



**SYRACUSE
LANDMARK
PRESERVATION
BOARD**

Certificate of Appropriateness Application

Case Number: CA-18-15

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@syr.gov

APPLICATION

I. Applicant's Name: Shawn & Charlene Patane
Address: 104 Hampshire
Syracuse NY 13203
Phone: 315 470 0959 email: patanefamily@me.com

II. Work is proposed for property at (address): 104 Hampshire

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)
 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: [Signature] Date: 9/26/18

Owner's Signature: [Signature] Date: 9/26/18

**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 <http://www.nps.gov/hps/tps/standguide/>.*

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:

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

1-3 Why is the demolition necessary? Due to the grade of the property and original elevation, considerable water, moisture, and freeze/thaw damage has occurred. The floor and chimney base are cracked, and the sill plates, wall studs and posts have decayed. Stucco continues to fail at base and around chimney, which continues to move during freeze/thaw cycles.

Roof damage in the 1990's was repaired only after considerable sag and decay.

Rotting trim prior to purchase allowed animals into attic, and their damage/waste continues to render use of garage unpleasant due to odors.

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

- We purchased home in 2002 and damage was done
- We Rerouted water to extend life
- We have maintained garage cosmetically & structurally to prevent an eyesore and for failure that would cause property damage
- Garage is now failing, as so many threats its requiring removal
- Garage is setback 100' from Road. Very limited visibility to traffic or pedestrians
- Original Roof, doors, stucco, and trim were lost many years ago prior to US.



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September 27, 2018

Syracuse-Onondaga County Planning Agency
201 East Washington Street, Suite 512
Syracuse, NY 13202

Attn: Kate Elliot Auwaerter
Preservation Planner/Public Art Coordinator
Phone: (315) 448-8108
E-mail: kauwaerter@syr.gov

Re: Patane Garage
104 Hampshire Road
Syracuse, NY 13203

DMA: #18-039

Dear Kate:

Pursuant to our site visitation on September 18th to the Patane garage, the Owner & I have performed a further investigation of the condition of the existing garage. This was completed at the request of the LPB Board Chairman, Donald Radke. Lisa Tonzi was also present. The following photos are representative of the conditions that we uncovered with removal of the perimeter plywood @ the garage slab level & in the attic space.

Sections of plywood @ the garage slab level were removed @ the northwest corner & east sides of the garage. The following photos illustrated that the sill plate, at or below grade, has completely deteriorated including portions of the wall stud bases. In photo #1 through #4 the Owner removed a four foot section of plywood. The sill plate, wall studding, and sheathing was completely deteriorated. The sill plate itself was not in contact with the foundation.

It is typical in garages constructed in the same era as the Patane's, that foundations only extended just below grade, well above the frost line and were undersized. As a result, differential settlement has occurred on all sides of the garage foundation, causing heaving, cracking in the garage floor and causing the garage doors to be inches out of plumb. The Patane foundation does not protect the wood sill plate or lower sections of the wall studding and sheathing around the entire north and east sides of the garage. As shown in photos #5 and #6, the chimney has separated from the wall framing because of a similarly inadequate foundation. The existing chimney could not be repaired or supported in place & would have to be demolished.

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The sill plate on the north & east walls is actually below grade and as a result has extensive deterioration, despite the Owner's ongoing attempts at remediation.



PHOTO #1 – Northwest corner of garage.

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PHOTO #2 – Deteriorated sill plate.



PHOTO #3 – Deteriorated sill plate, cantilevered & not in contact with the foundation. Further portions of the sill plate sitting on dirt.

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below sill plate.

PHOTO #4 – Lack of foundation



sheathing at east side chimney.

PHOTO #5 - Deteriorated sill plate &

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PHOTO #6 – Additional photos of intersection of chimney & exterior wall. Photo illustrates deteriorated sheathing, sill plate & wall studs.



PHOTO #7 – Deteriorated roof board slates, cedar shakes, & sagging rafters.

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provide additional rafter support.

Photo #8 – Owner installed boards to



joists & rafters.

PHOTO #9 – Intersection of ceiling

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@ rafter bearing.

PHOTO #10 – Extensive deterioration



@ sheathing & rafter tails.

PHOTO #11 – Extensive deterioration

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The Patane garage roof assembly consists of 2x4 rafters and ceiling joists at 24 inches on center, spaced wood boards, wood shakes, and asphalt shingles. The 2x4 framing are undersized for the snow loading that occurs in Onondaga County. As a result, the roof planes have bowed inward, which allows for water infiltration to deteriorate the rafters, the spaced boards, and wood shakes. Refer to photos #7 through #11. The cornice assembly has also been affected by this water infiltration requiring the replacement of rafter tails, fascia and cornice trim.



PHOTO #12 – Northwest exterior corner, illustrating sagging @ garage doors. Due to an inadequate foundation, sill plate deterioration, & leaking at roof edge.

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PHOTO #13 – West elevation of

Patane Garage.

The Patane's have requested permission to demolish the garage from the Landmark Preservation Board. They have also presented a design for a new garage to replace the existing, in a style of architecture that would complement their home and meet their current needs for automobile size and quantity. The intent is to reconstruct a new garage in the current garage's location, which complies with all City zoning regulations, and affords limited site lines from neighboring properties and street view.

It is my professional opinion, that the cost of the work that is required to renovate the existing garage is excessive and would far exceed the construction costs of a new garage. The existing garage is deteriorated beyond a point of a reasonable repair. To replace 100% of the foundation; the garage floor slab, entire perimeter, wall sheathing would need to be replaced in fractional segments. The garage would require to be temporarily jacked, shored and supported. The foundation and wall assembly would be replaced in no greater than 6 foot sections. The process of the foundation & wall framing remediation would also require the completed re-cladding of the exterior with a stucco finish.

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The garage roof (100%) would be required to be stripped to the rafters & re-structured to meet snow loading requirements. Upon completion, new sheathing, roofing & entire cornice assembly would be re-trimmed. These reconstruction requirements lend themselves to an unreasonable renovation cost. I hope the LBP see fit to allow for the demolition of the existing garage & construction of a new garage in compliance with City Zoning & LPB Design Guideline requirements.

Please let me know if you have any questions or require additional information.

Respectfully submitted,

Daniel Manning – Architect, PLLC

Daniel J. Manning, AIA
LEED Certified Professional

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