

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:

Date:

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 1: Demolition

Please submit the following supporting materials:

- Color images of the property documenting condition
- Structural condition report by qualified engineer, architect, contractor

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:
Describe post-demolition plan:

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Part 2: Alteration

Please submit the following supporting materials:

- Color images of the building and site of the proposed work
- Site plan and elevation drawings (drawn to scale) of the proposed alteration
- Materials list and manufacturer's product information for all new building materials

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

Does the proposed work cover, remove or replace existing materials or finishes?

- No
- Yes:

If yes, please describe what will be covered, removed, or replaced and the reasons for the removal and/or replacement.

STORM

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Part 3: Cleaning/Painting

Please submit the following supporting materials:

- Color images of the property and site of the proposed work

Building components to be painted or cleaned are made of what material(s)?			
Painting			
Does the proposed painting project match the existing color scheme? Yes No			
If no, please complete the following:			
Building Area/Feature	Proposed color	Brand	Collection
Body	BOOTHBAY GRAY HC-165	BENJAMIN MOORE	HC
Trim	WHITE OR ANTIQUE WHITE SEMI GLOSS		
Sash	WHITE		
Door	CELEBRATION MQ4-13A	BEHR	SUBJECT TO REVIEW
Other:			
Cleaning			
Describe proposed cleaning process:			

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Part 4: Window Replacement

Please submit the following supporting materials:

- Color images of the windows proposed to be replaced. The photographs must illustrate the conditions you seek to address.
Each photograph should be numbered and keyed to a drawing (elevation) or image of the side of the property where the window is located.

Are the windows original to the property?
Style(s) of existing windows:
Total number of windows in property: 52
Existing window material(s):
Number of windows you propose to replace:
Does your property have storm windows?
Describe issues that you hope to address by replacing your windows.

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Part 5: New Construction or Addition

Please submit the following supporting materials:

- Color images of the property and site of the proposed work
- Property survey
- Site plan (drawn to scale) illustrating location and dimensions of proposed work
- Elevation drawings (drawn to scale) labeled with dimensions and including material notes
- Materials list and manufacturer's product information for all new building materials

This application is for: Addition to existing structure Construction of new building

Provide a detailed written description of the proposed scope of work. Include location(s) of the work, dimensions, color scheme, and materials. Describe the proposed project including how the new construction is compatible in scale, massing and materials to the design of the existing structure and the character of the surrounding buildings (in an historic district). Attach additional sheets as necessary.

PLEASE SEE ELEVATIONS

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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:



ALL WINDOWS ON WEST ELEVATION
BOTH STORM AND ORIGINAL WOOD WINDOWS
TO BE REPLACED WITH MARVIN/HARVEY WINDOWS
CLAD OR FIBERGLASS EXTERIOR W/ WOOD INTERIOR,
SDLS 6/1 MULLION PATTERNS TO MATCH ORIGINALS.
REPAIR/MATCH ORIGINAL WINDOW TRIM

REPLACE OR SUPPORT HEADERS

NEW 3/12 HIP ROOF TO REPLACE
EXISTING ROOF REPAIR
SHINGLES TO MATCH EXISTING MAIN ROOF

NEW HIP ROOF

REPAIR, CLEAN AND PAINT EXIST'G
CEDAR SHAKE SHINGLE SIDING

REPAIR AND PAINT TRIM

TO REMAIN

FEATURE CASEMENT WINDOW

INSERT

REMOVE VINYL CASEMENT

GARAGE REMOVED

REMOVE STORM DOOR AND
3/4" TRIM ENCLOSURE

REPLACE DAMAGED COLUMNS (2)
TO BE SIMILAR IN SCALE, DETAIL AND MATERIAL
AS ORIGINALS

PROPOSED WEST ELEVATION

HEADER CONDITION, LACK OF SUPPORT
UNDER MAIN LOAD BEARING FLOOR JOIST
AND ROOF LOADING,
LACK OF PROPER JACK POST AND CRIPPLE STUDS,
WINDOWS SUPPORTING LOADS
W/ HEAD DEFLECTION.

OFF CENTER VINYL REPLACEMENT
WINDOWS REMOVED

DRIP CAP AND BED MOLD
REMOVED

MULTIPLE WINDOW HEADS DEFORMED

VINYL WINDOW

GARAGE TO BE REMOVED

PREVIOUS ROOF REPLACEMENT

EXISTING WEST ELEVATION

MULTIPLE BROKEN PANES



- 1. DEFLECTED WINDOW HEAD
- 2. NO STRUCTURAL HEADER
- 3. NO STRUCTURAL SUPPORT UNDER FRAMING
- 4. MEETING RAILS MISALIGNED

ALL WINDOWS THIS ELEVATION TO BE REPLACED,
ALL EXISTING WINDOW SHOWN HERE HAVE BEEN DAMAGED DURING DEMOLITION
OR HAVE BEEN DAMAGED DUE TO STRUCTURAL ISSUES/ LACK OF PROPER HEADERS



