

Proposed Landscaping Changes
in a Historic Preservation Zone
100 Windsor Place
Syracuse, N.Y. 13210

August 22, 2023



PITCHER | a r c h i t e c t P L L C

124 Feigel Avenue
Syracuse, N. Y. 13203
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JobsPitArch@gmail.com

100 Windsor Place Renovations, Version 2.0

The previously submitted application is amended as follows:

1. The previous drawings split up the patio, pool area and koi pond, making it difficult to understand. A new drawing L-7 repeats the information in those drawings, but displays it as a single detail.
2. The gazebo is revised. The previously proposed weathered cedar is now proposed to be white painted wood to match the trim of the house, with a “green copper” metal roof. The cooking function is deleted, and it is mainly a screened sitting area overlooking the pool. The shape also changes from a square plan to a rectangle, with a single gable roof.
3. A porch roof is added to the basement entry door, along with a drainage system. The columns and roof will match the gazebo appearance. Under the existing new blue stone paving will be a gravel filled pit that drains to a drywell in the north lawn. This will end the basement flooding.
4. With the drainage system, it will NOT be necessary to lower the exiting patio. It will be treated the same: remove concrete pavers and install blue stone paving and granite step treads.
5. Construction detail of the stone retaining wall is added on drawing L-8.
6. On the drawings, the following notes have been changed: C, D, E, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, and new AA. All other notes remain unchanged.

In response to the previous hearing, the following new information is provided.

1. Previous objectionable lighting: We believe that these objections are to a previous construction light that is no longer in place. The electrician wired the light “on” and left the site. The owner was unable to locate a switch or breaker to turn off the light. Only when the electrician returned was the light turned off. When it was “on,” it did shine onto neighboring properties. This problem has been stopped.
2. Existing building lighting: are small LED fixtures attached to the house wall, which down-light the wall surface. They are very low light and aimed away from the neighbors.
3. During the site visit of August 18th, there was discussion of planting materials for the north slope. The existing trees are a mix of Norway maple and locus trees.
 - a. Instead of thinning the south trees to permit noon-time sun penetration, it is proposed to thin the canopy on the north side of the slope to permit morning and afternoon summer sun to shine on the north slope.
 - b. This increased light should encourage newly planted Vinca to spread and cover the slope. It is proposed that all locus trees remain, and that Norway maples be removed and/or thinned along Terrace Drive, as directed by the City Arborist.
 - c. To maintain visual privacy for the owners and the neighbors, the edge of the lawn will be planted with a hedge of hydrangea and Eastern Ninebark. The hydrangea will be about 6 feet high, and the Ninebark about 10 feet high.

The following materials are proposed.



DRAWING NOTE “R” -- deer fence and stone wall, along front yard, visible from driveway entrance.

The proposed stone wall and fence will be similar: the blue stone, dry stacked wall will be about 24” to 36” high, and the fence portion will be on top of the wall. The wood will be natural cedar, which will leather to gray and blend in with the stone colors.

DRAWING NOTE “E” Polypropylene mesh.



The dark color and very thin fibers make the fence mostly invisible. I would be supported by metal posts and be between 6 feet high on steep slopes, and 8 feet high on flat ground.

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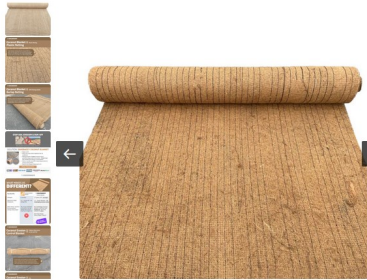
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Home > Erosion Control Blankets > Coconut Erosion Control Blanket - Steep Slopes ...



Coconut Erosion Control Blanket - Steep Slopes (1:1) - 3.75 ft x 120 ft Roll

☆☆☆☆

\$155⁰⁰ ~~\$310⁰⁰~~ [SAVE \\$155](#)

4 interest-free installments, or from \$13.99/mo with [shop](#) [View sample plans](#)

Quantity

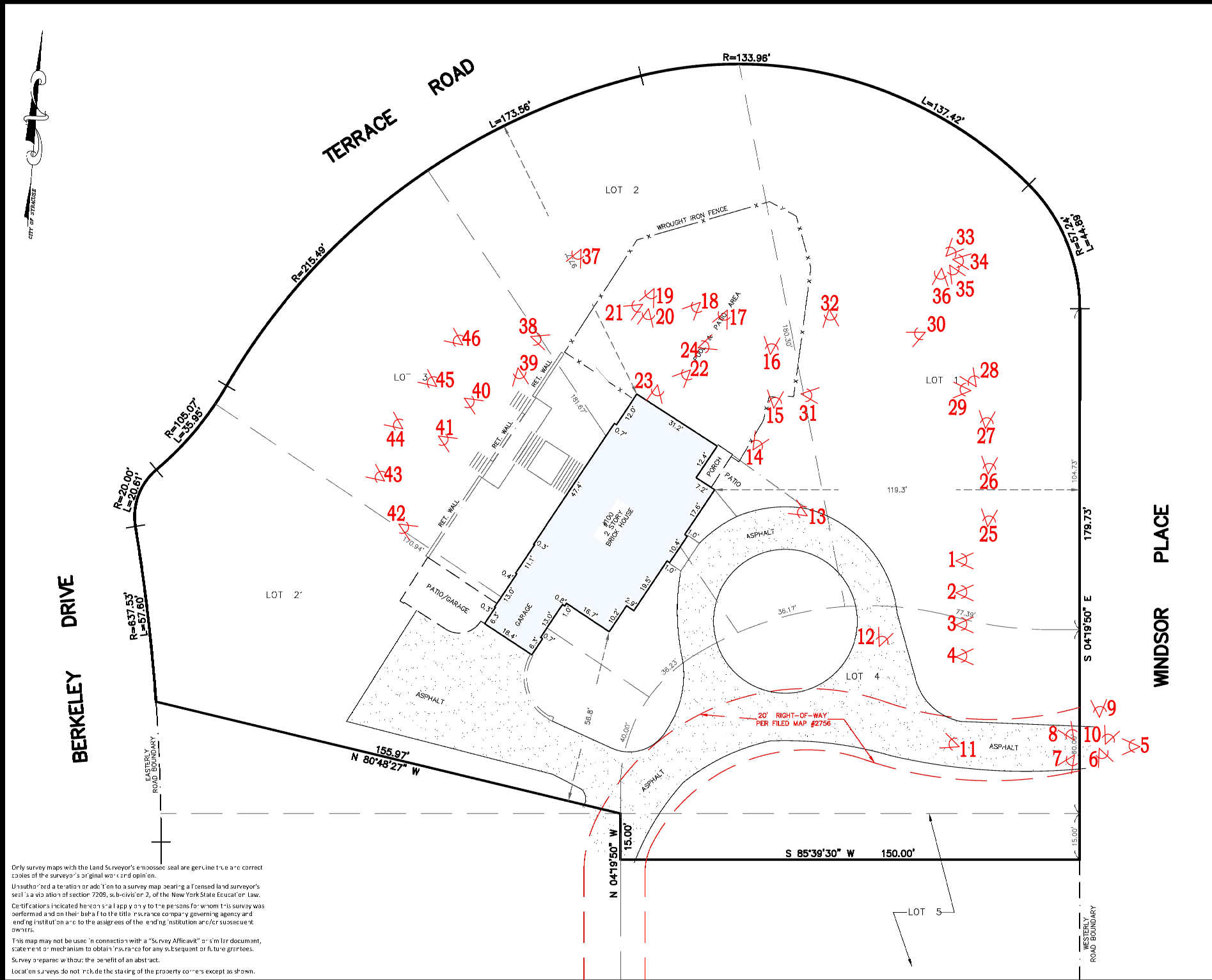
- 1 roll - 3.75 ft x 120 ft or 450 sq ft - Plastic Netting - \$155/roll
- 2 rolls - 3.75 ft x 120 ft or 900 sq ft - Plastic Netting - \$150/roll
- 5 rolls - 3.75 ft x 120 ft or 2250 sq ft - Plastic Netting - \$146/roll
- 10 rolls - 3.75 ft x 120 ft or 4500 sq ft - Plastic

