

**SYRACUSE
LANDMARK
PRESERVATION
BOARD**

Certificate of Appropriateness Application

Case Number: CA-20-19

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.net](mailto:SLPB@syr.gov)

APPLICATION

I. Applicant's Name: BRIAN RAUTIO
Address: 12 BRATTLE RD
SYRACUSE NY 13203
Phone: 315 391 7882 email: RAUTIO@ME.COM

II. Work is proposed for property at (address): HOME ADDRESS

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: 9/21/20

Owner's Signature: [Signature] Date: 9/21/20

**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 <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>.*

Cleaning/Painting: Part 3

3-1 This application is for:

- Painting of building exterior
- Cleaning of building exterior
- Painting of building interior (only if interior is designated).
- Cleaning of building interior (only if interior is designated).

3-2 The components to be painted and/or cleaned are made of: STUCCO, WOOD
YELLOW STUCCO → GREY STUCCO, WHITE WOOD → BRIGHTER WHITE WOOD

3-3 The cleaning process that is being proposed is: _____

3-4 Do new colors match a previous color scheme?

- Yes
- No

Please submit color chips of proposed colors if proposed colors are different from existing scheme.

Additional/New Construction: Part 4

4-1 This application is for:

- Addition to existing structure
- Construction of new building

4-2 Is proposed addition or new construction in public view from neighboring streets?

- Yes
- No

4-3 What is the purpose of the proposed addition or new building? CAR STORAGE (2) GARAGE

4-4 Describe how the new construction is compatible in scale, materials, and texture to the design of the existing structure and the character of surrounding buildings: _____

THE GARAGE IS SMALL AND FAR BACK FROM THE HOUSE
DESIGN IS SIMPLE
CEDAR SIDING (OR CEDAR LOOK WOOD COMPOSITE DUE TO WOOD
SHORTAGE) WILL MATCH HOUSE

4-5 **Submit a site plan, elevation drawings and a materials list for the new construction.**

Alteration of Site: Part 5

4.) SLATE PORCH EXTENSION

5.) DRIVEWAY PAVING AND RADIUS REDUCTION

- 5-1 This application is for:
- Deposit of refuse
 - Alteration to site

5-2 Describe the nature of the work for which the Certificate of Appropriateness is being sought:

1.) STONE RETAINING WALL ALONG FRONT OF PROPERTY TO ELIMINATE OUBAIN & EROSION

2.) TREE PRUNING AND SOME REMOVAL

3.) AC RELOCATION W/ BOXWOOD PLANTINGS TO CONCEAL AC

5-3 Does the proposed alteration call for removal of site components such as plantings, trees, fencing, walkways, outbuildings, gates, and/or other elements?

- No
- Yes (Please explain)

DYING BASSWOOD-FAMILY TREE TO BE REMOVED AND NEW PLANTING

5-4 How will the proposed alteration to the site change the character of the property? (e.g., parking in public view in front of structure). Please explain:

APPROACH TO FRONT DOOR WILL BE MORE IMPRESSIVE

RETAINING WALL ALONG SIDEWALK WILL BE CHARMING

5-5 Include photos, or drawings of the existing and the existing site and the locations of proposed site changes.

Signage: Part 6

6-1 The proposed signage is:

- Wall sign
- Projecting
- Sign on awning
- Window signage
- Other (Please explain)

6-2 Describe and illustrate the design of the proposed signage:

