (c) the tree above the koi pond, and (d) three along the left side of the driveway easement.
- uplighting house front and back: 110v, "building wash" ground lights, 4 in front, 4 in rear.
- path lighting in pool area and steps: low voltage along steps, on light at side of each stair tread.
- uplighting at bricked entrance to driveway

Deer Fencing

- Deer population untenable in the area, high rate of disease carrying ticks in the area. Have removed multiple ticks from my children. Plan on placing a low visibility deer fence in woods. Support poles and fencing can be removed as most of the supports are

not set in concrete but go into ground sleeves

- (<https://www.deerbusters.com/14-gauge-welded-wire-before-pvc-coating/7-x-100-welded-wire-fence-14-ga-galvanized-steel-core-12-ga-after-black-pvc-coating-2-x-2-mesh/>, <https://www.deerbusters.com/kits/welded-wire-deer-fence-kits/7-welded-wire-fence-kits/7-high-welded-wire-deer-fence-kit-2-x-2-mesh/>)
- Fence (see drawings) will wrap around from the rear driveway, along the north and east property lines, and returning to the pool fence at the house. The fence will be about 10 feet down the slope from the embankment along Terrace Avenue. Along Windsor and past the koi pond will be a short 2' stone stacked wall with some kind of cedar/wire mesh trellis fence about 4 foot above this which will mask its purpose.
- Planting bed will be established along the north edge of the north lawn to separate the flat lawning area from the steep embankment area below.

Rear Terraced area

Retaining walls: the layout of walls and steps is in keeping with 1920's designs, however, the original brick has been replaced and covered with recent concrete wall-blocks, pavers and treads. It is proposed to remove these recent changes and upgrade appearances.

- Concrete block retaining wall: that is falling over on north and south side of stairs, remove the materials and expose the buried brick retaining wall.
- Existing brick wall: if the wall is stable, then resurface with matching brick similar to the original wall. Install new thermal blue stone wall caps (<https://www.yukonvalley.com/product/true-blue-thermal-blue-stone-treads/>)
- Replace planting beds at base of retaining wall and between stair treads at the north lawn.
- Steps:
 - the steps are unstable. Remove existing concrete block, rebuild brick retaining wall, and install new thermal blue stone stair treads.
 - at walkways and stair landings, replace existing concrete pavers with pattern cut thermal blue stone
- Garden Beds: along the upper terrace wall, in lieu of a fence along the retaining wall, create new beds with shrubs and hedges to keep people at a distance from the retaining walls, add some mulch to beds.

Lower Lawns

- Replant grass in on the north lawn and east lawn.
- In east lawn, place raised garden beds

Pond/Waterfall Feature

- Koi pond was existing and was used as a brush dump by the prior owner. Had garbage and brush trees growing up through the bottom and would not hold water. A complete rebuilding of the pond is necessary.
- The stone paving was removed and stored, and will be reinstalled around the pond.
- The pond was dug out to depth below the frost line. The existing concrete pond bed supports the new liners, and new coping stones. Finish the pond edge by adding flagstone/boulders/plantings, reusing much of original flagstone/boulders from the original pond.
- There was a waterfall feature in place that was destroyed by a giant willow tree that reached end of life and rotted and fell down. Waterfall feature was entwined with

stump/root system which was all removed. It is proposed to rebuild the waterfall and stream feature along the embankment above the pond using the stones/boulders from the site

Patio/fire pit adjacent to the koi pond

- There is a grade change between the swimming pool step/pathway and the koi pond patio. There are deteriorated stairs between the two levels. Steps are composed of loose rocks laying on the ground, and were buried and covered in brush/roots and brush trees/shrubs. This slope was cleaned up as part of removing the stump/roots of the willow tree
- At exposed embankment, will be a new stacked stone retaining wall, about 65 feet long and between 2 feet and 5 feet in height. New flagstone cap will be added to the wall.
- The steps from the walkway to pool area down to the pond area will be rebuilt using granite stone steps cut into the stacked stone wall
- The new patio area at bottom of the curved retaining wall will be paved with thermaled cut bluestone, and have fire pit ring in center
- Materials: see photographs. Sources are:
 - patio stone <https://www.yukonvalley.com/product/full-color-bluestone-thermaled/>
 - capping stone <https://www.yukonvalley.com/product/standup-full-color-pa-flagstone/>
 - wallstone - Moha brown wallstone

Pool mechanicals

Enclose pool mechanicals and associated concrete pad with clear cedar fence

Driveway Entrance

- The entrance walls need to be repointed. Where any brick or concrete items are too deteriorated, they will be replacement with in-kind material.
- The concrete curbing in the driveway entrance has deteriorated and heaved from frost making maintenance difficult. It is proposed to remove and replace in the same location with new granite curbing.

Side door entrance walkway

The existing natural cleft cut bluestone walkway deteriorated and delaminating. It was damaged during water line replacement. It's proposed to remove and replace the existing with with new thermaled cute bluestone. The age of the existing stone is unknown, but the proposed replacement will be sympathetic with the existing blue stone look.

Swimming Pool Enclosure

- Fence: it is proposed to replace the existing metal fence with in-kind black aluminum or cast iron fence along same footprint. New fence posts will incorporate low-voltage lighting to demark the edge of the pool pavement.
- Pavers: existing concrete pavers are not original to the house, and were probably installed when the swimming pool was installed.
 - The basement door is at the same level as the pool paving, but the paved patio between the two is higher. During heavy rains water runs off the patio into the basement.
 - The proposed kitchen gazebo requires additional paving.
 - To resolve all of these issues, it proposed to remove concrete pavers and steps,

excavate down about 12”, and install natural stone thermalized bluestone.

