



**CITY OF SYRACUSE, MAYOR BEN WALSH**  
**300 South State Street, Suite 700 Syracuse, NY 13202**

Department of Neighborhood and Business Development  
 Jake Dishaw, Zoning Administrator  
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<b><i>PS-24-01</i></b>	<b><i>Staff Report – July 29, 2024</i></b>
<b><i>Application Type:</i></b>	Designation of Protected Sites and Preservation Districts
<b><i>Project Address:</i></b>	727 Comstock Ave (Tax Map ID: 046.-17-19.0)
<b><i>Summary of Proposed Action:</i></b>	The applicant proposes to designate the subject property as a Protected Site.
<b><i>Owner/Applicant</i></b>	Syracuse University (Owner) Syracuse Landmark Preservation Board (Applicant)
<b><i>Existing Zone District:</i></b>	Planned Institutional, PID Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north, south, east and west are located in Planned Institutional, PID Zone District.
<b><i>Companion Application(s)</i></b>	None
<b><i>Scope of Work:</i></b>	The Syracuse Landmark Preservation Board proposes to designate the subject property as a Local Protected Site. The existing structure (former fraternity house) on the property is planned to be demolished by Syracuse University for the construction of the project (Z-2870), named Residence Hall.
<b><i>Staff Analysis:</i></b>	<p><b><u>Factors:</u></b></p> <ul style="list-style-type: none"> <li>- The subject property is eligible to be designated as a local projected site.</li> <li>- The existing structure on the property was built in 1905.</li> <li>- Based on inspection records, the subject property has been vacant since 3/17/2023.</li> <li>- The Syracuse University’s Residence Hall project (Z-2870) involves demolishing the existing structure.</li> </ul>
<b><i>Zoning Procedural History:</i></b>	<ul style="list-style-type: none"> <li>- 06/14/1973   SP-73-17   Special Use Permit to establish a care home for residents with drug-abuse related problems.   Approved</li> <li>- 06/03/1981   SR-81-05   Site Plan Review to expand the fraternity house to include 45 beds.   Approved</li> <li>- 12/09/1982   V-82-67   Variance to maintain an unscreened parking area.   Approved</li> </ul>
<b><i>Summary of Zoning History:</i></b>	There was a care home established in the fraternity house on the property in 1973. The fraternity house was expanded in 1981. A variance was granted in 1982 to maintain an unscreened parking area on the property.
<b><i>Code Enforcement History:</i></b>	See attached code enforcement history.
<b><i>Zoning Violations:</i></b>	The proposed lot has no zoning violations.
<b><i>Summary of Changes:</i></b>	This is not a continued application.
<b><i>Property Characteristics:</i></b>	The subject property is regular in shape with 100.00 feet of frontage on Comstock Avenue, 100.00 feet along the south property line and a lot depth of 200.00 feet.
<b><i>SEQR Determination:</i></b>	Pursuant to the 6 NYCRR §617.5(c)(38), the proposal is a Type II Action.
<b><i>Onondaga County Planning Board Referral:</i></b>	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-1, m and n.

**PS-24-01**

**Application Submittals:** The applicant submitted the following in support of the proposed project:

- Protected Site Application, including statement of significance, applicable eligibility criteria, images and maps
- Resolution of the Syracuse Landmark Preservation Board (SLPB) in response to a request to demolish 727 Comstock Avenue, dated 6\_20\_24
- Correspondence and written testimony received by SLPB regarding proposed designation

**Attachments:**

Protected Site Application: PS-24-01 727 Comstock Avenue  
Correspondence and testimony  
SLPB Resolution dated 6\_20\_24

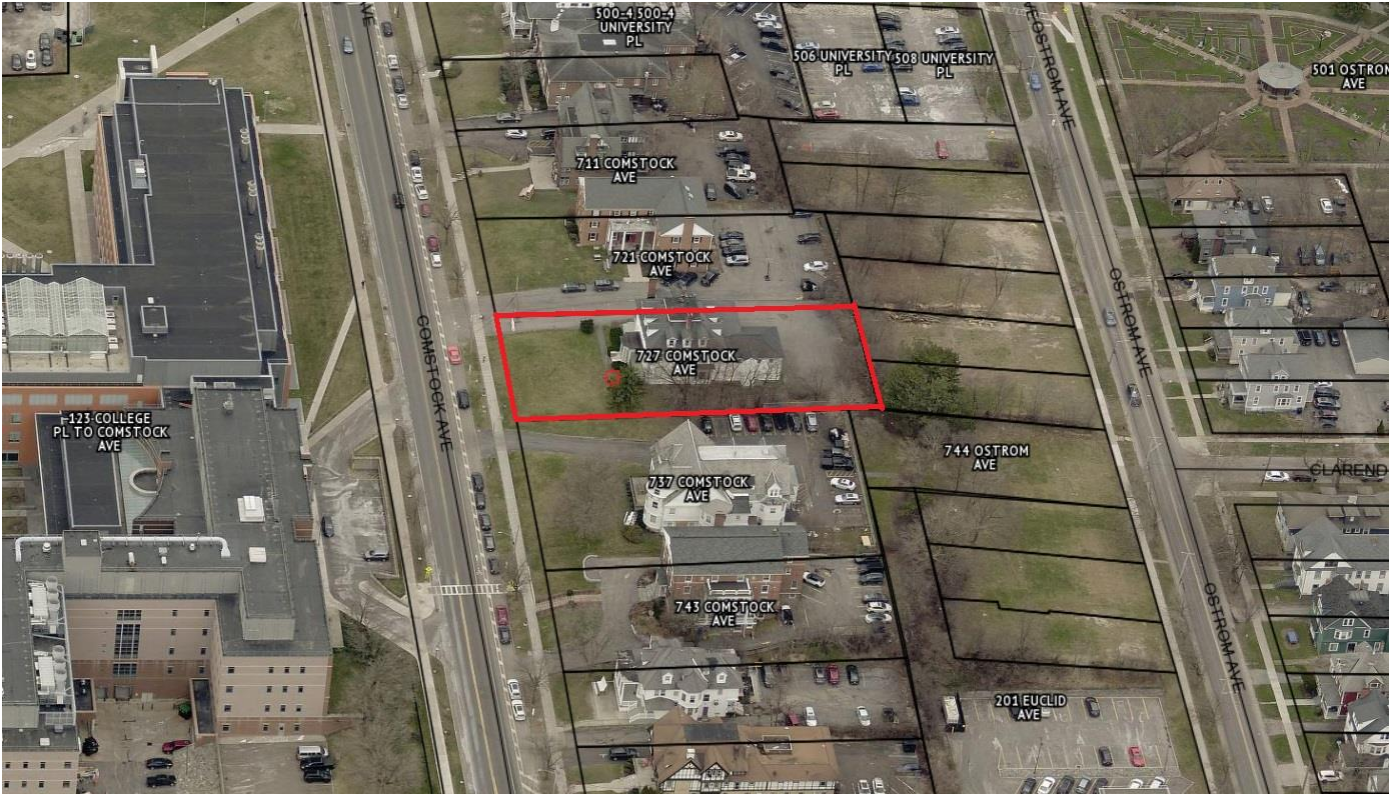
**Context Maps:**

**Figure 1:** Zone District of Subject Property

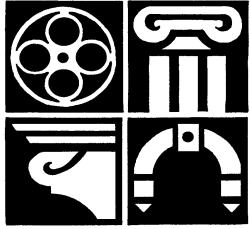


Description: Figure 1 shows the current Zone District of the subject property.  
Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning M

**Figure 2:** Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.  
Image Source: ConnectExplorer™, Eagle View Technology Corporation



*SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD*

**MEMORANDUM**

**To:** Office of Zoning Administration  
**From:** Kate Auwaerter / Staff to SLPB  
**Date:** July 24, 2024  
**Re:** Protected Site Designation: 727 Comstock Avenue

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Attached please find the following materials regarding the recommended designation of 727 Comstock Avenue as a Protected Site:

- Syracuse Landmark Preservation Board resolution dated June 20, 2024.
- Protected Site application
- Correspondence

Please forward this to the members of the City Planning Commission for review pursuant to ReZone Art. 6., Sec. 6.3.A.(5).e.3.

Thank you.

Attachments

**A RESOLUTION  
IN RESPONSE TO A REQUEST TO DEMOLISH  
727 COMSTOCK AVENUE  
SYRACUSE, NEW YORK 13210**

We, the duly appointed members of the Landmark Preservation Board of the City of Syracuse, do this 20<sup>th</sup> day of June 2024, adopt the following resolution:

**WHEREAS**, Syracuse University, owner of the property at 727 Comstock Avenue, proposes to demolish the house on said property; and

**WHEREAS**, the property at 727 Comstock Avenue is included on the City's Historic Properties List because the State Historic Preservation Office identified the property as eligible for the National Register of Historic Places as a result of a 2021 reconnaissance-level survey of the city's historic resources; and

**WHEREAS**, in accordance with Rezone Art. 6, Sec. 6.3.C, Syracuse University submitted a Demolition of Non-Landmarked Historic Properties application for 727 Comstock Avenue; and

**WHEREAS**, Landmark Preservation Board members conducted site visits to the property on May 22, 2024, and May 28, 2024; and

**WHEREAS**, ReZone requires a two-prong review before the Landmark Preservation Board can act on a demolition request for properties included on the city's Historic Properties List; and

**WHEREAS**, ReZone Art. 6, Sec. 6.3.C.(3).d requires first a determination by the Landmark Preservation Board whether the subject property is eligible for designation as a Protected Site; and

**WHEREAS**, if the Landmark Preservation Board deems a property eligible for designation as a Protected Site per ReZone Art. 6, Sec. 6.3.C.(3).d.2.ii, the next step in the review of a demolition application is to initiate the procedure for Protected Site designation; and

**WHEREAS**, the Landmark Preservation Board reviewed the demolition application and heard testimony from representatives of Syracuse University at its May 30, 2024, meeting; and

**WHEREAS**, in accordance with ReZone Art. 6, Sec. 6.3.C.(3).d.2, the board deemed 727 Comstock Avenue eligible for designation as a Protected Site; and

**WHEREAS**, per ReZone Art. 6, Sec. 6.3.C.(3).d.2.ii, the Landmark Preservation Board initiated the procedure for the designation of Protected Sites as set forth in ReZone Art. 6, Sec. 6.3.A.; and

**WHEREAS**, on June 20, 2022, at 8:30AM, in Common Council Chambers, the Landmark Preservation Board held a Public Hearing per ReZone Art.6, Sec.6.3.A.(5) for consideration whether 727 Comstock Avenue should be recommended for designation as a Protected Site; and

**WHEREAS**, two members of the public spoke in favor of the designation of the property as a Protected Site, the property owner Syracuse University spoke against designation, and one member of the public expressed concern about spot zoning; and

**WHEREAS**, the Board received 18 written comments from the public in favor of designation and one written comment against designation prior to the public hearing; and

**WHEREAS**, following public comment, the Landmark Preservation Board deliberated over the history and historic integrity of 727 Comstock Avenue as presented in the draft Protected Site application, as well as the testimony (oral and written) submitted prior to and at the time of the Public Hearing, including five submittals by Syracuse University; and

**WHEREAS**, the Landmark Preservation Board finds that 727 Comstock Avenue meets the following criteria for designation as defined by ReZone Art. 6, Sec. 6.3.A.(3):

- Criterion 1. Association with persons or events of historic significance to the city, region, state or nation;
- Criterion 2. Illustrative of historic growth and development of the city, region, state or nation;
- Criterion 3. In the case of structures, embodying distinctive characteristics of a type, period or method of construction or representing the work of a master, or possessing unique architectural and artistic qualities, or representing a significant and distinguishable entity whose component may lack individual distinction.

**WHEREAS**, the Board determined that 727 Comstock Avenue was eligible for designation under Criterion 1 for its association with prominent local lawyer Charles Scott Estabrook and his wife Laura Curry Estabrook, who commissioned the construction of the house in 1905 and lived in the house with their growing family for 18 years, years which included the formative period of Estabrook's law practice in Syracuse; and

**WHEREAS**, the Board determined that 727 Comstock Avenue was eligible for designation under Criterion 2 for its association with the growth and development of the city's eastside neighborhood; specifically, the development in the late 19<sup>th</sup> and early 20<sup>th</sup> century of residential enclaves near Syracuse University that attracted and encouraged affluent professionals, including the Estabrooks, to build large-scale homes in the Comstock Avenue and Walnut Avenue areas; and

**WHEREAS**, beginning in the 1920s, due in part to the increased availability of the automobile and changing lifestyles, families began to move out further from the city to

the suburbs and exurbs, resulting in the turnover in ownership of the mansion homes on University Hill, many of which were sold to Syracuse University-affiliated sororities and fraternities and converted to dormitory style residences; and

**WHEREAS**, the Zeta Psi fraternity purchased 727 Comstock Avenue from the Estabrooks in 1923 and the house became associated with Greek life at Syracuse University until Syracuse University purchased the house in 2022; and

**WHEREAS**, the Board determined that 727 Comstock Avenue was eligible for designation under Criterion 3 for its association with the architecture firm Gaggin & Gaggin, who the Estabrooks commissioned to design 727 Comstock Avenue in 1905; and

**WHEREAS**, Gaggin & Gaggin was a significant local architecture firm, founded by brothers Thomsas Walker and Edwin Hall Gaggin in 1902, responsible for the designs of important local institutional properties including Lyman Smith Hall (Syracuse University), Machinery Hall (Syracuse University) and the Masonic Temple Building (Montgomery Street), and residential structures such as the Horace Wilkinson House (Walnut Avenue), Delta Kappa Epsilon Fraternity/Goldstein Alumni and Faculty Center (Syracuse University), and the former Chapin House (James Street – demolished); and

**WHEREAS**, Gaggin & Gaggin designed 727 Comstock as a high-style Colonial Revival style residence featuring a symmetrical center hall design, large Mansard-style hipped roof with broken-pedimented roof dormers, prominent projecting front portico, and elaborate decorative details, including full-height, fluted pilasters with Corinthian capitals located on each corner of the main block of the house, carved modillions under the projecting eaves of the main roof and porches and side bay window, and the highly detailed pedimented front entrance; and

**WHEREAS**, the Board determined that the property retains sufficient historic integrity of location, design, workmanship, materials, setting, feeling and association to convey its historic and architectural significance as an early 20<sup>th</sup>-century, architect-designed Colonial Revival mansion built for a prominent Syracuse family, which was later purchased by a fraternity and became associated with student Greek life at Syracuse University.

