

*SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD*

Certificate of Appropriateness Application

Case Number: CA-18-16

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@syrgov.net](mailto:SLPB@syrgov.net)

APPLICATION

I. Applicant's Name: Scott V McCormican  
Address: 244 Brattle Road  
Syracuse, NY 13203  
Phone: C) 315-484-8876 email: svmccormican@gmail.com

II. Work is proposed for property at (address): 244 Brattle Road, Syracuse, NY 13203

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: \_\_\_\_\_ Date: September 10, 2018

Owner's Signature: \_\_\_\_\_ Date: September 10, 2018

*\*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: NA

Please indicate the issuing department or agency: NA

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? My garage is in disrepair and in need of serious improvement to be useful. There is no sill plate at the base of the garage walls due to disintegration. Consequently the garage is rotting away bit by bit and sinking into the ground.

The side walls slant and are beginning to cave-in. The roof trusses sag and the roof needs to be re-sheathed and replaced. The chimney is slanted, leaning towards the garage. The garage door opening is not full height due to the walls rotting into the ground and previous driveway paving has extended into the garage interior foreshortening the height. The garage floor is paved and missing pieces that have cracked and buckled, requiring removal and replacement. The existing garage door is damaged and ugly. The brow extending from the front of the garage is sagging.

with regard to utility, the garage is undersized to be able to park 2 cars side by side and there is no room for anything additional.

I am fearful that the existing garage will someday collapse on my car. Ideally I would like to reuse the two sides and back of the garage in a new build, dependent upon cost-value ratio. The garage rework/rebuild needs to be worthy of the expense.

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

The new garage would be beautiful, perfectly scaled and in proportion to the existing garage. The garage located @ 101 Durston Avenue is a good example of the scale that I am proposing, design cues would be taken directly from the house at 244 Brattle Road.

The garage rebuild would improve the visual quality of my property. The small increase in size would allow me to park 2 cars inside of the garage as well as house my trash cans, garden tools, assorted equipment and gardening supplies.

**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: 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 **new garage**  
 No **new hot tub/spa, new fence with gate within backyard**
- 4-3 What is the purpose of the purposed addition or new building? The intent of this proposal is to seek approval for the installation of a hot tub/spa. The space behind the garage is planned to be made into a private garden space used for soaking and solace. In addition, the garage requires replacement.
- 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 soaking garden is planned to be a quiet private space, isolated and concealed away from the home, street and neighbors for privacy and modesty. Privacy fences already exist along the back property boundary and the left neighbor adjacent yard. The back of the garage provides for privacy and no views of the space behind the garage from the street. The south side opening is planned to have a wood fence similar in color and style to the existing fences described. A platform deck and walkways are planned to be installed to provide clean dry spaces for access, circulation and lounging.
- 4-5 **Submit a site plan, elevation drawings and a materials list for the new construction. Please see attachments.**

**Alteration of Site: Part 5**

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:

Installation of hot tub requiring cement pad, electrical connection, installation of privacy fence with gate and walkway with deck platform. Neighboring left side privacy fence to be moved outward closer to property line to gain useable space.

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)

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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:

The character of the site will not change at all. There will be no visual impact to anyone.

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

**Please see attachments.**

**Signage: Part 6**

6-1 The proposed signage is:

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

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

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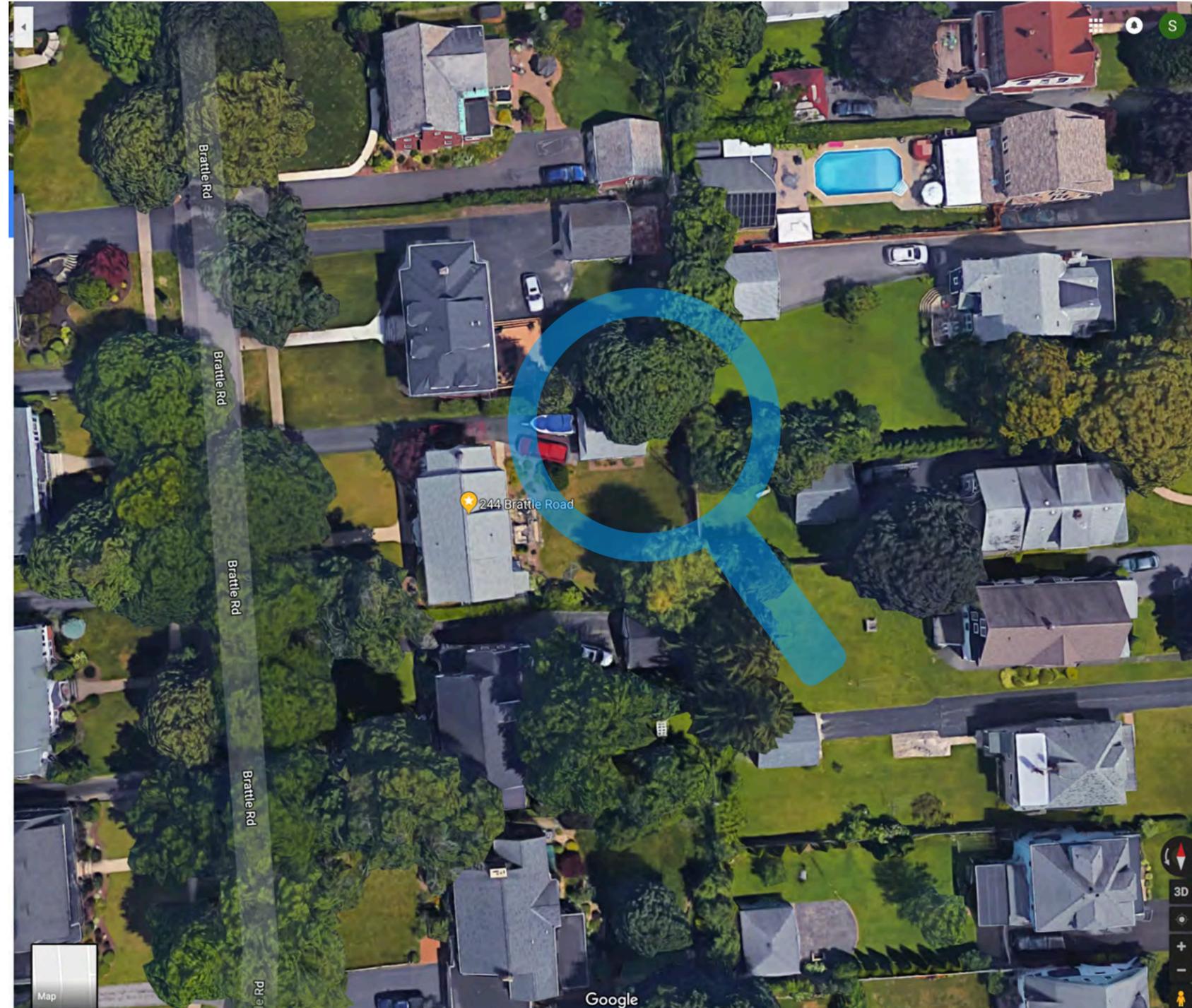
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6-3 **Include a drawing of the sign and photos of the building façade showing the size of the sign and where the sign will be located.**

