

**SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD**

Certificate of Appropriateness Application

Case Number: CA-18-12

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: Shawn & Charlene Patane  
Address: 104 Hampshire Rd  
Syracuse NY 13203  
Phone: 315 345-6436 email: patanefamily@icloud.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: 8/20/18

Owner's Signature: [Signature] Date: 8/20/18

*\*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 on so many fronts 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.

MA.

**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: \_\_\_\_\_  
\_\_\_\_\_

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? Replacement of  
failing garage structure, starting below grade with  
new foundation & drainage.

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: Design of new  
garage has incorporated details from existing garage and  
home. Colors and materials will closely replicate  
existing home. New structure has been designed  
to provide more usable space, but not damage  
existing lot features (pool, stone wall, stone steps)  
From the street view the new structure is only 3'  
wide. There are many garages in neighborhood that  
present to the Road in similar scale.

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





Remove Shed

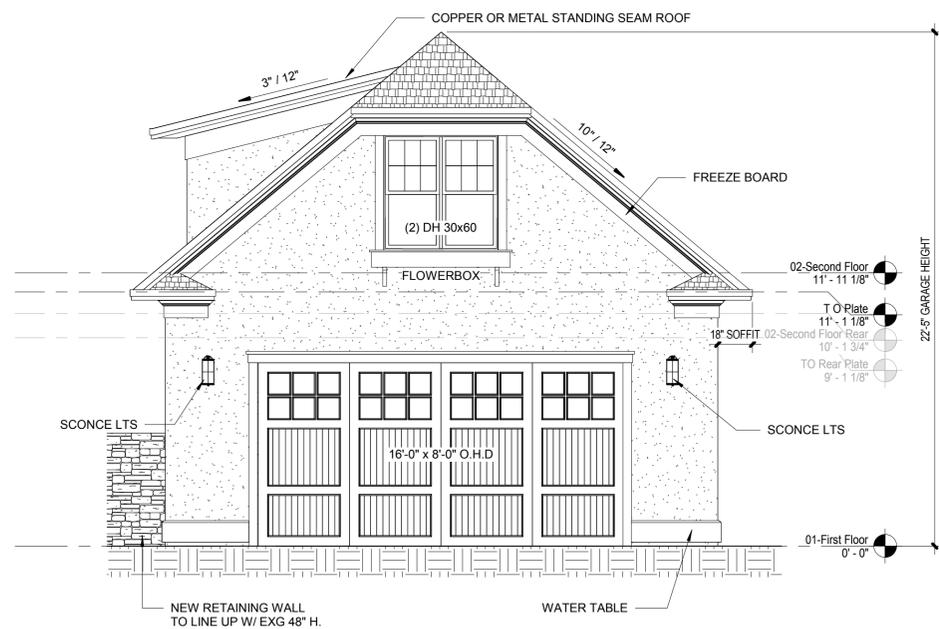
Existing Tree Canopy Retained

Proposed Garage

Remove Basketball

Shrink Pavement

Retain Gardens and Stone Wall / Steps



**1** SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



**2** WEST ELEVATION  
SCALE: 1/4" = 1'-0"

PROJECT:  
**NEW 2 STORY GARAGE**  
**PATANE RESIDENCE**  
104 Hampshire Road, Syracuse New York 13203

ARCHITECT:  
**DANIEL MANNING-ARCHITECT PLLC**  
The Syracuse Business Center  
225 Wilkinson Street - Suite 106 - Syracuse, NY 13204  
www.danielmanning-architect.com  
315.424.0141