**NOW THEREFORE BE IT RESOLVED**, that we, the duly appointed members of the Landmark Preservation Board of the City of Syracuse, do this 20<sup>th</sup> day of June, 2024, respond to the request of Syracuse University to demolish 727 Comstock Avenue, per ReZone Art. 6, Sec. 6.3.C and Sec. 6.3.A in the following manner:

- 1) The Landmark Preservation Board recommends that the property located at 727 Comstock Avenue, Syracuse, New York, 13210, be designated a Protected Site under Criteria 1, 2, and 3 for the designation of Protected Sites per to ReZone Art.6, Sec.6.3.A.(3), and that the designation shall apply to the exterior of the house and site.

**BE IT FURTHER RESOLVED**, the Landmark Preservation Board shall submit its findings and recommendations to the City Planning Commission in accordance with ReZone Art. 6, Sec. 6.3.A.(5).e.2.



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Julia Hafftka Marshall, Chair  
Syracuse Landmark Preservation Board  
Date of Issuance: 6/20/24



Local Protected Site and Preservation District Application



Zoning Administration  
201 East Washington St.  
Syracuse, NY 13202  
(315) 448-8640  
Zoning@syr.gov

For Office Use Only	
Zoning District:	_____
Application Number:	LPS- 24 _____ -01
Date:	6/20/24

Local Protected Site and Preservation District Application

This application may be mailed or delivered in person 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: <i>(in the case of a district, attach complete address list with corresponding tax parcel numbers))</i> 727 Comstock Avenue (Estabrook House/Zeta Psi Fraternity)	
Tax Parcel Number: 046.-17-19.0	Lot size (sq. ft.) 22,000 sf
Current ownership: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Other (if so, explain)	
This application is for designation of the: <input type="checkbox"/> Interior only <input type="checkbox"/> Interior and exterior <input checked="" type="checkbox"/> Exterior only	
<b>Owner Information:</b> <i>(In the case of a district, include property owner list corresponding to address and tax parcel information)</i>	
Name: Syracuse University	
Mailing Address: 900 S. Crouse Avenue, Syracuse, NY 13244	
<b>Applicant Information:</b>	
Name: Syracuse Landmark Preservation Board	
Mailing Address: 300 South State Street, Suite 700, Syracuse, NY 13202	
Phone: 315-448-8108	Email: slpb@syr.gov
Signature:	Date: 7/24/24

**Local Protected Site and Preservation District Application**



Zoning Administration  
Syracuse, NY 13202  
(315) 448-8640  
Zoning@syr.gov

**Property/ District Information**

<b>Part 1. Property / District Description</b>	
Date(s) of construction: 1905	
Architect(s): Gaggin & Gaggin (architects); J. W. Dawson (mason); Thomas Coon (carpenter) Builder(s):	
Original use: Single family home <span style="float:right">Present use: Vacant; former fraternity</span>	
<p>Site location: Describe the site and surroundings of the property or overall geography of the district and identify any significant site features that contribute to the designation, including walks, plantings, furnishings, walls, light fixtures, etc.</p> <p>The property is located on the east side of Comstock Avenue with the main facade facing west. The parcel sits at the crest of Comstock Avenue, which slopes down sharply to the north and more gently to the south from the property. The residence sits approximately 70 feet east of the public sidewalk up a sloping site. The front yard is open lawn. A driveway is located on the north side of the parcel leading to a large asphalt parking lot which takes up the rear yard.</p> <p>The east side of the 700 block of Comstock Avenue consists of large, primarily 3-story, frame and masonry residences on large lots sharing the same wide setback from the sidewalk. The west side of 700 block of Comstock Avenue consists of 3- to 4-story institutional buildings belonging to Syracuse University.</p>	
<b>Part 2. Physical Description (Primary Building)</b>	
Exterior building material: (check all that apply) <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Clapboard</li> <li><input checked="" type="checkbox"/> Stone</li> <li><input type="checkbox"/> Brick</li> <li><input type="checkbox"/> Shingle</li> <li><input type="checkbox"/> Stucco</li> <li><input type="checkbox"/> Concrete</li> <li><input type="checkbox"/> Curtain wall</li> <li><input type="checkbox"/> Masonry block</li> <li><input type="checkbox"/> Other <u>vinyl siding</u></li> </ul>	Structural System: (check all that apply) <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wood frame</li> <li><input type="checkbox"/> Steel frame</li> <li><input type="checkbox"/> Masonry</li> <li><input type="checkbox"/> Other</li> </ul>
Describe condition: (Excellent/good/fair/ deteriorated)	
The condition is fair to good. The property is vacant with boarded over windows on the ground floor. The roof appears to be sound and the inside of the building is dry. The foundation has no obvious bowing or deterioration.	
Alterations: List all known alterations and approximate dates of alterations:	
Major renovations c. 1980 resulted in the removal of the original window sash and installation of new vinyl sash and siding. Original wood clapboards are visible under the siding. A fire escape was added to the north facade and one roof dormer window was converted to an exit door. A 2-story addition with kitchen, a stairwell, and ramp were added to the rear of the property. Other changes include the replacement of circular columns on the front porch with square columns and the removal of the decorative balustrades on the roof of the house and the portico/porch roofs.	
Related outbuildings: identify associated structures that contribute to the designation	
<ul style="list-style-type: none"> <li><input type="checkbox"/> Garage</li> <li><input type="checkbox"/> Carriage house</li> <li><input type="checkbox"/> Barn</li> <li><input type="checkbox"/> Shed</li> <li><input type="checkbox"/> Other: <u>N/A</u></li> </ul>	

## Local Protected Site and Preservation District Application



Zoning Administration  
Syracuse, NY 13202  
(315 ) 448-8640  
Zoning@syr.gov

**Exterior Description:** Describe the overall exterior features and form of the property, such as number of stories, main entrances, porches, window pattern, roof shape and covering, cornice, dormers and architectural detailing, as applicable.

*(Note: District nominations require individual survey forms for each contributing property)*

727 Comstock Avenue is a 3-story, frame, Colonial Revival style structure on a raised, white granite foundation. It features a tall hipped roof with three prominent projecting roof dormers on each roof slope (a total of 12 dormers). Three, tall brick chimneys rise above the roofline of the house.

The symmetrically arranged front (west) facade is 5-bays wide with a center entrance under a projecting portico supported by paired, fluted, square columns. Decorative features include full-height, fluted pilasters with elaborate Corinthian capitals at each corner of the main block of the house. The overhanging eaves feature decorative scrolled modillions around three sides of the original block of the house.

The scallop-shaped front portico features a wide, entablature with dentil moldings under projecting eaves. The portico is located at the top of a set of white granite steps. Under the portico is the main entrance which features a center door with two sidelights. Surrounding the entrance is an elaborate triangular pediment with dentil molding supported by fluted pilasters on raised paneled bases with Corinthian capitals to either side of the door and sidelights.

The roof dormers are notable for their size and their scrolled broken pediments and modillions.

The north elevation features a side porch with a narrowly sloped flat roof supported by square fluted columns and decorative modillions under the projecting roof. The porch is accessed by an angled set of stairs. The side entrance features a curved pediment with keystone feature, fanlight and sidelights.

The south elevation features a projecting rectangular bay with a large central fixed-pane window flanked by two narrower fixed windows. The narrow cheeks of the bay feature single rectangular fixed panes. The bay features the same decorative features as found on other elevations of the house including fluted pilasters with Corinthian pilasters, supporting a flat entablature and projecting roof with decorative modillions.

The windows on every facade and in the roof dormers are one-over-one, double-hung, vinyl replacement windows. The wood molding around the windows appears to have been retained. The original wood clapboard siding of the house is covered in vinyl siding. There is a metal fire escape attached to the north facade of the building below the attic story of the house. There is a large, two-story addition on the rear of the house with a ramp. The addition is recessed back from the north and south corners of the house to protect the decorative corner pilasters and capitals that mark the original block of the house.

## Local Protected Site and Preservation District Application



Zoning Administration  
Syracuse, NY 13202  
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**Interior Description:** For interior designations, describe the significant interior features, such as interior room arrangement, wall finishes, stairways, decorative woodwork, and other significant features, as applicable.

The former residence has a center hall plan with a large, paneled staircase with ornate balustrade leading to the second floor.

The main rooms and hallway on the first floor retain extensive original wood paneling and decorative trim. The room at the northwest corner of the first floor retains a fireplace with a wooden mantel and decorative tile surround.

The second floor rooms are located off the hall from the main staircase. The rooms feature plain wood trim around the windows and door openings. One bedroom retains a fireplace with wooden mantel and surround.

A narrow staircase leads to the third floor, which is divided into additional bedrooms and bathrooms. Some of the bedrooms feature built-in sets of drawers.

There are hardwood floors throughout the original house.

The full basement includes one finished room with a fireplace. An unusual feature are the banks of radiators that are suspended from the basement ceiling that provided heat to the first floor.

**Local Protected Site and Preservation District Application**



Zoning Administration  
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**Part 3. Historic Landscapes:** In the case of the designation of historic landscapes, describe the natural systems, topography and features that influenced the development and resultant form of the landscape; current land use; location and arrangement of buildings and structures; circulation pattern and features; vegetation; vistas and views; water features; small scale features; and archeological sites, as applicable.

N/A

## Local Protected Site and Preservation District Application



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Syracuse, NY 13202  
(315) 448-8640  
Zoning@syr.gov

### Part 4. Criteria for Designation

In order to be designated a Protected Site or Preservation District, a property or district must meet one or more of the following criteria. Please check all that apply:

- association with persons or events of historic significance to the city, region, state or nation;
- illustrative of historic growth and development of the city, region, state or nation;
- in the case of structures, embodying distinctive characteristics of a type, period or method of construction or representing the work of a master, or possessing unique architectural and artistic qualities, or representing a significant and distinguishable entity whose component may lack individual distinction;
- in the case of districts, possessing a unique overall quality of architectural scale, texture, form and visual homogeneity even though certain structures within the district may lack individual distinction;
- in the case of interiors, possessing one (1) or more of the characteristics enumerated in 1, 2 or 3 above and, in addition, embodying distinctive characteristics of architectural scale, form and visual homogeneity, which are an integral part of the character of the structure in which the space is contained.

**Statement of Significance:** In a brief opening paragraph, please describe how the property or district meets the eligibility criteria. Attach continuation sheets detailing full history of the property or district, the people and/or events associated with the property or district, and/or the architecturally significant or unique qualities that contribute to the property or district's significance.

The SLPB determined that the property is eligible for designation by meeting the following criteria: Criterion 1 for its association with prominent local lawyer Charles Scott Estabrook and his wife Laura Curry Estabrook, who commissioned the construction of 727 Comstock Avenue in 1905 and lived in the house for 18 years, which included the formative period of Estabrook's law practice in Syracuse; Criterion 2 for its association with the growth and development of the city's eastside neighborhood; specifically, the development in the late 19th and early 20th century of residential enclaves near Syracuse University that attracted affluent professionals to the Comstock Avenue and Walnut Avenue areas, and for the later evolution of these homes into fraternities and sororities associated with Syracuse University; Criterion 3 as a work of the nationally-known local architecture firm Gaggin & Gaggin, which was responsible for the designs of important local institutional, commercial, and residential properties; and as a high-style Colonial Revival style residence featuring a symmetrical center hall design, tall hipped roof with broken-pedimented roof dormers, prominent front portico, and elaborate decorative details including full-height, fluted pilasters with Corinthian capitals located on each corner of the main block of the house, carved modillions under the projecting eaves of the main roof and porches and side bay window, and the highly detailed pedimented front entrance. (See attached pages)

**Sources:** List all sources of data used in preparing the application, including the location of any building plans, documents or photographs. Attach continuation sheets as needed.  
(See attached sheet)

## **PS-24-01 727 Comstock Avenue**

### **Local Protected Site Nomination: 727 Comstock Avenue**

#### **Brief Summary History of 727 Comstock Avenue**

The residence at 727 Comstock Avenue was constructed in 1905 for Charles S. and Laura (Curry) Estabrook. It was designed by the architecture firm of Gaggin & Gaggin. After 18 years, the Estabrooks sold the house to Zeta Psi Fraternity. The residence was associated with Greek life at Syracuse University until 2022 when Syracuse University purchased the property. It is currently vacant.

#### **Historic Context**

*Related to Eligibility Criterion 2: Illustrative of historic growth and development of city, region, state or nation*

The late 1800s and early 1900s saw the rapid expansion of neighborhoods of Syracuse located east of downtown. This growth was made possible in part with the advent of an extensive streetcar network that allowed people to move away from their downtown workplaces. The first streetcar to the eastside was established in the late 1870s along E. Genesee Street. By the early 1900s, street cars ran along Euclid Avenue from Westcott Street to University Place with direct connections back to downtown.

Starting in the 1870s, affluent members of the professional classes began purchasing and building homes on the city's east side. The wealthy enclave of Walnut Park, located just north and west of Syracuse University, was developed between 1870 and 1900. As noted by local historian, Dr. Samuel Gruber, Comstock Avenue was the southernmost "expression" of this early upscale development on the city's east side. Advertisements appeared frequently in the local newspapers offering "choice" lots along Comstock Avenue. By the early 1900s, Comstock Avenue featured several large homes. On the east side of block, they all featured a similar deep setback from the street and overlooked the growing university and the city and lake beyond.

The residence at 727 Comstock Avenue was constructed in 1905 for Charles S. and Laura (Curry) Estabrook literally at the high point of the area. They selected the local firm of Gaggin & Gaggin architects to design the house on a location, as one news article stated, "... considered about the best available residence property in that part of the city, commanding as it does a fine view of the university campus, the city, lake and country beyond." (Syracuse Herald, May 5, 1905). The Estabrooks thought well enough of the area that in 1910, Estabrook hired Ward Wellington Ward to design a house at 819 Comstock Avenue for his mother and stepfather, Theron and Caroline Sears Estabrook Barnum.

Beginning in the 1920s and 1930s, the advent of the automobile and introduction of new technologies changed where people could live and how people lived in their homes. Large mansions that required multiple live-in servants were no longer practical or economical. As people began to leave the city for the suburbs and exurbs, the city's "mansion rows" such as along James Street and West Onondaga Street declined and transitioned from single family homes to multi-family or were demolished.

The University Hill neighborhood was also in transition. As families moved away, many of the large houses around Walnut Park and between Comstock Avenue and College Place (a block to the west) were sold to sororities and fraternities and converted the homes to dormitory-style living. Greek life at Syracuse University was established in 1871, a year after the university's founding. As the university expanded so did the number of fraternities and sororities. By 1925, there were 32 men's chapters and 21 women's chapters on campus. This growth was reflected in the neighborhoods closest to the university campus. The Sanborn Fire Insurance maps from 1911 identified two residences as fraternity

houses within the two blocks bounded by Comstock Avenue (east) and College Place (west), Euclid Avenue (south) and University Avenue (north). By 1941, there were 26 Greek-letter affiliated houses within this area, establishing it as a center of Greek life at the university. The Estabrooks sold their home to Zeta Psi Fraternity in 1923 and moved to Fayetteville. The house at 727 Comstock Avenue became one of the many properties affiliated with Greek life at Syracuse University.