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

**PRIVATE SOAKING GARDEN  
2-CAR GARAGE REBUILD**

**SEDGWICK FARM LOCATION  
244 BRATTLE ROAD**



**SCOTT V MCCORMICAN  
244 Brattle Road  
Syracuse, NY 13203**



**PRIVATE SOAKING GARDEN  
2-CAR GARAGE REBUILD**

**PAINT COLORS FOR HOUSE  
FRONT DOOR  
SHUTTERS**



complete front door

shutters



Type to enter text



**CLASSIC EUROPEAN  
ENAMEL COLORS**

The 32 colors shown here in "Brilliant" finish, along with more than 10,000 colors on the fan decks, are available in all of our coatings in a full range of glosses. Please note slight color variation may occur between color chips and actual paint.

**Finishes**  
These samples illustrate relative gloss for Matte, Satin and Brilliant.

Matte

Satin

Brilliant

White 0001	Spinnaker White 7032	White Café 2048	Royal White 2064
Grey Mist 7038	Wooden Shoes 2029	Antique Lace 2072	Saffron 2012
Winter Sky 7034	Blue Horizon 4022	Vireland Mint 3048	Van Gogh Yellow 2070
Silverblade 7048	North Sea Blue 7025	Moorland Green 3058	Fieldstone 6043
Storm Cloud 7058	Zuider Zee Blue 4049	Bottle Green 3022	Brown Café 6038
Tulip Red 1001	Summer Sky 4026	Dutch Door Green 3015	Gingerbread 6028
Rembrandt Red 1002	Delft Blue 4003	Coach Green 3088	Dutch Chocolate 6012
Wine Red 1088	Navy Blue 1798	Black 0029	Espresso 6084

**SCOTT V MCCORMICAN  
244 Brattle Road  
Syracuse, NY 13203**

**2-CAR GARAGE REBUILD  
EXISTING CONDITION**



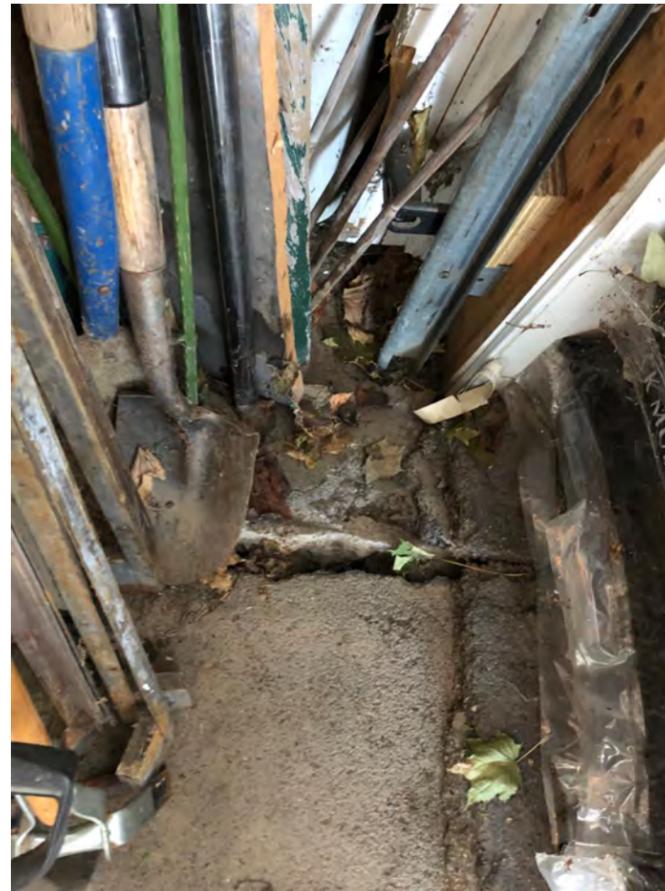
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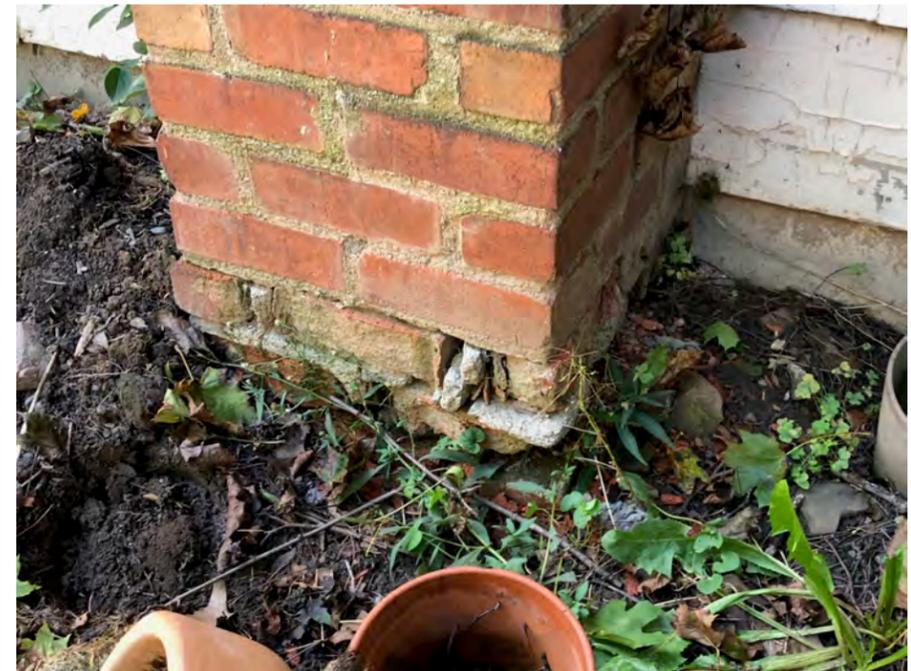
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**SCOTT V MCCORMICAN**  
244 Brattle Road  
Syracuse, NY 13203