PROJECT NORTH

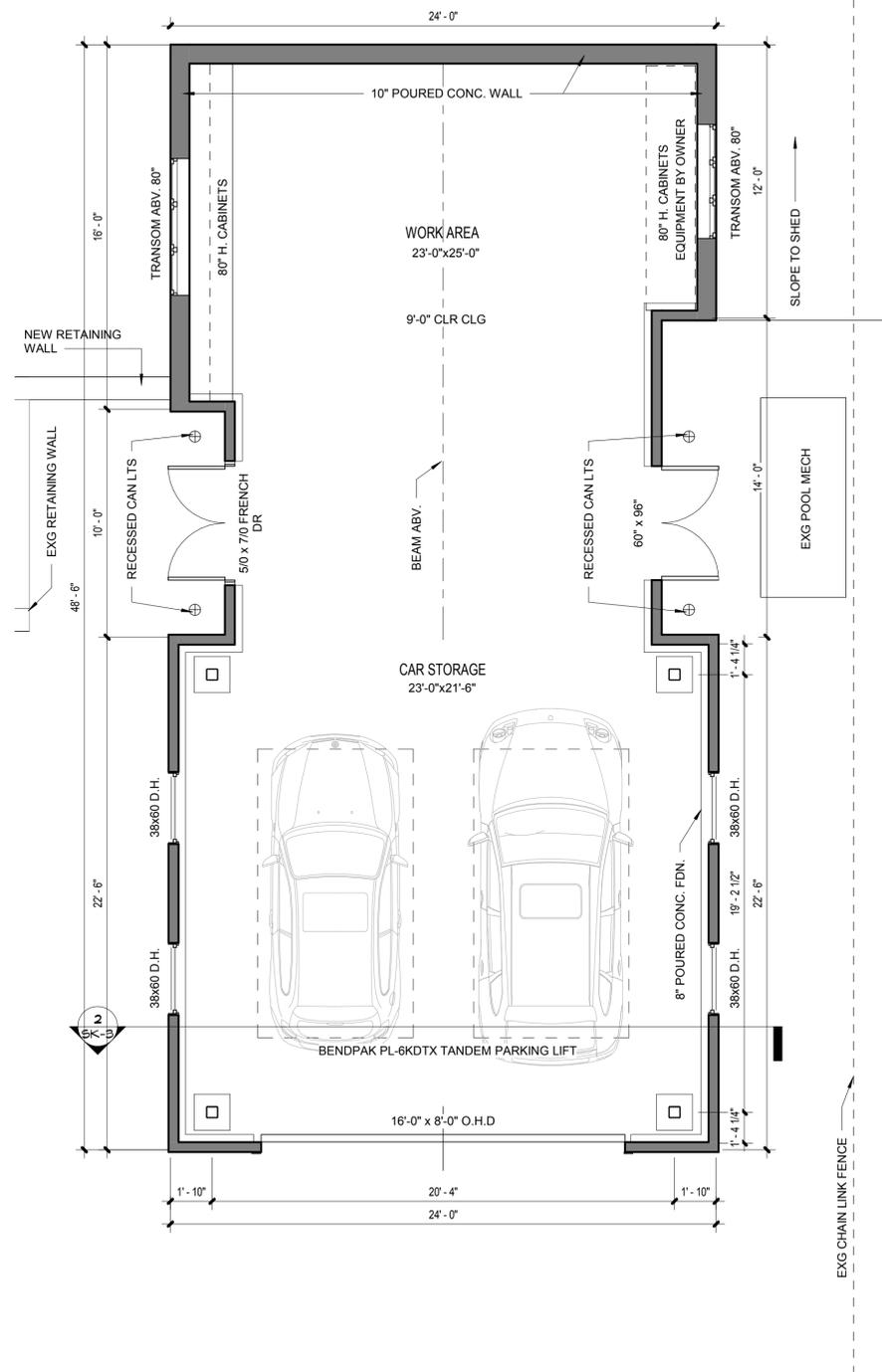
| Revision |      |
|----------|------|
| No       | Date |
|          |      |

|          |              |
|----------|--------------|
| DATE     | SCALE        |
| 07/26/18 | 1/4" = 1'-0" |
| DRAWN BY | JOB No.      |
| A.M.R.   | 18039        |