- Walkway, side porch down to pool fence gate:
 - Remove concrete pavers and step tread. Replace with natural granite and blue stone pavers bluestone between the treads.
- New Kitchen Gazebo
 - At new patio area install new gazebo over an outdoor kitchen & grill. Proposed materials are untreated cedar posts, fascia and roof shingles. The grill will have a code compliant exhaust hood above to protect the wood structure.

Mulch Beds New large chip mulch will be installed at the planting areas at:

- South side of Driveway
- Front of house
- Front/south side of house
- Front and behind driveway entrance walls

Right-of-way at Terrace and Windsor

Right-of-way along Terrace is overgrown creating a blind corner along the road especially up hill and onto Windsor Place. We request DPW to remove trees/branches/overgrowth to resolve the safety issues.

Erosion Control

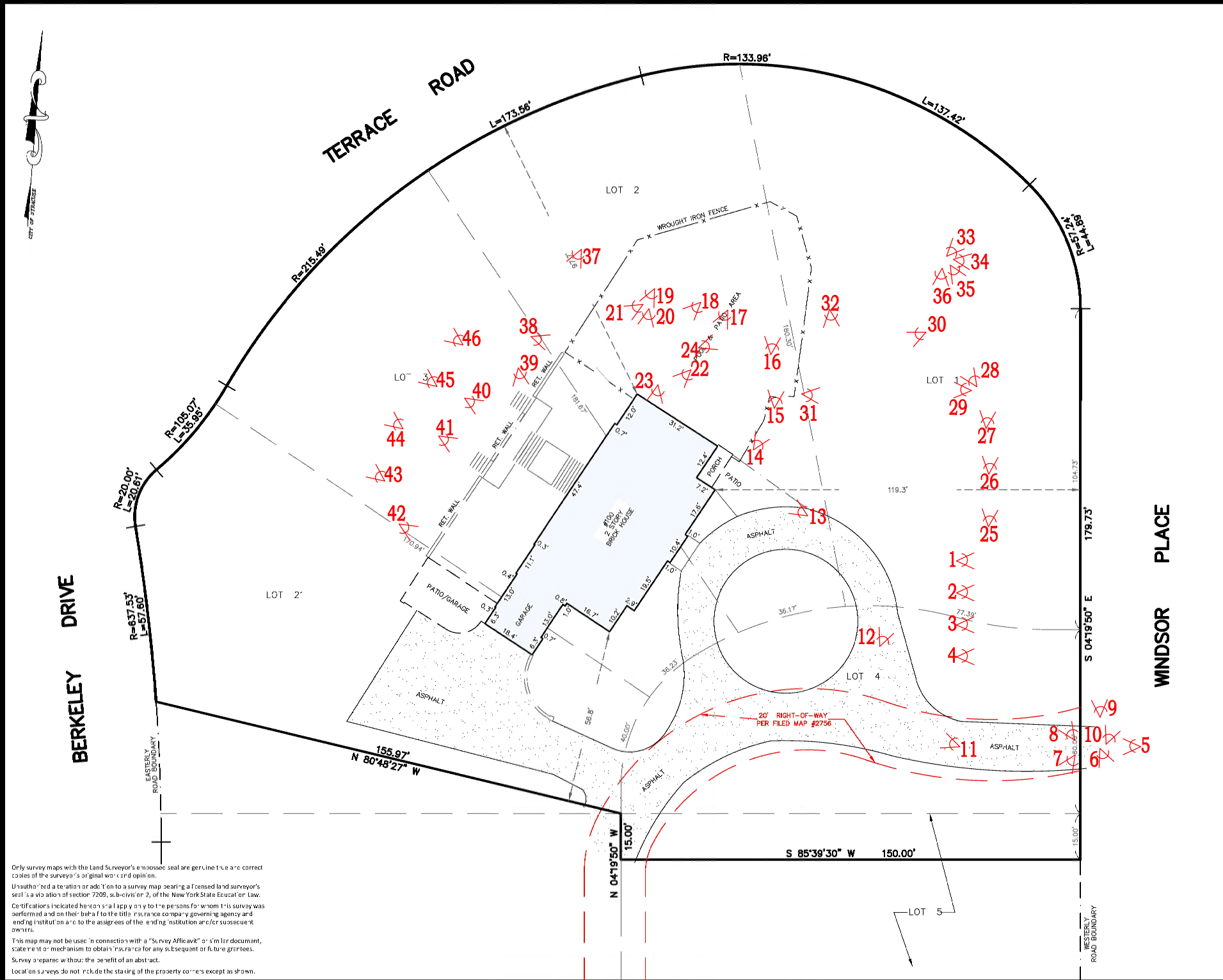
Due to the dense tree canopy, and the steep embankment facing north, the hill side does not receive sufficient sunlight, lacks any ground cover plants, and is bare earth. The heavy 1 to 2 inch rain on July 24th did not cause a major run-off, so the area of larger erosion near the edge of the pool on the northwest corner is probably due to years of run off. These modifications are proposed. While ground covers may be visible from the roads and neighboring properties, that is probably preferable to the sight of bare dirt.

- Thin the tree canopy of the trees that are nearest the north yard and pool, while maintaining the existing thick canopy along Terrace. This will permit in sun light down the embankment, but still maintain visual privacy to adjacent properties from the pool and north yard.
- At northwest corner, install anti-erosion geo-grid, and cover with a mixture of stone rip-rap and plantings (vinca or crown vetch, or other as recommended by city arborist).
- Plant/seed the rest of bank with plantings. Anti-erosion mats in this area will be biodegradable coir fiber, which the plants grow through.
- Maintain temporary silt fences until ground cover is established.