**PRIVATE SOAKING GARDEN  
2-CAR GARAGE REBUILD**

**GARAGE INSPIRATION BOARD**



**GARAGE @ 101 DURSTON AVENUE**



**GARAGE DOORS NEAR PARSONS DRIVE**



**CARRAIGE HOUSE DOOR COMPANY**



**SCOTT V MCCORMICAN**  
244 Brattle Road  
Syracuse, NY 13203

**PRIVATE SOAKING GARDEN  
2-CAR GARAGE REBUILD**

**SITE PHOTOS  
EXISTING GARAGE**



**SCOTT V MCCORMICAN  
244 Brattle Road  
Syracuse, NY 13203**

**PRIVATE SOAKING GARDEN  
2-CAR GARAGE REBUILD**

**SITE PHOTOS**

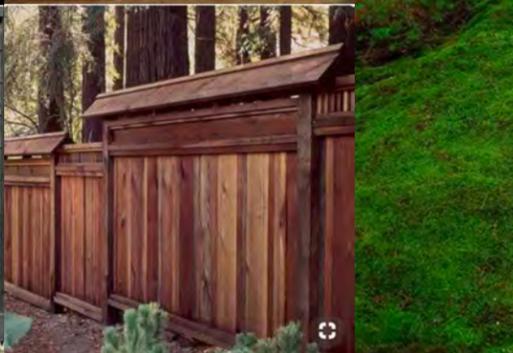
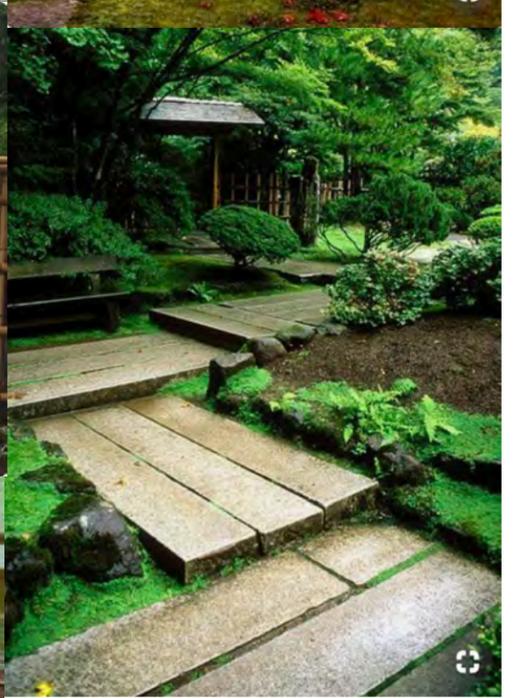
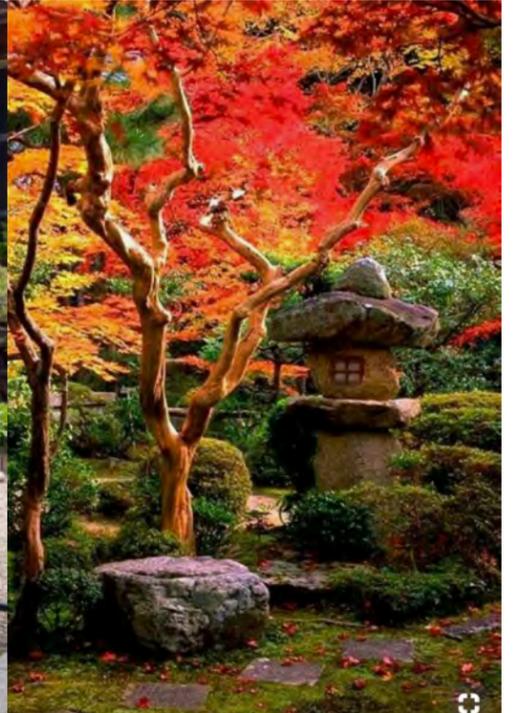
**PROPOSED PRIVATE SOAKING GARDEN AREA TO BE LOCATED BEHIND GARAGE**