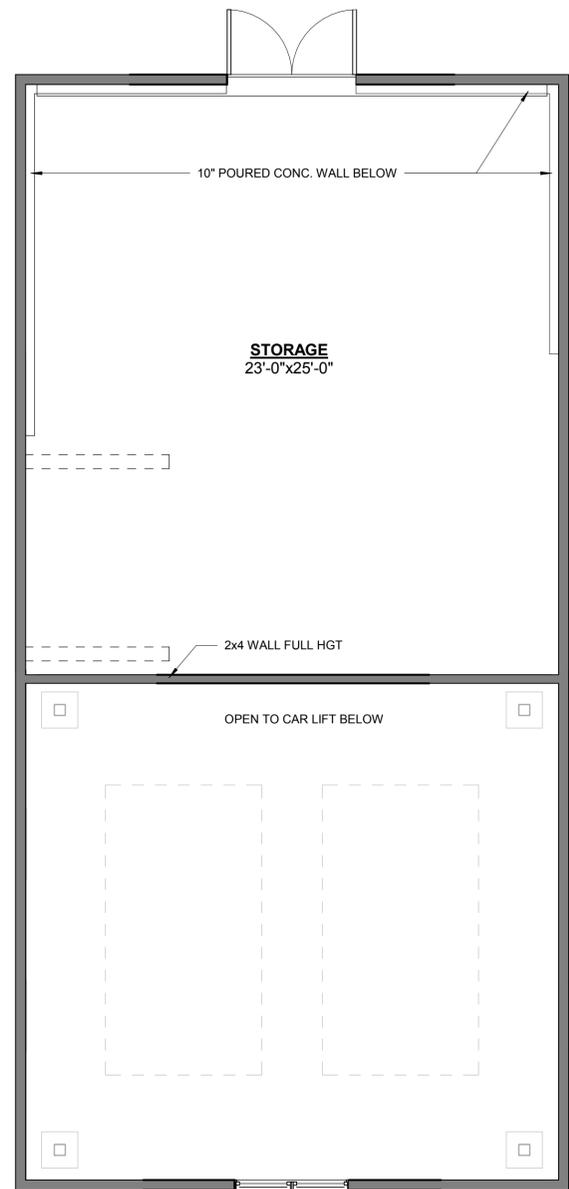
DRAWING DESCRIPTION  
**SCHEMATIC**  
**ELEVATION**

SHEET NUMBER  
**SK-2**

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER TO ALTER THIS DOCUMENT IN ANY WAY. IF ANY ALTERATION IS MADE TO THIS DOCUMENT, THE USER SHALL BE RESPONSIBLE FOR A DESCRIPTION OF THE ALTERATION. THIS STATEMENT IS PLACED HEREIN AS REQUIRED.



**FIRST FLOOR AREA: 1,084 S.F.**  
**SECOND FLOOR AREA: 624 S.F.**  
**TOTAL AREA: 1708 S.F.**



**ZONING DISTRICT RA-1**

5. MINIMUM YARD REQUIREMENTS -

b. SIDE YARD

- THE MINIMUM SIDE YARD SHALL BE (4) FOUR FEET.
- ACTUAL SIDE YARD (4) FOUR FEET TO NEW GARAGE.**

5. COVERAGE -

a. STRUCTURAL COVERAGE - MAXIMUM PERMITTED STRUCTURAL COVERAGE ON LOT SHALL BE 30% FOR SINGLE-FAMILY DWELLINGS.

- TOTAL LOT SIZE: 15,853 S.F.
- NEW STRUCTURAL LOT COVERAGE: 3,437 S.F. (21.6% INCLUDING: HOUSE, GARAGE, & POOL. (EXISTING STORAGE SHED TO BE REMOVED))**

11. GARAGES AND ACCESSORY BUILDINGS -

a. GARAGES AND ACCESSORY BUILDINGS SHALL NOT EXCEED (25) TWENTY FIVE FEET IN HEIGHT

- ACTUAL NEW GARAGE HEIGHT (21'-5")**

d. GARAGES AND ACCESSORY BUILDINGS SHALL NOT BE PLACED CLOSER THAN (4) FOUR FEET TO THE REAR PROPERTY LINE.

- ACTUAL DISTANCE TO REAR PROPERTY LINE 19'-8"**

**1** FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

**2** SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

PROJECT:  
**NEW 2 STORY GARAGE**  
**PATANE RESIDENCE**  
 104 Hampshire Road, Syracuse New York 13203