NOT APPLICABLE

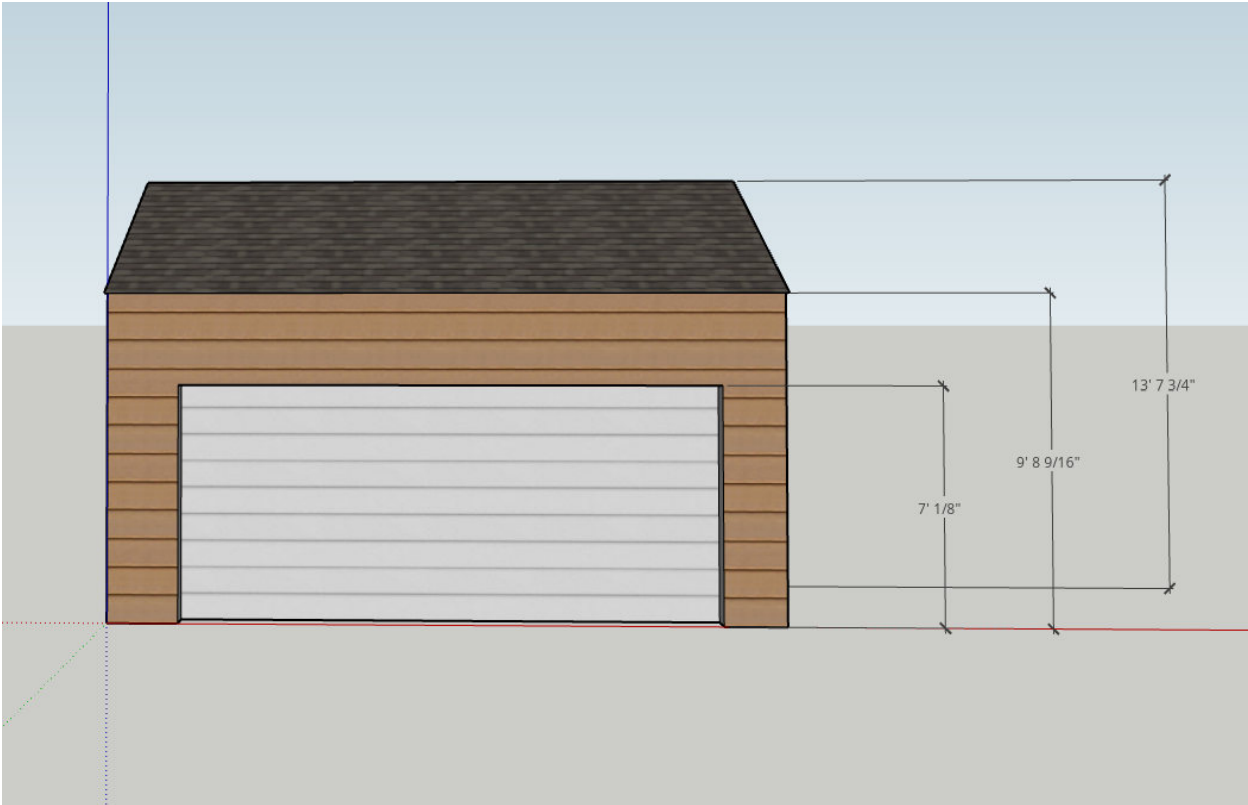
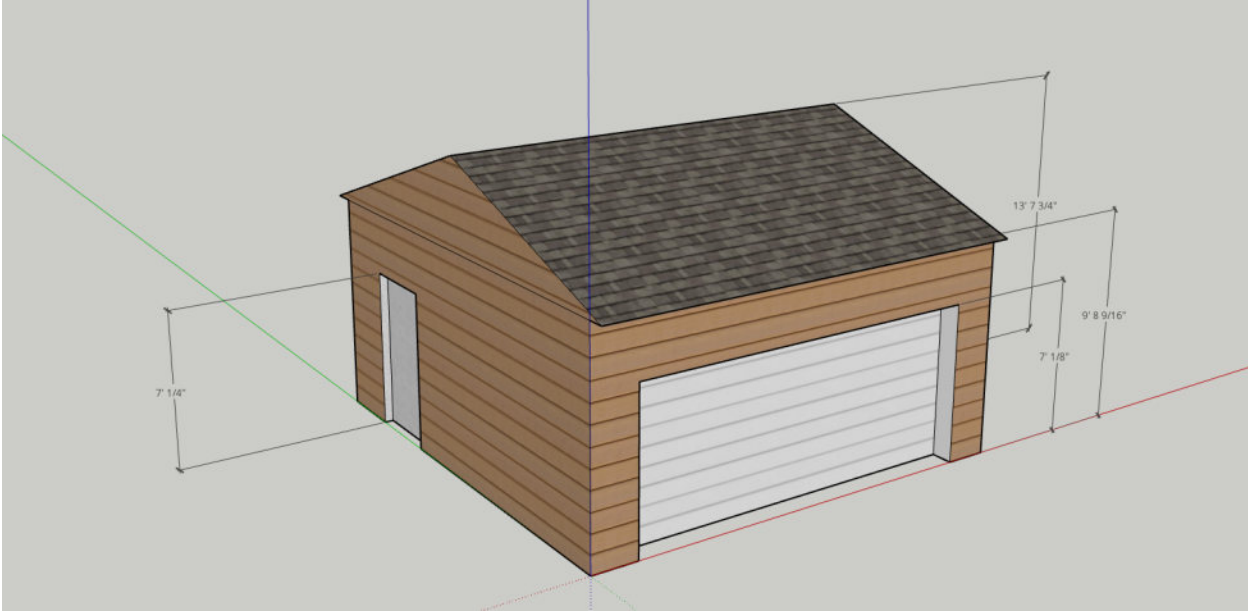
6-3 Include a drawing of the sign and photos of the building façade showing the size of the sign and where the sign will be located.