Tree removal

- on South side of driveway entrance: remove single pine tree
- on southside of rear driveway: remove 3 Norway maple saplings

These are the proposed changes and improvements for the site. It is anticipated that it will take several years to complete all of the proposed changes. At this time we are asking for approval of the treatment concepts and proposed materials.



Only survey maps with the Land Surveyor's professional seal are genuine true and correct copies of the surveyor's original work and opinion.
 Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2209, sub-section 2, of the New York State Education Law.
 Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company, governing agency and lending institution as to the assignees of the ending institution and/or subsequent owners.
 This map may not be used in connection with a "Survey Affidavit" or similar document, state or federal, to obtain easements for any subsequent or future grantees.
 Survey prepared without the benefit of an abstract.
 Local surveys do not include the staking of the property corners, except as shown.

 116 SALINA STREET, SUITE 6 LIVERPOOL, NEW YORK 13088 315-491-3333 info@lehrs.com	LOCATION SURVEY ON LOTS No. 1, 2, 3, 4, 5 AND PART OF LOT No. 5, BLOCK "C" OF THE BERKLEY PARK TRACT AMENDED FILED FEBRUARY 20, 1913, MAP #1430 KNOWN AS NO. 100 WINDSOR PLACE, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW YORK DATE: 16 NOV 2012 SCALE: 1"=20' DRAWN BY: WAH REVISIONS:																				
	I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY. DOUGLAS R. LEHR																				
<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/29/21</td> <td>REDA TED</td> <td>WAH</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DATE	DESCRIPTION	BY	1	11/29/21	REDA TED	WAH													
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REDUCED TO 1/40" = 1'-0" AT 11"X17" PLOT

LOCATIONS OF PHOTOS
 5
 PHOTO NUMBER AND DIRECTION

PROPERTY SURVEY & NOTES
 L-1

BROWN RESIDENCE
 100 WINDSOR PLACE
 SYRACUSE, NY
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124 Feigel Avenue
 Syracuse, N.Y. 13203

 315.474.1219

JOB#: 222-08
 5-18-2023

No modifications shall be made to these drawings except as provided by N.Y.S. Education Law.

- MATERIALS
- MULCH
 - ASPHALT
 - PROPERTY LINE
 - LOW GROUND COVER
 - WATER
 - METAL FENCE
 - DEER FENCE
 - BLUE STONE PAVEMENT
 - GRANITE TREADS STEPPING STONES
 - LOW SHRUBS
 - CONC. BLOCK RETAINING WALLS

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- C REBUILD STEPS: REMOVE DETERIORATED STEPS, INSTALL NEW GRANITE TREADS + BLUE STONE PAVING
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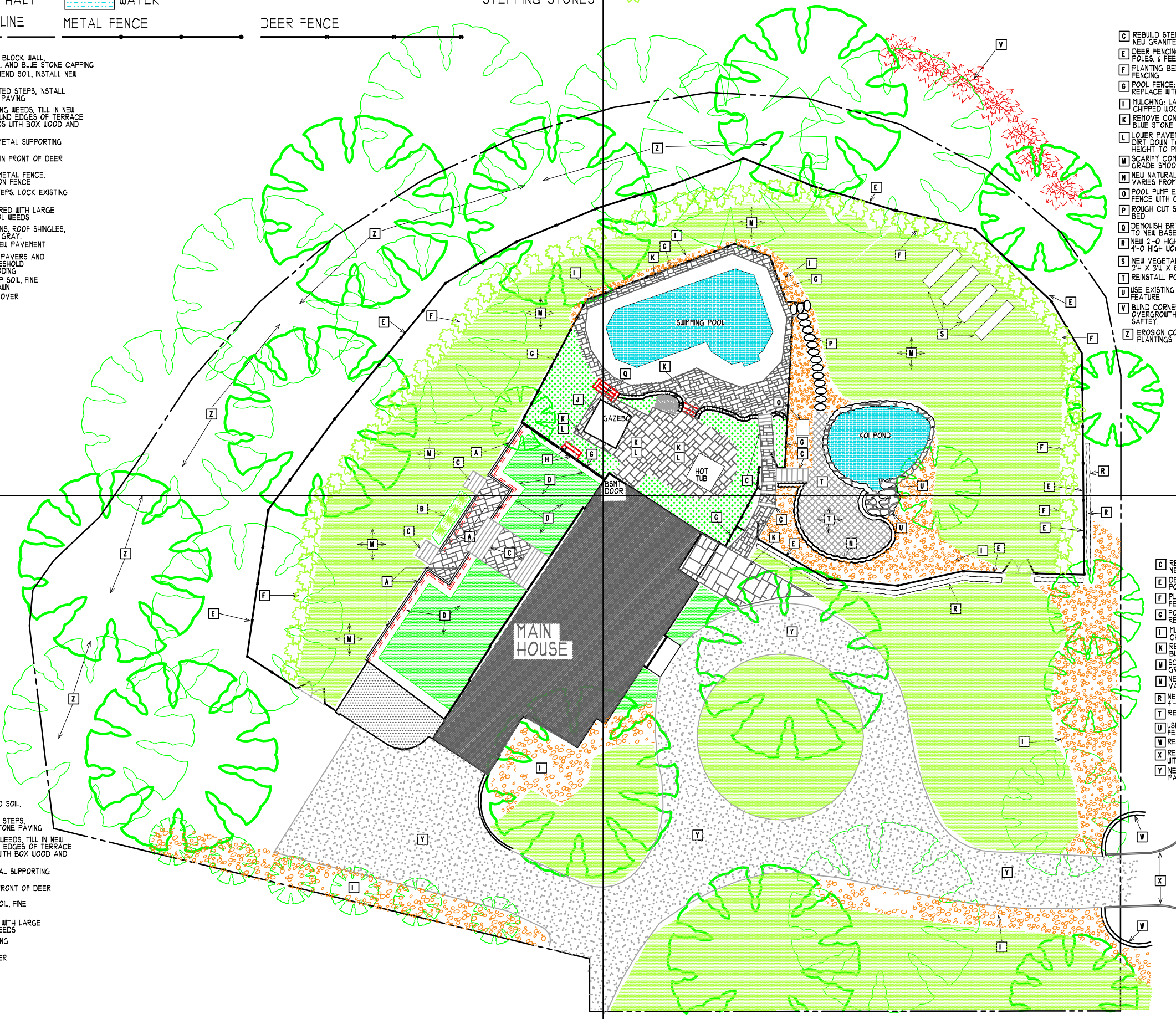
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DETAIL L-3
DETAIL L-6