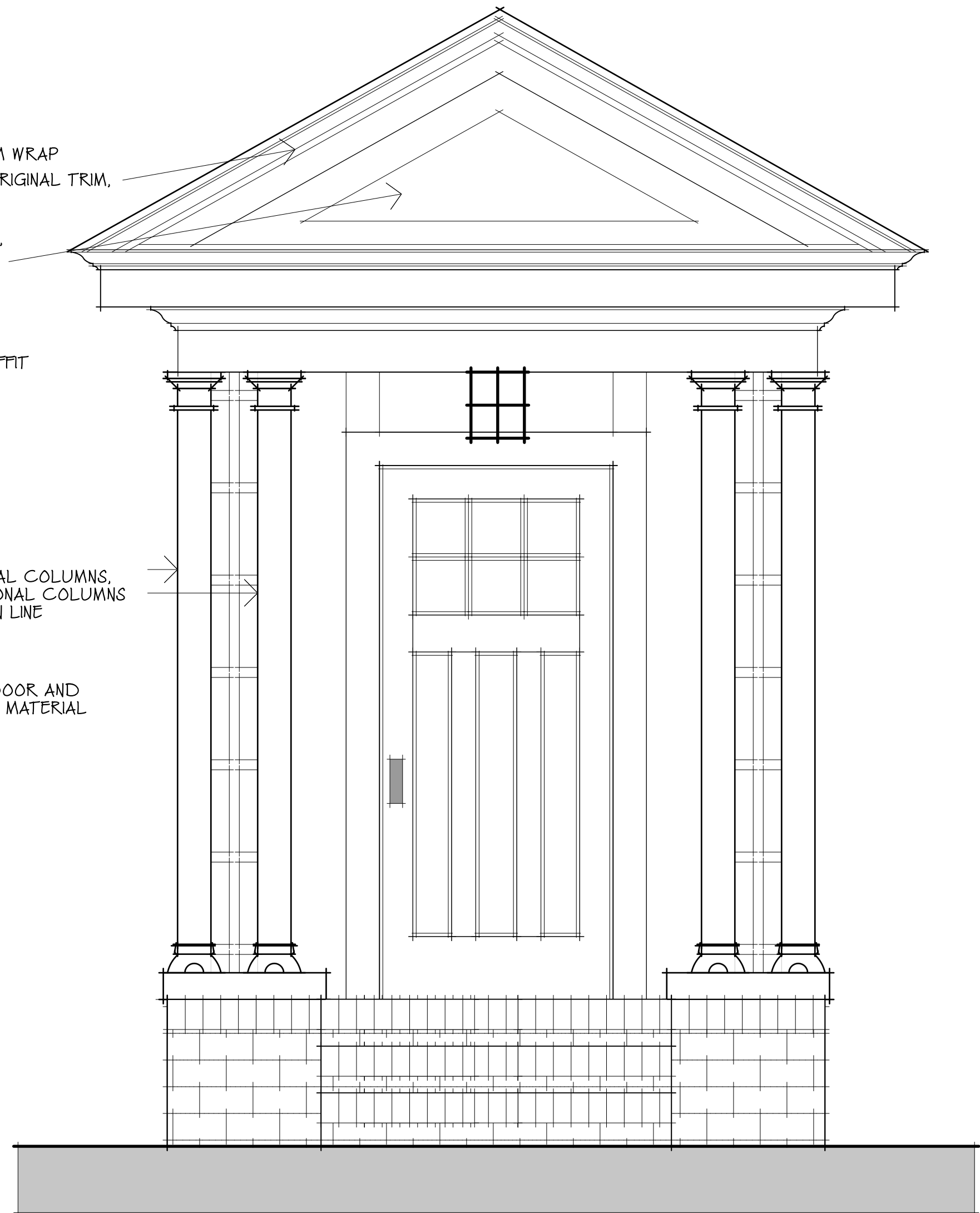
REMOVE ALUMINUM WRAP
RESTORE REPAIR ORIGINAL TRIM,
PAINT WHITE

STRIP VINYL SIDING,
RESTORE ORIGINAL
PEDIMENT DETAIL

REMOVE ALUM SOFFIT

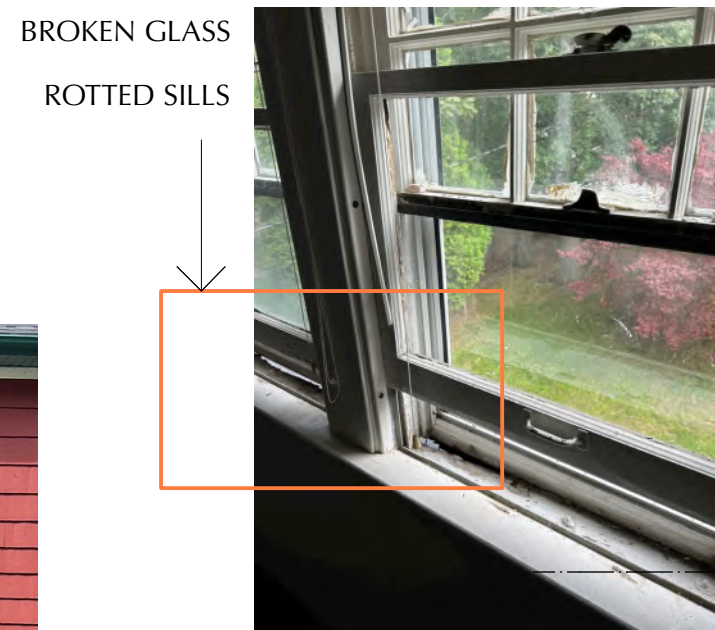
REPLICATE ORIGINAL COLUMNS,
ADD TWO ADDITIONAL COLUMNS
AT WEST COLUMN LINE

REMOVE STORM DOOR AND
ASSOCIATED TRIM MATERIAL



945 COMSTOCK AVE
SYRACUSE NEW YORK

scale 3/4"=1'
OCT 25 2023



PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION



AA
architectural
arts

Paul Williams
designer/owner

315.422.9997
315.481.9517 c
archarts@twcny.ny.us
4077 taylor rd jonesville ny 13078

945 COMSTOCK AVE
SYRACUSE NEW YORK

scale 3/16"=1'
SEPT 27 2023



ROTTED ONE STORY WING ROOF.
REPLACE WITH HIP ROOF AND FRAMING.
GARAGE AND SHED TO BE REMOVED



TYPICAL NON JOINING MEETING RAILS OF SASH,
PAINTERS TAPE WEATHER STRIPPING. TRIPPLE TRACK ALUM
STORM NOT USED PROPERLY,
TYPICAL OF UNIVERSITY RENTALS.
STORM WINDOWS DIFFACULT TO ACCESS
DUE TO BROKEN/MISSING SASH CORD.

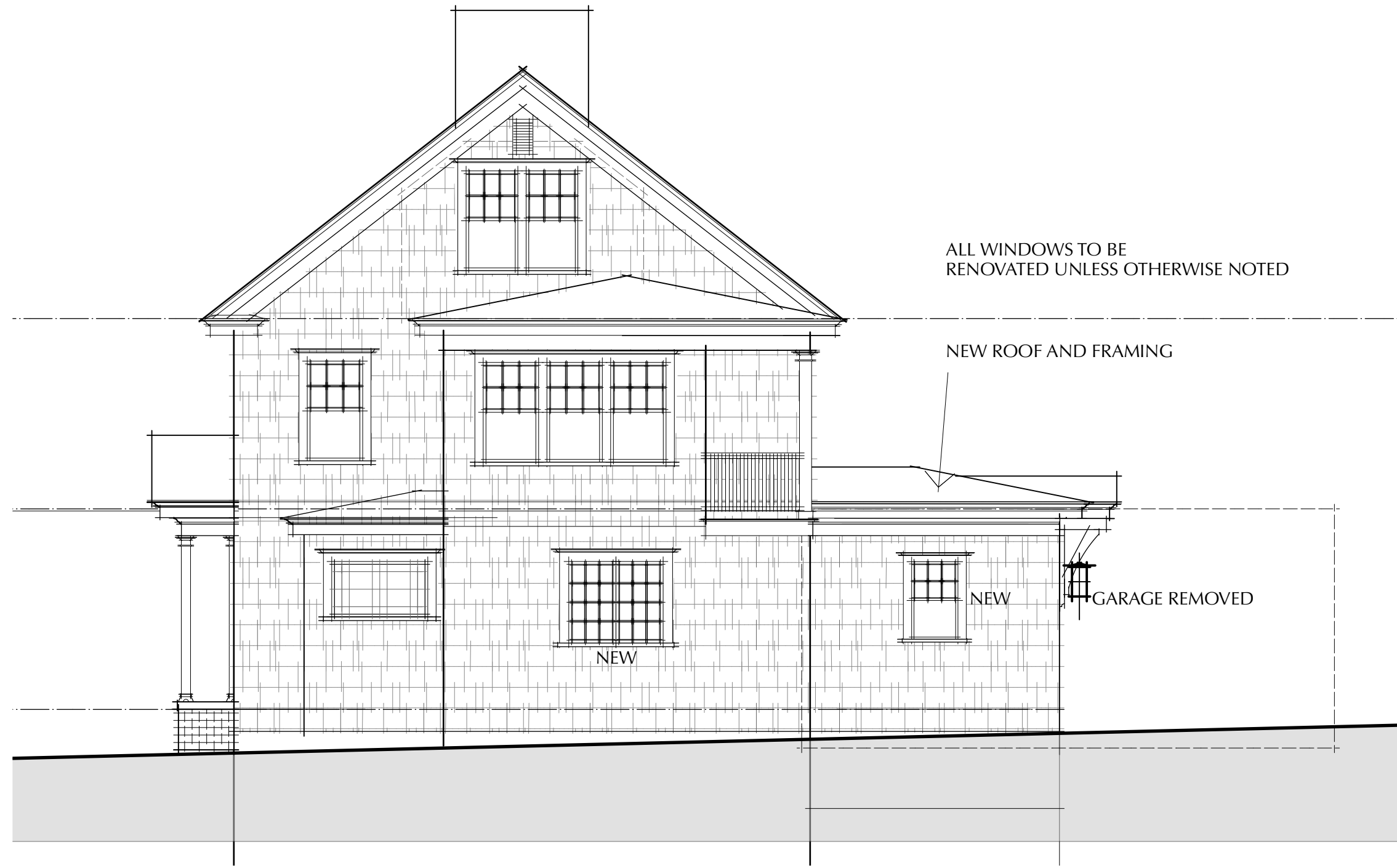
CHAIN LINK FENCE AND WOOD RETAINING WALL
TO BE REMOVED



MISC VINYL WINDOWS CASEMENT/SLDG,
RECENTLY ADDED NOT ORIGINAL,
DH REMOVED IN PREVIOUS REMODEL
WITH ACCESS DOOR TO KITCHEN SPACE.

1ST FLOOR "HARRY POTTER" (UNDER THE STAIRS) BATH DH WINDOW
BROKEN GLASS, MISSING GLAZING PUTTY
PLEXI LOWER SASH REPAIR SILICONE SEALED.
ALL WINDOW SILLS CHOPPED SHORT
TO ACCOMIDATE NARROW ALUM TRIM APPLICATION.