6-4 Describe and illustrate how the proposed signage will be attached to the building.

Supporting Documentation for 12 Brattle Rd CoA Application

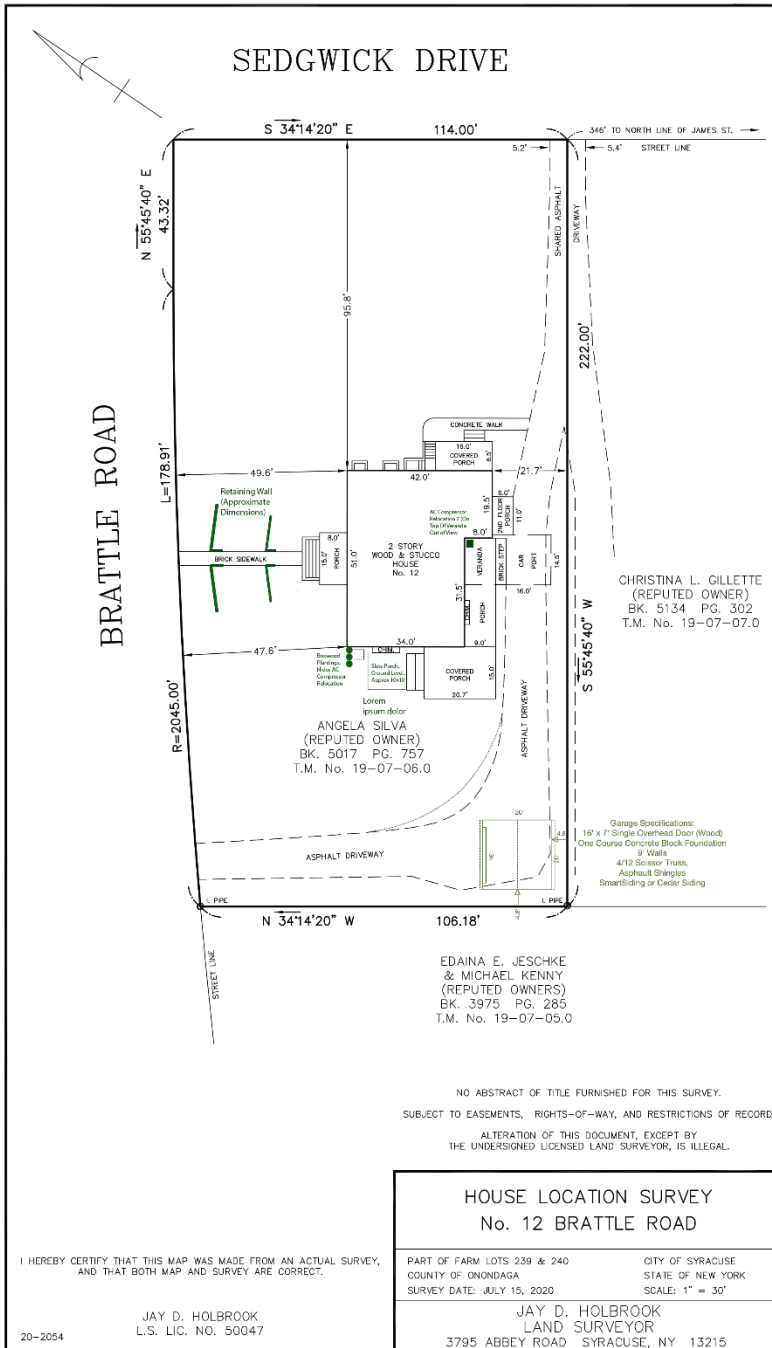
Garage Elevation Drawings

Please note, dimensions are +/- approximately 6". The location has a slight slope, and to flatten it some parts will dig down and some parts up.



Site Plans

Black ink is survey data. Green ink indicates additions desired to be performed.