### **Ownership History**

*Related to Criterion 1: Association with persons or events of historic significance to the city, region, state or nation.*

#### **Estabrook Family**

Charles Scott Estabrook was born on 23 June 1879 in Binghamton, Broome County, NY. He was the oldest of the two sons of Dr. Charles Gouder Estabrook and Caroline Miranda Sears. He was educated in the public schools and graduated from Cornell University in 1900 with a law degree and was admitted to the New York bar within a year.

After graduation, Estabrook established a private law practice in Syracuse. In 1904, he went into partnership with his brother Williams Sears Estabrook, operating the firm of Estabrook & Estabrook. The firm continued to grow as they took on new partners. In 1920, William Harding joined the firm, which became Estabrook, Estabrook & Harding. The firm evolved later into Estabrook, Burns, Hancock and White, then, Hancock, Estabrook, Ryan, Shove and Hurst. The law firm, Hancock and Estabrook, continues to bear the Estabrook name and maintains its headquarters in downtown Syracuse today.

In addition to his busy law practice, Mr. Estabrook was equally active in the community. He was elected to the Board of Counselors of the Syracuse Home Association in 1913 and served as the president of the board from 1929-1952. He was a member of the Board of Directors of Syracuse Trust Co. and the successor to that bank, the Marine Midland Trust Company and served as their attorney. His other board work included terms as member and vice-president of the board of the Post-Standard Company and was a trustee of Oakwood Cemetery. He served as president of the board of the University Hospital of the Good Shepherd and was on the board of the Syracuse Foundation. His professional associations were as a member of the Onondaga County Bar Association, the New York Bar Association and the American Bar Association. For a time, he served as a commissioner of deeds.

On September 6, 1905, Estabrook married Laura J. Curry, daughter of Henry M. and Harriet G. Curry of Pittsburgh at Curry's summer home in the Magnolia Community in Massachusetts. Laura's father was in the steel industry in Pittsburgh and was associated with Andrew Carnegie.

Like many women of her time and social class, Mrs. Estabrook was active in the social and charitable activities of the city. Her name appears frequently in the newspaper recounting her participation in or as hostess of teas, luncheons, receptions, dinners and other social activities. She was one of the founding members of the Rummage Shop, a charitable organization, the Girl Scouts, the Visiting Nurse Association and Community Chest. She was a member of the auxiliary of the University Hospital of the Good Shepherd for over 50 years and served on its board of directors for about 25 years. She and her husband were members of the Onondaga Golf and Country Club. The family were members of St. Paul's Episcopal Church, where Mr. Estabrook had served as a vestryman and warden.

The Estabrooks first and only home in Syracuse was the residence built at 727 Comstock Avenue. On July 9, 1905, the Syracuse Herald announced that Charles Estabrook had purchased a lot from James M.



Gilbert on Comstock Avenue to build a “fine Colonial home in Comstock Avenue” for him and his new wife. The family lived in the house for 18 years. During this time, their family grew to four children. Census information indicates that they had three live-in servants, a cook, maid and a nurse for the children. In 1923, the Estabrooks sold their home on Comstock Avenue to Zeta Psi fraternity and relocated to their new home in Fayetteville, designed by Ward Wellington Ward.

#### Zeta Psi Fraternity

Zeta Psi Fraternity was founded at New York University in 1847. The gamma chapter was founded by seven charter members at Syracuse University in 1875. It was originally located at 805 University Avenue. In intervening years, it was located in other areas near campus and at 8 Crouse Avenue before moving to Comstock Avenue. An article in the Syracuse Journal on 25 August 25, 1922, recorded that Zeta Psi Fraternity was considering the purchase of the Estabrook house at 727 Comstock Avenue as their new chapter house and expected the purchase deal to be closed within a week. The article described the house as "one of the finest in the hill section" and it could be "converted into a home for fraternity use without alteration." The grounds were described as spacious and that with the conversion of the Estabrook house there would be four fraternity houses in that section of Comstock Avenue. The fraternity purchased the house for \$43,000. In October 1923, they held an open house at their new location for the other fraternities and sororities at the University.

Although the fraternity went through periods when it was inactive at the university (1887-1905, 1973-1975, 1993-1998), once it acquired 727 Comstock Avenue it maintained its ownership. After the national chapter closed the fraternity in Spring 2007, it continued to lease the property to other Greek organizations until it was purchased by Syracuse University in October 2022.

#### **Architectural Significance**

*Related to Eligibility Criterion 3: In the case of structures, embodying distinctive characteristics of a type, period or method of construction, or representing the work of a master, or possessing unique architectural and artistic qualities, or representing a significant and distinguishable entity whose components may lack individual distinction.*

#### Gaggin & Gaggin Architects

The residence at 727 Comstock Avenue was the design of important local architectural firm of Gaggin & Gaggin. The July 9, 1905, Syracuse Herald article announcing the new development, noted that “the house will be pure Colonial in style, three stories high, of frame surmounting a white granite foundation.” A July 15, 1905, article in the Post Standard identified Gaggin & Gaggin as the architects, J.W. Dawson as the mason, and Thomas Coon as the carpenter for the project. A September 28, 1905, article in the Post Standard noted that a “striking feature of the exterior [of the house] is the large number of dormer windows. These windows were built at a mill and set in place in one piece.”

Gaggin & Gaggin was founded in 1902 by brothers Thomas Walker Gaggin, Sr., and Edwin Hall Gaggin. Both Gaggins were graduates of Syracuse University’s architecture program. After studying abroad at the Ecole des Beaux Arts in Paris, France for two years, Edwin Gaggin returned to Syracuse to join the faculty of architecture at Syracuse University. Thomas Walker Gaggin completed his graduate studies in architecture at Columbia University before returning to Syracuse also to join the university’s architecture faculty before opening a new architectural firm with his brother.

Over the almost 30-year history of the firm, Gaggin & Gaggin won a number of notable commissions including the L.C. Smith Tower in Seattle (1912-14), which was the city’s first skyscraper. Local

commercial and institutional designs of note include: Lyman Smith Hall, Syracuse University (1900-02); Machinery Hall, Syracuse University (1907); and the Masonic Temple Building, 318 Montgomery Street (1915-1917).

The firm had multiple residential commissions as well including a number in Norwich, NY for the Eaton Family. Local commissions include 401 University Place, the former Delta Kappa Epsilon Fraternity House, Syracuse University (1902-03) which is now used as the Goldstein Alumni and Faculty Center; 703 Walnut Avenue, former Horace Wilkinson House (1905); and the 973 James Street, Chapin House (1915, demolished).

The firm favored Colonial Revival and Neo-Classical high-style residential designs. The house at 727 Comstock Avenue is an early and fine example of Colonial Revival-style architecture, featuring a symmetrical center hall design, tall Mansard roof with pedimented roof dormers, and projecting front portico. Elaborate decorative details include the full-height, fluted pilasters with Corinthian capitals located on each corner of the main block of the house, carved modillions under the projecting eaves of the main roof and porches and side bay window, and the highly detailed pedimented front entrance. As noted by Dr. Gruber, the house “exemplifies the highest standards of domestic architecture at the time....In its location, architecture, and architectural detailing, it was designed by the young and wealthy Estabrooks to be seen and admired.”

### **Integrity Analysis**

To be determined eligible for designation as a protected site a property must also retain historic integrity, or the ability to convey its significance through its location, design, setting, materials, workmanship, feeling and/or association. Historic integrity measures the degree to which the historically significant materials, features, and characteristics of a resource still exist.

Location: The property retains a high degree of integrity of location as the house has not been moved and remains in its original location.

Design and workmanship: The house retains a high degree of design and workmanship. It retains its original Colonial-Revival style form, massing, and pattern of window and door openings. The style is characterized by its square, box shape with a tall Mansard-hip roof with prominent roof dormers on every side. The main façade is symmetrically arranged around the front entrance which is located under an extended portico with its original set of granite steps. Originally, the porch columns were round, but were replaced at some point with square fluted columns. The number and location of the columns have not changed, nor has the footprint of the porch changed. The property also features a side porch with square columns. As with the front porch, these columns were originally round. The replacement columns match the number and location of the original columns. The porch also retains the angled steps that are visible in historic photographs.

The house features narrow clapboard siding that is currently covered in vinyl siding. Although the wood siding has been covered, the aesthetic of a clapboard sided house has been retained even with the vinyl siding which is a non-standard, narrow width. When the siding was installed, the original wood window trim was retained. The location of the hardware used to attach the former window awnings is still visible around the window trim.

The addition on the rear of the house was constructed in such a way as to minimize the damage to the design integrity of the house. Where it meets the original main block of the house, the rear addition is stepped back to protect the corner pilasters and capitals. The addition is narrower and also lower than

the house, so that the rear facing roof dormers were neither obscured nor removed. The rear addition is minimally visible from the street.

A metal fire escape has been attached to the north façade and an attic story window has been converted into a door. These alterations, although out of character with the house, are minor and could be reversed.

Evidence of the workmanship that defines the Colonial Revival style of the house include the full-height, fluted pilasters crowned by Corinthian style capitals, modillions under the projecting eaves, and broken pedimented roof dormers. An outstanding example of the workmanship is the front entrance door which features a center entrance and sidelights separated by fluted pilasters with Corinthian capitals supporting a projecting cornice with modillion details. Other important features include the tooled, white granite foundation and porch piers.

Materials: The material integrity of the house is fair. The house has experienced material loss, including the loss of the original window sash, original exterior doors, original porch columns and portions of the porch trim. The original clapboards have been covered (although not removed) with vinyl siding, which also covers other features such as areas of the foundation walls as well as the freeze board below the main cornice. The siding will have to be removed to determine if these features still exist. The original east façade (below the attic story) was removed for the installation of the rear addition. Nonetheless, the house retains a significant amount of original material, including its white stone foundation, original window trim, decorative trim detail around the front door, porches and side bay window, cornice moldings, and other decorative features including the corner pilasters and capitals.

Setting: The original setting of the property as part of a larger residential neighborhood has been altered with the expansion of Syracuse University eastward. The Life Science Complex now blocks the original views from the property toward the west. In addition, Syracuse University demolished the houses facing Ostrom Avenue, which backed onto the eastern property line of 727 Comstock Avenue.

However, character-defining features of the property's setting have been retained. The house sits deep on its lot with a wide sloping lawn that extends to Comstock Avenue. The house remains highly visible at the crest of Comstock Avenue. To its immediate east and west are large, 2 and 3-story residential properties, which share similar deep setbacks with wide grassy lawns fronting Comstock Avenue, all of which are important context of the early residential neighborhood that evolved into a "fraternity row".

Feeling and Association: The property retains a high degree of integrity of feeling and association. The property retains sufficient integrity of design, workmanship, materials and setting to convey to the viewer its historic significance as an early 20<sup>th</sup>-century, architect-designed Colonial Revival-style mansion built for a prominent Syracuse family. Its later conversion to a fraternity and its association with student Greek life at Syracuse University reflects the continuation and evolution of its history.

## **Conclusion**

The property at 727 Comstock Avenue (Estabrook House/Zeta Psi Fraternity) is eligible for local designation under Criterion 1 for its association with prominent local lawyer Charles Scott Estabrook and his wife Laura Curry Estabrook, who commissioned the construction of 727 Comstock Avenue in 1905 and lived in the house for 18 years, which included the formative period of Estabrook's law practice in Syracuse; Criterion 2 for its association with the growth and development of the city's eastside neighborhood; specifically, the development in the late 19th and early 20th century of residential enclaves near Syracuse University that attracted affluent professionals to the Comstock Avenue and Walnut Avenue areas, and for the later evolution of these homes into fraternities and sororities

associated with Syracuse University; and Criterion 3 as a high-style Colonial Revival residence designed by the locally significant and nationally-known architecture firm Gaggin & Gaggin. Finally, the property retains sufficient historic integrity of location, design and workmanship, materials, setting, feeling and association to convey its historic and architectural significance.

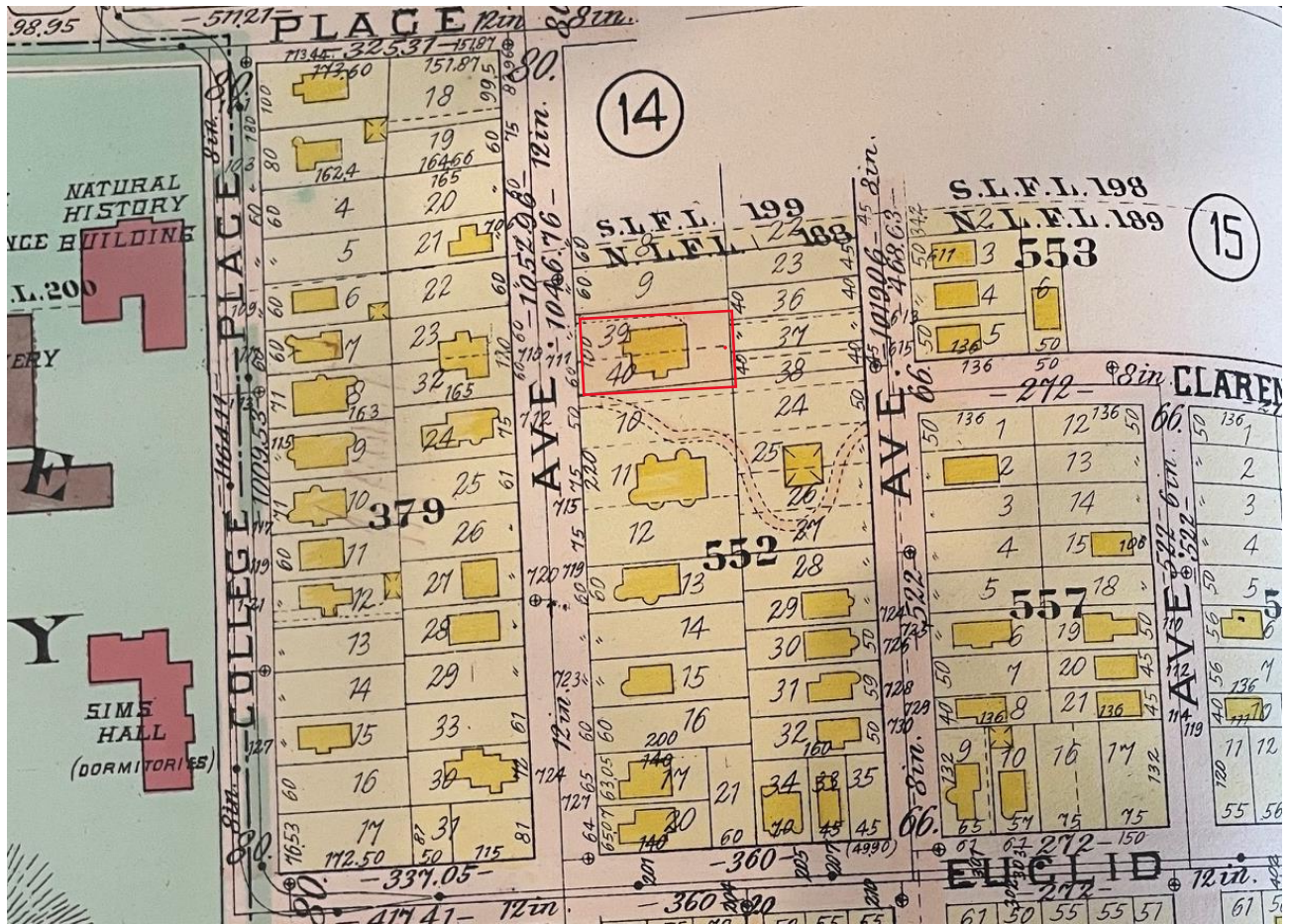


Undated photograph of 727 Comstock Avenue, <https://www.theodysseyonline.com/1928-fraternity-houses-may-be-nicer-than-yours>