DETAIL L-4
DETAIL L-5

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JOB#: 222-08
1-24-2023

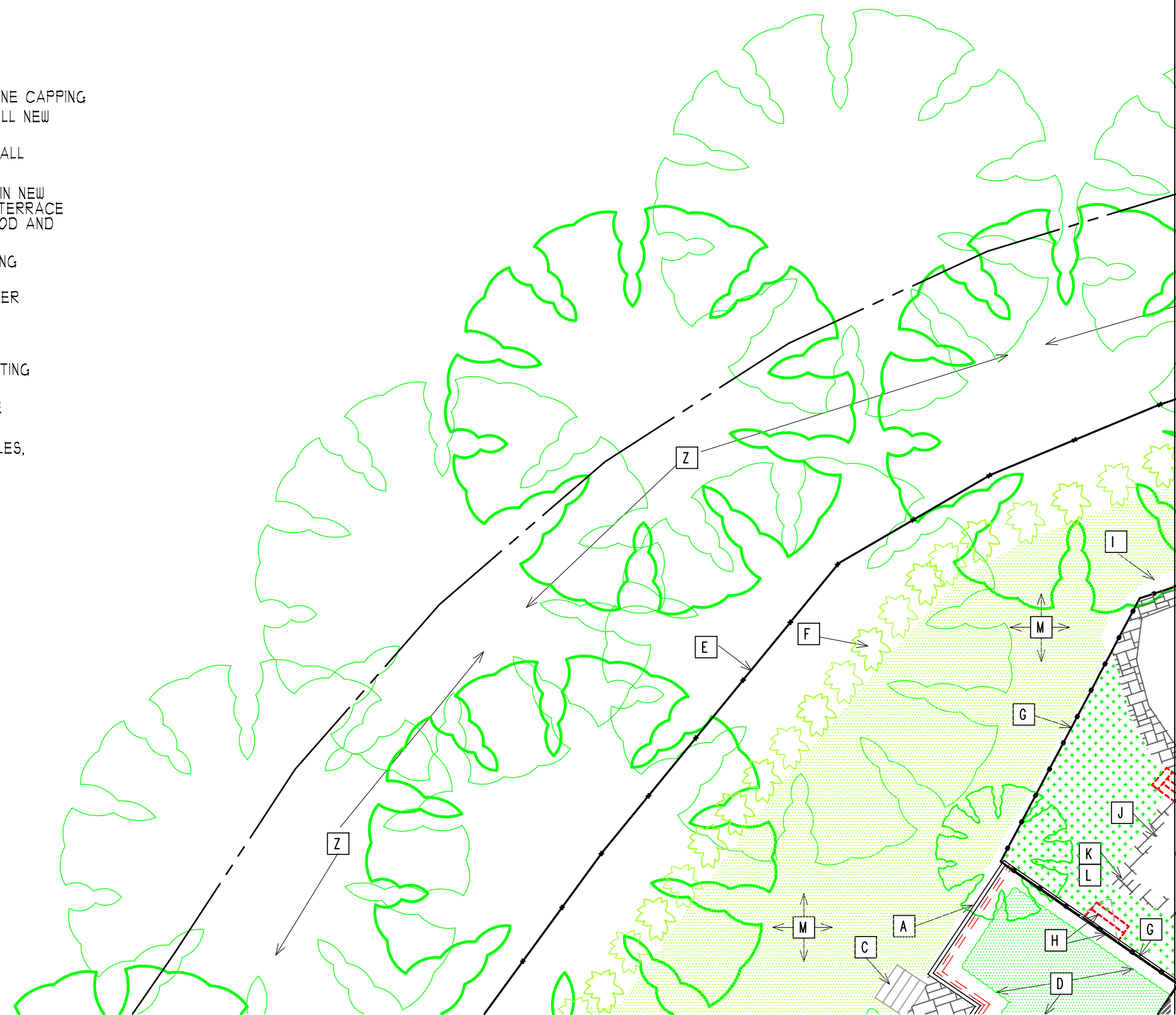
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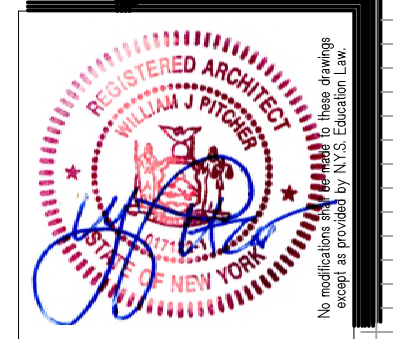
PROPERTY
SITE PLAN
&
NOTES
L-2