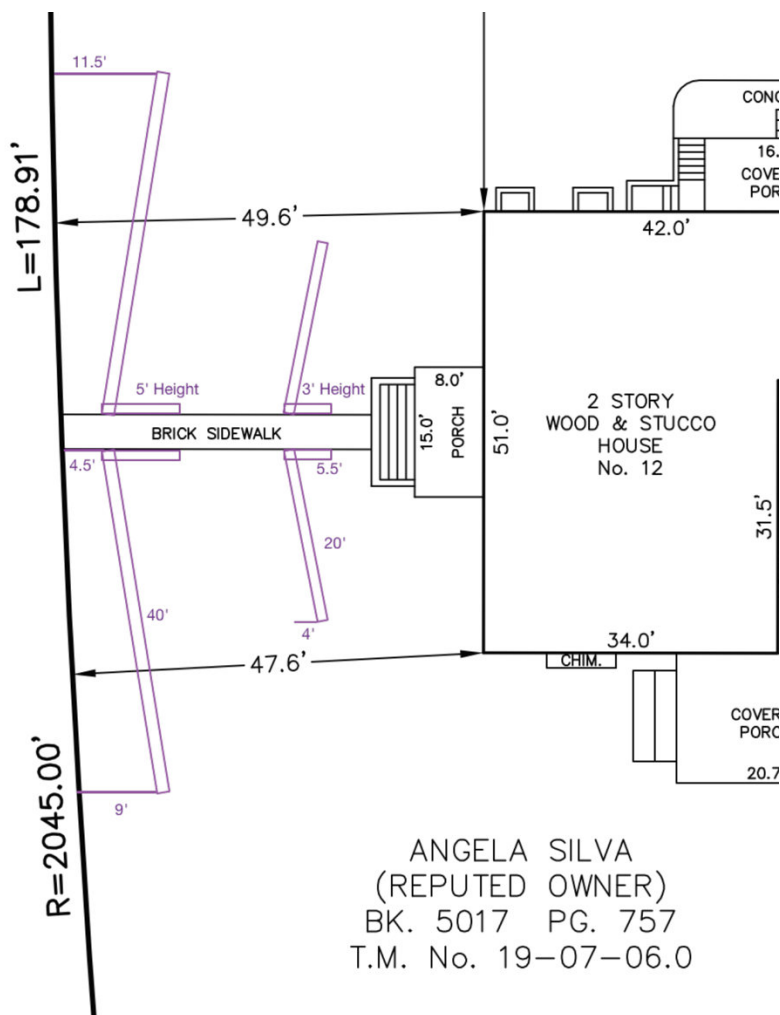


Retaining Wall Site Plan

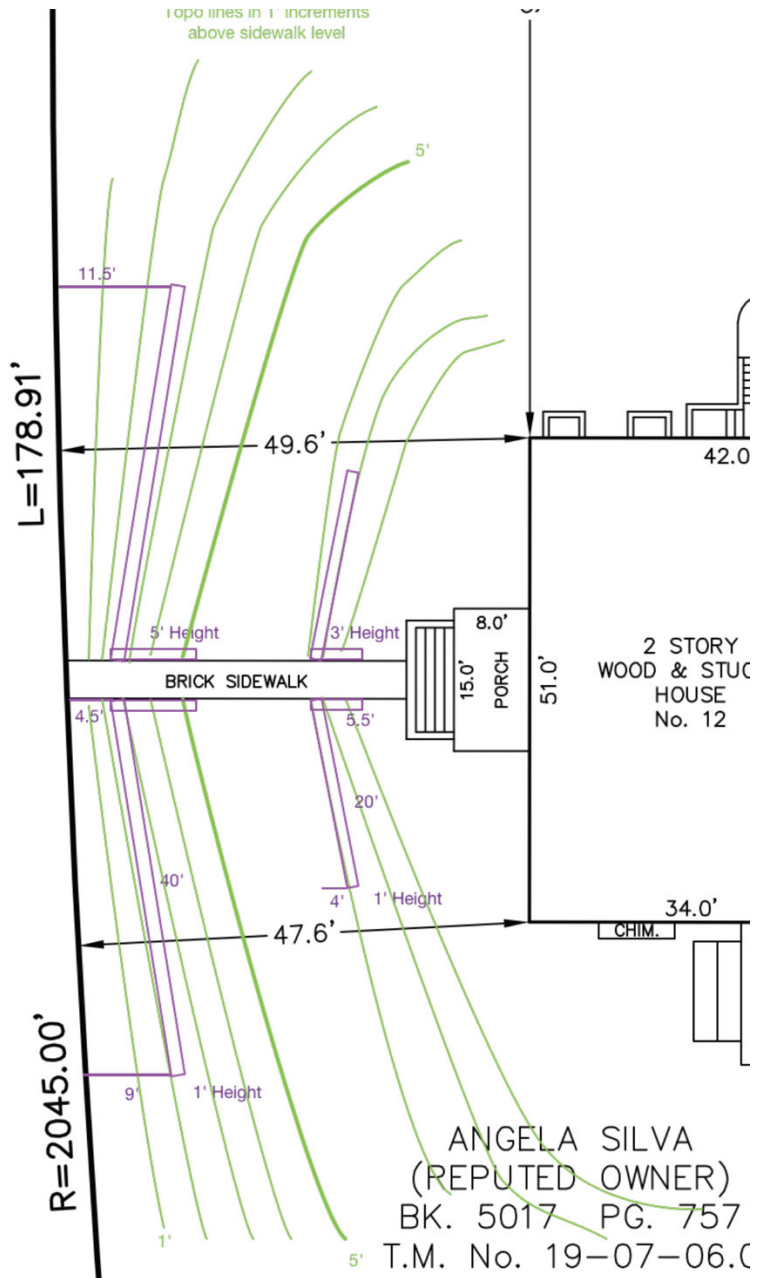
The current approach to 12 Brattle has two staircases along with a previously terraced hill. The terraces are eroding and taking the staircases downhill with them. A previous owner installed landscape paper which is ineffective.

We want to build two retaining walls to hold each terrace as indicated in the green. The exact dimensions will be determined at construction based on slope measurements, however we estimate the lower wall to extend approximately 35-40' at a height of approximately 5' and the upper retaining wall approximately 20' at a height of approximately 3'.