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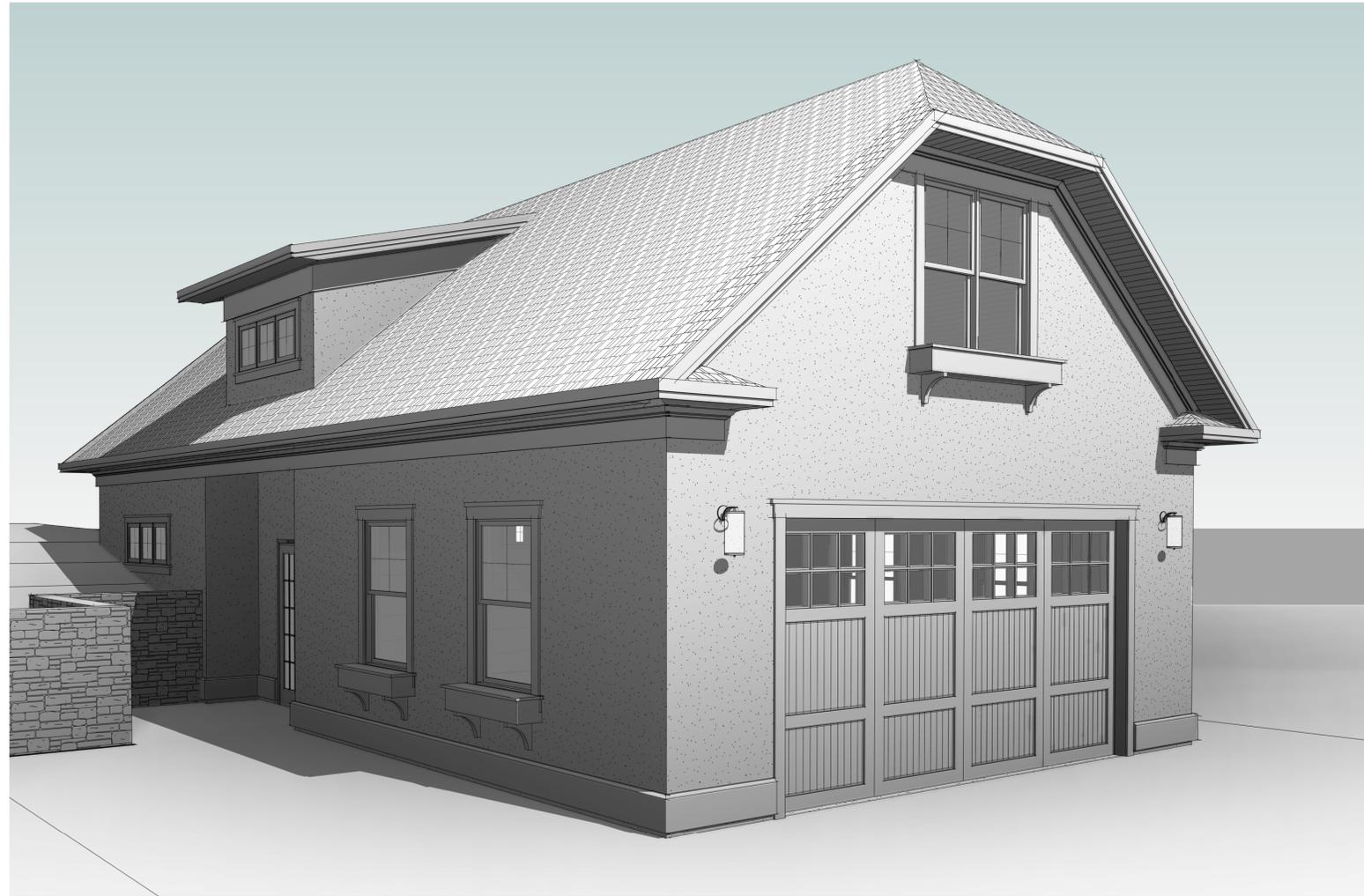
PROJECT NORTH

| Revision |      |
|----------|------|
| No       | Date |
|          |      |

|                    |                       |
|--------------------|-----------------------|
| DATE<br>07/26/18   | SCALE<br>1/4" = 1'-0" |
| DRAWN BY<br>A.M.R. | JOB No.<br>18039      |

DRAWING DESCRIPTION  
**SCHEMATIC PLANS**

SHEET NUMBER  
**SK-1**



1 EXTERIOR PERSPECTIVE  
 SK-4 SCALE:

PROJECT:  
 NEW 2 STORY GARAGE  
**PATANE RESIDENCE**  
 104 Hampshire Road, Syracuse New York 13203

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PROJECT NORTH

| Revision |      |
|----------|------|
| No       | Date |
|          |      |

|                    |                  |
|--------------------|------------------|
| DATE<br>07/26/18   | SCALE            |
| DRAWN BY<br>A.M.R. | JOB No.<br>18039 |

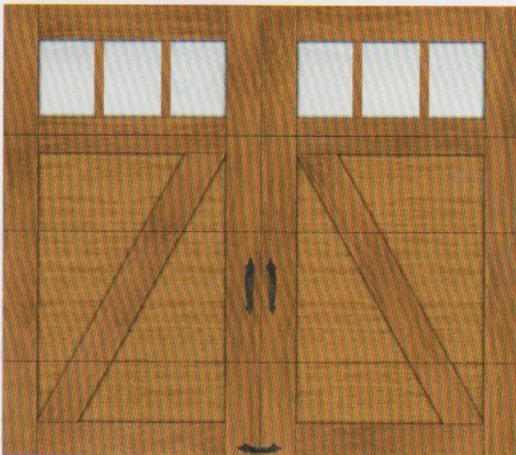
DRAWING DESCRIPTION  
**PERSPECTIVE**

SHEET NUMBER  
**SK-4**



Canyon Ridge® Collection Ultra-Grain® Series Design 12 Shown in Medium Finish with Clear Cypress Overlays and REC14 Window Design (Model CAN212NCREC14).

## CANYON RIDGE® COLLECTION ULTRA-GRAIN® SERIES



Canyon Ridge® Collection Ultra-Grain® Series Design 22 Shown in Medium Finish with Clear Cypress Overlays and REC13 Window Design (Model CAN222NCREC13).