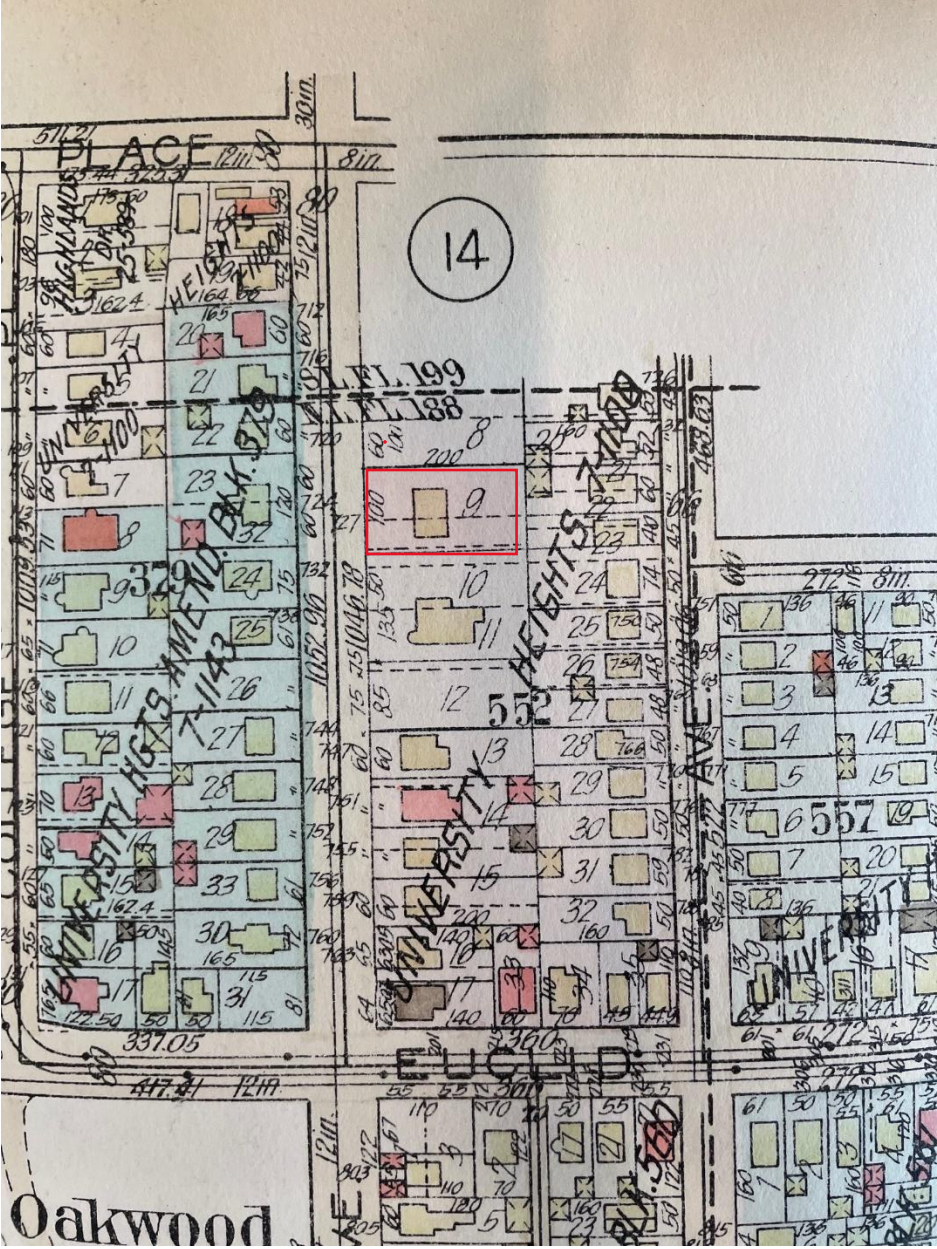


Undated photo of 727 Comstock Avenue, Onondaga Historical Association files

1908 Hopkins Atlas (house number shown as 711 Comstock)



1924 Hopkins Atlas (house number shown as 727)



Current Images of 727 Comstock Avenue



727 Comstock Avenue: West (main) and north facades



727 Comstock Avenue: West (main) and south facades





727 Comstock Avenue: North and east facades



727 Comstock Avenue: South façade, bay window



727 Comstock Avenue: West façade, roof dormer detail



727 Comstock Avenue: West façade, entrance portico



727 Comstock Avenue: West façade, entrance portico, main door detail (photo credit: Hilary Donohue, 2024)

Context Images



View of eastside of Comstock Avenue, view north of 727 Comstock Avenue



View of eastside of Comstock Avenue, view south of 727 Comstock Avenue



View of westside of Comstock Avenue, view south of 727 Comstock Avenue

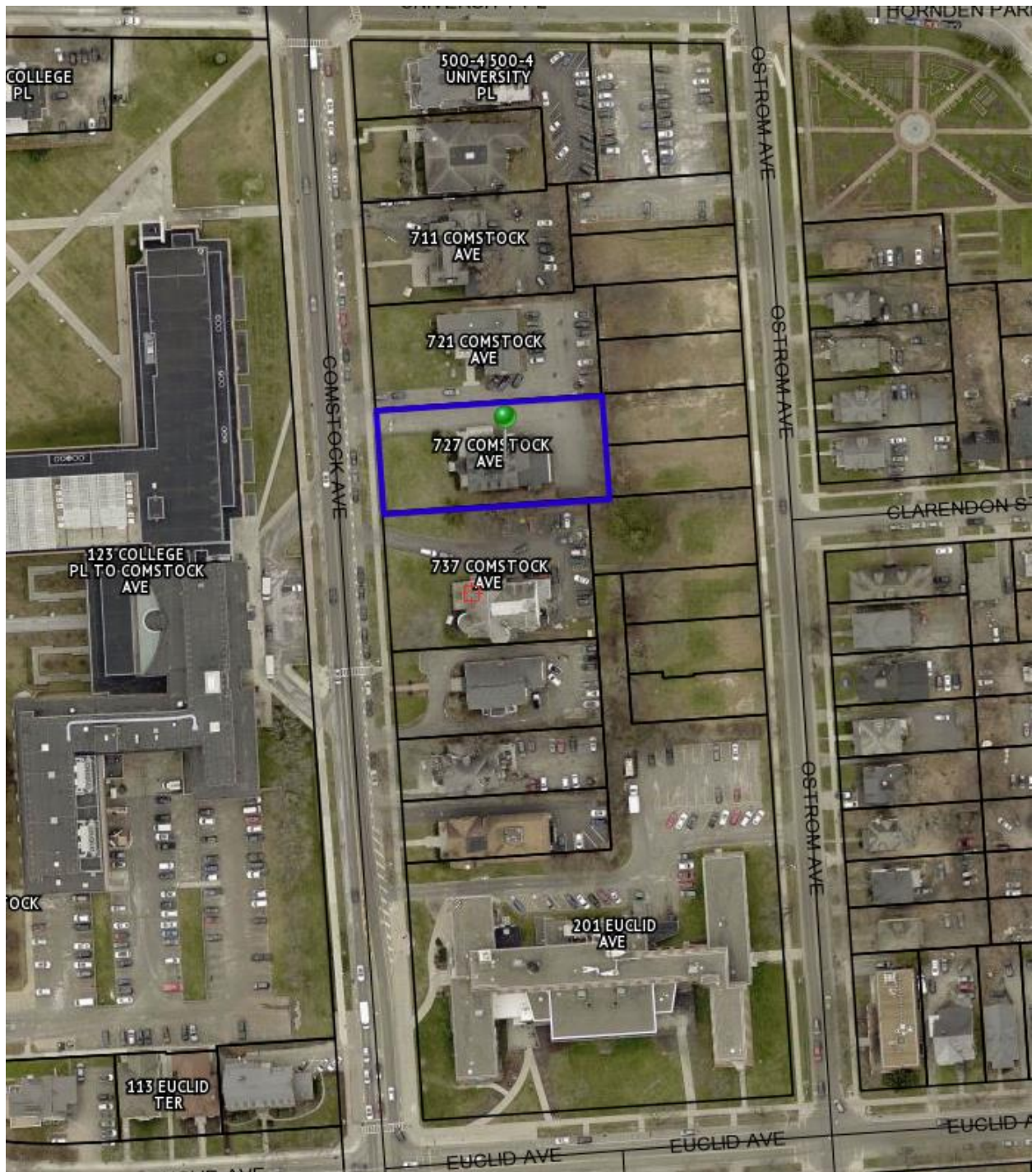


View of westside of Comstock Avenue, view south of 727 Comstock Avenue

Existing Neighborhood Context



Current Context, 700 block of Comstock Avenue



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"Mr. Estabrook Succumbs at 96," Post Standard, Syracuse, N.Y., July 8, 1975  
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### *Mapping:*

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Mann, Robert. "Syracuse University-Comstock Tract Buildings", National Register of Historic Places Nomination Form, 1980  
"Charles Scott Estabrook", Central New York: An Inland Empire, Volume IV, Lew Historical Publishing Company, Inc, New York, 1941

### *Online:*

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Edwin Hall Gaggin: <https://pcad.lib.washington.edu/person/2502/> (University of Washington)  
Thomas Walker Gaggin: <https://pcad.lib.washington.edu/person/2503/> (University of Washington)  
Undated view of 727 Comstock Ave: <https://www.theodysseyonline.com/1928-fraternity-houses-may-be-nicer-than-yours>  
Zeta Psi: <https://dailyorang.com/2007/08/closing-the-chapter-following-multiple-violations-national-zeta-psi-shuts-down-campus-fraternity/>

### *Other Resources:*

Gruber, Samuel. "Remarks Regarding 727 Comstock Avenue," Syracuse Landmark Preservation Board Public Hearing, June 20, 2024.  
Onondaga Historical Association block files, city directories and census data



Samuel D. Gruber  
123 Clarke Street, Syracuse, NY 13210

**Remarks Regarding 727 Comstock Avenue  
Syracuse Landmarks Preservation Board Public Hearing**

After considerable careful thought and examination, I speak to support the designation of the Charles and Laura Estabrook House as a Syracuse protected site

The Estabrook house was built in 1905 on one of the finest lots on the rapidly developing Eastside. Despite its present neglected appearance, it is easy to see that the building exemplifies the highest standards of domestic architecture of the time, and when built was one of the purest examples of the still-new Colonial Revival style. In its location, architecture, and architectural detailing, it was designed by the young and wealthy Estabrook's to be seen and admired. The house qualifies for protected status for several reasons.

- It was the home for two decades of Charles Estabrook, one of Syracuse's prominent lawyers, who with his wife Laura Curry Estabrook were cultural and social leaders. Charles was already a successful lawyer, but we can imagine that some of the money for the house – as was customary at the time – would have come from Laura's wealthy family.
- The house was designed as a major private commission by Syracuse University affiliated architects and later nationally known Gaggin and Gaggin, as they entered the mature and most impactful period of their long career.
- The house exemplifies a period of Syracuse's urban, architectural, residential, and cultural growth to the northeast, and is literally a highpoint in that movement. This block was not included in the proposed University-Westcott Historic District, not because of its lack of history, but because its historic development is different from the blocks to the east reliant on the streetcar. This block of Comstock is the southernmost expression upscale development that is apparent at Walnut Park but is now interrupted since the building of Bird Library and the west side of Comstock Avenue. At the same time –

1905- it points the way to the next phase of upscale development, the creation in 1911 of more inward-looking Berkeley Park Garden suburb just a few years later.

- The quality of the architecture and craftsmanship of the house – though subsequently moderately altered – was extremely high (look, for example at the inserted volutes within the dormer pediments). It is one of a just a handful of the best examples of a pure Colonial Revival style from before the First World War, after which the form become more common but simpler and generic. There are only a handful of comparable houses on the Eastside, including 317 Clarendon (ca. 1912) and the much smaller 636 Allen Street, and a few others such as 904 Carbon Street on the Northside, all of which were built somewhat later.

As President of the Arts and Crafts Society of Central New York, I'd like to point out that the Estabrooks – while they lived in this house - were among the first and most important patrons of architect Ward Wellington Ward throughout his career. In 1909, Charles commissioned the still largely untested Ward – whose wife was the daughter of Estabrook's client Harvey A. Moyer – to build a house for his mother and stepfather just a block away at 819 Comstock. This house, known as the Estabrook-Theron House, is listed on the National Register, is one of Ward's first forays into what would become his mature Arts & Crafts style. That house is literally and stylistically the midway point between the University Heights development and the nascent Berkeley Park development.

The Charles and Laura Estabrook House was built on the highpoint of the rise to the east of the still-small campus, but it was built in direct contact with that burgeoning educational oasis. The row of grand contemporary houses erected along Comstock, set far back from the street in palatial manner, was a private echo of the row of university buildings then visible along the ridge above the then-public College Place – Crouse College, the Van Ranke Library (now Tolley Hall), and the Hall of Languages, all facing north to the city. These had been built beginning in the 1870s by Syracuse's grand old men of architecture Horatio Nelson White and Archimedes Russell.

The promontory of Comstock allowed Charles Estabrook (and some of his neighbors) to build a similarly impressive residential row overlooking the campus (and spectacular sunsets, with a view (now blocked) all the way to the Lake. They would see two recently completed buildings by their architects - Gaggin and Gaggin, The Lyman C. Smith Hall (1901) and rugged Machinery Hall (1904) both built for the Sciences and Technology. The brothers became Lyman C. Smith's (1850-1910), preferred architects, and in 1914 would design the still-standing and now iconic 462-foot Smith Tower, in Seattle, Washington for Smith and his son, the tallest building west of the Mississippi River at the time until it was surpassed by the Kansas City Power and Light Building in 1931.