Biodegradable planting mat for north slope
The mat will protect the soil. Vinca will be planted through the mat, eventually covering the slope.

EXTERIOR WALL-WASH LIGHTS
Mcon Lighting #11145
Full cut-off wall pack, LED



The unit is mounted on building wall, and aimed towards the ground.



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 ending institution as to the assigees 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, without the permission of the surveyor 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.

	LOCATION SURVEY ON LOTS No. 1, 2, 3, 4, 21 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	DRAWING No. 12-18-23								
	116 SALINA STREET - SUITE 6 LIVERPOOL, NEW YORK 13088 315-491-3333 info@leirlandsurveyors.com								
<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> </tbody> </table>	No.	DATE	DESCRIPTION	BY	1	11/29/21	REDA TED	WAH	
No.	DATE	DESCRIPTION	BY						
1	11/29/21	REDA TED	WAH						

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



- A** RETAINING WALL: REMOVE CONCRETE BLOCK WALL, INSTALL NEW BRICK VENEER ON WALL, AND BLUE STONE CAPPING
- B** PLANTING BED: REMOVE EXISTING, AMEND SOIL, INSTALL NEW SHRUBBERY 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, 4 FEET HIGH
- F** PLANTING BED: HEDGE OF HYDRANGEA AND EASTERN NINEBARK SHRUBS, STANDARD OR DWARF SIZES
- G** POOL FENCE: EXISTING 4-FOOT HIGH METAL FENCE. REPLACE WITH CAST ALUMINUM, OR IRON FENCE
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- I** MULCHING: LANDSCAPE FABRIC COVERED WITH LARGE CHIPPED WOOD MULCHING TO CONTROL WEEDS
- J** NEW GAZEBO: PAINTED WOOD, METAL ROOF, SCREENED SITTING SPACE (SEE DRAWING L-1)
- K** REMOVE CONCRETE PAVERS, REPLACE WITH BLUE STONE
- L** MAINTAIN EXISTING PATIO ELEVATION: REMOVE CONCRETE PAVER STAIRS, REPLACE WITH GRANITE TREADS
- M** SCARIFY COMPACTED SOIL, 1" NEW TOP SOIL, FINE GRADE SMOOTH, GRASS SEED FOR LAWN
- Z** EROSION CONTROL: THIN CANOPY BY REMOVING NORWAY MAPLES ALONG TERRACE DR. PROTECT MATURE LOCUS TREES. INSTALL BIO-DEGRADABLE MATS, AND PLANT VINCA PLUGS THROUGH HOLES IN MAT.

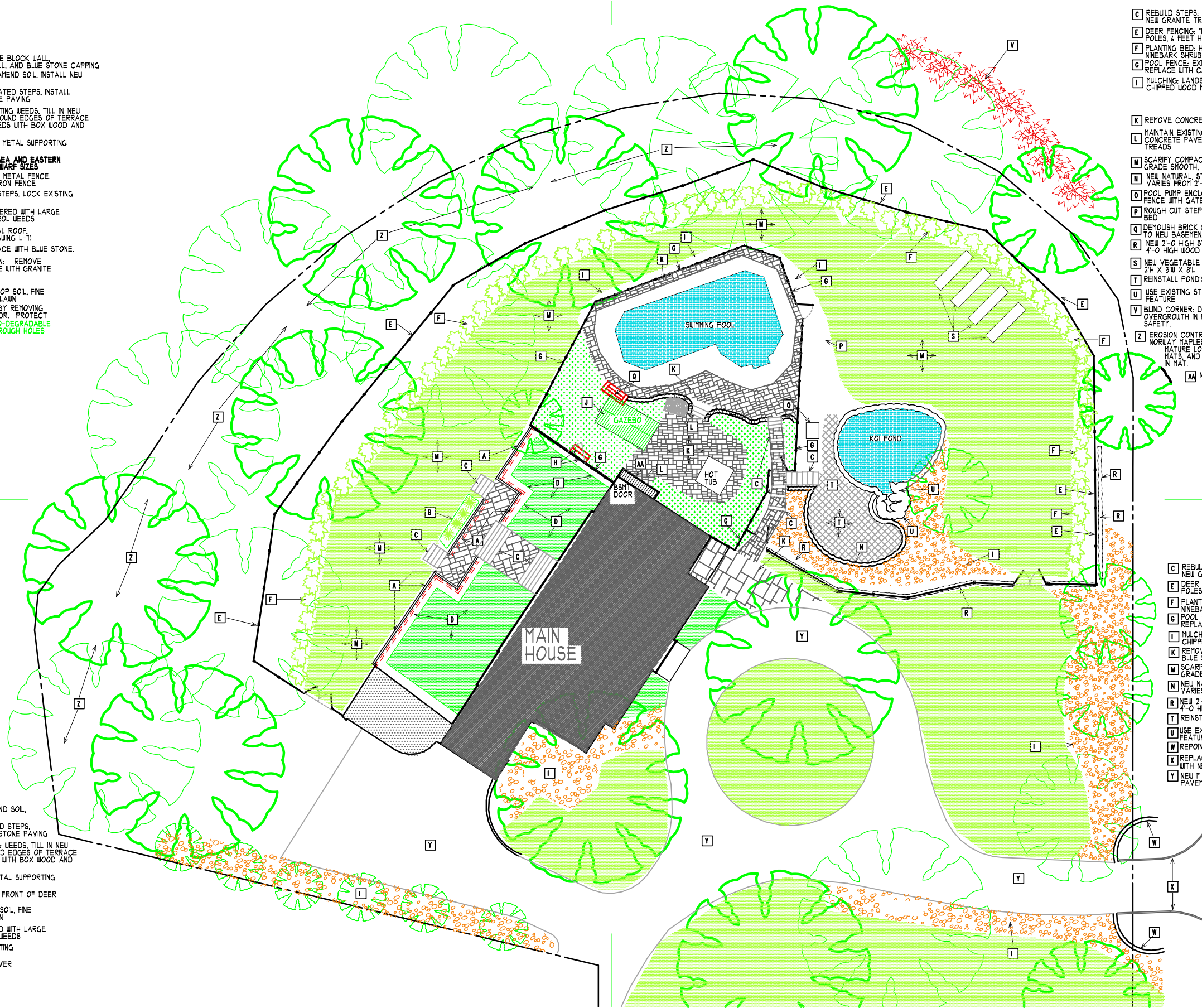
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- O** POOL PUMP ENCLOSURE, 4'-0" HIGH CEDAR FENCE WITH GATES FOR ACCESS
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- AA** NEW BASEMENT PORCH ROOF