PROPOSED SOUTH ELEVATION

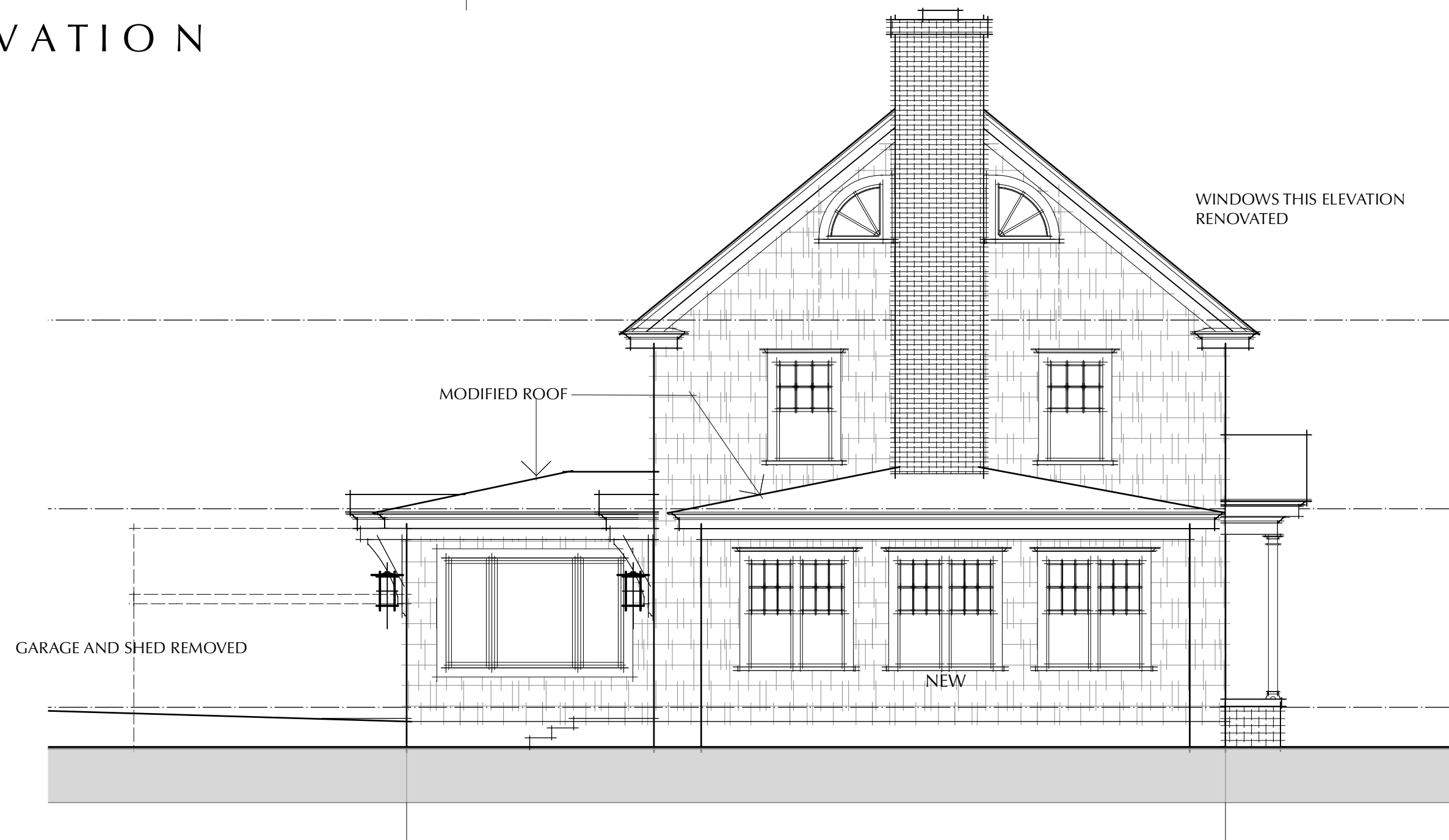


EXISTING SOUTH ELEVATION





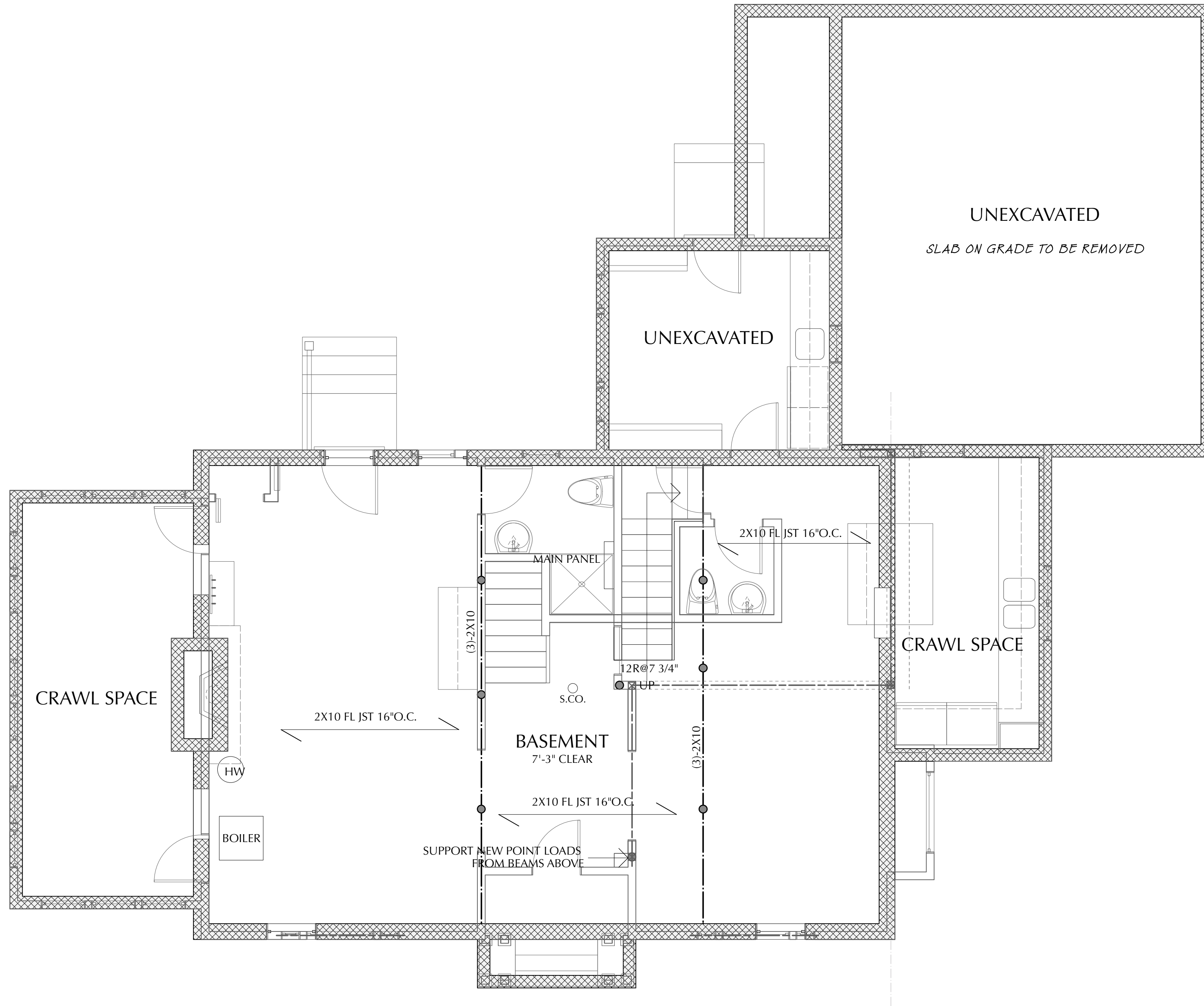
EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