**SCOTT V MCCORMICAN  
244 Brattle Road  
Syracuse, NY 13203**

**PRIVATE SOAKING GARDEN  
2-CAR GARAGE REBUILD**

**SOAKING GARDEN  
INSPIRATION BOARD**



**SCOTT V MCCORMICAN**  
244 Brattle Road  
Syracuse, NY 13203

**PRIVATE SOAKING GARDEN  
2-CAR GARAGE REBUILD**

**SOAKING GARDEN  
MATERIAL BOARD**

**STONE INCLUDES (FROM TOP LEFT CLOCKWISE):  
STONE CURBING WALKWAYS, STONE TABLET STEPS TO PLATFORM, TUMBLED  
CEMENT PAVER AREAS, NATURAL STONE BOULDERS WITH WATER FEATURES**



**SCOTT V MCCORMICAN  
244 Brattle Road  
Syracuse, NY 13203**

**EXTERIOR FINISH OF HOT TUB CLADDING  
MasterTech™ Deluxe (optional)**



**Driftwood**

**POSSIBLE MATERIAL/COLOR PLATFORM AND FENCE**



**Coastline™ NEW**

AZEK Vintage Collection



**Cypress**

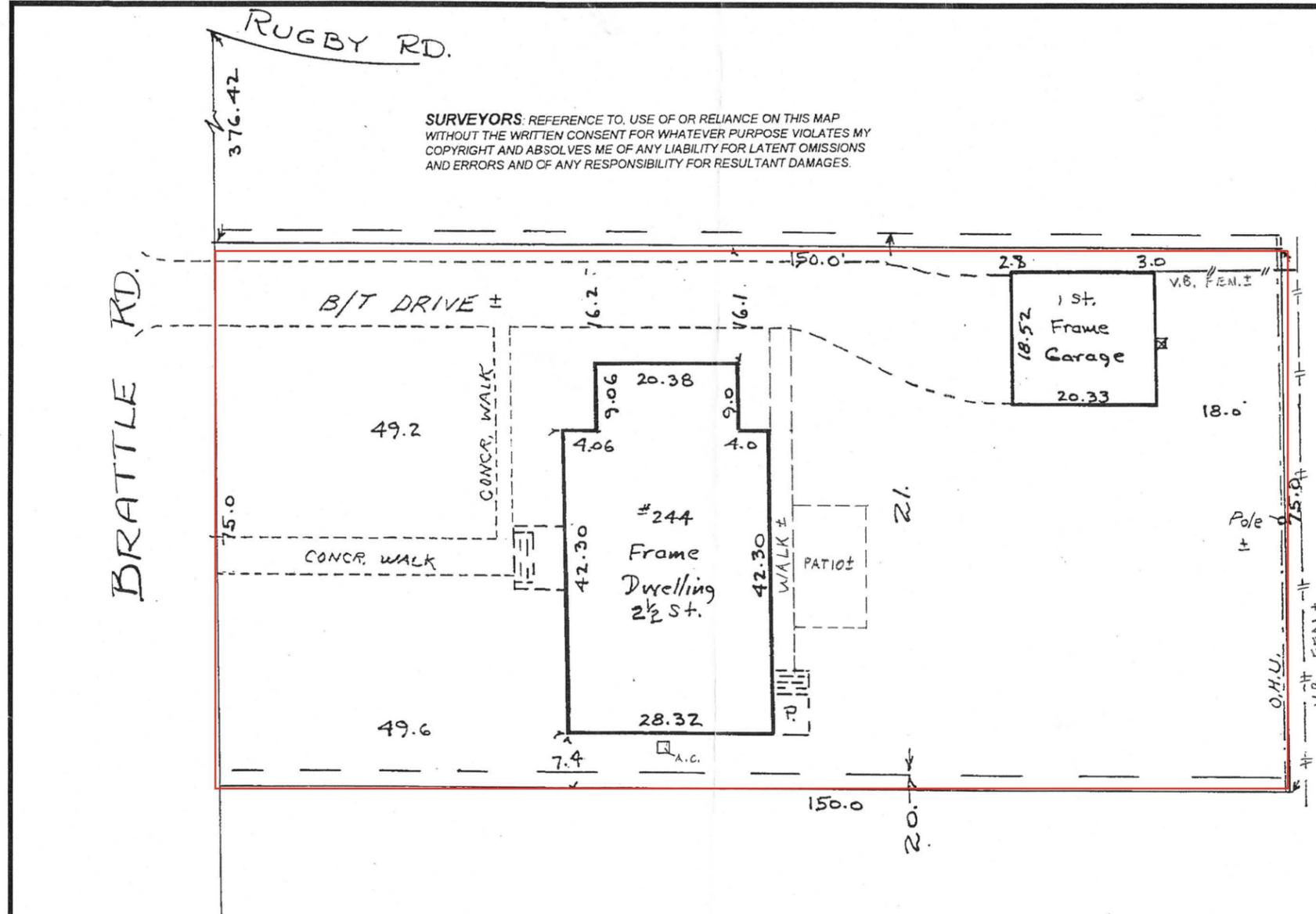
AZEK Vintage Collection



**English Walnut™ NEW**

AZEK Vintage Collection





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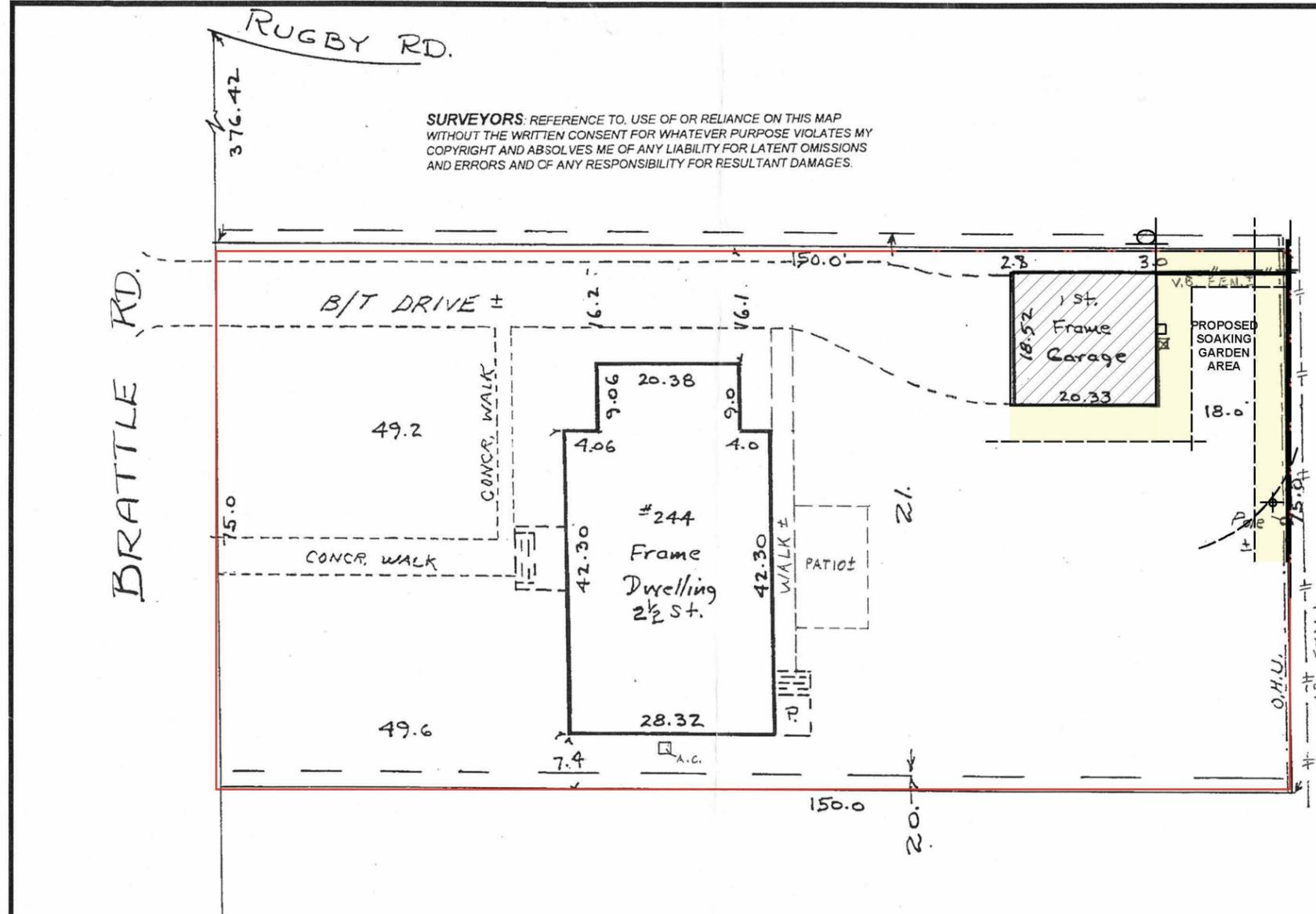
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No. 244 BRATTLE ROAD  
PART OF LOTS 20 & 21 ~ BLOCK 2  
SEDGWICK FARM ~ SYRACUSE, N.Y.  
Scale 1 inch = 20 feet  
Aug. 23, 1949