DETAIL L-3

DETAIL L-6

DETAIL L-4

DETAIL L-5



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- Z** EROSION CONTROL MATS & GROUND COVER PLANTINGS


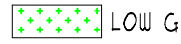


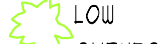





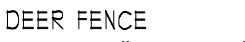
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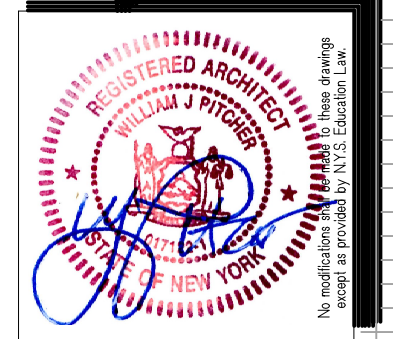
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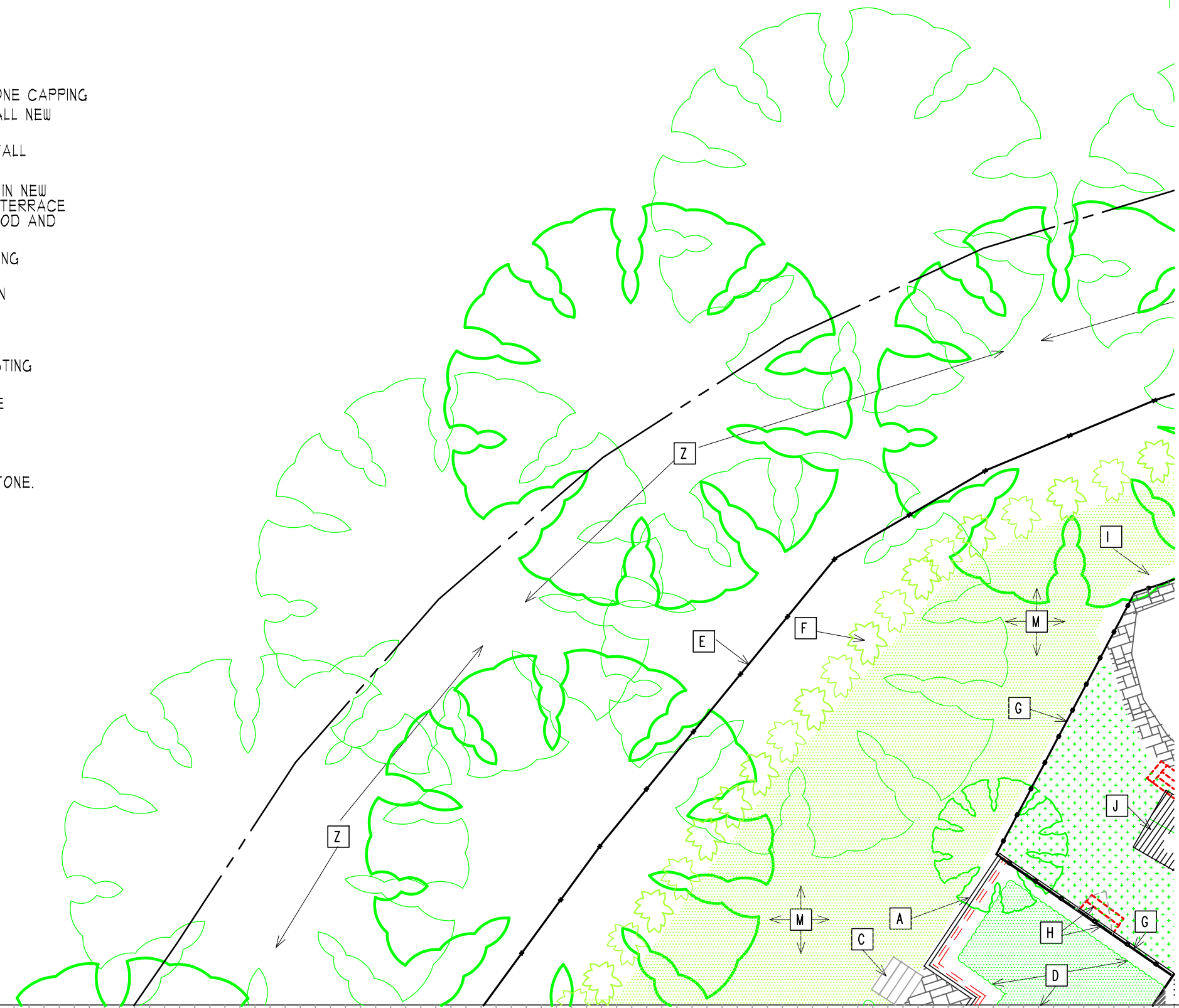
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PROPERTY SITE PLAN & NOTES
L-2