945 COMSTOCK AVE
SYRACUSE NEW YORK

scale 3/16"=1'
SEPT 30 2023



945 COMSTOCK AVE
SYRACUSE NEW YORK

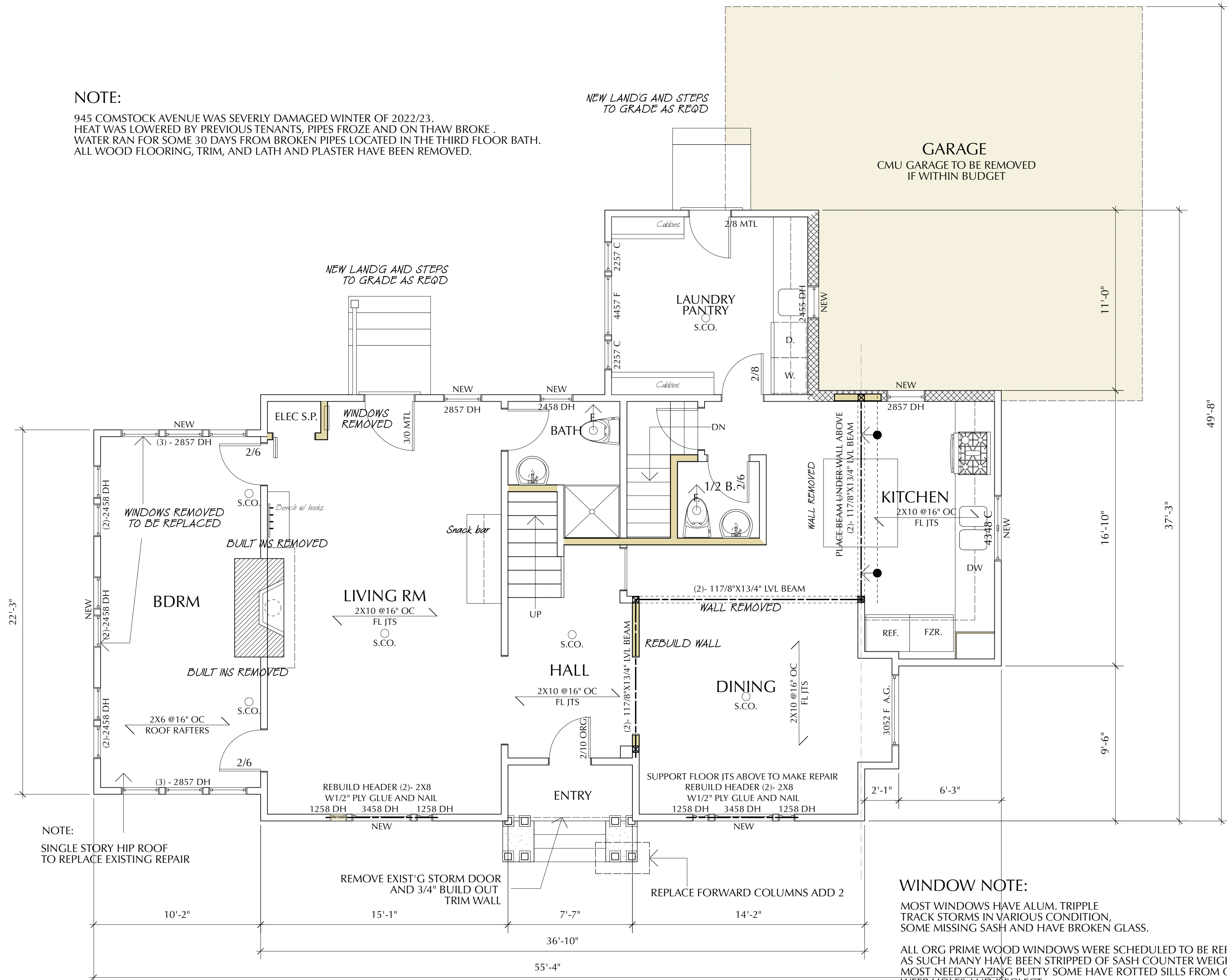
scale 1/4"=1'
SEPT 27 2023

EXISTING FOUNDATION PLAN

ALL SMOKE AND CO DETECTORS TO BE HARD WIRED AND INTERCONNECTED

NOTE:

945 COMSTOCK AVENUE WAS SEVERLY DAMAGED WINTER OF 2022/23. HEAT WAS LOWERED BY PREVIOUS TENANTS, PIPES FROZE AND ON THAW BROKE. WATER RAN FOR SOME 30 DAYS FROM BROKEN PIPES LOCATED IN THE THIRD FLOOR BATH. ALL WOOD FLOORING, TRIM, AND LATH AND PLASTER HAVE BEEN REMOVED.



NOTE:

SINGLE STORY HIP ROOF TO REPLACE EXISTING REPAIR

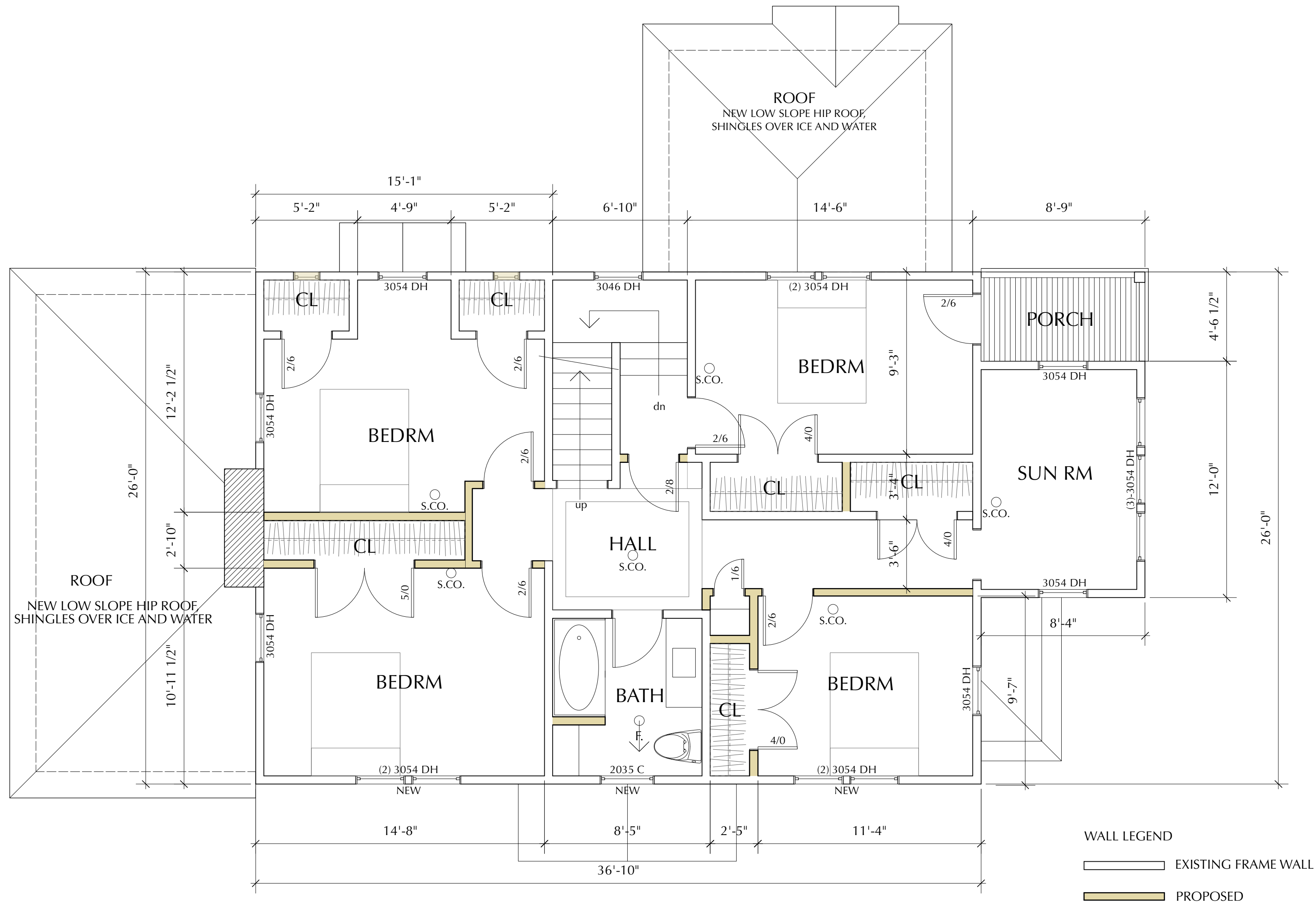
WINDOW NOTE:

MOST WINDOWS HAVE ALUM. TRIPPLE TRACK STORMS IN VARIOUS CONDITION, SOME MISSING SASH AND HAVE BROKEN GLASS.

ALL ORG PRIME WOOD WINDOWS WERE SCHEDULED TO BE REPLACED AS SUCH MANY HAVE BEEN STRIPPED OF SASH COUNTER WEIGHTS MOST NEED GLAZING PUTTY SOME HAVE ROTTED SILLS FROM CAULKED WEEP HOLES AND NEGLECT.