An attractive and more economical alternative to the Limited Edition Series, this door features a 2" Intellicore® polyurethane insulated steel base door with Ultra-Grain®, a durable, natural-looking, woodgrain paint finish. Stained Clear Cypress composite overlays are applied to the steel door surface to create beautiful carriage house designs.



Surface Detail

Freeport features a classic New England design in cast aluminum construction for timeless, traditional style.

FINISH OLDE PENNY  
GLASS ETCHED SEEDY

# FREEPORT™

ADDITIONAL FINISHES  
Black (BK), Classic White (CW), Oil Rubbed Bronze (OZ)



1802 OP  
1802 OP-LED  
10" DIA., 14" H  
T24



1805 OP  
1805 OP-LED  
10" W, 15¼" H  
T24



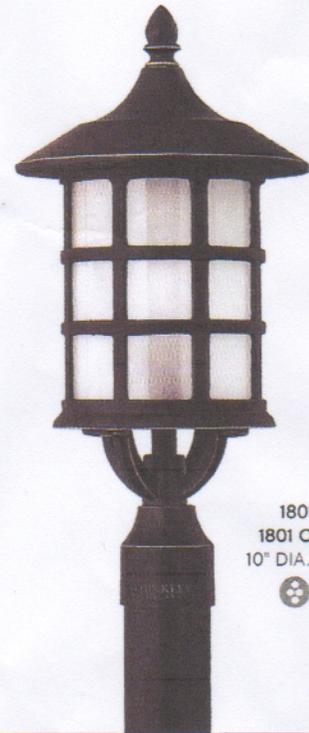
1804 OP  
1804 OP-LED  
8" W, 12¼" H  
T24



1800 OP  
1800 OP-LED  
6" W, 9¼" H  
T24



1807 OP  
8" DIA., 17¼" H



1801 OP  
1801 OP-LED  
10" DIA., 20¼" H  
T24

| ITEM    | MAXIMUM WATTAGE | LED ITEM    | LED LIGHT SOURCE | LUMENS | COLOR TEMP. | CRI | INCAN. EQUIV. | EXT. | TOP TO OUTLET | BACK PLATE/CANOPY       | WIRE/CHAIN |
|---------|-----------------|-------------|------------------|--------|-------------|-----|---------------|------|---------------|-------------------------|------------|
| 1800 OP | 1-75w Med.      | 1800 OP-LED | 10w LED          | 550    | 2700        | 96  | 1-60w         | 7"   | 2½"           | 4½" W, 6" H Back Plate  |            |
| 1801 OP | 1-100w Med.     | 1801 OP-LED | 15w LED          | 1100   | 2700        | 92  | 1-75w         |      |               | 3" Dia. Post Fitter     |            |
| 1802 OP | 1-100w Med.     | 1802 OP-LED | 15w LED          | 800    | 2700        | 96  | 1-100w        |      |               | 4¼" Dia. Canopy         | 6', 5'     |
| 1804 OP | 1-100w Med.     | 1804 OP-LED | 15w LED          | 800    | 2700        | 96  | 1-100w        | 9"   | 3"            | 5" W, 8" H Back Plate   |            |
| 1805 OP | 1-100w Med.     | 1805 OP-LED | 15w LED          | 800    | 2700        | 96  | 1-100w        | 11¼" | 3¼"           | 5¾" W, 9½" H Back Plate |            |
| 1807 OP | 1-100w Med.     |             |                  |        |             |     |               |      |               | 3" Dia. Post Fitter     |            |

For complete product details and LED specifications, refer to [hinkleylighting.com](http://hinkleylighting.com). For posts and pier mounts, see pages 664-665.

## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

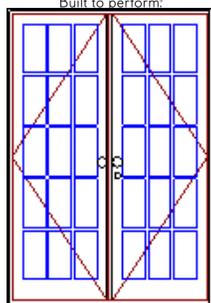
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

| NUMBER OF LINES: 4 |           | TOTAL UNIT QTY: 9 |   | EXT NET PRICE: USD 9,893.34 |     |                    |
|--------------------|-----------|-------------------|---|-----------------------------|-----|--------------------|
| LINE               | MARK UNIT | BRAND             | ITEM  | NET PRICE                   | QTY | EXTENDED NET PRICE |
| 1                  |           | Integrity         | Wood-Ultrex Outswing French Door<br>CN 5070<br>RO 60" X 86 1/2"<br>Entered as<br>CN 5070        | 3,356.88                    | 1   | 3,356.88           |
| 2                  |           | Integrity         | Wood-Ultrex Traditional Double Hung<br>CN 3860<br>RO 38 1/2" X 60 1/4"<br>Entered as<br>CN 3860 | 579.97                      | 4   | 2,319.88           |
| 3                  |           | Integrity         | Wood-Ultrex Integrity Assembly<br>RO 60" X 60 1/4"<br>Entered as<br>Size by Units               | 1,159.94                    | 1   | 1,159.94           |
| 4                  |           | Integrity         | Wood-Ultrex Integrity Assembly<br>RO 73" X 23 5/8"<br>Entered as<br>Size by Units               | 1,018.88                    | 3   | 3,056.64           |

