

Demolition of Non-Landmarked Historic Properties Application



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

For Office Use Only

Zoning District: _____
Application Number: DHP- _____ - _____
Date: _____

Demolition of Non-Landmarked Historic Properties Application

This application may be mailed or delivered to the Central Permit Office, 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:	
Tax Parcel Number:	Lot size (sq. ft.)
Applicant Information:	
Name:	
Address:	
Phone:	Email:

Owner/Owner's Agent Certification

<i>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.</i>	
Print owner name:	
Signature:	Date:
Mailing address:	
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.	

Building Description

Per Assessment records, the two-family house at 222 Delaware St. was built in 1900. In its prime, it was an excellent example of the Queen Anne style. It seems unlikely that it was initially built as a two-family and the interior floor plan seems altered from the original. It is 2.5 stories tall with 2,759 sq. ft. of living space; the attic is unfinished.

For the most part, it retains its original massing, but there are a few incongruent additions on the rear (date unknown) and the ornate wrap-around porch, a major character-defining feature, has been lost. It retains wood siding, decorative shingle-siding in the gables, some badly damaged spindle details under the eaves, Eastlake-style stickwork and decorative panels above some of the windows, and some ornamental windows. The original entrance door and sidelites have been badly altered. The front gable retains a carved panel featuring an owl. Similar panels featuring wildlife that were once included in the porch gables are now gone. Very little ornamental detail from this period survives inside the home. The attached condemnation letter from our licensed architect outlines the home's structural deficiencies. We believe it presents a threat to public safety and must be demolished.

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Part 1: Property Description and History

Contact the Onondaga Historical Association for information pertaining to this address, review historic mapping and city directories for ownership information and construction dates

Building Description: (height in stories, materials, significant features, additions, alterations, etc.)

Site and Setting: (describe lot and surroundings including any related secondary buildings, as applicable)

History of Property: Describe the history of the property, including but not limited to building construction date, original and present use, original and subsequent owners, neighborhood history, etc.

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Part 2: Demolition Information

Demolition of property is being sought for: <input type="checkbox"/> Complete demolition <input type="checkbox"/> Partial demolition
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? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes, please indicate the date when the demolition order was issued and the issuing department
Explain the reasons for the proposed demolition: <i>(If structural condition is the primary reason for demolition, provide supporting documentation from a qualified engineer, architect, or contractor.)</i>
Describe post-demolition plan for the site:



408 Otisco Street
Syracuse, NY 13204
978-761-0571
hilarylmdonohue@gmail.com

CONDEMNATION LETTER

June 21st, 2023

Greater Syracuse Land Bank
431 E Fayette Street, Suite 375
Syracuse, NY 13202

Attn: Katelyn Wright
Re: Building Condemnation
222 Delaware St
Syracuse, New York 13204



Dear Katelyn,

Hilary Donohue, RA inspected the vacant residential structure located at 222 Delaware St Syracuse, New York on June 14th, 2023.

This building is deficient in the following categories:

Foundation and Structure

- 1- Mortar is missing and foundation stones are coming loose at interior and exterior faces of foundation walls.
- 2- First floor structure is exposed and rotted where it meets foundation walls.
- 3- Foundation at back additions is settling and additions are pulling away from main house.

Building Exterior

- 1- There are holes through roof at valleys and chimney where flashing has failed.
- 2- Windows are missing, broken or boarded.
- 3- Exterior is covered in peeling and flaking paint.

Building Interior

- 1- Portions of interior floor and wall structure have collapsed due to water damage over time.
- 2- Large area of second floor interior is gutted and remaining framing has been compromised leaving the back half of the house structurally unsound.
- 3- There is evidence of animal infestation throughout the interior.

General Observations

- 1- Due to continual lack of maintenance and general upkeep, excessive work is required to rehabilitate this structure.

- 2- Renovation costs would far outweigh the completed house's value which makes investment in the property infeasible. Additionally, all existing buildings are required to comply with the 2020 Property Maintenance Code of New York State; the current adopted edition is 2020. This code states the following as it applies to this structure:

[NY] SECTION 107 - UNSAFE STRUCTURES AND EQUIPMENT

[NY] 107.1 General. If the authority having jurisdiction determines, during the inspection or otherwise, that a premises, building or structure, or any building system or equipment, in whole or in part, constitutes a clear and imminent threat to human life, safety or health, the authority having jurisdiction shall exercise its powers in due and proper manner so as to extend to the public protection from the hazards of threat to human life, safety or health.

[NY] 107.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

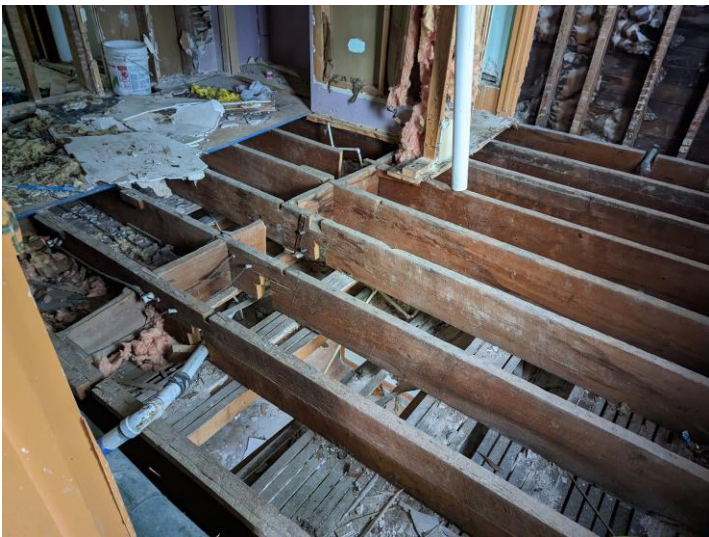
[NY] 107.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Based on our site visit, the items indicated above and the Property Maintenance Code of New York State this structure must be condemned and the building must be demolished. Should you have any questions or require added information please contact our office.

Sincerely,

Hilary LM Donohue, Registered Architect







Google Streetview June 2011