COTTRELL LAND SURVEYORS, PC  
MANLIUS, NY (315) 682-8121

BRATTLE \$244 L20.21 B2 SEDGWICK SYR @19490823LOC @20160630UP.TIF



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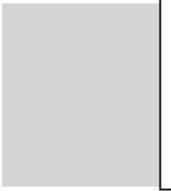
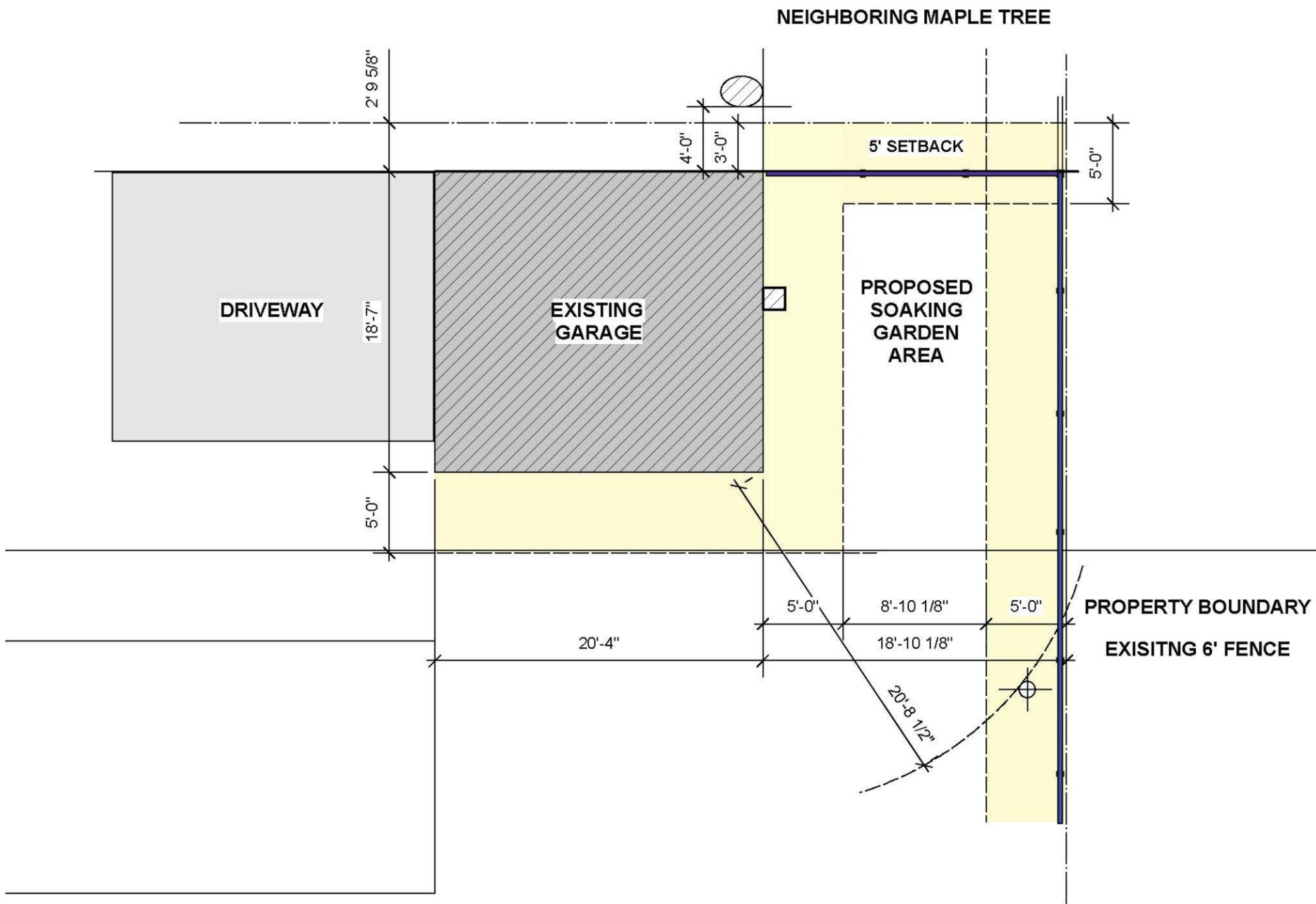
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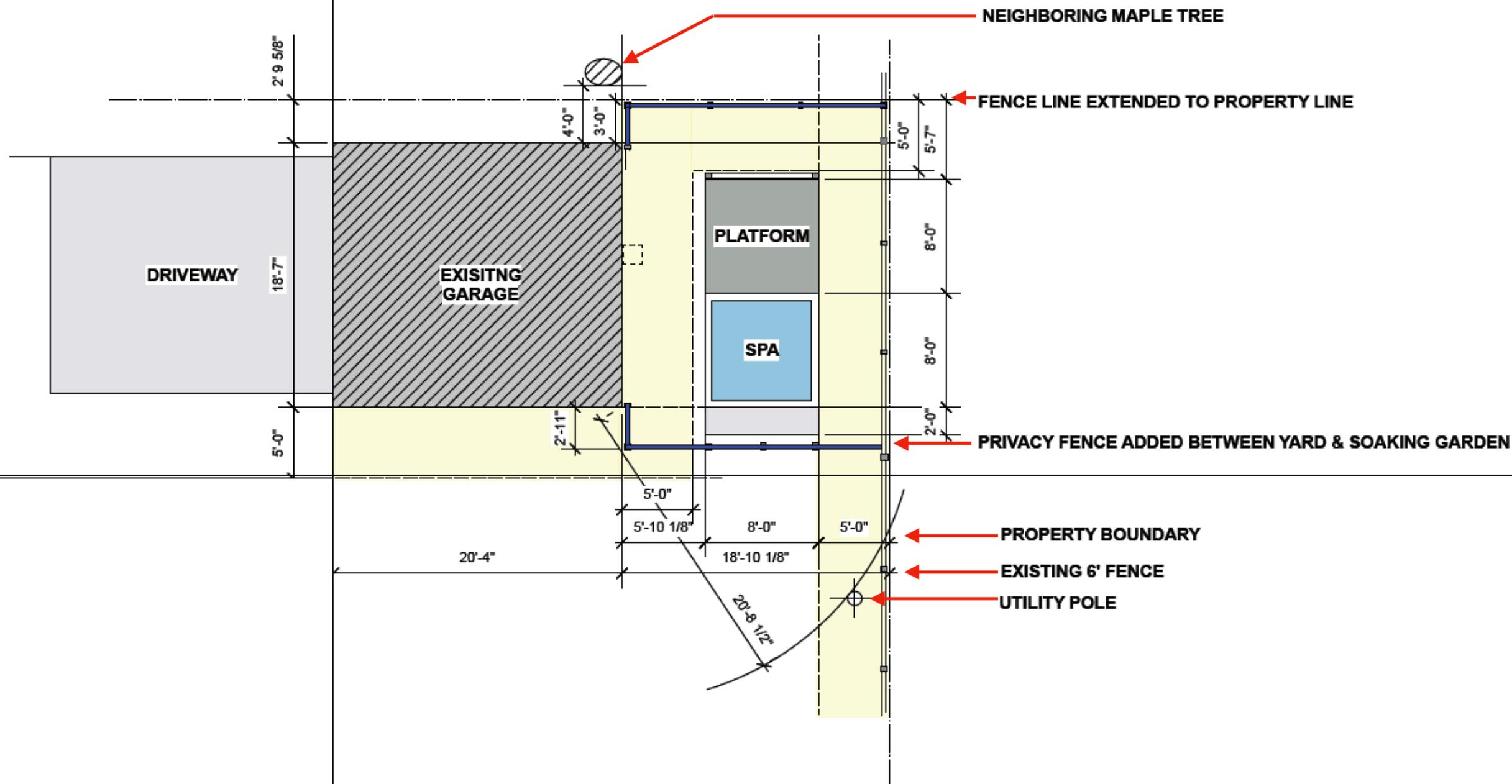