## 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: | Net Price:      | 3,356.88 |
| Qty: 1  |            | Ext. Net Price: | 3,356.88 |
|         |            | USD             |          |

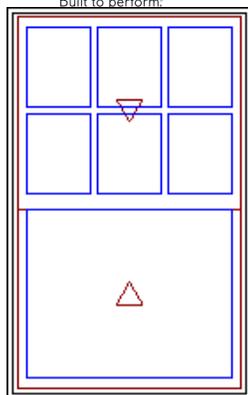


As Viewed From The Exterior

Entered As: CN  
 MO 59 1/2" X 86 1/4"  
 CN 5070  
 FS 59" X 86"  
 RO 60" X 86 1/2"  
**Egress Information**  
 Width: 52 7/32" Height: 83 3/64"  
 Net Clear Opening: 30.11 SqFt

Stone White Exterior  
 Bare Pine Interior  
 Integrity Outswing French Door - XX Left Hand ..... 2,347.45  
 Wood-Ultrex  
 CN 5070  
 Rough Opening 60" X 86 1/2"  
 Left Panel  
 IG  
 Tempered Low E2 w/Argon  
 7/8" SDL - With Spacer Bar ..... 345.93  
 Rectangular - Standard Cut 3W5H  
 Stone White Ext - Bare Int  
 Right Panel  
 IG  
 Tempered Low E2 w/Argon  
 7/8" SDL - With Spacer Bar ..... 345.93  
 Rectangular - Standard Cut 3W5H  
 Stone White Ext - Bare Int  
 Multi-Point Lock  
 Cambridge Swinging Door Handle Oil Rubbed Bronze PVD Keyed Exterior Primary Handle Set . . . 70.13  
 Cambridge Swinging Door Handle Oil Rubbed Bronze PVD Interior Primary Handle Set ..... 70.13  
 Cambridge Swinging Door Handle Oil Rubbed Bronze PVD Exterior Secondary Handle Set ..... 70.13  
 Cambridge Swinging Door Handle Oil Rubbed Bronze PVD Interior Secondary Handle Set ..... 70.13  
 White Adjustable Hinges  
 Bronze Ultrex Sill / Black Weather Strip ..... 37.04  
 4 9/16" Jambes  
 Nailing Fin  
 \*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

|         |            |                 |          |
|---------|------------|-----------------|----------|
| Line #2 | Mark Unit: | Net Price:      | 579.97   |
| Qty: 4  |            | Ext. Net Price: | 2,319.88 |
|         |            | USD             |          |

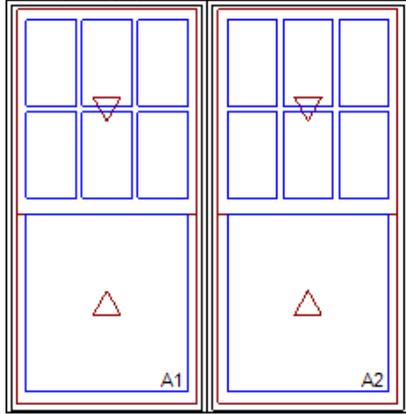


Entered As: CN  
 MO 38" X 60"  
 CN 3860  
 FS 37 1/2" X 59 3/4"  
 RO 38 1/2" X 60 1/4"  
**Egress Information**

Stone White Exterior  
 Bare Pine Interior  
 Integrity Traditional Double Hung ..... 441.28  
 Wood-Ultrex  
 CN 3860  
 Rough Opening 38 1/2" X 60 1/4"  
 Top Sash  
 IG  
 Low E2 w/Argon  
 7/8" SDL - With Spacer Bar ..... 115.84  
 Rectangular - Special Cut 3W2H  
 Stone White Ext - Bare Int  
 Bottom Sash  
 IG - 1 Lite  
 Low E2 w/Argon  
 Almond Frost Sash Lock  
 Exterior Aluminum Screen ..... 22.85  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 4 9/16" Jambes  
 Nailing Fin  
 \*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Width: 34 3/8" Height: 24 31/32"  
 Net Clear Opening: 5.96 SqFt

|         |            |                 |          |
|---------|------------|-----------------|----------|
| Line #3 | Mark Unit: | Net Price:      | 1,159.94 |
| Qty: 1  |            | Ext. Net Price: | 1,159.94 |
|         |            | USD             |          |