PROPOSED FIRST FLOOR PLAN

WINDOW SCHEDULE PAGE 7



PROPOSED SECOND FLOOR PLAN

ALL SMOKE AND CO DETECTORS TO BE HARD WIRED AND INTERCONNECTED

945 COMSTOCK AVE
SYRACUSE NEW YORK

scale 1/4"=1'
SEPT 30 2023

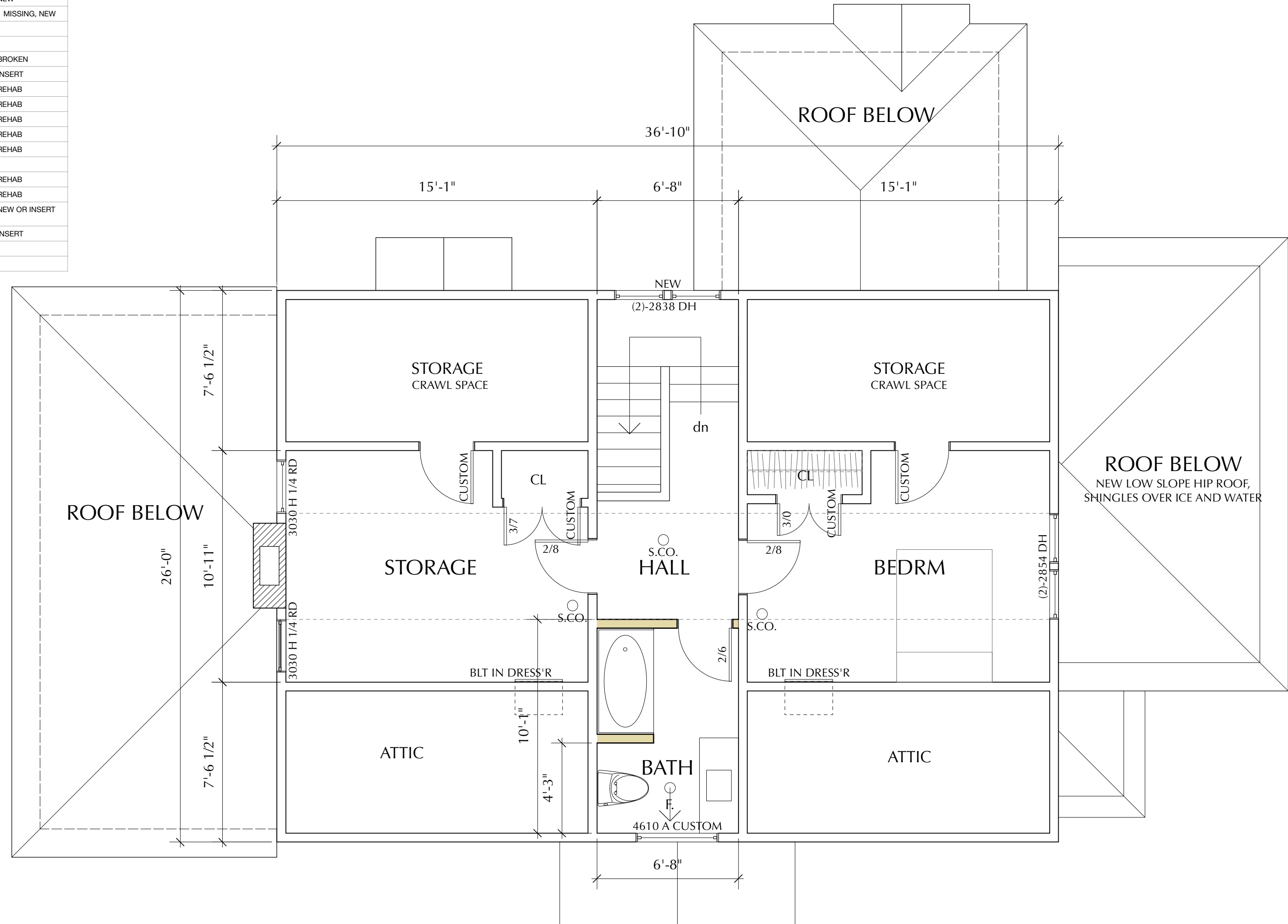
WINDOW SCHEDULE

Table 1

QUANTITY	SIZE/TYPE	ELEVATION	RM LOCATION	STORM TYPE	CONDITION	REMARKS
FIRST FL						
1	3458 DH 6/1	WEST	DINING	AL TT	POOR DEFLECTED HEAD	NEW
2	1258 DH 2/1	WEST	DINING	AL TT	POOR	NEW
1	3458 DH 6/1	WEST	LIVING RM	AL TT	POOR DEFLECTED HEAD	NEW
2	1258 DH 2/1	WEST	LIVING RM	AL TT	POOR, MISSING	NEW
3	2858 DH 6/1	WEST	BDRM	AL TT	POOR, BROKEN	NEW
2	2458 DH 6/1	NORTH	BDRM	AL TT	REHAB OR INSERT	
2	2458 DH 6/1	NORTH	BDRM	AL TT	REHAB OR INSERT	
1	2458 DH 6/1	EAST	BACK ENTRY			NEW
1	2458 DH 6/1	EAST	BATH		POOR BROKEN	NEW
2	2257 C	NORTH	LNDRY M R			OKAY
1	4457 F	NORTH	LNDRY M R			OKAY
1	2458 DH 6/1	EAST	KIT			NEW
1	2455 DH 6/1	SOUTH	LNDRY M R			NEW
1	4348 C BP 6/1	SOUTH	KIT			NEW
1	3052 F	SOUTH	DINING	AL F	GOOD	ART GLASS
21						
SECOND FL						
2	3054 DH 6/1	WEST	BDRM	AL TT	POOR	1 MISSING, NEW
1	2035 C UNIQUE	WEST	BATH			NEW
2	3054 DH 6/1	WEST	BDRM	AL TT	POOR	1 MISSING, NEW
1	3054 DH 6/1	NORTH	BDRM	AL TT	REHAB	
1	3054 DH 6/1	NORTH	BDRM	AL TT	REHAB	
1	3054 DH 6/1	EAST	BDRM	AL TT	REHAB POOR	BROKEN
1	3046 DH 6/1	EAST	S. LANDING		POOR BROKEN	INSERT
2	3054 DH 6/1	EAST	BDRM	AL TT		REHAB
1	3054 DH 6/1	EAST	BDRM	WOOD		REHAB
3	3054 DH 6/1	SOUTH	BDRM	WOOD		REHAB
1	3054 DH 6/1	WEST	BDRM	WOOD		REHAB
1	3054 DH 6/1	SOUTH	BDRM	AL TT	POOR	REHAB
17						
THIRD FL						
1	4610 A	WEST	BATH	NONE		REHAB
2	3030 1/4 RND L R	NORTH	BDRM	NONE		REHAB
2	2838 A 9	EAST	STAIR LANDING	AL TT	POOR/ SILL DAMAGED	NEW OR INSERT
2	2854 DH 6/1	SOUTH	BDRM	AL TT	POOR	INSERT
7						
TOTAL						
45						

NEW WINDOWS NORTH WALL BDRM(2) DH 2458 6/1
 NEW WINDOWS EAST WALL BDRM(3) DH 2858 6/1
 NEW WINDOW EAST WALL KITCHEN(1) DH 2858 6/1
 ADD 6 WINDOWS