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DETAIL
L-3



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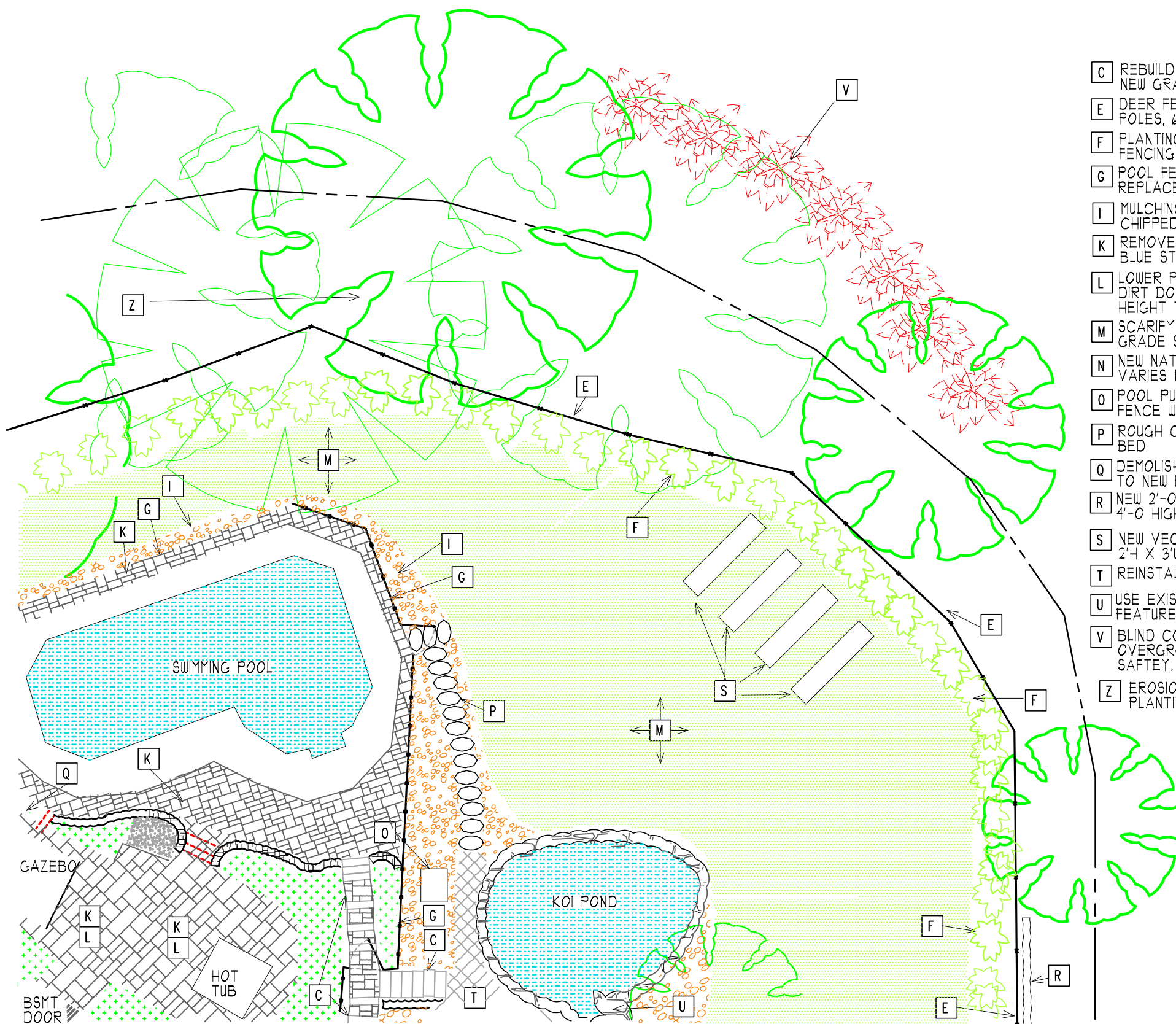
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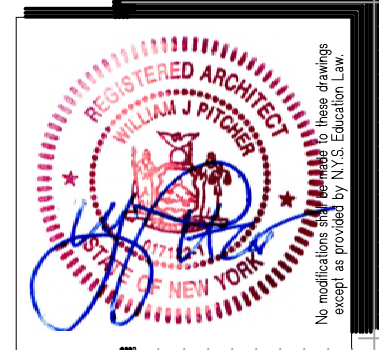
NORTH - WEST
DETAIL
SITE PLAN
& NOTES
L-3