As Viewed From The Exterior

**Entered As:** Size by Units  
**MO** 59 1/2" X 60"  
**FS** 59" X 59 3/4"  
**RO** 60" X 60 1/4"  
**Egress Information A1, A2**  
 Width: 26 3/8" Height: 24 31/32"  
 Net Clear Opening: 4.57 SqFt

Stone White Exterior  
 Bare Pine Interior  
 2W1H - Rectangle Assembly  
 Assembly Rough Opening  
 60" X 60 1/4"

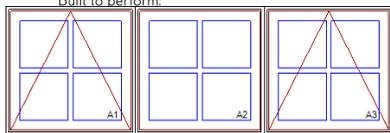
Unit: A1 ..... 401.09  
 Integrity Traditional Double Hung  
 Wood-Ultrex  
 CN 3060  
 Rough Opening 30 1/2" X 60 1/4"  
 Top Sash  
 IG  
 Low E2 w/Argon  
 7/8" SDL - With Spacer Bar ..... 115.84  
 Rectangular - Standard Cut 3W2H  
 Stone White Ext - Bare Int  
 Bottom Sash  
 IG - 1 Lite  
 Low E2 w/Argon  
 Oil Rubbed Bronze Sash Lock ..... 41.76  
 Exterior Aluminum Screen ..... 21.28  
 Stone White Surround  
 Charcoal Fiberglass Mesh

Unit: A2 ..... 401.09  
 Integrity Traditional Double Hung  
 Wood-Ultrex  
 CN 3060  
 Rough Opening 30 1/2" X 60 1/4"  
 Top Sash  
 IG  
 Low E2 w/Argon  
 7/8" SDL - With Spacer Bar ..... 115.84  
 Rectangular - Standard Cut 3W2H  
 Stone White Ext - Bare Int  
 Bottom Sash  
 IG - 1 Lite  
 Low E2 w/Argon  
 Oil Rubbed Bronze Sash Lock ..... 41.76  
 Exterior Aluminum Screen ..... 21.28  
 Stone White Surround  
 Charcoal Fiberglass Mesh

4 9/16" Jamb  
 Nailing Fin

\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

|         |            |                 |          |
|---------|------------|-----------------|----------|
| Line #4 | Mark Unit: | Net Price:      | 1,018.88 |
| Qty: 3  |            | Ext. Net Price: | 3,056.64 |
|         |            | USD             |          |



As Viewed From The Exterior

**Entered As:** Size by Units  
**MO** 72 1/2" X 23 3/8"  
**FS** 72" X 23 1/8"  
**RO** 73" X 23 5/8"

Stone White Exterior  
 Bare Pine Interior  
 3W1H - Rectangle Assembly  
 Assembly Rough Opening  
 73" X 23 5/8"

Unit: A1 ..... 273.44  
 Integrity Awning - Roto Operating  
 Wood-Ultrex  
 CN 2523  
 Rough Opening 25" X 23 5/8"  
 IG  
 Low E2 w/Argon  
 7/8" SDL - With Spacer Bar ..... 77.22

**Egress Information A1, A2, A3**  
 No Egress Information available.

|  |        |
|--|--------|
| Rectangular - Standard Cut 2W2H  |        |
| Stone White Ext - Bare Int   |        |
| Almond Frost Folding Handle  |        |
| Interior Aluminum Screen   | 12.61  |
| Charcoal Fiberglass Mesh   |        |
| Almond Frost Surround  |        |
| Unit: A2   | 215.12 |
| Integrity Awning - Stationary  |        |
| Wood-Ultrex  |        |
| CN 2523  |        |
| Rough Opening 25" X 23 5/8"  |        |
| IG   |        |
| Low E2 w/Argon   |        |
| 7/8" SDL - With Spacer Bar   | 77.22  |
| Rectangular - Standard Cut 2W2H  |        |
| Stone White Ext - Bare Int   |        |
| Unit: A3   | 273.44 |
| Integrity Awning - Roto Operating  |        |
| Wood-Ultrex  |        |
| CN 2523  |        |
| Rough Opening 25" X 23 5/8"  |        |
| IG   |        |
| Low E2 w/Argon   |        |
| 7/8" SDL - With Spacer Bar   | 77.22  |
| Rectangular - Standard Cut 2W2H  |        |
| Stone White Ext - Bare Int   |        |
| Almond Frost Folding Handle  |        |
| Interior Aluminum Screen   | 12.61  |
| Charcoal Fiberglass Mesh   |        |
| Almond Frost Surround  |        |
| 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. |        |

|                                 |           |
|---------------------------------|-----------|
| Project Subtotal Net Price: USD | 9,893.34  |
| 8.000% Sales Tax: USD           | 791.47    |
| Project Total Net Price: USD    | 10,684.81 |