The wall will be modeled after a retaining wall at Patricia's parent's 18th century Colonial near Hudson, NY.

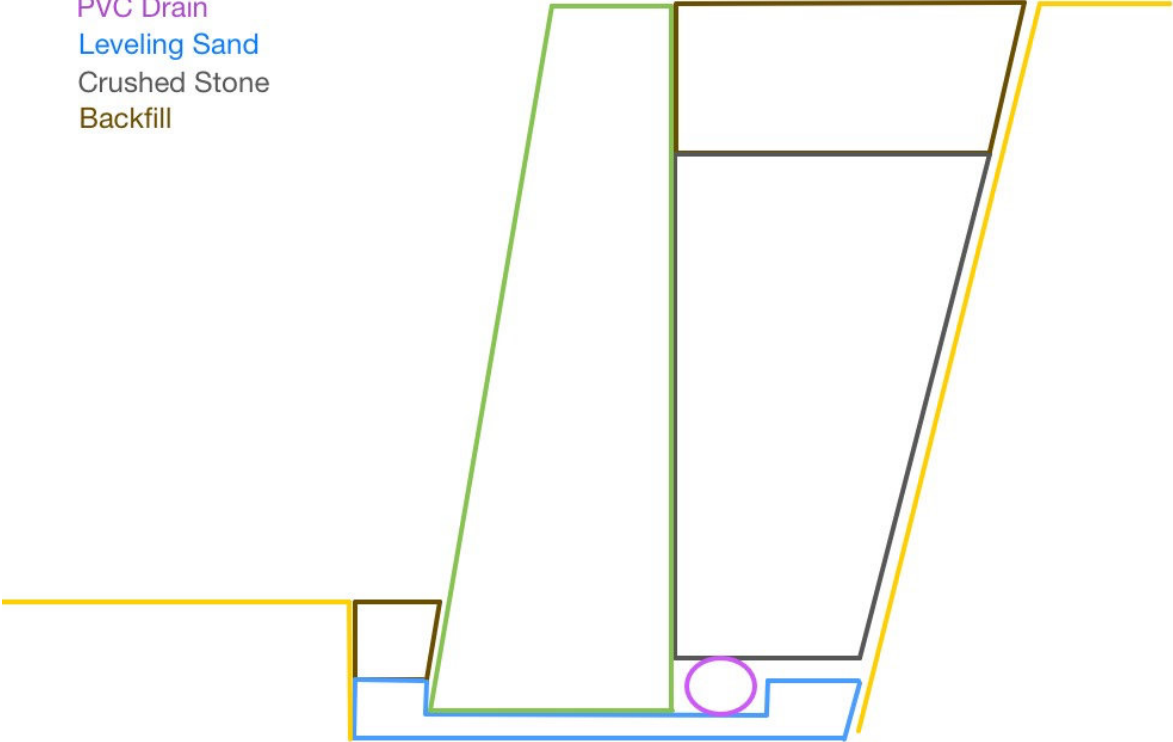


With topographic overlay of pre-existing slopes. Lines are in 1' increments starting at sidewalk level, bold line represents 5'. Everything to the left of the retaining wall is dug down to retaining wall height, everything to the right is backfill. Outside of retaining wall, slope will be leveled for lowest reasonable grade to enable grass cutting.