- MATERIALS
-  MULCH
 -  LOW GROUND COVER
 -  BLUE STONE PAVEMENT
 -  GRANITE TREADS
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 -  CONC. BLOCK RETAINING WALLS
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DETAIL
L-3

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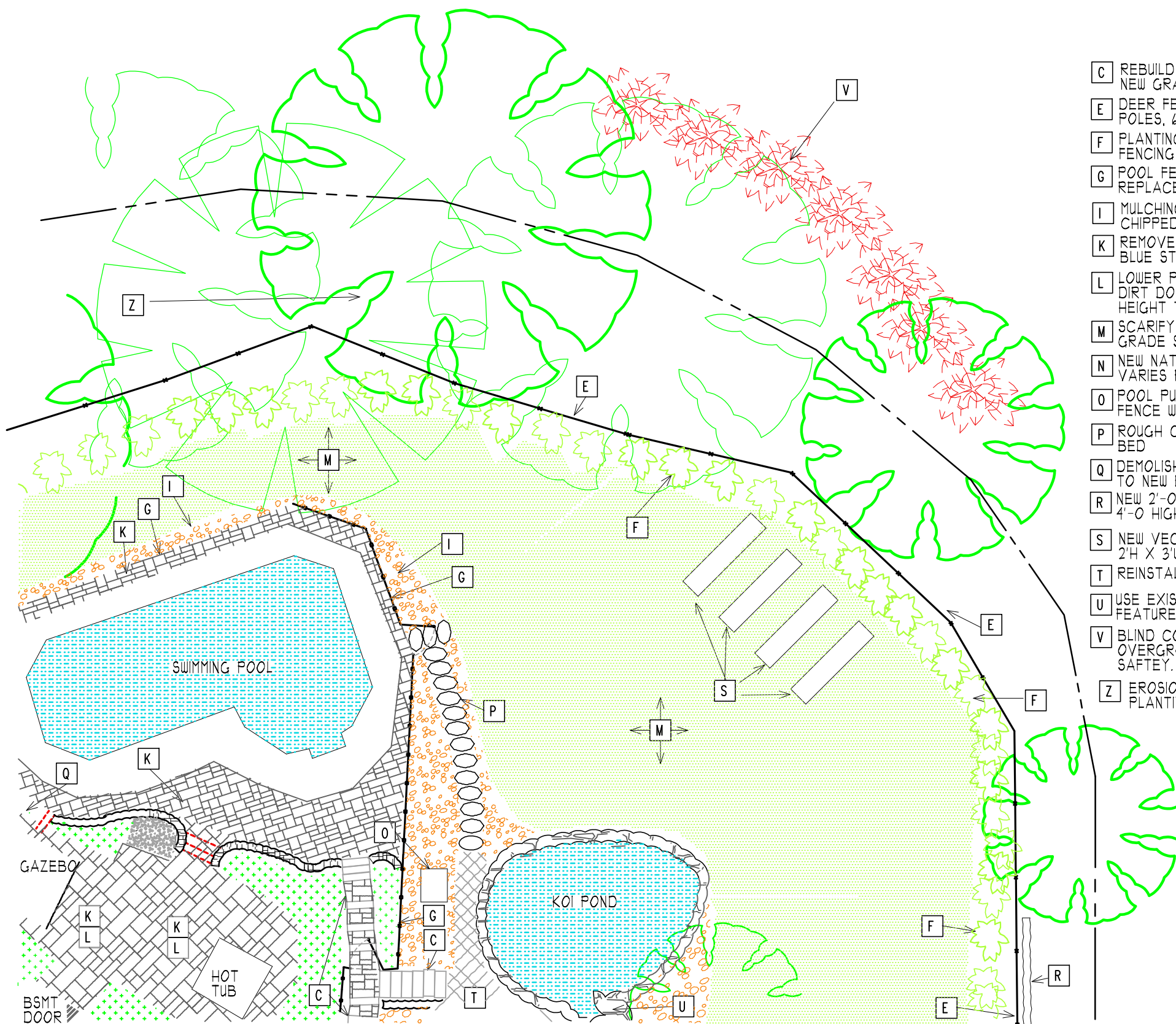
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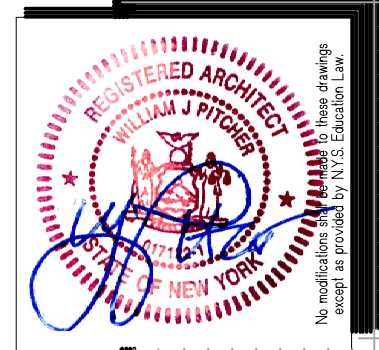
NORTH - WEST
DETAIL
SITE PLAN
& NOTES
L-3

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 -  BLUE STONE PAVEMENT
 -  GRANITE TREADS
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DETAIL
L-4