Architects Edwin Hall Gaggin (1866-1959) and Thomas Walter Gaggin (1871-1945) were both Syracuse University alumnae, and both subsequently studied in Paris. Edwin was a professor of architecture at SU from 1897-1902 and Thomas Gaggin taught at Syracuse from 1895-1901. Both embodied the teachings, practice, and aesthetics of the University's growing architecture program. They were in the forefront of a new generation of locally and academically trained architects graduating from SU that included Earl Hallenbeck (late 1890s), Clarence Congdon (1897), Justus Moak Scrafford (1902?)

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A few additional comments –

After the demolitions of the 1990s and the construction of the Life Sciences Building, the university promised that it's expansion to the east what's over and that future development would be on South Campus and the north, where the University pushed the city to create a large Institutional Zoning District to the north all the way to E Genesee Street.

The University's most recent plans state that they want all undergraduates except for a small number of athletes to be based closer to the main campus and that South Campus will not be a focus of development (and in fact it never really has been). Meanwhile development on the north campus, has largely been left to private developers, but still that area has been radically transformed in recent decades with the clear cutting of historic residential properties on University Place such as the Wyatt house and the former chancellor's residence, and the demolition by private developers of many 19th and early 20th century structures on Walnut Place

and Madison St., including the Charles Walker house and the pending demolition of the later editions to Temple Concord. We are fortunate that Walnut Park and most of its surrounding structures remain intact and viable, and for the attention and care that the university and city brings to that area. The park, while a public city owned space, for most visitors and users, functions mostly as a green space within the expanded university campus. It now looks like the University is aggressively pushing east – with Ostrom avenue now to be the new Eastern border the way College Place was several decades ago, and Thornden Park more a front yard. Could there be a place in the university plan for a useful restored Estabrook house? I believe there could be – and I've seen such success at other campuses I've visited. And SU itself has beautifully reused the former Delta Kappa Epsilon Fraternity House, now the Goldstein Alumni and Faculty Center.

Still, at this late stage, I have little confidence that if even designated, the building will be preserved and restored, given the amount that Syracuse University paid for the property. Clearly the price was calculated on the value of the lot as a building site, rather than because of the historic nature of the building. It is likely that the fate of this house will be the same as many in the vicinity that have been clear cut for the University's expansion in recent decades.

I make this point not as an attack on Syracuse University's development policies, but to refute the University consultant's comments about the lack of architectural context for the Estabrook House. I note that the lack is entirely due to the demolition of the entire block between College Place and Comstock Avenue by the University in the early 1990s, and then the very recent demolition of most of the houses on west side of Ostrom Avenue between Euclid Avenue and Clarendon Street, situated behind the Estabrook house. Even now though, the house's place in a century-old fraternity row has significance to the city – and the university itself.



June 16, 2024

Syracuse Landmark Preservation Board  
City Hall Commons  
201 E. Washington Street, Room 500  
Syracuse, NY 13202

Re: 727 Comstock Avenue  
Local Protected Site Application

To the Syracuse Landmark Preservation Board,

In the late 1800s and early 1900s, Syracuse's eastern neighborhoods expanded rapidly due to a streetcar network, attracting affluent professionals to areas like Comstock Avenue and Walnut Park. Charles and Laura Estabrook built a grand home at 727 Comstock Avenue in 1905, designed by Gaggin & Gaggin, offering prime views of Syracuse University and the city. By the 1920s and 1930s, the rise of automobiles and suburban migration made large mansions impractical, leading to their conversion into multi-family residences or Greek organization houses. The Estabrooks sold their home to the Zeta Psi fraternity in 1923, which owned it until Syracuse University purchased it in 2022.

Over its 30-year history, Gaggin & Gaggin secured notable commissions such as the L.C. Smith Tower in Seattle and several prominent local buildings, including Lyman Smith Hall and Machinery Hall at Syracuse University, the Masonic Temple Building, and St. Joseph's Hospital. Their residential projects included the former Delta Kappa Epsilon Fraternity House and the former Horace Wilkinson House. The firm favored Colonial Revival and Neoclassical styles, evident in 727 Comstock Avenue's symmetrical center hall design, tall hipped roof with pedimented dormers, and elaborate decorative details like full-height fluted pilasters with Corinthian capitals and a pedimented front entrance.

The demolition of 727 Comstock Avenue would constitute a loss to the City of Syracuse of an exemplary piece of twentieth-century architecture. Furthermore, the architectural significance of this building, like any building, is inextricably bound to the social history of its surrounding context. Its destruction would diminish the sense of place and the

historical continuity of Comstock Avenue as represented in its architecture. Therefore, PACNY supports the designation of the property at 727 Comstock Avenue as a Local Protected Site.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Andrew Roblee', with a stylized, cursive flourish.

Andrew Roblee  
President, Preservation Association of New York

## Auwaerter, Kate

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**From:** Adriana Battle <adrianambattle@gmail.com>  
**Sent:** Wednesday, June 19, 2024 4:32 PM  
**To:** SLPB  
**Subject:** [EXTERNAL] Stop SU

Hello,

I would like to leave a comment before the City Hall Common Council Chambers meeting tomorrow. Syracuse University has no doubt been an asset to the Syracuse City Economy, but as someone who is a neighbor and proud home owner in the city, I have to plead that SU be stopped. I have seen the landscape change from historical buildings with charm, to blocks and block of generic SU owned buildings. Please do what you can to save what you can...so we aren't just another charmless, dull, characterless city.

Best regards,

Adriana Battle

**Auwaerter, Kate**

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**From:** Amelia Beamish <ameliabeamish@gmail.com>  
**Sent:** Wednesday, June 19, 2024 6:15 PM  
**To:** SLPB  
**Subject:** [EXTERNAL] SU Demolition

Hello-

I'm writing to voice my support in protecting 727 Comstock. Too much of the city is already taken over by soulless new construction (a lot of which SU has done) and I have faith that SU could do a great job restoring it for their use.

Sent from Gmail Mobile



## Auwaerter, Kate

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**From:** rockette brunetti <rockettekk@gmail.com>  
**Sent:** Tuesday, June 18, 2024 10:30 AM  
**To:** SLPB  
**Subject:** [EXTERNAL] 727 Comstock Ave, Syracuse

To the Preservation Board:

I am the House Board President of Kappa Kappa Gamma sorority, 743 Comstock, just a house away from this property being considered for designation. I am writing in favor of this property being designated as a local PROTECTED SITE! This is a beautiful old home with much history to it! It has much potential and would be a shame to have it reduced to a parking lot or worse!

The former Zeta Psi house is part of the landscape of our block, with many old and beautiful homes. It is what makes Syracuse University unique! We are a campus of old buildings, modern buildings, and beautiful old homes making up the Greek system. We are a diverse campus for everyone to feel welcome.

There are so many Greek organizations wanting to come back to SU after many years of losing their chapter houses. This structure could be brought back to life in a beautiful way. We have so many dorms. with others being planned; please protect this structure and let it remain a part of Syracuse history and Syracuse University life. When I was a student at SU, the other side of our block of Comstock was filled with Greek houses. Slowly the university was able to obtain these houses with the decline of Greek life and thus the Life Science Center was born. Greek life is in full swing at SU and more houses are needed. Let this beautiful structure be part of the Greek culture and be enjoyed and appreciated by students every day.

If you designate this home as a PROTECTED site, I see it as a win win! One more beautiful home is saved and its history can live on. With so many things changing in our world today, let's hold on to some of the old and let history be shared!

Thank you for your hard work and your consideration in this important matter.

Sincerely,  
Rockette Pirro Brunetti  
Kappa Kappa Gamma House Board Association President  
[rockettekk@gmail.com](mailto:rockettekk@gmail.com)  
315 436 9035

## Auwaerter, Kate

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**From:** Camille Francis <camillefrancis27@gmail.com>  
**Sent:** Thursday, June 20, 2024 2:15 PM  
**To:** SLPB  
**Subject:** [EXTERNAL] 727 Comstock Avenue

Hi there,

I hope this email finds you well. I am reaching out after I heard there was a hearing/there is a conversation between the University and locals about the state and future of 727 Comstock.

I am sharing the below for your consideration as you work through a decision. I am from Syracuse, born and raised, within walking distance of the University. My father, Walley Francis, who in recent years passed, was part of WENA (i.e. Westcott community group), American Youth Hostels (he established the local chapter & location), among other efforts tied toward preserving the rich history of Syracuse, New York. He was also a Syracuse grad, as was his mother, and my mother. I went on to become a student at Syracuse University, also joining Greek life as many do. I remember going into different fraternity and sorority houses throughout my time at SU. I grew up in a Ward Wellington home on Allen street. I knew about the richness of historic homes in the area and how they are SO rare in this day and age of new developments, cheap materials, corners cut, and a renter white wall in every room. The moments I was able to explore these fraternity and sorority homes were a different experience for me - I was captivated by their expansiveness, the historical design elements, the original wood details in the floors - which I'm sure was a *very* different experience or interest set than most attending events in these locations. But this is what Syracuse as a whole has been for me: a rich architectural history, one that my dad loved deeply. For a university with a renowned architectural program, I am disappointed to see Syracuse University continue to demolish older homes to build new dorms that lack any ode to the history of the local area or provide any architectural intrigue. I appreciate the decision today to block this demolition request from Syracuse University for the time being, and I hope to see the building preserved, restored (hopefully by the architectural school and a community program be established to rehab them for an education opportunity), along with other housed that may share similar questioning in the future.

Thank you,

--

Camille Francis

**Auwaerter, Kate**

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**From:** conrad, Nancy <conradn@alumni.lemoyne.edu>  
**Sent:** Wednesday, June 19, 2024 10:31 PM  
**To:** SLPB  
**Subject:** [EXTERNAL] 727 Comstock Ave

Please preserve this property and don't tear it down. Syracuse has lost many historic homes in the name of progress!

Thank you,  
Nancy

## Auwaerter, Kate

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**From:** Brian Cronin <brian.cronin.10@gmail.com>  
**Sent:** Thursday, June 20, 2024 9:45 AM  
**To:** SLPB  
**Subject:** [EXTERNAL] 727 Comstock

Good morning,

As a former SU student and regular visitor to the city, I think it is very disappointing that 727 Comstock may be torn down. The houses on Comstock are beautiful old homes and the street adds a lot of value to the Syracuse University community. These houses have long been an important part of the culture, and seeing those building next to campus was one of the things I loved about the school when I toured. Please do not let the school's greed take historic buildings away from this community.

Thank you,  
Brian Cronin

## Auwaerter, Kate

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**From:** Cheryl Dunbar <cheryldunbar1@gmail.com>  
**Sent:** Wednesday, June 19, 2024 12:31 PM  
**To:** SLPB  
**Subject:** [EXTERNAL] 727 Comstock Ave - please recommend historic designation

Dear Members of the Syracuse Landmark Preservation Board,

I hope this letter finds you well. My name is Cheryl Dunbar and I am an alumnus of Syracuse University, having graduated in 1993. I am writing to express my concern and opposition to the proposed demolition of the historic building located at 727 Comstock Avenue, which the University acquired in 2022.

As someone who deeply cherishes the rich history and architectural heritage of our country, I firmly believe in the preservation of historic buildings. These structures are not merely bricks and mortar; they are tangible connections to our past, bearing witness to the evolution of a community and enriching the character of a city.

My husband and I bought our first house in 2000 in Monrovia, CA, a 1926 Spanish Colonial Revival home. We admired its architectural beauty and realized the importance in preserving its rich history, therefore worked with the city to approve it as a Historic Landmark Designation, so that it will be protected for future generations to appreciate and admire.

The building at 727 Comstock Avenue is a significant part of Syracuse history. Its preservation is crucial not only for maintaining the architectural diversity of the campus and city but also for fostering a sense of continuity and identity among current and future generations. Considering its placement along Comstock Avenue with many other historic buildings on the block, demolishing this historic structure would be a great loss to the cultural heritage of the area and erasing a piece of history that could never be replaced.

Moreover, as an alumnus, I feel a profound connection to the Syracuse University campus and its historical landscape. Preserving buildings like 727 Comstock Avenue is integral to maintaining the unique and vibrant character of the University. It stands as a testament to the University's long-standing tradition of academic excellence and community involvement.

I respectfully ask that you consider the long-term cultural and historical impact of allowing the demolition of 727 Comstock Avenue. While I understand that the University may have practical reasons for considering the demolition of this building, I urge you to recommend this structure be designated as a local protected site, and to encourage the University to explore alternative solutions that could both meet their needs and preserve this historic structure. Adaptive reuse and restoration offers viable pathways that can honor the history while accommodating modern requirements.

Thank you for your attention to this important matter. I am hopeful that with your support, we will preserve this historic building, and continue to make Syracuse a unique and cherished place for all.

Sincerely,

Cheryl Heathcote Dunbar  
Syracuse University, Class of 1993  
BFA Communications Design

## Auwaerter, Kate

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**From:** Jack Estabrook <estabrook@ymail.com>  
**Sent:** Tuesday, June 18, 2024 11:23 AM  
**To:** SLPB  
**Subject:** [EXTERNAL] Application PS-24-01

My name is Jack Estabrook, I live in the City of Syracuse and can be reached at 315.345.1517. I am the great nephew of Charles Estabrook the past owner of the home on 727 Comstock Avenue. I am 100 % in favor of supporting the Protected Site pursuant to Article 6.3, Section A of the City of Syracuse zoning ordinance at 727 Comstock Avenue proposed by the Landmark Preservation Board. The site was built by my great Uncle in the early 1900s to be his home. He was an active member in the Syracuse community starting a successful law firm with his brother, my grandfather, William Estabrook over 135 years ago which is currently one of the largest law firms in Upstate New York. The home is architecturally historically significant and supports the lasting dignity of preserving sites of this architectural caliber in Central New York. It deserves to be protected and I encourage the vision of the Common Council to preserve this building with it's architectural value in support of application PS-24-01.

**Auwaerter, Kate**

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**From:** David Hamar <gdp.hamar@gmail.com>  
**Sent:** Tuesday, June 18, 2024 5:16 AM  
**To:** SLPB  
**Subject:** [EXTERNAL] Zeta Psi House

Dear Board: As a native of Syracuse whose parents and brother attended Syracuse University, (my brother actually lived in the Zeta Psi house), I urge you to please protect this historic home from destruction. Structures like this are important as they provide important historical context and character to Syracuse. Enough old structures have already been torn down in Syracuse, this fine Colonial Revival house, which is significant in Syracuse legal history as well as University history, should be saved!