WINDOW SIZES ARE OUTSIDE SASH DIMENSIONS



PROPOSED THIRD FLOOR PLAN

ALL SMOKE AND CO DETECTORS TO BE HARD WIRED AND INTERCONNECTED

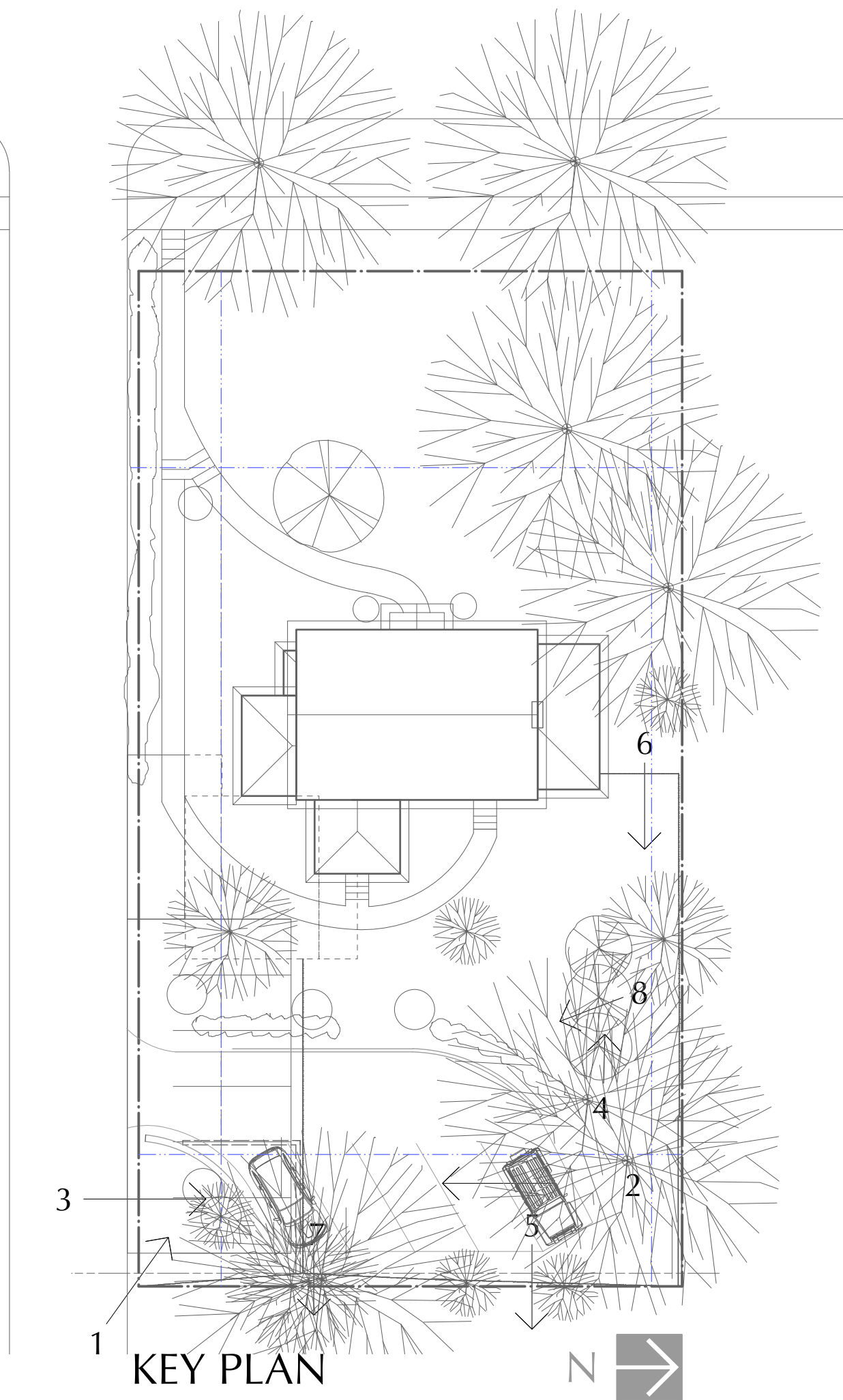


Paul Williams
 designer/owner

315.422.9997
 315.481.9517 c
 archarts@twcny.ny.com
 4077 taylor rd jamesville ny 13078