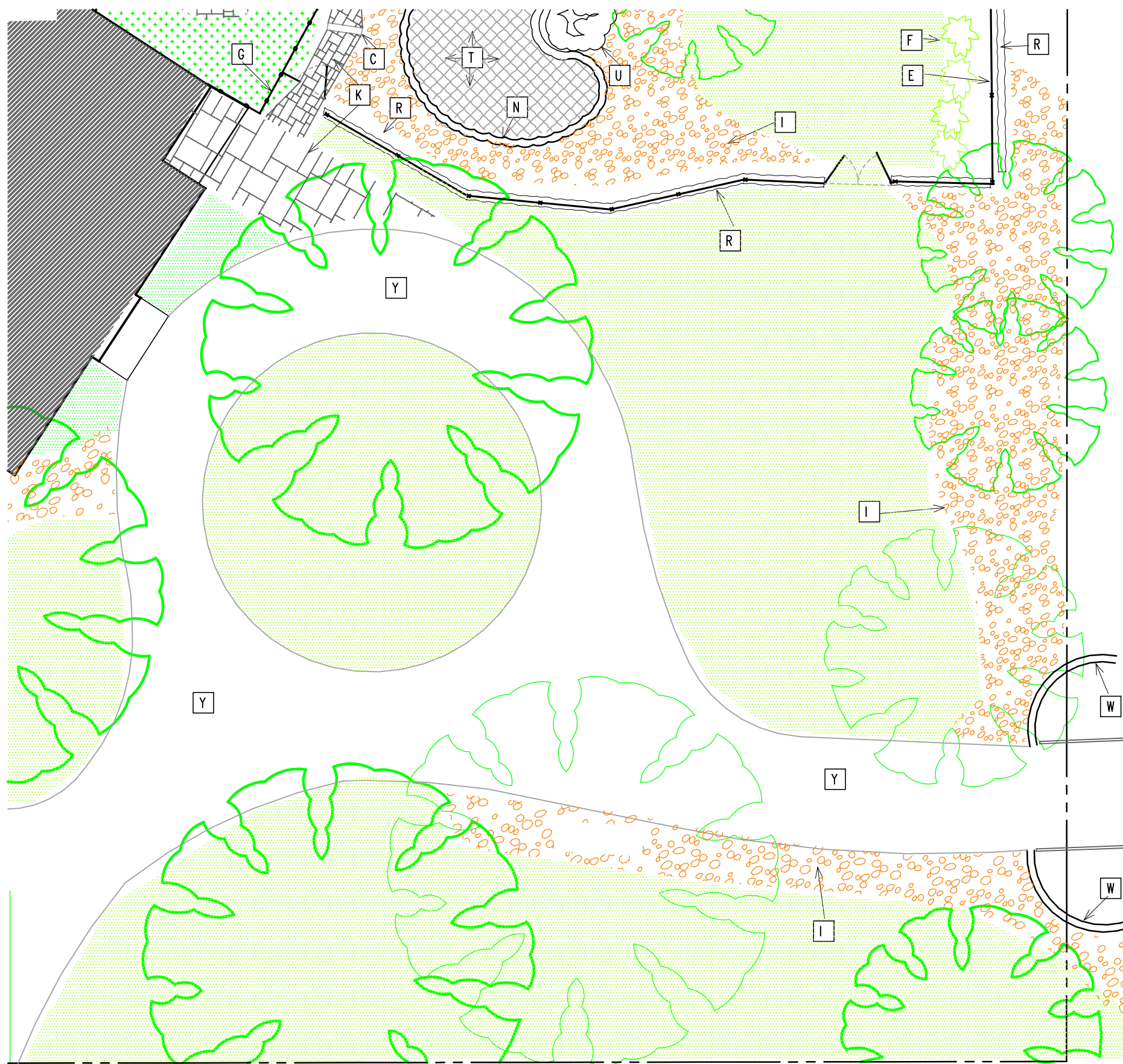


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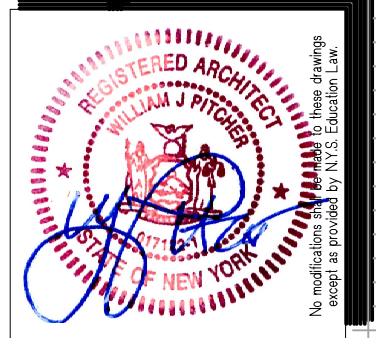
NORTHEAST
DETAIL
SITE PLAN
& NOTES
L-4



DETAIL
L-5

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



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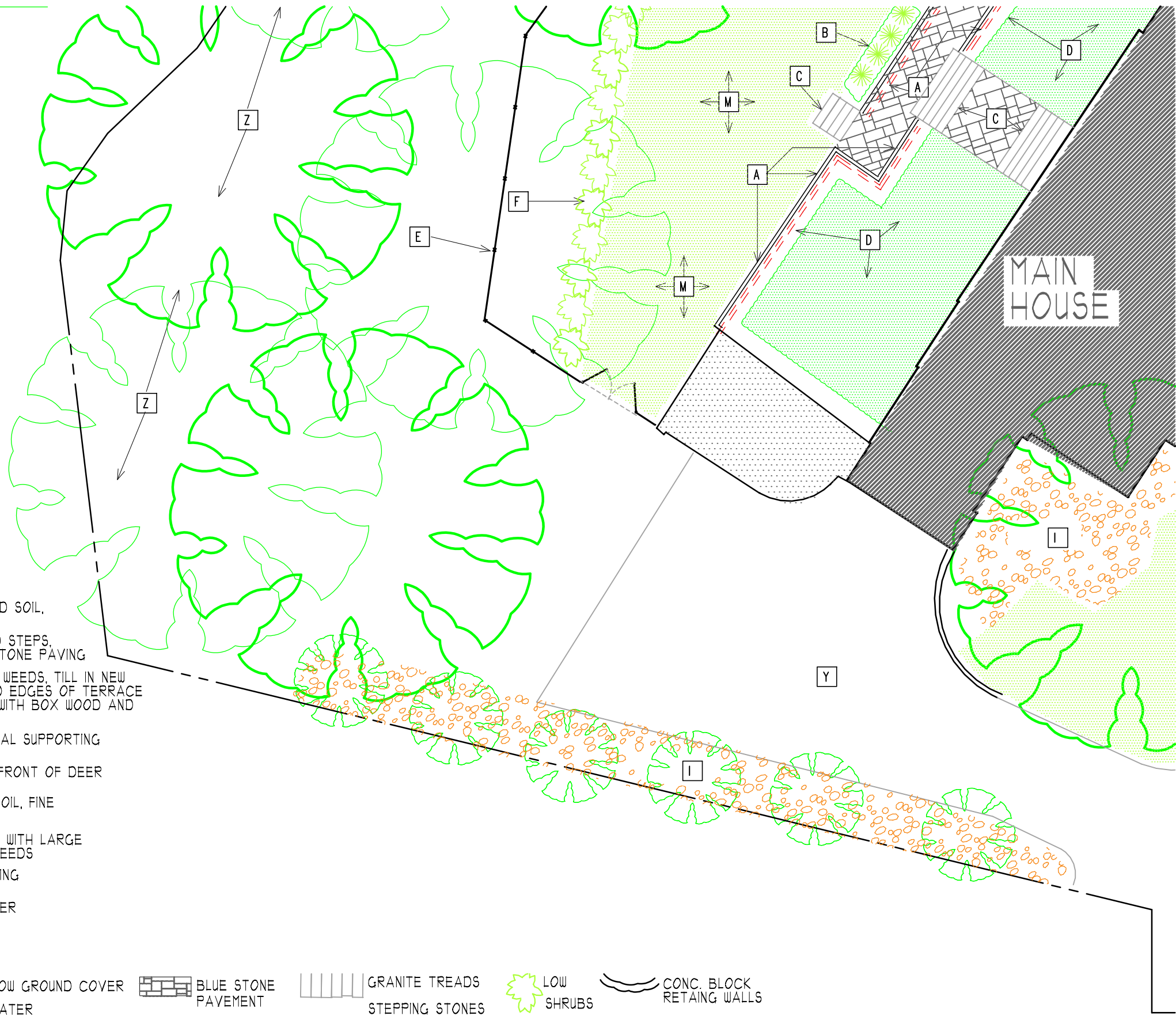
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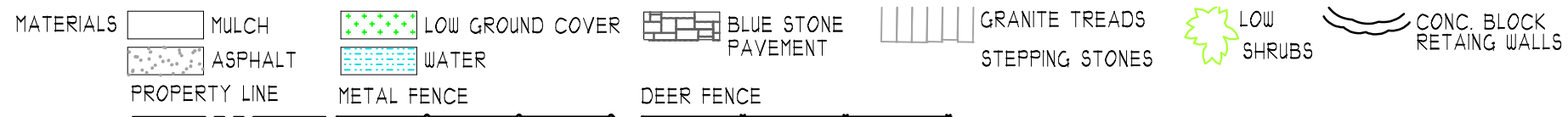
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SOUTH-EAST
DETAIL
SITE PLAN
& NOTES
L-5