Respectfully yours,

G.David Phelps Hamar  
434-981-2080

## Auwaerter, Kate

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**From:** Isabel Maria Lamporte <imlampor@syr.edu>  
**Sent:** Friday, June 21, 2024 10:46 AM  
**To:** SLPB  
**Cc:** Office of the Chancellor  
**Subject:** [EXTERNAL] 727 Comstock

To whom this may concern,

My name is Isabel Lamporte, I am a rising junior in Environmental and Interior design in the School of Design (VPA). I am writing to you regarding the recent development and initiative to demolish 727 Comstock. I am not fully versed in all of the reasoning behind this decision however I thought I would provide you with a student/design perspective on why this house should remain standing. The university and its surrounding city and neighborhoods are an eclectic combination of architecture that drew me to the university. Its combination of styles and appreciation for all sorts of architecture both on and off campus creates an energy that is very hard to come by these days and is very unique to central New York. I am from the DC area where a lot of money has gone into new construction. Personally I find it boring and has a lack of personality not to mention depriving people of interesting places to live. So, when I return to Syracuse for the school year it is like a breath of fresh air to be surrounded by centuries of historic architecture. It is the classic feeling of a university seen in the movies. Taking away 727 Comstock will erase a small but still important detail of the image of Syracuse and its history.

More and more infrastructure around the country have been renovated instead of demolished, this creates a more sustainable and creative environment. In fact there are many students and organizations such as IIDA (International Interior Design Association) and other organizations involving volunteer work as well as architecture work that would run to the opportunity to bring a part of the surrounding campus back to life as they have done with other parts of the city.

I urge you to reconsider the idea to demolish 727 Comstock to allow all future students, visitors, staff, and the general public to appreciate Syracuse's rich history and unique image.

Sincerely,

Isabel Lamporte



## Auwaerter, Kate

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**From:** garamondo36@gmail.com  
**Sent:** Tuesday, June 11, 2024 8:27 PM  
**To:** SLPB  
**Subject:** [EXTERNAL] A public comment in connection with the June 20, 2024, public hearing on the local Protected Site question, File No. PS 24-01, regarding today's 727 Comstock Avenue

Syracuse Landmark Preservation Board  
300 South Salina Street, Suite 700  
Syracuse, NY 13202

By email.

Please put this down as a public comment in connection with the June 20, 2024, public hearing on the local Protected Site question, File No. PS 24-01, regarding today's 727 Comstock Avenue in Syracuse.

I don't expect to get there in person, partly because I'm not much for public speaking, partly because these meetings are too damn early in the morning, and partly because much of what I have to transmit is going to require electronic circulation or a printout.

Having looked at the materials made available so far, I was immediately irked to see that Syracuse University's historical consultant seemed incapable or unwilling to turn up any details regarding the design or tradesmanship which went into the 1905 construction of what was then addressed 711 Comstock Avenue.

To me, that sort of client-serving professional gloss-over just called the whole pessimistic report into question.

Right away, there were some seemingly valid clues in the last three pages headlined "727 Comstock Avenue — Owners," as part of the 62-page PDF made available in connection with SLPB's May 30 meeting. That research appears to have partly gone astray (due to the address-switching curveball, leading to the errant Thomas C. Hopkins connection). But the Charles Scott Estabrook material certainly seemed to be on the mark. I'm only learning afterward that this wasn't even the work of SU's consultant, or a sub-contractor, but rather a first-draft effort by a volunteer seeking to marshall basic information for the SLPB's edification.

So, I killed some weekend time looking for further details, because I could not for the life of me believe it was impossible. What I found is based just on what I could lay hands on from a \$60 annual subscription to <https://poststandard.newspaperarchive.com>, bolstered with a further slog within the well-known and confusingly named freebie site Old Fulton New York Post Cards. (At one time, I had it straight in my head that there is, in fact, a second for-pay archive out there, useful in Syracuse for filling in some coverage gaps for certain old newspapers in certain years, but I've so far held back from another sign-up.)

What I found was posted on the public Facebook Group Greater Westcott Nation June 2, where I'm one of several administrators/moderators, and on my own personal Instagram account, cnymediamatters,

June 4. What's attached are the same clippings but recast again from my original graphic files in such a way that they should be available without losing any further resolution.

**H·C·S**  
Hudson Cultural Services  
PO Box 124, Lagrangeville, NY 12540  
914-456-3698/ hudsoncultural@gmail.com

May 14, 2024

Gregory D. Faucher  
Whiteman Osterman & Hanna LLP  
One Commerce Plaza  
Albany, NY 12260  
gfaucher@woh.com

Re: 727 Constock Avenue  
Historic Building Assessment

Dear Mr. Faucher,

As a follow up to the Historic Building Assessment report for 727 Constock Avenue, dated April 2024 you have asked two (2) additional follow up questions. These questions are listed below, followed by our response.

- Did the study identify an architect or builder of the house?  
No, HCS did not identify a builder or architect associated with 727 Constock Avenue. Based on the scope of our research, and similar campus setting projects we believe that such information, if available, would have been in those records.
- Explain the history of the Zeta Psi Fraternity Chapter.  
The Zeta Psi Fraternity Chapter started at Syracuse University in 1875. It relocated to 727 Constock Avenue in 1924. It experienced periods of inactivity 1887-1905, 1973-1975, and 1993-1998. The Chapter was officially suspended at Syracuse University 2007.<sup>1</sup>

If you require any further information to facilitate your review, please do not hesitate to ask.

Sincerely,  
*Beth Selig*  
Beth Selig  
President, Hudson Cultural Services

Hvculturalresources.com

The Syracuse Herald  
Saturday Evening, May 20, 1905

**FINE HOUSE FOR THE HILL**  
CHARLES S. ESTABROOK BUYS VALUABLE LOT FROM JAMES M. GILBERT.  
Property Has 100 Feet Frontage in Constock Avenue and Adjoins Mr. Gilbert's Home—Purchaser Will Erect a Handsome House.

James M. Gilbert, who sells next week for Europe, while making sold to Attorney Charles S. Estabrook, a valuable piece of residence property in Constock avenue. Mr. Estabrook proposes to build a handsome house there at once.

The property sold is part of that bought by Mr. Gilbert last year and improved at a considerable outlay of money. It is immediately north of Mr. Gilbert's home on the east side of the 109 block. It has a frontage of 100 feet in Constock avenue and extends back 399 feet to Ostron avenue. Neither the seller nor the buyer would place any value upon the property, but real estate men say that it is worth at least \$7,000. It is considered about the best available residence property in that part of the city, commanding as it does a fine view of the university campus, the city, lake and country beyond.

Among the improvements just put in by Mr. Gilbert, who owns most of the land in that block, are sewer, water, trees and cement sidewalks. Four new houses are now in course of construction in the block, and improvements are being made to the property of the Psi Gamma Delta fraternity, which is directly opposite Mr. Estabrook's purchase.

Architects Gagin & Gagin are at work on the plans for the new house, which is to be frame and of very attractive design. Mr. Estabrook is to be married soon and is building for a home.

Among the other fine houses going up in the neighborhood soon is the chapter house of the Psi Delta Theta fraternity in College place, which it is said will cost \$50,000.

**BRICK HOUSES AND LOTS IN SYRACUSE, N.Y.**  
SATURDAY MORNING, MAY 27, 1905.

Gagin & Gagin are getting out plans for a residence to be built in Constock avenue by Charles S. Estabrook. It will be a large and attractive house.

**THE SYRACUSE HERALD**  
SUNDAY MORNING, JULY 9, 1905.

**ACTIVITY ON HILL**  
Largest Transactions of the Week in That Vicinity.

UNIVERSITY HOME, VALUED AT \$15,000, SOLD TO MRS. ANNA VAN SCHOCK.

Charles S. Estabrook Will Build a Fine Colonial House in Constock Avenue—Sales in Other Parts of the City Reported.

The realty market has been quite active for the last few days considering the season. There is particular activity on University hill. The largest transaction of the week was consummated by L. A. Worden, who sold the colonial house at No. 923 University avenue for George Ward to Mrs. Anna B. Van Schoick for a home. The lot is 99 by 122 feet and the property is valued at \$15,000.

Mr. Worden also sold for Graham K. Betts to Frank C. Hood the handsome eight-room house at No. 1043 Harrison street fronting Walnut park. The lot is 40½ by 132 feet. The property is valued at \$12,000.

Work is to be started this week upon what will be one of the finest houses to be built in Syracuse this summer. It will be for Attorney Charles S. Estabrook on the lot recently bought by him from James M. Gilbert at No. 713 Constock avenue. Architects Gagin & Gagin have completed the plans for the house and contracts have practically been let.

The house will be pure Colonial in style, three stories high, of frame and mounting a white granite foundation. The dimensions are 65 by 47 feet. The exterior will be of simple but attractive design. The site is on high ground and a commanding view will be obtainable from the porches and windows. There will be a wide center hall. On the left of the entrance will be the reception room, and on the right the living room. On the southeast corner of the first floor will be the dining room. The interior finish will be largely of hard woods, the woodwork of the first floor being painted white.

Mr. Estabrook, who is to be married soon, expects to have his home ready for occupancy by Christmas time. There is to be considerable housebuilding activity in that immediate vicinity this summer, some of it being under way now. Dr. P. H. Markham will build a double house on the northeast corner of Constock avenue and University place, Prof. F. W. Bevels is building in Ostron avenue and Prof. T. C. Hopkins in Constock avenue.

THE POST-STANDARD, SYRACUSE, N. Y.,  
SATURDAY MORNING, JULY 15, 1905.

THE POST-STANDARD, SYRACUSE, N. Y.,  
WEDNESDAY MORNING, AUGUST 9, 1905.

**Big House for University Hill.**  
The most important contract awarded during the week was by Architects Gaggin & Gaggin to C. W. Johnson, builder, and Thomas O'Connell, carpenter, for the erection of Charles Scott Estabrook's house in Comstock avenue, University Hill. The excavating was begun this week and it is expected to have the house ready for occupancy about the first of the year. It is to be a frame building with a granite foundation and it will be finished with choice woods and set to see made noble.

**THE SYRACUSE JOURNAL**  
AUGUST 9, 1905

**GUEST IN BOSTON.**  
Attorney Charles S. Estabrook of this city and Miss Curry of Pittsburg, Pa., will be married late this month, and the occasion is being celebrated in Boston, the guest of a house party. Mr. Estabrook is a member of the firm of Estabrook & Estabrook, lawyers, and was graduated from Cornell University. Gaggin & Gaggin prepared the plans for a home which, Mr. Estabrook is building in Comstock-ave.

**SYRACUSE MAN A GUEST  
AT SERIES OF FETES**

Attorney Estabrook Entertained at  
Palatial Home of Bride-elect.

Attorney Charles Scott Estabrook of this city, who will marry Miss Curry of Pittsburg, Pa., late this month, is a member of a house party at the home of Mrs. H. M. Curry at Magnolia near Boston, according to a special dispatch received by The Post-Standard. Miss Curry has a magnificent \$20,000 estate in Ipswich avenue. The members of the house party are being entertained and entertained in various ways.

The residence of Mrs. Curry was in course of construction two years. The family went from Pittsburg early this winter to occupy it for the first time. The architect was Ward W. Ward of New York, near-lawyer of Harvey A. Morse of this city. It is one of the finest summer houses on the North Shore.

Attorney Estabrook was to marry Miss Curry, a member of the law firm of Estabrook & Estabrook and a graduate of Cornell University. Mr. Estabrook is building a large home in Comstock avenue from plans prepared by Gaggin & Gaggin.

THE POST-STANDARD, SYRACUSE, N. Y.,  
THURSDAY MORNING, SEPTEMBER 7, 1905.

**CHARLES SCOTT ESTABROOK  
WEDS MISS LAURA J. CURRY**

Ceremony Held at Summer Home of  
Bride's Mother.

The wedding of Miss Laura J. Curry, daughter of Mrs. and the late Henry M. Curry of Pittsburg, Pa., to Charles Scott Estabrook of this city was celebrated at 8 o'clock last night at the summer home of the bride's mother at Magnolia, Mass. Rev. Dr. Remington of Ipswich, Mass., was the officiating clergyman. The wedding was very small and quiet, only the members of the immediate families of the bride and groom being present, including Mr. and Mrs. T. E. Barnum, Jerome D. Barnum and Mr. and Mrs. William Scott Estabrook of Syracuse.

After January 1 Mr. and Mrs. Estabrook will be at home at No. 727 Comstock avenue.

THE POST-STANDARD, SYRACUSE, N. Y.,  
THURSDAY MORNING, SEPTEMBER 28, 1905.

**The Estabrook House.**

The indications are that the new house for Charles S. Estabrook in Comstock avenue will be ready for occupancy on January 1. It will be entered this week. Gaggin & Gaggin are the architects.

A striking feature of the exterior is the large canopy of dormer windows. These windows were built at a mill and set in place in one piece. The Estabrook house is one of the finest of the year in Syracuse.

Syracuse NY Evening Telegram  
September 1905

Miss Laura J. Curry, daughter of Mrs. H. M. Curry of Pittsburg, Pa., will be married this evening at 8 o'clock to Charles Scott Estabrook of this city, at the home of the bride's mother, at Magnolia, Mass. Miss Margaret Curry, a sister of the bride, will be maid of honor, and Albert Curry, her brother, will act as best man. Among the guests from this city who will attend the wedding are Mr. and Mrs. T. E. Barnum, Jerome D. Barnum and Mr. and Mrs. W. B. Estabrook. After January 1st Mr. and Mrs. Estabrook will be at home to their friends in this city in a new home which is being built for them in Comstock avenue. Mr. Estabrook is well known in this city, being of the firm of Estabrook & Estabrook, attorneys.

THE POST-STANDARD, SYRACUSE, N. Y.,  
SATURDAY MORNING, OCTOBER 14, 1905.

Mr. and Mrs. Charles S. Estabrook have returned from their wedding trip and will be the guests of Mrs. T. E. Barnum and the firm of Estabrook when their new home will be completed.

I don't have the background for getting into the significance of Gaggin & Gaggin, architects, locally or nationally. SLPB can look it up and decide for itself. But it's worth pointing out that there are several ways from Sunday where it's not as if SU never heard of them.

To me, the historical significance of today's 727 Comstock has as much to do with Syracuse and

Syracuse University's combined social history, as it does with dormers, porches, and eave lines.

It is just so remarkable to me that there was a time when a Syracusan, graduating in 1900 from Cornell law school, could, just 5 years later, marry a Pittsburgh steel heiress, while commanding sufficient resources to arrange with two local brothers (and recent SU architecture grads) to build a thoroughly grand house, over barely more than a six-month period.