945 COMSTOCK AVE
 SYRACUSE NEW YORK

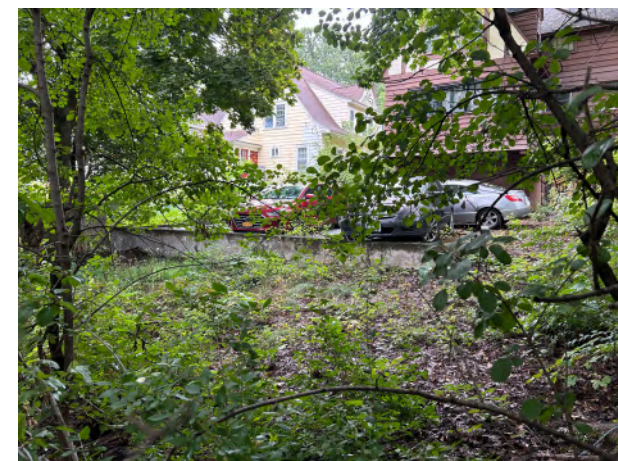
scale 1/4"=1'
 SEPT 30 2023



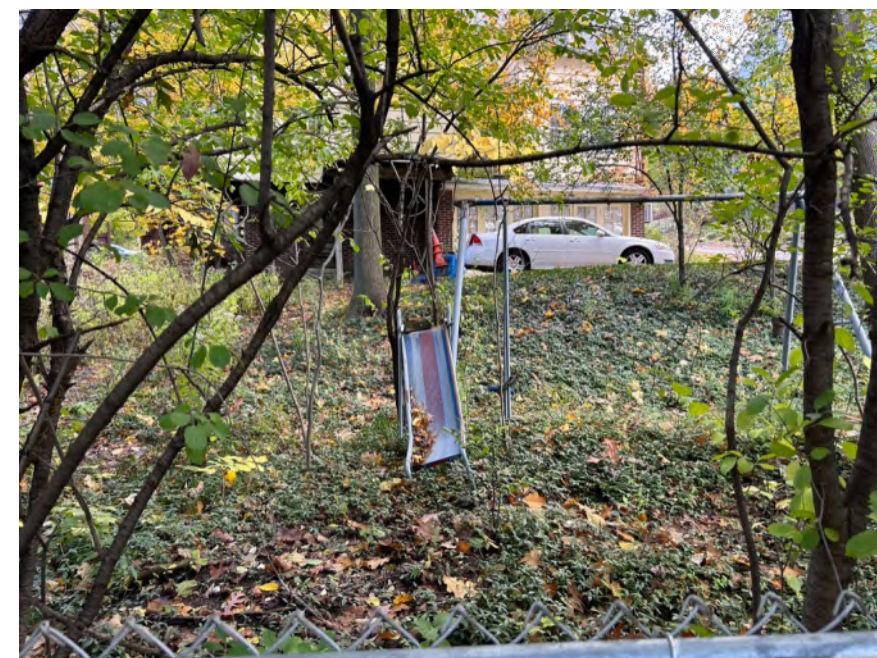
2 VIEW SOUTH AT EAST BOUNDRY



4 NORTH EAST CORNER LOOKING WEST



5 EAST BOUNDRY LOOKING EAST



7 EAST BOUNDRY LOOKING EAST



1 EAST BOUNDRY LOOKING WEST



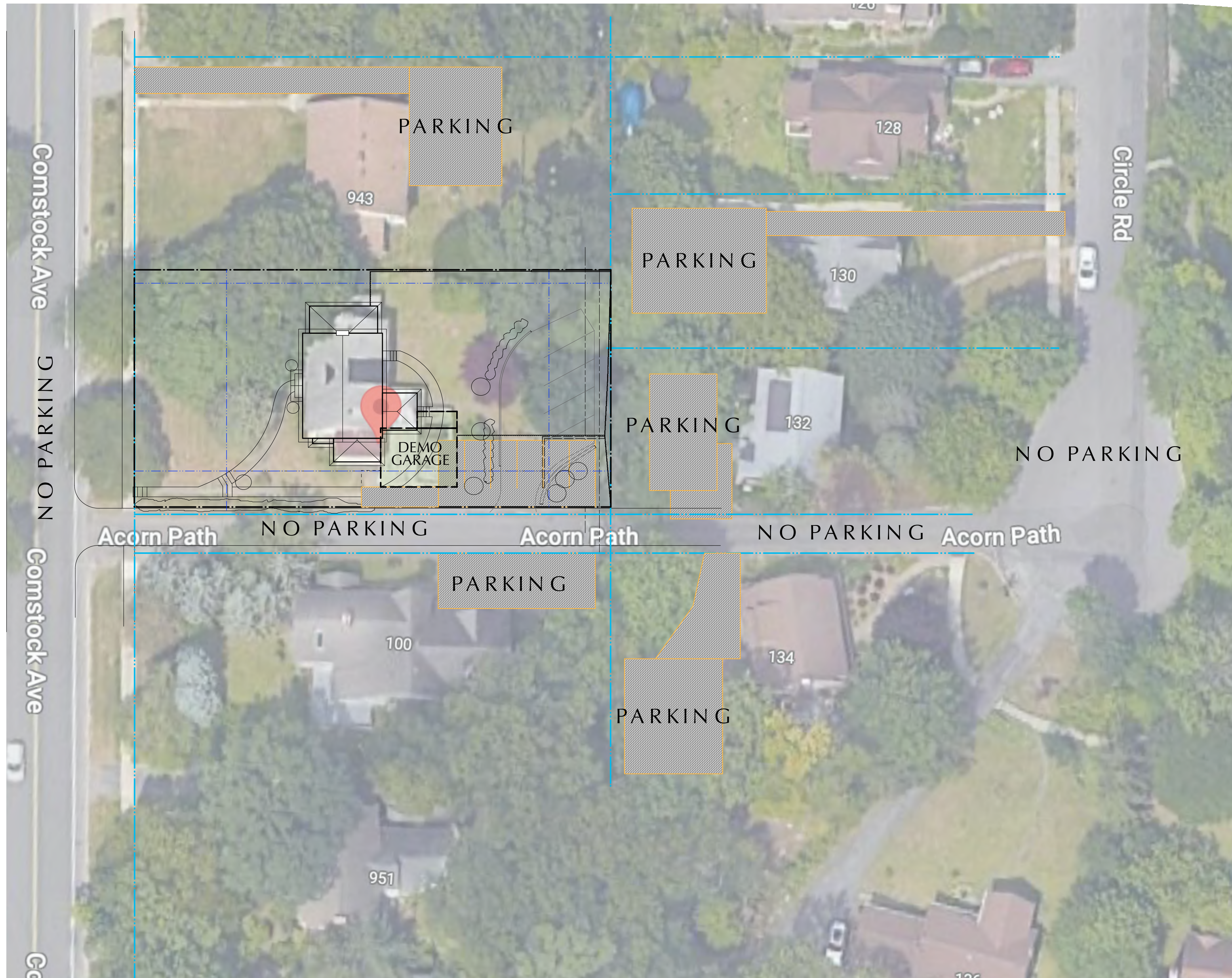
3 EAST BOUNDRY LOOKING NORTH



6 NORTH BOUNDRY LOOKING EAST



8 NORTH BOUNDRY LOOKING EAST



PARKING STUDY SATELLITE IMAGE

945 COMSTOCK AVE
SYRACUSE NEW YORK

OCT 25 2023

S3

Paul Williams New Project 1

Quote #: CXSTBW3

A Proposal for Window and Door Products prepared for:

Shipping Address:

CHITTENANGO LUMBER CO. INC.
711 E Genesee St
Chittenango, NY 13037-1329

MARVIN DESIGN GALLERY

a complete window and door showroom
by Chittenango Lumber Company

ALEX HUNT
CHITTENANGO LUMBER CO. INC.
711 E GENESEE ST
CHITTENANGO, NY 13037-1329
Phone: (315) 687-6221

Email: alex@chittenangolumber.com

This report was generated on 10/25/2023 8:52:26 AM using the Marvin Order Management System, version 0004.04.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

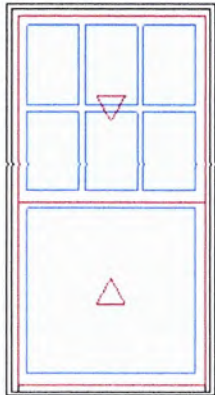
Featuring products from:

MARVIN 

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 30x54	List Price:		XXXXXX
Qty: 1		Ext. List Price:	USD	XXXXXX

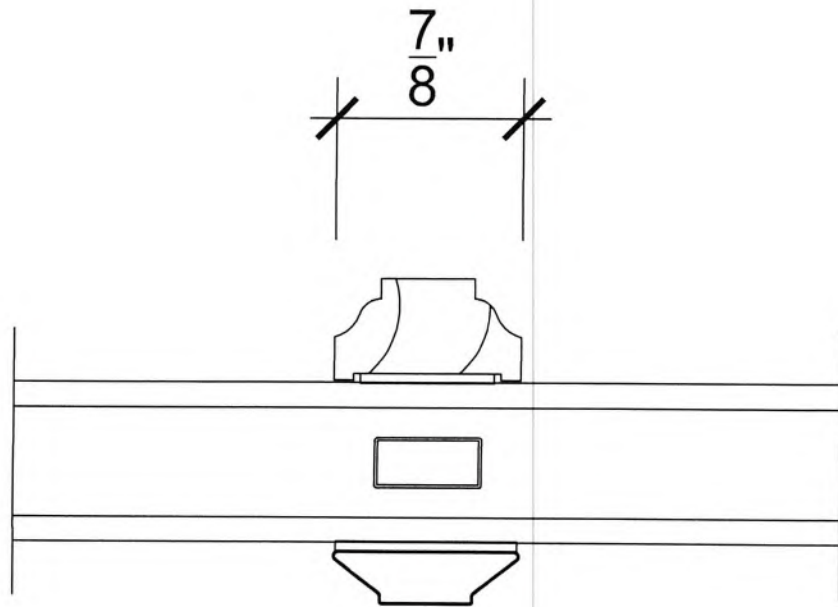


As Viewed From The Exterior

FS 29 1/2" X 54"
 RO 30 1/2" X 54 1/2"
Egress Information
 Width: 26 3/8" Height: 22 3/32"
 Net Clear Opening: 4.05 SqFt

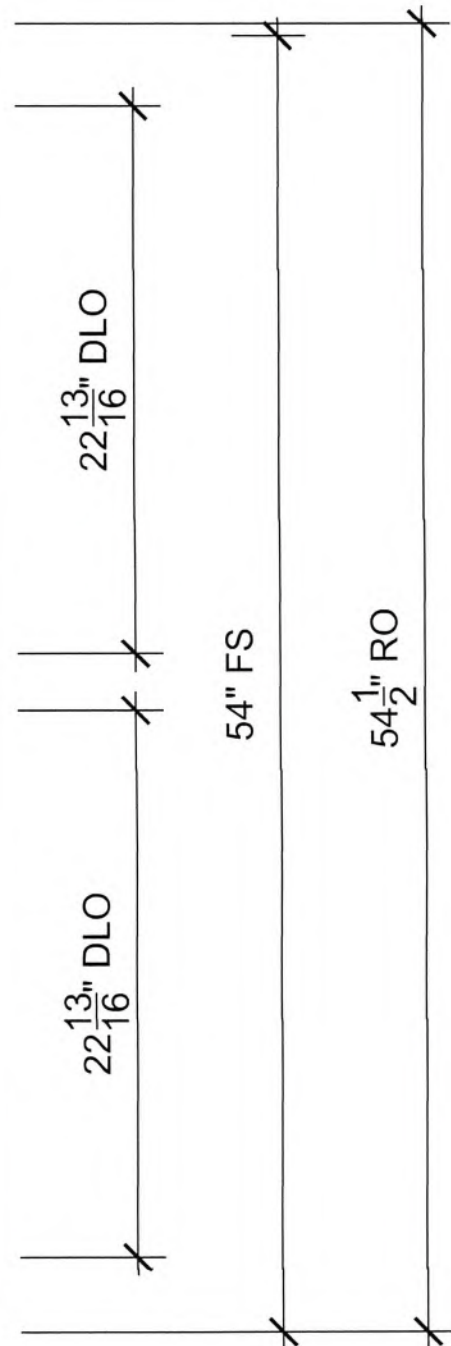
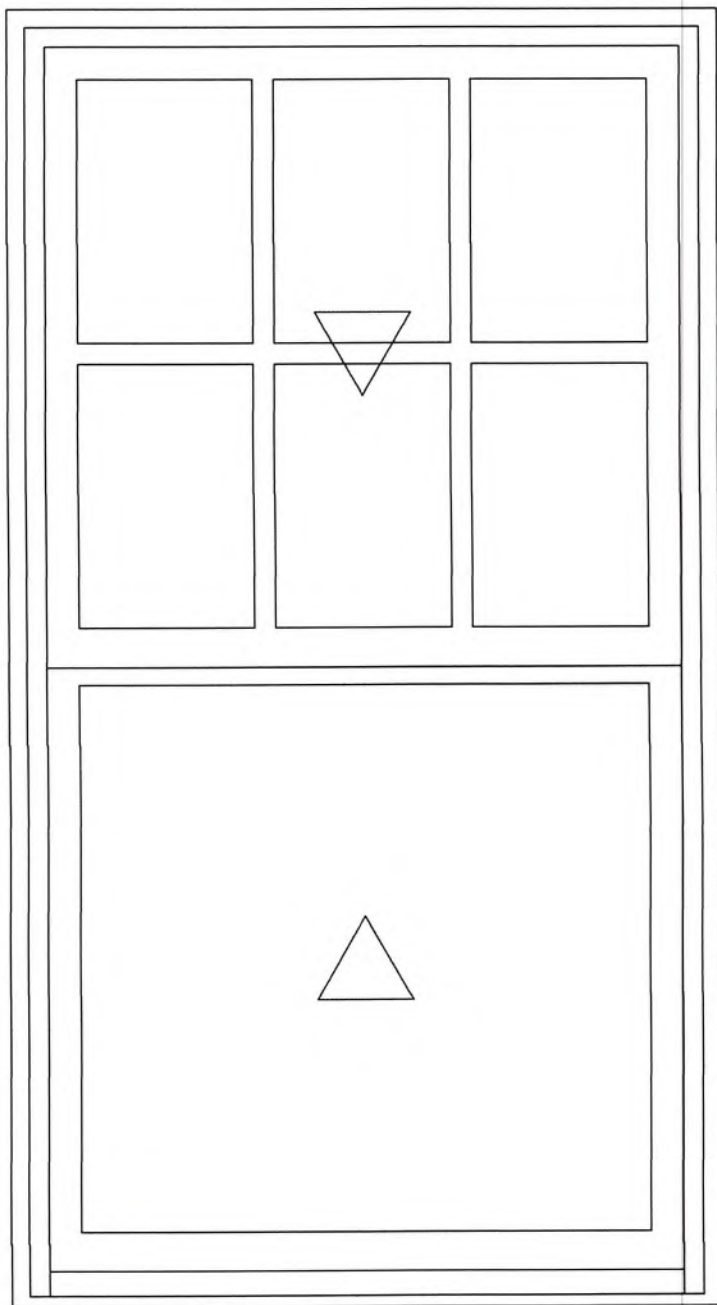
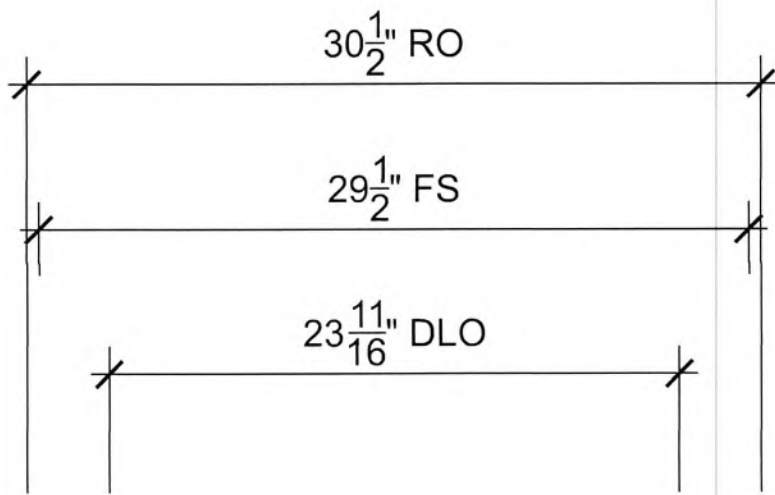
- Stone White Exterior
- White Interior
- Elevate Double Hung
- CN 30 X Frame Size 54"
- Rough Opening 30 1/2" X 54 1/2"
- Top Sash
- Stone White Exterior
- White Interior
- IG
- Low E2 w/Argon
- Black Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Black
- Rectangular - Special Cut 3W2H
- Stone White Ext - White Int
- Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
- Bottom Sash
- Stone White Exterior
- White Interior
- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Aluminum Screen
- Stone White Surround
- Bright View Mesh
- 4 9/16" Jambs
- Nailing Fin
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Unit Availability and Price is Subject to Change