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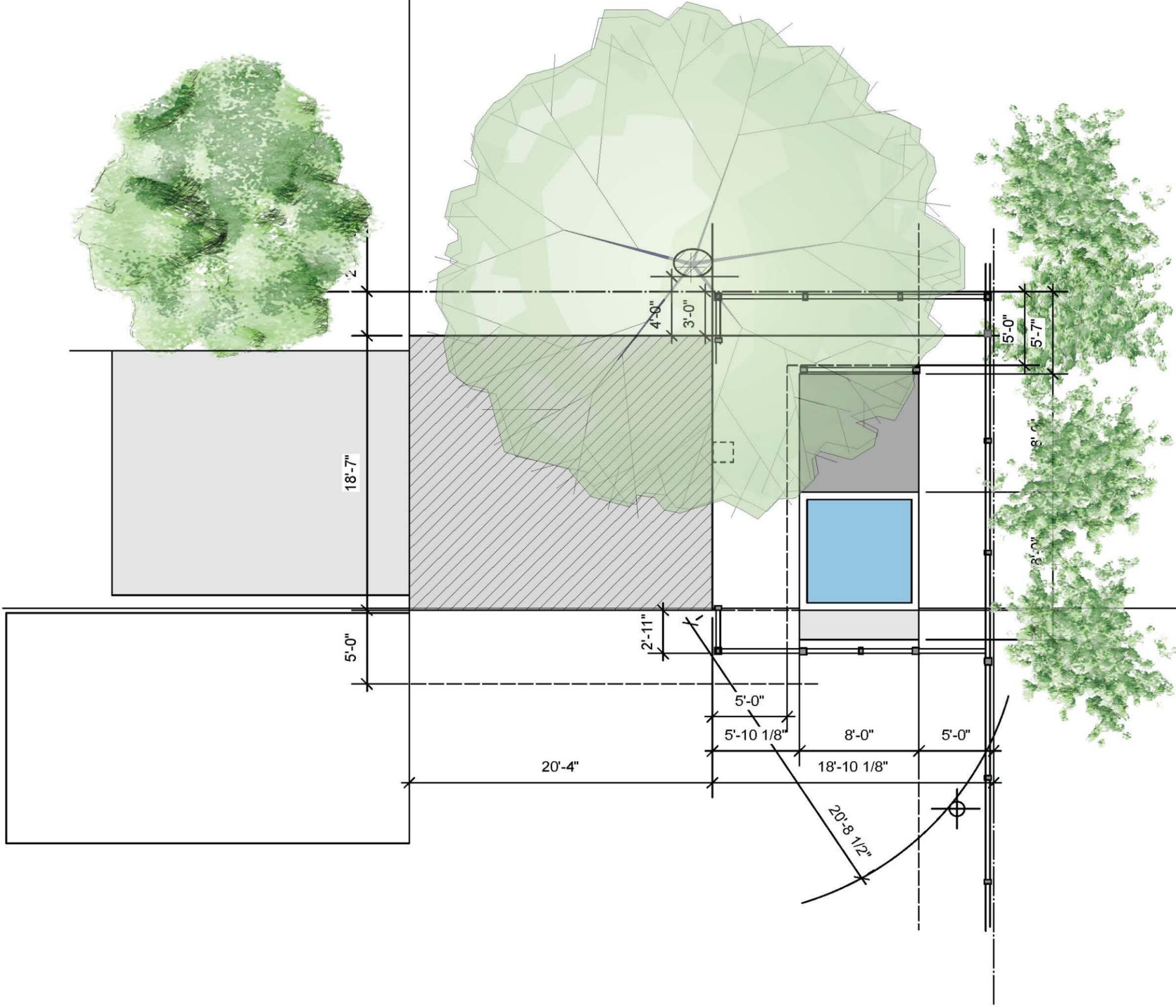
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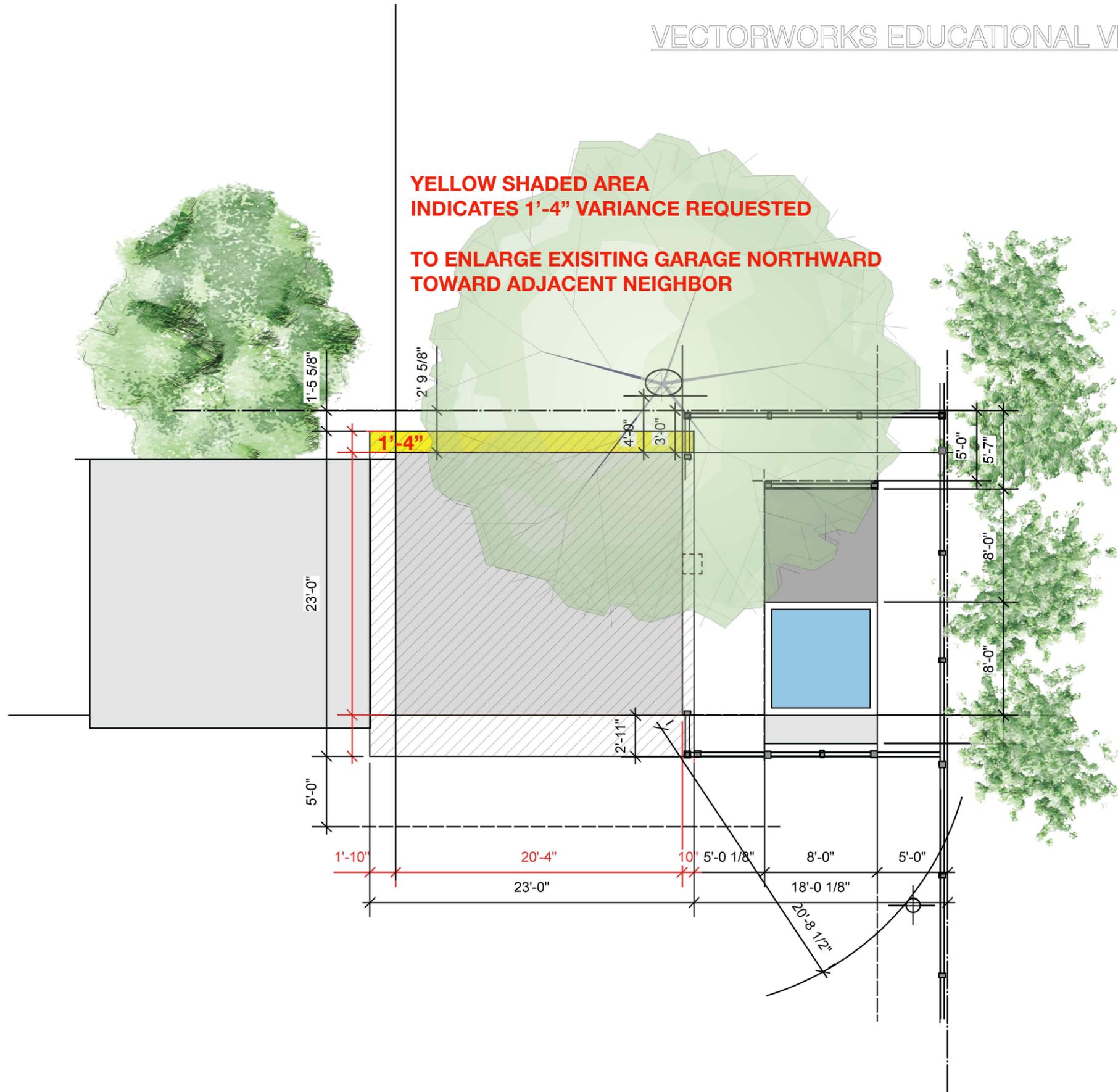