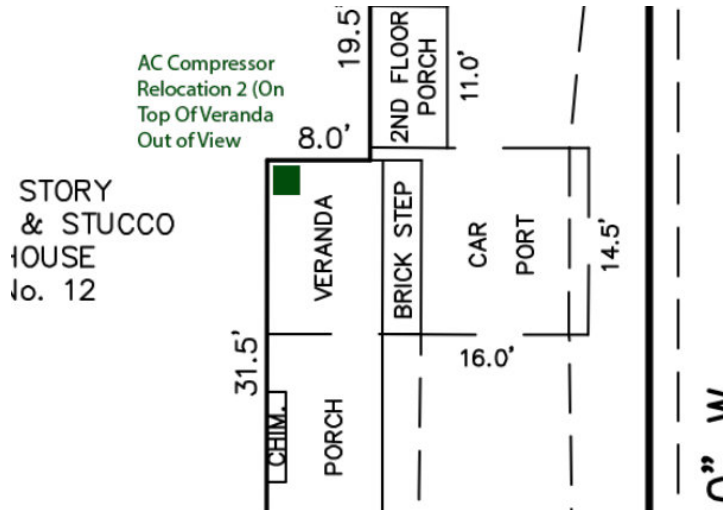
Gravity Retaining Wall Cross Section

- Rough Granite, Hand Laid, Mortorless
- Undisturbed Soil
- PVC Drain
- Leveling Sand
- Crushed Stone
- Backfill

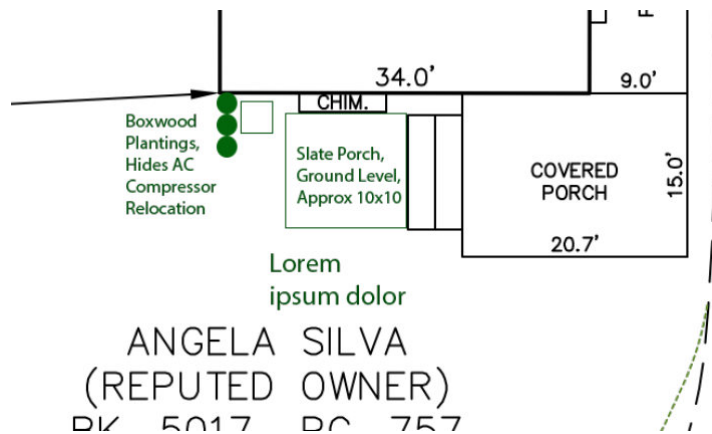


AC Compressor Relocation and Slate Porch

As discussed with Kate at the site, two of the previously stolen AC compressors have been relocated from unconcealable locations to more easily concealable locations. One from the front right corner of the house has been moved onto the veranda at the back of the house. It is no longer visible from the street at all.