Project Subtotal List Price: USD	XXXXXX
8.000% Sales Tax: USD	XXXXXX
Project Total List Price: USD	XXXXXX



4
1

Divided Lite



30X54

www.harveywindows.com

Customer Quote Summary

BILL TO:

 CHITTENANGO LUMBER CO INC
 711 EAST GENESEE ST

SHIP TO:

 CHITTENANGO LUMBER CO INC
 711 EAST GENESEE STREET

Phone: 315-687-6221

Fax: 315-867-9775

CHITTENANGO

NY 13037-0000

Phone: 315-687-6221

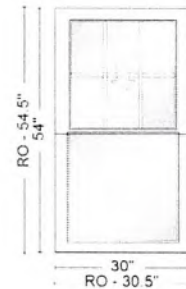
Fax:

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5730931	1143139	Paul Williams	10/25/2023	Quote Not Ordered	Charge
ORDERED BY		STATUS	SHIP VIA	DELIVERY AREA	
AH		None	Whse Delivery	Unknown Area	
CLERK			JOB NAME	MESSAGE	
A.Hunt - Alex Hunt			Syracuse University		

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
--------	-------------	-----	------------	----------

10000-1 Classic DH , Unit Size 30 x 54, RO 30.5 x 54.5
 Unit 1: U-Factor = 0.25, SHGC = 0.27, VT = 0.48, HII-M-48-01678-00002, Size Options = Custom Size, New Construction, Fully Welded
 Frame Width (Inches) = 30, Frame Height (Inches) = 54
 Double Glazed, Double Low-E RS, Argon Filled
 Performance Package = ThermaLock RS, Overall DP Rating=DP40
 Unit Color = White
 Program = None, Label Name = Harvey, Lock Option = Double, Sash
 Limit Devices = Night Latch
 Flex Full Screen, Fiberglass Mesh
 Unit 1 Top: Sim Div Lite, Colonial, Match Frame, 3W2H
 Unit 1 Bottom: None
 Integral L Fin, Inside Extension Jamb Receiver Pocket = Yes, Foam Wrap
 (Pre-Applied) = No
 4 9/16", Primed, 4 Side Factory Applied
 Overall Frame Width (Inches) = 30, Overall Frame Height (Inches) = 54,
 Overall Rough Opening Width (Inches) = 30.5, Overall Rough Opening
 Height (Inches) = 54.5
 Clear Opening Width = 25, Clear Opening Height = 21.875, Clear
 Opening Square Footage = 3.8
 E.Star Zone:North-Central=Yes
 Foam Filled

1 ~~XXXX~~ ~~XXXX~~


Room Location: None Assigned

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5730931	1143139	Paul Williams	10/25/2023	Quote Not Ordered	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
AH	None	Whse Delivery	Unknown Area		
CLERK		JOB NAME	MESSAGE		
A.Hunt - Alex Hunt		Syracuse University			

****Note: Delivery charges may apply and are not included on this quote.**

This quotation is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the ordering party prior to bidding or ordering of materials. Harvey Windows and Doors is responsible only for the items as quoted above. Any changes or addendums will be subject to a requote. We propose to supply the materials as described above, subject to terms and conditions. The prices are guaranteed for 30 days from the date of quotation unless otherwise noted. Delivery charges may apply and are not reflected on this quote. We appreciate the opportunity to quote this job.

SUBTOTAL:	XXXX
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$41.85
ORDER TOTAL:	XXXX

CUSTOMER SIGNATURE _____ DATE _____

BILL TO:

 CHITTENANGO LUMBER CO INC
 711 EAST GENESEE ST

Phone: 315-687-6221

Fax: 315-867-9775

SHIP TO:

 CHITTENANGO LUMBER CO INC
 711 EAST GENESEE STREET

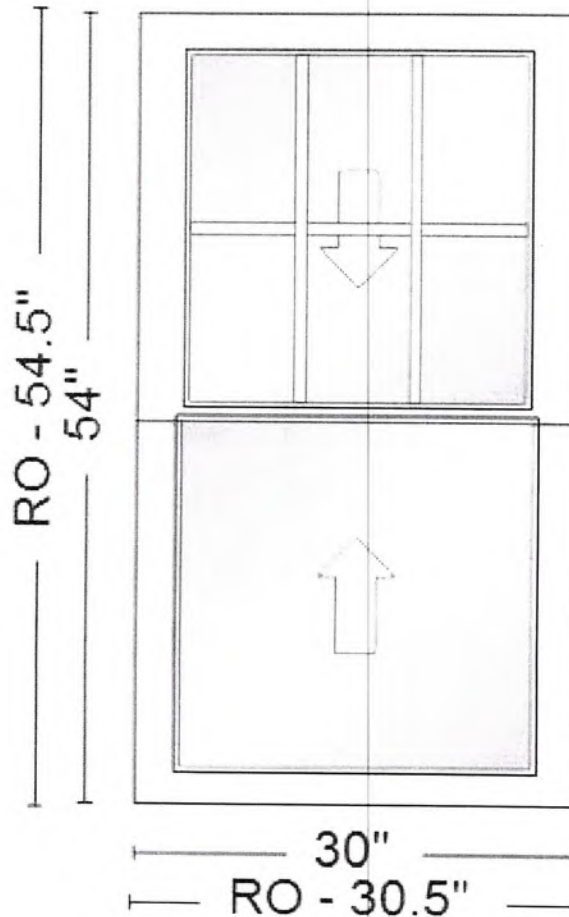
 CHITTENANGO
 Phone: 315-687-6221

 NY 13037-0000
 Fax:


Barcode

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5730931	1143139	Paul Williams	10/25/2023	Quote Not Ordered	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
AH	None	Whse Delivery	Unknown Area		
CLERK		JOB NAME	COUPON		
A.Hunt - Alex Hunt		Syracuse University			

LINE #	QTY
10000-1	1



Room Nbr: None Assigned