**PROPOSED PLAN  
EXISTING GARAGE  
SHEET #5  
SCALE 1/8" = 1'-0"**



**YELLOW SHADED AREA  
INDICATES 1'-4" VARIANCE REQUESTED  
TO ENLARGE EXISTING GARAGE NORTHWARD  
TOWARD ADJACENT NEIGHBOR**



**PROPOSED GARAGE  
23'0" X 23'0"**

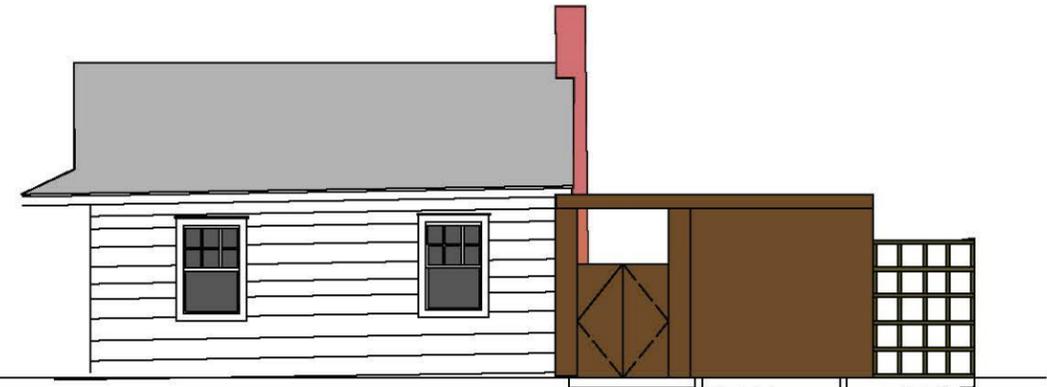
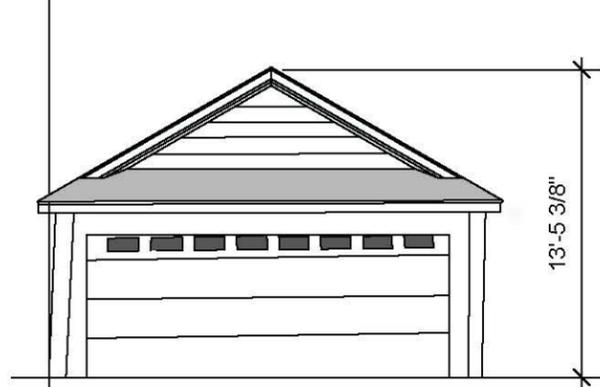
**EXISTING GARAGE  
18'7" X 20'4"**



EXISTING GARAGE WITH 6'-0" PRIVACY FENCE INSET 6" FROM BOUNDARY IN SOAKING GARDEN



EXISTING GARAGE WITH 6'-0" FENCE ON TOP OF 19" PLATFORM ADJACENT TO HOT TUB



EXISTING GARAGE WITH 6'-0" GATE & FENCE WITH LATTICE TO ENCLOSE SOAKING GARDEN