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DETAIL
L-4



JOB#: 222-08
DATE: 5-18-2023

124 Feigel Avenue
Syracuse, N.Y. 13203

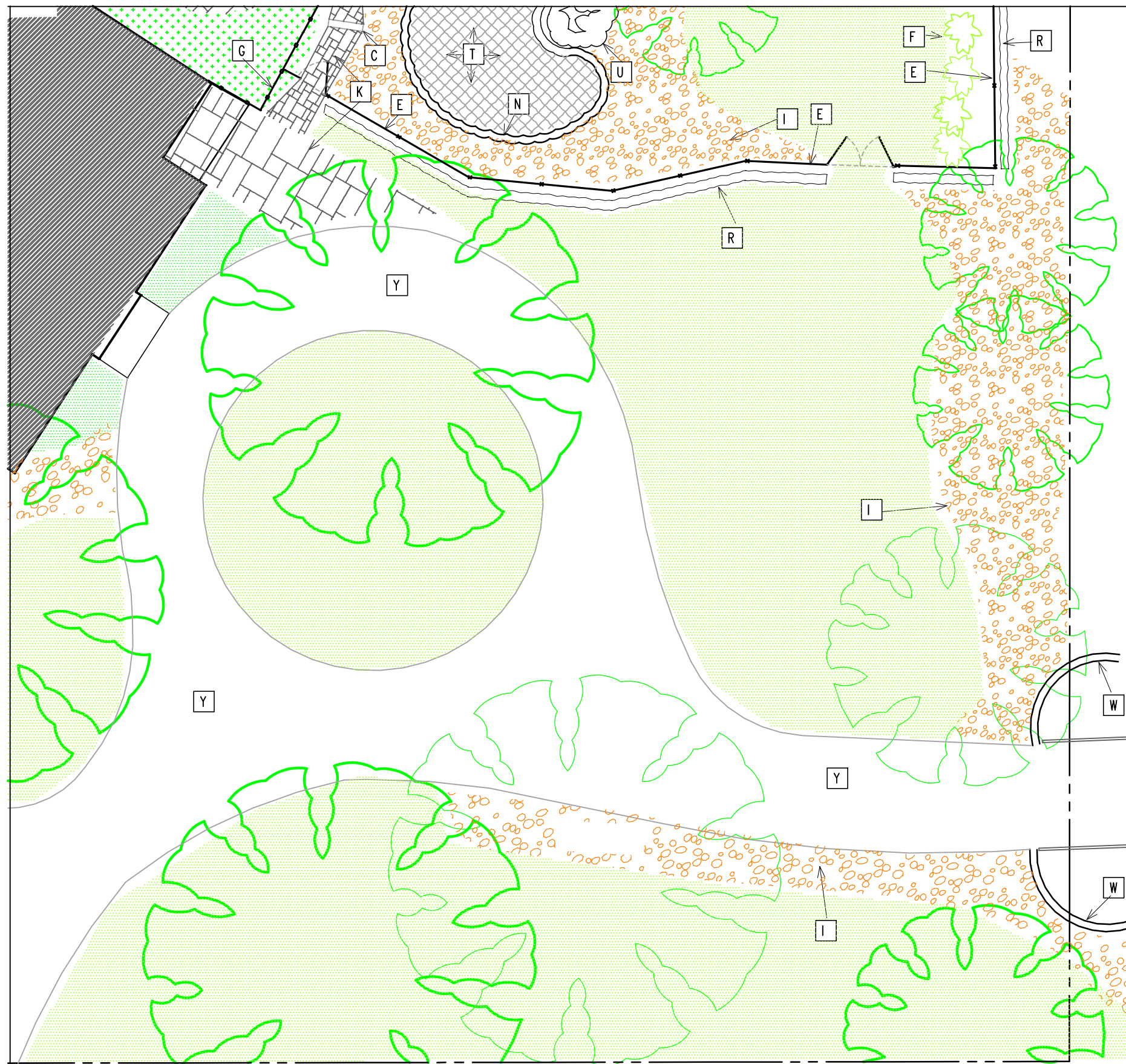
PITCHER architect PLLC

315.474.1219

BROWN RESIDENCE
100 WINDSOR PLACE
SYRACUSE, NY

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NORTHEAST
DETAIL
SITE PLAN
& NOTES
L-4



DETAIL
L-5

- [C] REBUILD STEPS: REMOVE DETERIORATED STEPS, INSTALL NEW GRANITE TREADS & BLUE STONE PAVING
- [E] DEER FENCING: "INVISIBLE" MESH, ON METAL SUPPORTING POLES, 6 FEET HIGH
- [F] PLANTING BED: SHRUBS AND PLANTS IN FRONT OF DEER FENCING
- [G] POOL FENCE: EXISTING 6-FOOT HIGH METAL FENCE. REPLACE WITH CAST ALUMINUM, OR IRON FENCE
- [I] MULCHING: LANDSCAPE FABRIC COVERED WITH LARGE CHIPPED WOOD MULCHING TO CONTROL WEEDS
- [K] REMOVE CONCRETE PAVERS AND INSTALL NEW BLUE STONE CUT AND FITTED
- [M] SCARIFY COMPACTED SOIL, 1" NEW TOP SOIL, FINE GRADE SMOOTH, GRASS SEED FOR LAWN
- [N] NEW NATURAL, STACKED STONE RETAINING WALL. VARIES FROM 2'-0 TO 5'-0 HIGH
- [R] NEW 2'-0 HIGH STACKED STONE WALL TOPPED WITH 4'-0 HIGH WOOD TRELLIS FENCE
- [T] REINSTALL POND'S ORIGINAL STONE PAVING
- [U] USE EXISTING STONES TO REBUILD WATER-FALL FEATURE
- [W] REPOINT JOINTS OF EXISTING BRICK WALL
- [X] REPLACE DETERIORATED CONCRETE CURBS WITH NEW GRANITE CURBS TO STREET CURBS.
- [Y] NEW 1" TOP COAT OF ASPHALT ON EXISTING PAVEMENT

MATERIALS	MULCH	LOW GROUND COVER	BLUE STONE PAVEMENT	GRANITE TREADS STEPPING STONES	LOW SHRUBS	CONC. BLOCK RETAINING WALLS
	PROPERTY LINE	WATER				
		METAL FENCE	DEER FENCE			