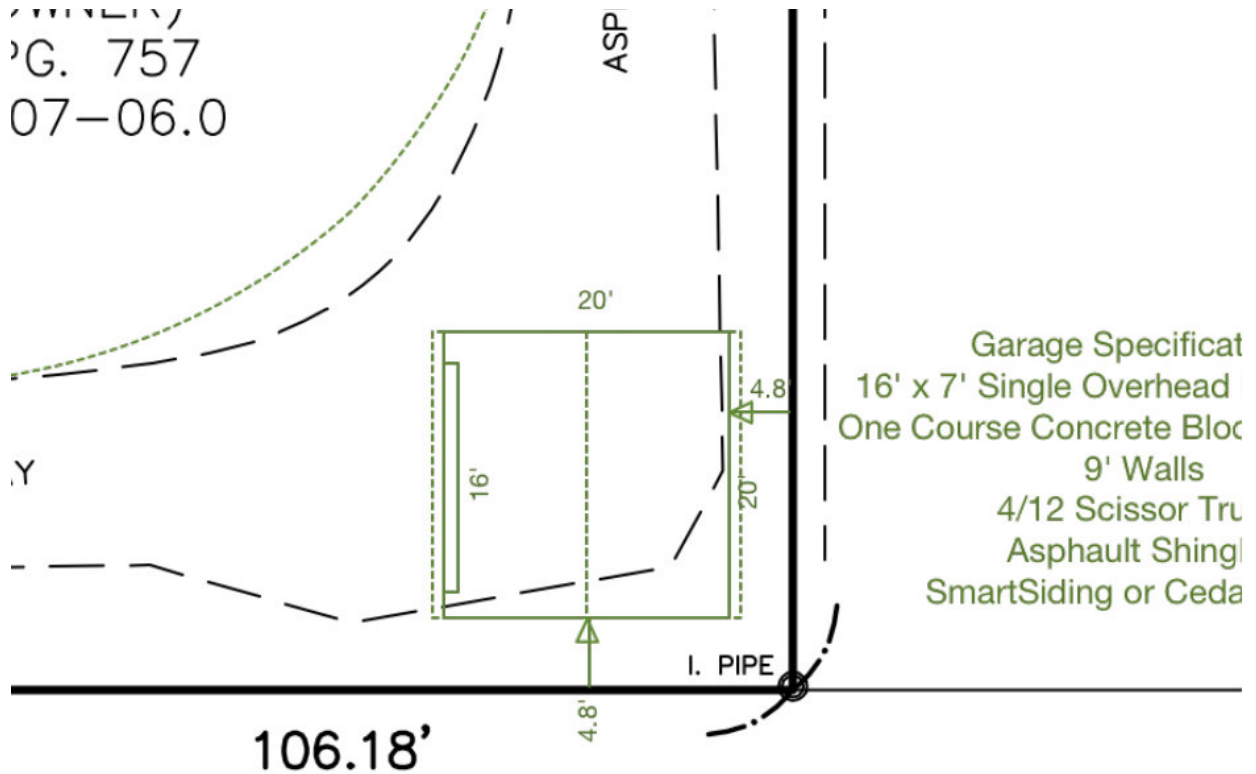


The second has been moved from in front of the porch stairway to the front corner of the house, which will allow us to easily conceal with landscaping. We are asking to plant three boxwood plants to make a hedge concealing the AC from street view. We would also like to lay slate into the ground behind it at the bottom of the stairs; this is also inspired by a slate porch at Patricia's parents house.



Garage and Driveway Site Plan

Curiously, the 12 Brattle Rd property does not have a garage. We would like to put one in the rear back corner of the property. 20' x 20' is the small ordinary size 2-car garage and will be simple and out of the way. In order to preserve access to the Porte Cochere, the inner radius of the driveway will need to be increased as in the dotted line. At it's closest, it should be 8.5' from the corner of the garage.



Building Material and Color Lists

Retaining Wall

- Natural granite boulder on face
- No mortar, constructed using careful stacking
- PVC drain pipe (concealed)
- Crushed stone fill from Jamesville quarry (concealed)

Garage

- Asphalt Shingles
- Wooden Garage Door
- Wooden Entry Door
- No Windows
- Cedar siding (if available*), otherwise SmartSiding engineered wood as placeholder (<https://lpcorp.com/products/exterior/siding-trim>)
- Cinder block foundation
- Garage door painted to match house

*Due to COVID supply issues, cedar siding is likely not available in sufficient quantity. H Langdon, the builder, recommends SmartSiding wood composite. This would be a temporary placeholder and when the availability of cedar improves we would replace it.

Paint

- Benjamin Moore Regal Select Exterior Paint
- Storm AF-700 or similar



Photographs

Current Status (View from Sedgwick/Brattle Intersection)



Current Status (View up Brick Walk)



Current Status (View from Across Brattle)



Current Status (View of Plateaus and erosion)



Current Status (Brattle Curb Cut View)



Mock-up:

- Garage construction
- Retaining Wall
- Painted stucco exterior (cedar is to be left as is)
- Boxwoods concealing AC compressor
- Leftmost Tree pruned



Current Status (View of house from garage site):



Current Status (View of Garage Site):



Current Status (View of Garage from House):



Mock-up:

- Garage construction
- Driveway



Current Status (Retaining Wall Locations)

1. Lower Right (From sidewalk)



2. Lower Left (From Sidewalk)



3. Upper Right (from brick walk)



4. Upper Left (From brick walk)



Overlays (Patio Location)



New location
(cleared with
Kate)

Unconcealable
location of
previously stolen
AC

Boxwood
Plantings

Slate Patio/
Landing location