DETAIL
L-6



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- 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.

JOB#: 222-08
DATE: 5-18-2023
BY: 8-22-2023

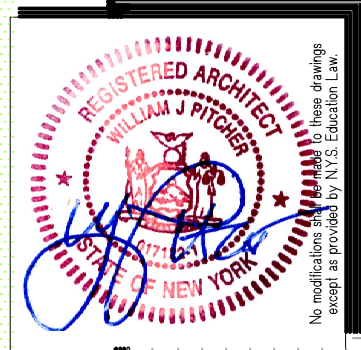
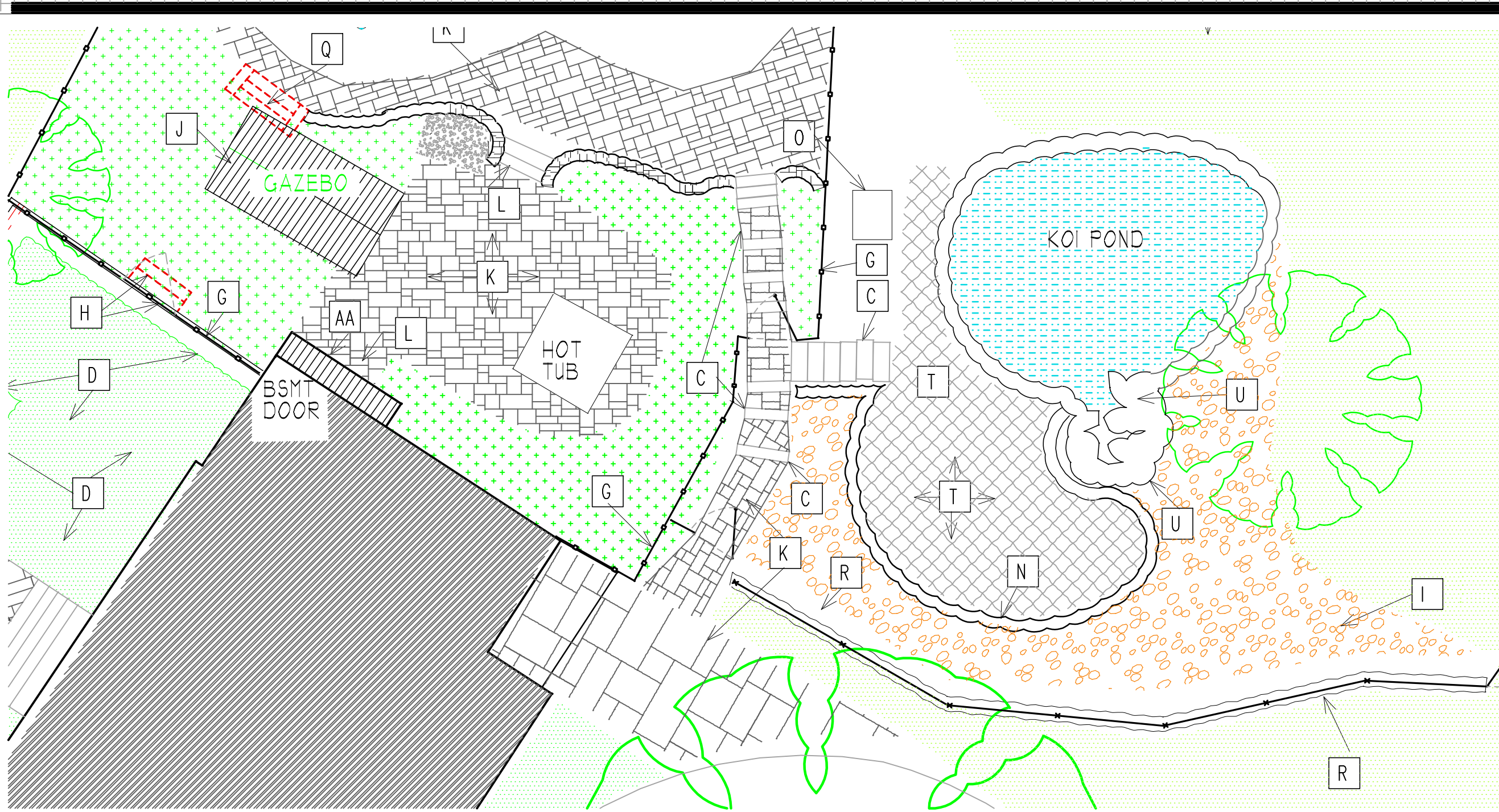
124 Feigel Avenue
Syracuse, N.Y. 13203

PITCHER architect PLLC
315.474.1219

BROWN RESIDENCE
100 WINDSOR PLACE
SYRACUSE, NY

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SOUTH - WEST
DETAIL
SITE PLAN
& NOTES
L-6



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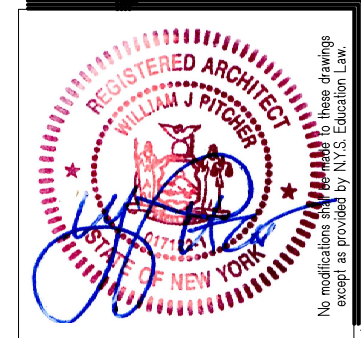
PATIO -
 DETAIL
 SITE PLAN
 & NOTES
 L-7