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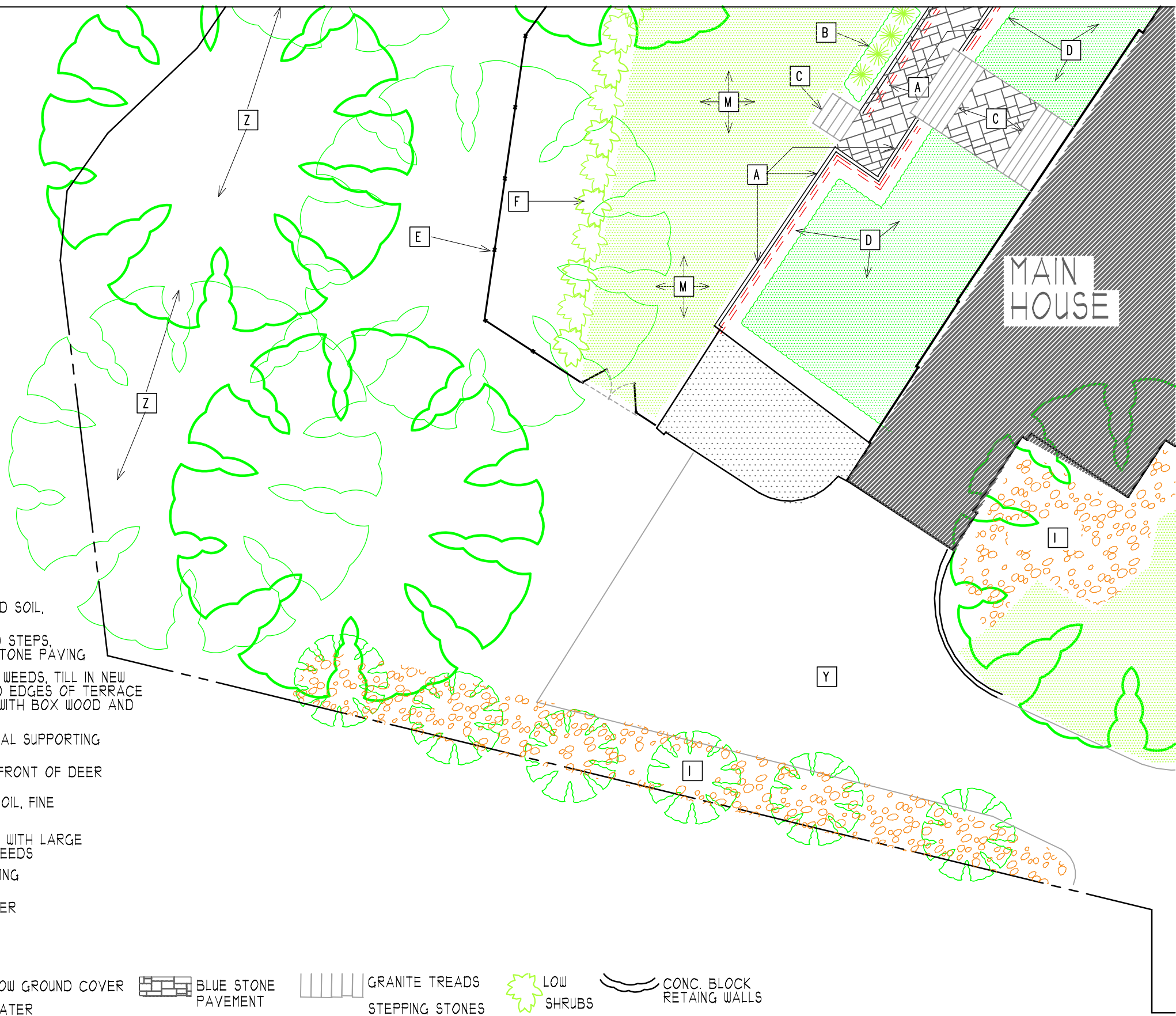
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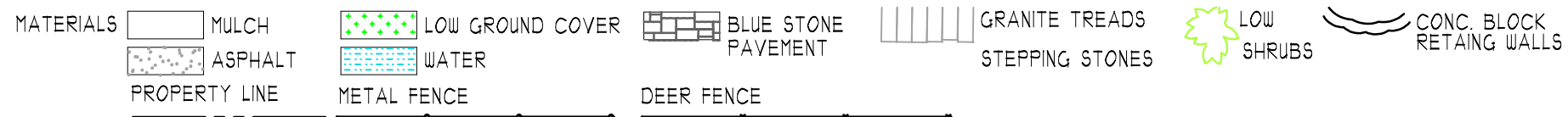
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SOUTH-EAST
DETAIL
SITE PLAN
& NOTES
L-5