And on a site specifically chosen to be alongside SU, and, in fact, knowingly chosen to be across the street from a fraternity! "What will be one of the finest houses to be built in Syracuse this summer," the Syracuse Herald reported July 9, 1905.

Imagine any of that happening today!

Sure, the world soon changed, as automobiles made it much more desirable for substantial businessmen to commute into the city from suburban enclaves. But the local cultural world also soon changed, forever separating college-aged young people from their family-centered post-collegiate social peers.

For the most part, we just don't live like that anymore. And being able to still experience such an awesome contrast, first-hand, is what history's all about.

I'm no expert, but I'm a big fan of all the historic preservation that has been accomplished by SU, or by closely associated entities. And that's just from the outside (though it's also nice knowing that many of the insides are similarly grand and original, whether I ever get to see them). The work that has gone on along Walnut Park, for instance, is a marvel — buildings that still manage to earn their keep, while preserving the vibe of times gone by.

I understand that what survives of Comstock's 700 block already represents much adaptation and compromise. And that not much of it ranks as a perfect museum to history. But taking out 727 Comstock — being situated so close to the middle of the block — seems likely to eventually doom the rest.

It's not so important to me whether these buildings survive as fraternal organizations. But it is important to me that they remain productive as SU-related offices or student housing — and still present a passerby with the aesthetic of their origins. With ingenuity, ownership restructuring, tax credits, and time, that can still be done with 727 Comstock.

If there's a pickle here, it's a pickle which flows from SU's own choices:

- Starting in Late Summer / Fall 2019, SU demolished 9 more modestly appointed residential structures it had long previously gathered along the remainder of the west side of the 700 block of Ostrom Avenue. This is the main site of its dormitory construction plan, announced February 2024. But it only now turns out to be insufficient space, inspiring the plan to additionally demolish the adjoining 727 Comstock. SU could have alternately chosen to simply design a dorm that fits the available, already cleared space.
- In August 2022, SU demolished a similarly stressed but grand house at 813 Comstock Avenue, without in any way involving the community in any conversation beforehand, regarding alternatives or salvage. This now turns out to be part of a well-earned source of community resentment — that the non-profits and closely allied developers seem to be the only game left in town with wealth and power which is

determined to destroy what's left (and with our subsidy!). SU could have alternately chosen to simply be sensitive to what the community cheers, in exchange for its unique, blessed status.

- SU continues to maintain substantial, tax-free, close-to-campus land-hoardings in the lowest possible state of productivity (or aesthetic pleasure) — as either surface parking lots or just plain grass. Look north of East Adams, or along the east side of the 600 block of University Avenue, or west of Stadium Place. SU could have alternately chosen to first erase its own permanent blight, rather than insisting upon further demolitions elsewhere.

- In September 2022, of record October 2022, SU paid Zeta Psi's ownership entity a well, well, well above market rate of \$3.14 million for ownership rights to 727 Comstock. SU could have alternately chosen to spend far less money, assisting in getting the building stabilized for another fraternity or sorority (or other shared student-housing arrangement), whether as owner or lessee.

I'm aware that SLPB's decisions have previously been checked upon appeal. But I beg of you to not to be dissuaded from your mission. SU must be confronted with a challenge from the community to do much, much better — for all of us.

Andy Leahy  
1072 Westmoreland Ave.  
Syracuse, NY 13210

email: <[garamondo36@gmail.com](mailto:garamondo36@gmail.com)>

mobile: 315-263-2521

**Auwaerter, Kate**

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**From:** M. B. <modra.vlasy@gmail.com>  
**Sent:** Wednesday, June 19, 2024 9:42 AM  
**To:** SLPB  
**Subject:** [EXTERNAL] Don't demolish 727 Comstock Avenue

Dear Syracuse University--

I am writing to encourage you to NOT demolish 727 Comstock Ave. Surely this beautiful, historic house can be repurposed. The wrecking ball is not the way.

--Modra Bendahan

## Auwaerter, Kate

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**From:** Meghan F <mlfarrell01@gmail.com>  
**Sent:** Wednesday, June 19, 2024 8:53 AM  
**To:** SLPB  
**Subject:** [EXTERNAL] Preservation of 727 Comstock Ave

Dear Syracuse Landmark Preservation Board,

As a Syracuse native and SU Alumna, I am concerned with the recent acquisitions of property in and around the university area. While I understand the university is an important asset to the Syracuse community, I don't think the university should be able to completely change the landscape of the greater university area.

I realize there are many homes in the Syracuse area that are beyond repair but the homes around the University are beautiful and make our city unique, and I personally feel they should be preserved. I remember from my time at SU how much I enjoyed looking at these great homes (even if the frat's didn't always take the best care of them).

SU has the resources to preserve this building and I'm sure they can find great use for it. Do we really need another ugly "modern" "luxury" building for dorms or whatever?! I used to have a lot of respect and pride being a graduate of SU but I'm a Syracuse native first. Let's protect our city's history.

Thank you for your consideration.

Best,  
Meghan Farrell

**Auwaerter, Kate**

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**From:** Will Park <wtpark101@gmail.com>  
**Sent:** Wednesday, June 19, 2024 8:14 PM  
**To:** SLPB  
**Subject:** [EXTERNAL] 727 Comstock Ave. Preservation

To Whom it May Concern,

I am writing this email as a Syracuse University student who has been actively involved in the Lambda Chi Alpha fraternity since Spring 2022. With Greek life playing such a large role at SU and with the school looking to add more fraternity chapters to campus, I believe preserving 727 Comstock Ave would be tremendously beneficial to Greek life organizations as well as the school.

Greek life builds a strong sense of community and can play a pivotal role for alumni when it comes to reconnecting with their alma mater. I urge you to preserve this property and potentially look into leasing it to Greek life organizations that are looking for chapter housing. Comstock Avenue is already referred to as Greek Row and is a hotbed for student activity.

Best,

- Will Park



## Auwaerter, Kate

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**From:** Ian Potash <ianpotash@yahoo.com>  
**Sent:** Wednesday, June 19, 2024 4:12 PM  
**To:** SLPB  
**Subject:** [EXTERNAL] Re: 727 Comstock

Hi, as a lifelong resident of Syracuse, I just wanted to share my thoughts of disagreement with the demolishing of another historic Syracuse building by an all-too-familiar culprit.

I've been passively watching the destruction of historic and aesthetic sights from the city for a few years now, and was shared this email address as a way to voice my concern to an involved party.

I regret that I'm unable to attend the in-person meeting, but I'd like to pass along my feelings of discontent with all destructive endeavors in the pursuit of profits, and catered towards a temporary customer. Thank you.

-Ian

Sent from my iPhone

## Auwaerter, Kate

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**From:** Edward Potter <edward.potter98@gmail.com>  
**Sent:** Monday, June 17, 2024 3:00 PM  
**To:** SLPB  
**Subject:** [EXTERNAL] 727 Comstock Ave

Hello,

I read online that Syracuse University is Planning to demolish a historic building with charm and character near Thornden Park. I work on east Genesee street and I have watched the character of this neighborhood change for the worse just in the last 2 years. I understand the need for student housing but is there no need for a beautiful looking or functional neighborhood too?! The area around Theory and the Coda is constant construction and has no life, character, or color. There is little to no tree cover in this area and the buildings are boring, ugly, and not available to the public. Why oh why is the city allowing beautiful stone and brick buildings to be replaced with square gray plastic buildings with no unique character or features. Our city will be unrecognizable compare to others. New student housing has not made these areas more walkable, or better looking or more accessible. It has made the long-time residents upset, it has made the neighborhood uglier, it has made the neighborhood harder to regulate temperatures. These projects do not create a thriving neighborhood for residents to enjoy. placing an ugly building that will likely be a big gray rectangle next to one of the most beautiful parks in Syracuse would be a damn shame. Why not preserve the character around this park? Why construct something new rather than work with what we have? Not to mention that all the construction and road closures for student housing and SU puts a burden on the Syracuse tax payer, to which Syracuse DOES NOT contribute!!! How can you justify putting students over your residents over and over again?! I personally struggle to find good housing on the east side of town because so much is exclusively for students, as in housing is not even reasonable or accessible to the average person that makes the university neighborhood function!! What will you do when you have 30,000 students and all the workers have to live miles away?! How is this justified when those very workers provide your tax base? Leave the house alone and try taking care of some Syracuse residents.

Thanks,

-Edward Potter

## Auwaerter, Kate

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**From:** Alicia Primer <amprimer@msn.com>  
**Sent:** Monday, June 17, 2024 4:33 PM  
**To:** SLPB  
**Subject:** [EXTERNAL] Save 727 Comstock Ave

Hello

Please vote to save the important 1905 house at 727 Comstock Avenue. The university needs to model sustainable practices and one of those is to save important buildings. Additionally, it is important that the university be a good neighbor, and that means some of the neighborhood!! Please save this fine house. Thank you.

ALICIA PRIMER via iPhone

Weston: 781-899-5597

Cell: 781-771-9510

Groton Long Point: 860-536-0035

“The greenest building is the one already built.” Carl Elefante

## Auwaerter, Kate

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**From:** Patrick S <patrick.shandorf@gmail.com>  
**Sent:** Monday, June 17, 2024 8:57 AM  
**To:** SLPB  
**Subject:** [EXTERNAL] 727 Comstock

Good Morning,

This message is related to Syracuse University's planned demolition of 727 Comstock Ave. I am vehemently opposed to this proposed demolition. This home was originally built for one of Syracuse's most well-known citizens, Charles Estabrook, an attorney whose law firm that he helped found 135 years ago - Hancock Estabrook LLP - still exists in downtown Syracuse. This house has an incredibly important link to the City of Syracuse's past and it would be a travesty to allow Syracuse University to erase that link (much like what they have done to the entire University neighborhood over the past 50+ years). I implore you to deny this demolition permit and ask the University to pursue other options that involve preserving 727 Comstock.

Thank You,

Patrick Shandorf

## Auwaerter, Kate

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**From:** Owen Truppo <owentruppo@gmail.com>  
**Sent:** Wednesday, June 19, 2024 9:16 PM  
**To:** SLPB  
**Subject:** [EXTERNAL] 727 Comstock

To the Syracuse Landmark Preservation Board

I am writing in opposition to saving 727 Comstock Avenue.

I am all for preservation of historic buildings, however I feel we must be reasonable. 727 is owned by SU. There is little public benefit to saving such a building. Additionally, the building is in dire shape. If the building is to be saved, can anyone expect SU to not only repair the building to a usable space, but one which preserves (what little) historical aspects it still retains?

Unless there is an active cash buyer presently ready to purchase and restore 727, I see no benefit to saving it. It has little historic significance as it is, and it is unfair to place such a burden upon any owner when there is little historical significance. Most all of the historical furnishings have been removed.

Is it fair to make anyone save a \$3M 115 year old wood frame? I think not. Especially when we are uncertain as to the structural integrity of the building.

I would suggest requiring SU to donate any remaining historical fixtures within the building to a public benefiting project, but allow them to otherwise demolish the building.

Sincerely,  
Owen Truppo

## Auwaerter, Kate

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**From:** Sue Weber <swebe@windstream.net>  
**Sent:** Monday, June 17, 2024 9:12 AM  
**To:** SLPB  
**Subject:** [EXTERNAL] Preservation of the Estabrook/Zeta Psi house on Comstock Avenue

To whom it may concern:

I came to Syracuse University as a freshman in 1964. I became a member of a Greek sorority on Comstock Avenue in 1965. My husband is also an alum of Syracuse University, as well an alum of the Greek system and an alum of the SU basketball team.

We chose to remain in Syracuse after our graduation, and have been delighted to call it our home town. We've raised our family here, and our children have raised their families here. We have been proud SU supporters and have, up until recently because of our health, been season ticket holders to football and basketball games, plus loyal lacrosse game attendees. We've been to concerts at the Dome. We've returned for reunions. SU has remained a big part of our lives.

I have also been a house mom for 12 years at my old sorority house, and am a very active participant on our House Corporation board. Obviously, I'm pretty familiar with what the Greek system-as well as the university and our city-have to offer.

During our time on campus, some of us were lucky enough to enjoy the use of the beautiful old buildings used by the Greek organizations. They are more than just an old structure to thousands of alumni. They were our "home". They represent lasting friendships, many wonderful memories, and strong support networks. The lessons that we learned and the guidance that we experienced in these environments helped shape who we became as adults. We have never forgotten the mentors who were there to guide us thru some very challenging years in our young lives.

Syracuse is a big school. Organizations at big schools help you find others who share the same interests. They become "your people". When you are 5 hours from home, like I was, your friends become your family. And as an alum, when you return for Homecoming or to visit, you don't care about your old dorm or dining hall, you want to see your old house. You want to see where you lived and laughed and cried. You want to see it still standing and cared for.

The university is the steward of these amazing properties that we hold so dear. Some of them, like the old Estabrook house, are even more special because they also hold local historic significance. They are examples of architecture specific to our city and times that came before us. We are blessed to still have many of them standing. They are our heritage.

There used to be an entire block of old Greek houses on Comstock. Zeta Tau Alpha, Phi Gamma Delta, Sigma Chi, Kappa Sigma, and Phi Kappa Psi were all demolished to make way for the Life Sciences building. One can't help but wonder if that is what's planned for the other side of the street. I sincerely hope not.

When you destroy a building, it is gone forever. Some of the most beautiful campuses I have ever visited-and I've seen a lot-have found a way to incorporate the past with the present. It's a gift to the alums, the school, and the city to maintain these old properties. I feel very strongly that the old Estabrook/Zeta Psi house is among those worth saving. Otherwise, another cherished, wonderful piece of our past will have disappeared. Surely an educational institution can't want that to be their legacy.

Sue Weber  
Syracuse University, Class of '68

Resident of Syracuse since 1968  
Kappa Kappa Gamma House Corporation Board

## Auwaerter, Kate

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**From:** Carol Young <carolyoungnyc@gmail.com>  
**Sent:** Monday, June 10, 2024 8:53 PM  
**To:** SLPB  
**Subject:** [EXTERNAL] Zeta Psi Fraternity

I just found out that the University wants to tear down this historic house!!! I hope you will be able to stop them. I'm one of 7 who graduated from SU. This includes my 2 daughters. We love SU and I have been on a couple Boards. I feel as if the University is not respecting the historic architecture on campus. Once this architecture is destroyed, it can never be replaced.

I'm very familiar with the Zeta Psi house as I was in Sigma Kappa, next door and I dated a Zeta Psi. My daughters were both in Kappa Kappa Gamma which is nearby. I can't imagine losing any of these historic houses!

Please do not let this happen!