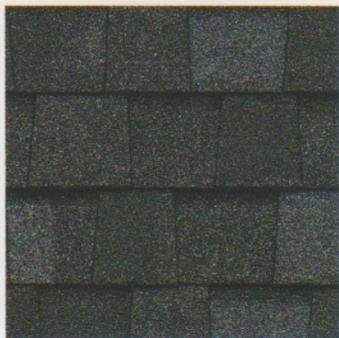
# LANDMARK<sup>®</sup> PRO

The Expert's Choice

*Shown in Max Def Driftwood*

**CertainTeed**  
SAINT-GOBAIN

# LANDMARK® PRO COLOR PALETTE



Max Def Atlantic Blue



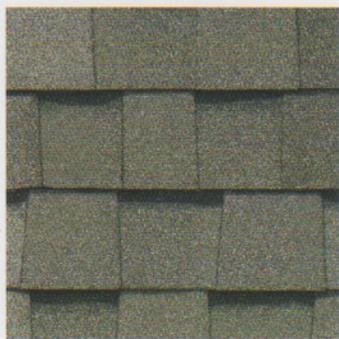
Max Def Birchwood



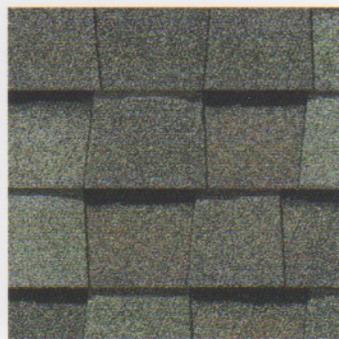
Max Def Burnt Sienna



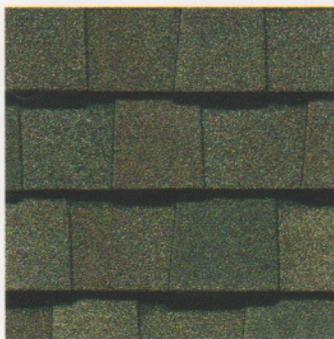
Max Def Charcoal Black



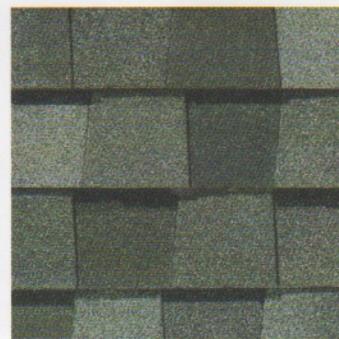
Max Def Cobblestone Gray



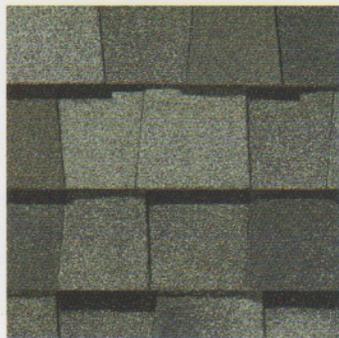
Max Def Colonial Slate



Max Def Driftwood



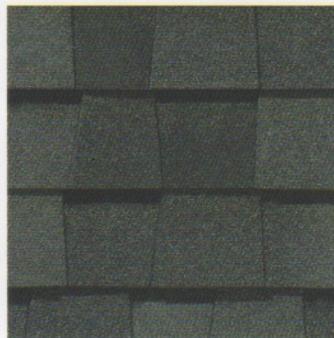
Max Def Georgetown Gray



Max Def Granite Gray



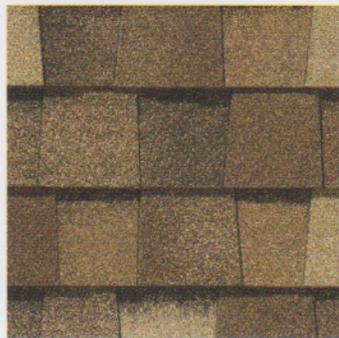
Max Def Heather Blend



Max Def Moiré Black



Max Def Pewterwood



Max Def Resawn Shake



Max Def Weathered Wood



Max Def Hunter Green



Silver Birch

## Max Def Colors

Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.

Landmark Pro Silver Birch is an ENERGY STAR® rated product and may qualify for a federal tax credit.



