DETAIL
L-6



- [A] RETAINING WALL: REMOVE CONCRETE WALL, INSTALL NEW BRICK VENEER ON WALL, AND BLUE STONE CAPPING
- [B] PLANTING BED: REMOVE EXISTING, AMEND SOIL, INSTALL NEW SHRUBERY AND PLANTS
- [C] REBUILD STEPS: REMOVE DETERIORATED STEPS, INSTALL NEW GRANITE TREADS & BLUE STONE PAVING
- [D] RENOVATE TERRACE: REMOVE EXISTING WEEDS, TILL IN NEW TOP SOIL. ADD PLANTING BEDS AROUND EDGES OF TERRACE AND LAY NEW SOD LAWN. PLANT BEDS WITH BOX WOOD AND EVERGREENS.
- [E] DEER FENCING: "INVISIBLE" MESH, ON METAL SUPPORTING POLES, 6 FEET HIGH
- [F] PLANTING BED: SHRUBS AND PLANTS IN FRONT OF DEER FENCING
- [M] SCARIFY COMPACTED SOIL, 1" NEW TOP SOIL, FINE GRADE SMOOTH, GRASS SEED FOR LAWN
- [I] MULCHING: LANDSCAPE FABRIC COVERED WITH LARGE CHIPPED WOOD MULCHING TO CONTROL WEEDS
- [Y] NEW 1" TOP COAT OF ASPHALT ON EXISTING PAVEMENT
- [Z] EROSION CONTROL MATS & GROUND COVER PLANTINGS



No modifications shall be made to these drawings except as provided by N.Y.S. Education Law.

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SOUTH-WEST
DETAIL
SITE PLAN
& NOTES
L-6



1. Blue stone paving materials



2. Paving stones (left), natural stone for walls (right)



3. Natural stone for walls



4. Granite tread for new stairs.



5. Main driveway entrance: repair walls, replace concrete curbs with granite.



6. Replace curb.



7. Repoint brick wall.



8. Repoint brick



9. Repoint brick



10. New granite curb.



11. Main driveway: new top coat asphalt & seal.



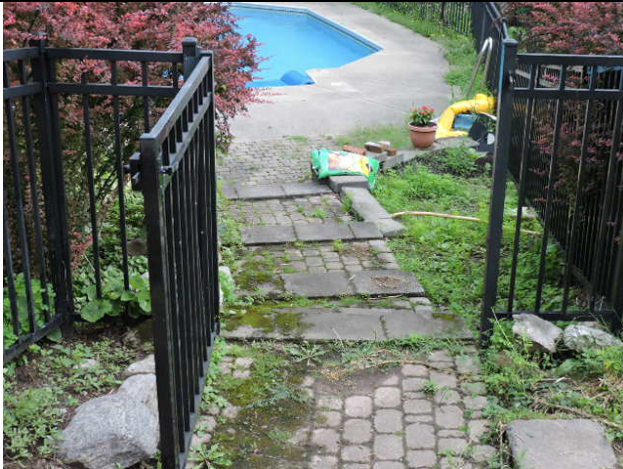
12. Granular fill materials



13. Side Entrance Walk: at previous water line replacement replace pavement with new stone.



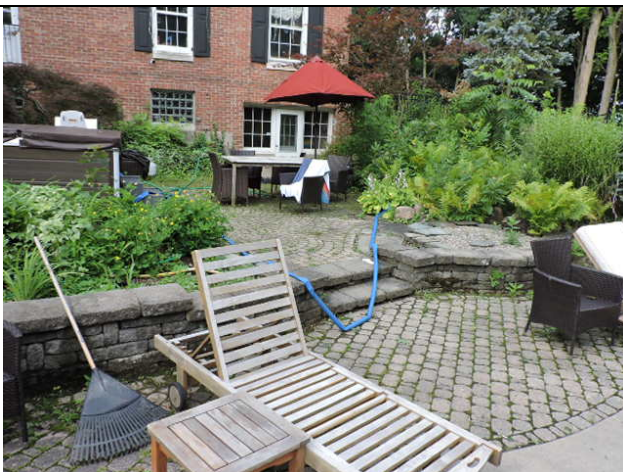
14. From drive and side entrance down to pool. Replace concrete with blue stone & granite treads.



15. Pool fence & gate: replace concrete with blue stone and granite.



16. Pool paving: remove concrete, install new blue stone paving.



17. East patio: to be lowered to basement door level, with hot tub (left) and new kitchen gazebo (right of umbrella). Steps removed when lowere.



18. Adjacent plants: new gazebo behind existing planting.



19. Old steps: beyond repair, remove and convert to planting bed behind gazebo.



20. Step walls in bad condition.



21. Steps and wall in bad condition.



22 Basement door: existing concrete pavers about 12" above bottom of door, frequently floods basement.



23. Pavers foreground, cement door level in rear.



24. Small concrete walls: removed when patio level is lowered.



25. At upper lawn: walking down to koi pond.



26. Path forward.



27. Path: clean up, remove materials.



28. Koi pond left: path continues around pool to rear lawn.



29. Koi pond: looking towards pool fence.



30. Koi pond: inside exiting walls, new waterproof membrane and trim stones. New stacked stone wall at embankment. Center: enclose pool pump in fence.



31. Stack stone retaining wall at embankment, new blue stone paving around koi pond.



32. To install new blue stone paving.



33. Lower lawn: to east of koi pond, prepare soil and plant new grass lawn.



34. Regrade and seed.



35. Regrade embankment, seed for lawn. Remove original stone around pond.



36. Remove debris, reseed lawn.



37. Rear lawn, looking west.



38. Existing concrete wall: covering original brick wall. Remove and repair brick wall.



39. Remove existing concrete pavers & treads. Install new granite treads and blue stone paving.



40. Planting bed between stairs: remove overgrowth & replant.



41. Upper terrace: between rear lawn and house, create planting beds around wall, clean up and replant grass lawn.



42. Remove concrete wall, repair existing brick wall.



43. North hill side: heavily overgrown, a lot of dead trees and brush. Install new deer fence.



44. In front of deer fence: new planting beds to obscure fence.



45. Bare soils to be stabilized with fabrics and ground covers recommended by city arborist.



46. Very dense tree canopy, blocks out sun.