Best,

Carol Young

E: carolyoungnyc@gmail.com

C: 917-648-8267



City of Syracuse

**Parcel History**

01/01/1900 - 07/22/2024

Tax Map #: 046.-17-19.0

Owners: Joe Mahota, Syr Assn of Zeta Psi C/O Stan Gorski, Syracuse University, Tempo Properties Tamara Glasgow

Zoning: PID

Address	Date	Transaction	Transaction Type	Status	Description
727 Comstock Ave	06/14/73	Project	SP - Care Home	Approved	SP-73-17   Care home.
727 Comstock Ave	06/03/81	Project	Site Plan Review	Approved	SR-81-05   Expansion of fraternity house (45 beds). Modification to waive screening was denied on 11/17/82.
727 Comstock Ave	12/09/82	Project	Variance (Converted)	Approved	V-82-067   To maintain an unscreened parking area.
727 Comstock Ave	03/23/12	Inspection	Complaint Inspection	Fail	
727 Comstock Ave	03/23/12	Violation	SPCC - Section 27-23 (e) Upholstered Furniture	Closed	
727 Comstock Ave	03/29/12	Inspection	Complaint Re-Inspection	Pass	
727 Comstock Ave	04/05/12	Completed Complaint	Property Maintenance-Ext	Completed	2012-06089   furniture
727 Comstock Ave	08/02/12	Permit Application	Electric	Issued	07806   Electrical work for violations on CofC case
727 Comstock Ave	08/03/12	Inspection	Initial Inspection	In Progress	
727 Comstock Ave	08/17/12	Inspection	Progress Inspection	In Progress	
727 Comstock Ave	08/20/12	Inspection	Initial Inspection	In Progress	
727 Comstock Ave	08/22/12	Permit Application	Sprinkler	Issued	08124
727 Comstock Ave	08/23/12	Inspection	Final Inspection	Pass	
727 Comstock Ave	08/24/12	Inspection	Fire Inspector Notification	<None>	
727 Comstock Ave	08/24/12	Completed Permit	Electric	Certificate Issued	07806   Electrical work for violations on CofC case   Certificate of Completion #07806
727 Comstock Ave	08/28/12	Inspection	Progress Inspection	In Progress	
727 Comstock Ave	09/12/12	Inspection	Progress Inspection	In Progress	
727 Comstock Ave	09/19/12	Inspection	Progress Inspection	In Progress	
727 Comstock Ave	09/26/12	Inspection	Progress Inspection	In Progress	
727 Comstock Ave	10/03/12	Inspection	Progress Inspection	Pass	
727 Comstock Ave	10/05/12	Completed Permit	Sprinkler	Certificate Issued	08124   Certificate of Completion #08124
727 Comstock Ave	12/05/12	Periodic Inspection	C of C	CC - Valid/Cert	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
727 Comstock Ave	07/28/14	Permit Application	Com. Reno/Rem/Chg Occ	Issued	16136   Exterior repair
727 Comstock Ave	07/31/14	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	16136   Exterior repair   Certificate of Completion #16136
727 Comstock Ave	08/01/14	Inspection	Footer Inspection	Pass	
727 Comstock Ave	11/25/14	Inspection	Final Inspection	Pass	
727 Comstock Ave	05/15/15	Complaint	Fire Safety	Open	2015-11606   Received a Call from Mr. Joe Mahota who described himself as one of the board of directors i.e. owners of 727 Comstock Ave- a fraternity house. According to Mr. Mahota, the house maintenance person contacted him concerning the sprinkler system. Apparently, the water line feeding the system had been turned off on 2/28/15. Mr. Mahota called the water department and they confirmed that it had been shut down. He said that no one had notified him. I put a call into Inspector Cushman and left a voice message. I told Mr. Mahota that he had to maintain a fire watch if the students were going to remain in the house. He said that he was going to make calls to inform the residents that they had to vacate the house. Inspector Cushman return my call. I explained the situation to him. He called the water department. The water department confirmed that the water had been turned off on 2_28_15. The water department said that they contacted the Fire Department to inform them of the situation. Inspector Cushman is going to call Mr. Mahota. 518-944-8564
727 Comstock Ave	06/18/15	Permit Application	Sprinkler	Issued	19820   Sprinkler-Zeta Psi
727 Comstock Ave	06/18/15	Permit Application	Sprinkler	Issued	19821   Sprinkler-Zeta Psi
727 Comstock Ave	07/14/15	Inspection	Complaint Inspection	In Progress	
727 Comstock Ave	07/23/15	Inspection	Inspector Notification	Pass	
727 Comstock Ave	07/23/15	Completed Permit	Sprinkler	Certificate Issued	19820   Sprinkler-Zeta Psi   Certificate of Completion #19820
727 Comstock Ave	07/31/15	Inspection	Inspector Notification	Pass	
727 Comstock Ave	07/31/15	Completed Permit	Sprinkler	Certificate Issued	19821   Sprinkler-Zeta Psi   Certificate of Completion #19821

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
727 Comstock Ave	07/31/15	Inspection	Complaint Re-Inspection	Fail	
727 Comstock Ave	08/19/15	Completed Complaint	Fire Safety	Completed	2015-21777   Many emergency lights inop, Smoke alarms missing, many smoke alarms hanging by wires, Many Exit signs missing or inop. Large rooms with no sprinkler coverage at all. One extinguisher missing another empty. Kitchen hood 4 months past inspection due date. Dryers in basement not hooked up correctly. Boile room full of clutter and combustibles stacked up against hot water heaters.
727 Comstock Ave	08/19/15	Inspection	Complaint Inspection	Pass	
727 Comstock Ave	08/27/15	Permit Application	Sprinkler	Issued	20685   sprinkler - Zeta Psi
727 Comstock Ave	09/11/15	Inspection	Inspector Notification	In Progress	
727 Comstock Ave	09/24/15	Permit Application	Sprinkler	Issued	21028   Sprinkler-Zeta Psi
727 Comstock Ave	09/24/15	Permit Application	Sprinkler	Issued	21045   Sprinkler-Zeta Psi
727 Comstock Ave	09/25/15	Inspection	Inspector Notification	In Progress	
727 Comstock Ave	09/25/15	Inspection	Inspector Notification	In Progress	
727 Comstock Ave	09/30/15	Inspection	Progress Inspection	In Progress	
727 Comstock Ave	10/07/15	Inspection	Progress Inspection	Pass	
727 Comstock Ave	10/07/15	Inspection	Progress Inspection	Pass	
727 Comstock Ave	10/07/15	Inspection	Progress Inspection	Pass	
727 Comstock Ave	10/07/15	Completed Permit	Sprinkler	Certificate Issued	20685   sprinkler - Zeta Psi   Certificate of Completion #20685
727 Comstock Ave	10/07/15	Completed Permit	Sprinkler	Certificate Issued	21028   Sprinkler-Zeta Psi   Certificate of Completion #21028
727 Comstock Ave	10/07/15	Completed Permit	Sprinkler	Certificate Issued	21045   Sprinkler-Zeta Psi   Certificate of Completion #21045
727 Comstock Ave	02/09/16	Inspection	Complaint Inspection	Fail	
727 Comstock Ave	02/09/16	Violation	2010 IFC - Section 912.3 - Access	Closed	
727 Comstock Ave	03/29/16	Inspection	Complaint Re-Inspection	Pass	
727 Comstock Ave	04/05/16	Completed Complaint	Overgrowth: Private, Occ	Completed	2016-02598   shrubery blocking FD connection

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
727 Comstock Ave	08/31/16	Permit Application	Sprinkler	Issued	25180   Sprinkler
727 Comstock Ave	09/01/16	Inspection	Inspector Notification	In Progress	
727 Comstock Ave	09/01/16	Inspection	Fire Inspector Notification	In Progress	
727 Comstock Ave	09/09/16	Inspection	Progress Inspection	In Progress	
727 Comstock Ave	09/15/16	Inspection	Progress Inspection	In Progress	
727 Comstock Ave	09/22/16	Inspection	Progress Inspection	Pass	
727 Comstock Ave	09/26/16	Completed Permit	Sprinkler	Certificate Issued	25180   Sprinkler   Certificate of Completion #25180
727 Comstock Ave	10/26/16	Periodic Inspection	Smoke Certification	SC - Issued	
727 Comstock Ave	08/16/18	Permit Application	Sprinkler	Issued	35329   Fire Suppression
727 Comstock Ave	08/17/18	Inspection	Inspector Notification	In Progress	
727 Comstock Ave	08/23/18	Inspection	Progress Inspection	In Progress	
727 Comstock Ave	08/30/18	Inspection	Progress Inspection	Pass	
727 Comstock Ave	08/30/18	Completed Permit	Sprinkler	Certificate Issued	35329   Fire Suppression   Certificate of Completion #35329
727 Comstock Ave	09/14/20	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
727 Comstock Ave	09/14/20	Inspection	Complaint Inspection	Fail	
727 Comstock Ave	10/29/20	Inspection	Complaint Re-Inspection	Fail	
727 Comstock Ave	12/03/20	Inspection	Complaint Inspection	Fail	
727 Comstock Ave	02/03/21	Inspection	Complaint Inspection	N/A	
727 Comstock Ave	03/03/21	Inspection	Complaint Inspection	N/A	
727 Comstock Ave	04/07/21	Inspection	Complaint Inspection	N/A	
727 Comstock Ave	05/10/21	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
727 Comstock Ave	05/10/21	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Closed	
727 Comstock Ave	05/10/21	Violation	2020 FCNYS- - 903.5 - Testing and maintenance	Closed	
727 Comstock Ave	05/20/21	Inspection	Complaint Inspection	N/A	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
727 Comstock Ave	06/24/21	Permit Application	Sprinkler	Issued	43994   Sprinkler
727 Comstock Ave	06/25/21	Inspection	Inspector Notification	In Progress	
727 Comstock Ave	07/21/21	Inspection	Complaint Inspection	N/A	
727 Comstock Ave	09/20/21	Completed Complaint	Sprinkler System	Resolved	2021-12521   Sprinkler System
727 Comstock Ave	12/07/21	Complaint	Certificate of Compliance	OPEN C of C Case	2021-24322   Certificate of Compliance
727 Comstock Ave	12/07/21	Violation	SPCC SEC. 27-15	Open	
727 Comstock Ave	03/04/22	Inspection	Complaint Inspection	No Progress	
727 Comstock Ave	03/09/22	Violation	2020 FCNYS- - 903.5 - Testing and maintenance	Closed	
727 Comstock Ave	03/09/22	Violation	2020 FCNYS- - 907.8.5 - Inspection, testing and maintenance	Closed	
727 Comstock Ave	03/09/22	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Closed	
727 Comstock Ave	03/09/22	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
727 Comstock Ave	03/15/22	Inspection	Complaint Inspection	N/A	
727 Comstock Ave	07/12/22	Inspection	Complaint Inspection	No Progress	
727 Comstock Ave	09/13/22	Inspection	Complaint Inspection	N/A	
727 Comstock Ave	09/21/22	Inspection	Complaint Inspection	No Progress	
727 Comstock Ave	10/14/22	Inspection	Complaint Inspection	N/A	
727 Comstock Ave	10/26/22	Inspection	Complaint Inspection	No Progress	
727 Comstock Ave	11/08/22	Inspection	Sprinkler Inspection	Pass	
727 Comstock Ave	11/08/22	Completed Permit	Sprinkler	Certificate Issued	43994   Sprinkler   Certificate of Completion #43994
727 Comstock Ave	12/23/22	Completed Complaint	Smoke Alarm Certification	Completed	2020-18757
727 Comstock Ave	02/03/23	Inspection	Complaint Inspection	In Progress	
727 Comstock Ave	02/24/23	Inspection	Complaint Re-Inspection	No Progress	
727 Comstock Ave	03/17/23	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	04/07/23	Inspection	Complaint Re-Inspection	Vacant & Secured	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
727 Comstock Ave	04/28/23	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	05/23/23	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	06/13/23	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	07/05/23	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	07/27/23	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	08/28/23	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	09/18/23	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	10/10/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
727 Comstock Ave	10/31/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
727 Comstock Ave	11/21/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
727 Comstock Ave	11/28/23	Completed Complaint	Sprinkler System	Completed	2022-01573   Fire alarm panel in trouble-unable to clear it during recent sprinkler inspection. Failure to maintain.
727 Comstock Ave	02/01/24	Complaint	Vacant House	Open	V2024-0032   Apply for and obtain a VPR
727 Comstock Ave	02/01/24	Inspection	Complaint Re-Inspection	Fail	
727 Comstock Ave	02/01/24	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Open	
727 Comstock Ave	02/08/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
727 Comstock Ave	02/29/24	Inspection	Vacant Property - Routine Inspection	No Progress	
727 Comstock Ave	03/07/24	Inspection	Complaint Re-Inspection	In Progress	
727 Comstock Ave	03/21/24	Inspection	Complaint Re-Inspection	In Progress	
727 Comstock Ave	03/29/24	Inspection	Vacant Property - Routine Inspection	No Progress	
727 Comstock Ave	04/11/24	Inspection	Complaint Re-Inspection	In Progress	
727 Comstock Ave	04/30/24	Inspection	Vacant Property - Routine Inspection	In Progress	
727 Comstock Ave	05/02/24	Inspection	Complaint Re-Inspection	Vacant & Secured	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
727 Comstock Ave	05/30/24	Inspection	Vacant Property - Routine Inspection	In Progress	
727 Comstock Ave	05/31/24	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	06/06/24	Completed Complaint	Fire Alarm	Admin-Closed	2017-33886   system left in trouble - alterations to detector
727 Comstock Ave	06/21/24	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	06/28/24	Inspection	Vacant Property - Routine Inspection	In Progress	
727 Comstock Ave	07/11/24	Project	Resubdivision	In Review	R-24-43   The applicant (Syracuse University) Intends to combine 14 lots ( see the attached parcel address) into 1 new lot. The new lot will be the site for Construction of a 703 beds (4-6 story) dormitory, between Comstock Avenue and Ostrom Avenue, to provide on-campus housing and typical associated amenities for Syracuse University students.  New lot 5A : 3.053 Acres/ 132988.68 SF
727 Comstock Ave	07/12/24	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	07/15/24	Project	Project Plan Review	In Review	Z-2870   Project Plan Review for Construction of a 703 beds (4-6 story) dormitory, between Comstock Avenue and Ostrom Avenue, to provide on-campus housing and typical associated amenities for Syracuse University students.

Jake Dishaw  
Zoning Administrator

300 South State St, Suite 700  
Syracuse, NY 13202



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Syracuse University  
From: Zhitong Wu, Zoning Planner  
Date: 7/26/2024 9:47:09 AM  
Re: Protected Site PS-24-01  
727 Comstock Ave, Syracuse, 13210

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or [Zoning@syr.gov](mailto:Zoning@syr.gov) if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	07/24/2024	Zhitong Wu	Hold for approval from CPC and CC.
Planning Commission	Pending	07/24/2024		
Common Council	Pending	07/24/2024		