- 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
- G** POOL FENCE: EXISTING 6-FOOT HIGH METAL FENCE. REPLACE WITH CAST ALUMINUM, OR IRON FENCE

- H** REMOVE DETERIORATED MASONRY STEPS. LOCK EXISTING FENCE GATE
- I** MULCHING: LANDSCAPE FABRIC COVERED WITH LARGE CHIPPED WOOD MULCHING TO CONTROL WEEDS
- J** NEW GAZEBO: PAINTED WOOD, METAL ROOF, SCREENED SITTING SPACE (SEE DRAWING L-7)
- K** REMOVE CONCRETE PAVERS, REPLACE WITH BLUE STONE.
- L** MAINTAIN EXISTING PATIO ELEVATION: REMOVE CONCRETE PAVER STAIRS, REPLACE WITH GRANITE TREADS
- 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 (SEE DWG L-8)

- O** POOL PUMP ENCLOSURE: 4'-0 HIGH CEDAR FENCE WITH GATES FOR ACCESS
- P** ROUGH CUT STEPPING STONES IN MULCH BED
- Q** DEMOLISH BRICK STEPS, LOWER GRADE LEVEL TO NEW BASEMENT PATIO LEVEL
- R** NEW 2'-0 HIGH STACKED STONE WALL TOPPED WITH 4'-0 HIGH WOOD TRELLIS "DEER" FENCE (SEE PHOTOS)
- S** NEW VEGETABLE GARDEN, RAISED WOODEN BEDS, 2'H X 3'W X 8'L
- T** REINSTALL POND'S ORIGINAL STONE PAVING
- U** USE EXISTING STONES TO REBUILD WATER-FALL FEATURE
- AA** NEW BASEMENT PORCH ROOF



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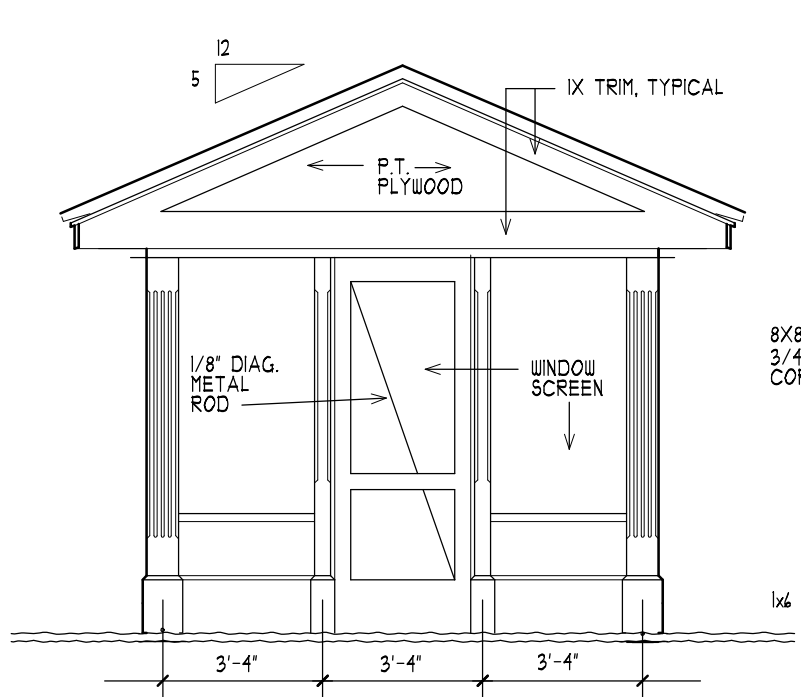
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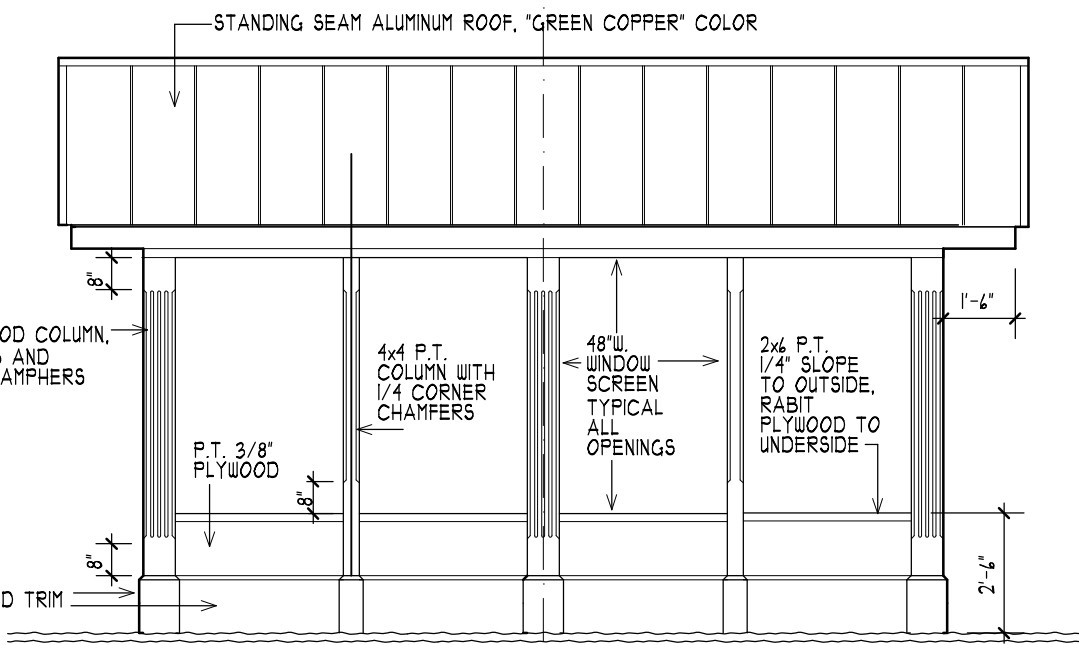
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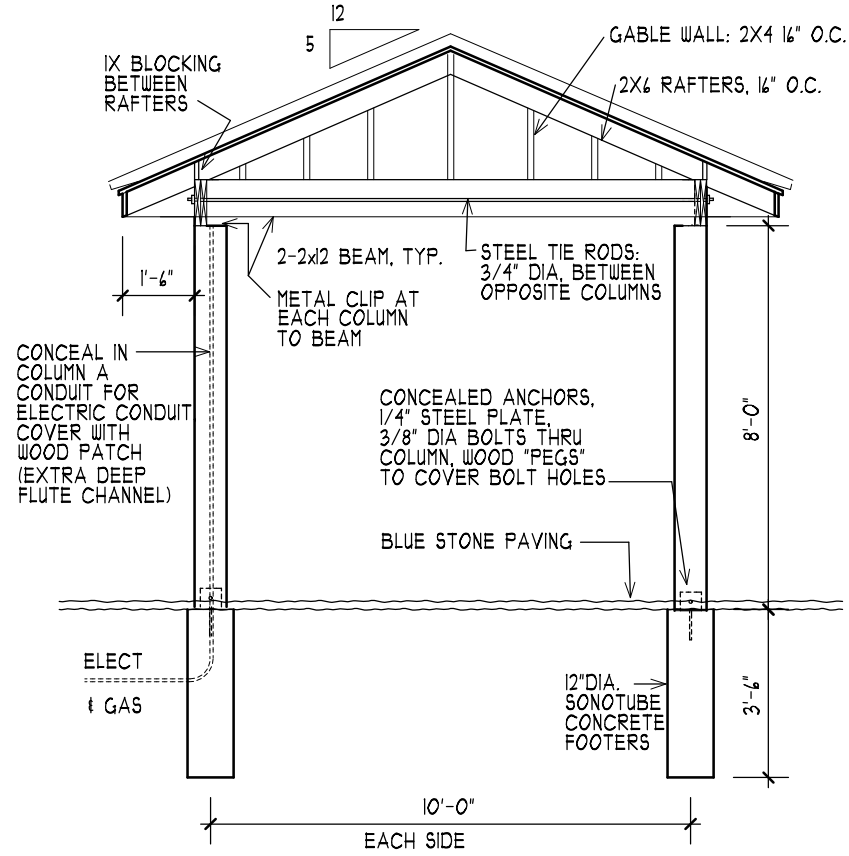
GAZEBO &
PORCH - PLAN
DETAIL PLAN
& NOTES
L-8



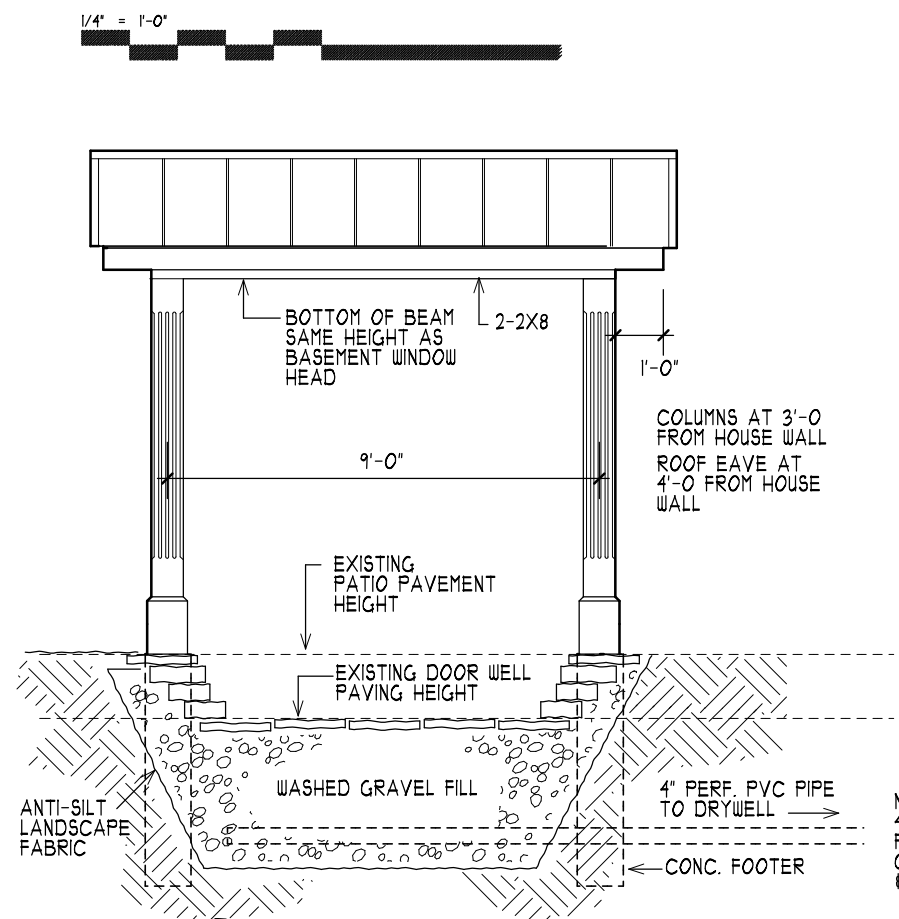
1 GAZEBO SECTION
A-6 1/4" = 1'-0"
OPPOSITE END: SAME COLUMN SPACING. CONTINUE WOOD RAILING AND WINDOW SCREEN INSTEAD OF DOOR.



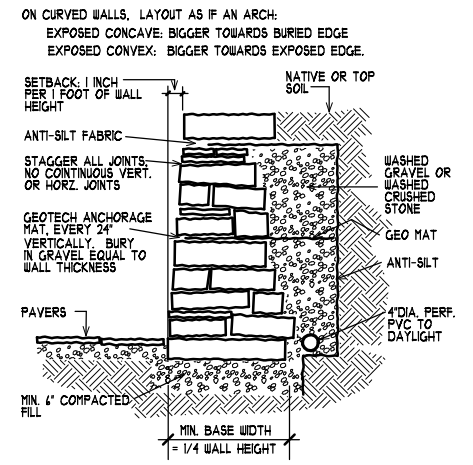
1 GAZEBO SECTION
A-6 1/4" = 1'-0"
FINISHES:
1. ALL WOOD: PAINTED WHITE TO MATCH HOUSE
2. ALL ROOFING: "COPPER GREEN" COLOR.



1 GAZEBO SECTION
A-6 1/4" = 1'-0"



1 BASEMENT PORCH ROOF
A-6 1/4" = 1'-0"



5 DRY STACK WALL SECTION
A-6 NO SCALE

NEW DRYWELL IN NORTH LAWN:
4'X4'X3' PIT, WRAP IN ANTI-SILT FABRIC, FILL 2' WITH WASHED GRAVEL, COVER WITH ANTI-SILT & 12" TOP SOIL.