



Request for Proposals

NOMINATION OF 2110-12 SOUTH SALINA STREET, SYRACUSE NY 13205
(AKA SOUTH PRESBYTERIAN CHURCH)
TO THE NATIONAL REGISTER OF HISTORIC PLACES

Proposals must be submitted by 4:00 PM EST
February 7, 2016 via email to info@syracuselandbank.org.
Please include "South Pres RFP" in the subject line.

Introduction and Intent

2110-12 South Salina Street was designated a local protected site by the City of Syracuse for its architectural and historical significance in 1992. Despite the relatively recent removal of original Tiffany windows, the building retains a great deal of integrity. The local protected site nomination is attached for your reference.

The intent of this Request for Proposals (RFP) is to solicit proposals from local consultants and/or consulting firms to complete an individual National Register of Historic Places nomination for 2110-12 Salina St South (AKA South Presbyterian Church), in consultation with the City's CLG staff and with the National Register Unit staff of the New York State Historic Preservation Office.

Duration of Project

Nomination must be completed and submitted to the State Historic Preservation Office within 90 days of award by the Land Bank.

Proposal Requirements

Proposals should address the following:

Contact Information

Provide the complete name, e-mail, address, and telephone numbers of the individual who is proposed to be the Consultant's project manager and primary communications contact for this project. Also provide firm name, address, e-mail and phone numbers for each of the sub-consultants, if any.

Bidder's Qualifications

Speak to the bidder's qualifications for completing this project. The successful bidder must 1) demonstrate experience drafting successful National Register nominations and 2) possess the professional qualifications outlined by the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation in 36 CFR Part 61. Describe any additional experience that makes you particularly qualified to draft this nomination. Bidder must also submit a signed copy of the Non-Collusive Bidding Certification attached herein.

Time Schedule

Please provide a proposed schedule, in simple outline form, indicating the date your firm is available to start the required work and potential dates for completion of each of the tasks described. Also indicate how your approach and project-staffing plan will result in compliance with the schedule requirements.

Compensation

Please present a not-to-exceed quote for the fee to be charged for drafting this nomination. Please also provide a line-item breakout of how this fee is comprised – hourly rate for labor researching, writing, photography, expenses related to printing, travel, etc.

Professional References

Please provide 2-3 professional references who can speak to the quality of your work on similar projects.

Insurance and Other Requirements of the Winning Bidder

The winning bidder must comply with all of the terms in the attached purchase order. Please take note of the insurance requirements contained therein.

Cancellation/Postponement

The Greater Syracuse Land Bank reserves the right to cancel or postpone this Request for Proposal at any time without penalty.

Additional Information/Questions

Address questions concerning this proposal to:

Katelyn Wright, Executive Director
Greater Syracuse Land Bank
431 E Fayette Street, Suite 375
Syracuse NY 13202
(315) 422-2301
info@syracuselandbank.org

Scope of Professional Services

The consultant will research and prepare a complete National Register Nomination for South Presbyterian Church. The consultant will solicit and incorporate feedback on a draft nomination from the Greater Syracuse Land Bank, City of Syracuse CLG Staff, and the NYS Historic Preservation Office (SHPO) National Register Unit prior to developing a final draft.

Selection

Greater Syracuse Land Bank staff will select the winning bidder based upon:

- The agency's, individual's, firm's or organization's (hereinafter called proposer's) specific experience, stability and history of performance on types of projects similar in scope, purpose, size and location to this project;
- The proposer's approach to the planning, organizing and management of a project effort, including communications procedures, approach to problem solving, cost estimating, quality improvement program and similar factors;
- Cost-effectiveness and budget of the proposal;
- Availability of adequate personnel, equipment and other resources to perform the required work expeditiously;
- The quality and completeness of the proposal including any sample work submitted in support of the proposal;
- The proposer's understanding of the proposed scope of work;
- The proposer's approach to the project and level of creativity;

- Applicability of proposed alternatives or enhancements to information requested;
- Recommendations and opinions of each proposer's previous clients; and
- Ability to complete all project tasks within the allotted time and budget.

NON-COLLUSIVE BIDDING CERTIFICATION

By submission of this Bid, a bidder- and each person signing on behalf of any bidder, certifies and in the case of a joint bid, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of his knowledge and belief:

- (a) The prices of the bid have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any bidder, or with any competitor.
- (b) Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder, and will not knowingly be disclosed by the bidder prior to opening, directly, or indirectly, to any other bidder or to any competitor; and,
- (c) No attempt has been made or will be made by the bidder to induce any other person(s), partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

I hereby affirm under the penalties of perjury that the foregoing statement is true.

Contractor's Signature

Date

Sworn before me this _____ day
of _____,

Notary Public

PURCHASE ORDER

Date:

Greater Syracuse Property	TO	[Name]
Development Corporation		[Company Name]
431 East Fayette Street, Suite 375		[Street Address]
Syracuse, NY 13202		[City, ST ZIP Code]
(315) 422-2301		[Phone]
(Referred to as the "Land Bank")		(Referred to as the "Contractor")

JOB				
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[Job Description]

TERMS AND CONDITIONS			
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1. Price.

2. Manner of Payment.

3. Insurance.

a. The Contractor agrees to carry, at the Contractor's expense, the following insurance as will protect against any claim, including without limitation personal injury, death, disease, property damage, loss of use, and/or environmental injury which is made upon or against the Contractor and/or the Land Bank and caused by, or otherwise arising under or related, directly or indirectly, to this Purchase Order or any action to be taken by the Contractor, its employees, agents, contractors, or subcontractors in connection with this Purchase Order. Such insurance shall not be less than the greater of coverage and limits of liability specified herein or coverage and limits required by law:

- i.** Commercial General Liability ("CGL") coverage with limits of liability not less than One Million Dollars (\$1,000,000.00) per occurrence and not less than Two Million Dollars (\$2,000,000.00) annual aggregate. If CGL coverage contains a General Aggregate Limit, such General Aggregate Limit shall apply separately to each property at which the Contractor provides services. CGL coverage shall be written on ISO occurrence form GC 00 01 (1093) or a substitute form providing equivalent coverage.
- ii.** Comprehensive Automobile Liability coverage on owned, hired, leased, or non-owned autos with limits of not less than One Million Dollars (\$1,000,000.00) per accident.
- iii.** Workers' Compensation and Employers' Liability in form and amounts required by law.

b. The Land Bank shall be named as an additional insured on the policies required by subparagraphs (i) and (ii) above (Greater Syracuse Property Development Corporation, 431 East Fayette Street, Suite 375, Syracuse NY 13202). The Contractor shall furnish the Land Bank, before entering any property owned by the Land Bank or commencing the work described herein, with copies of policies, certificates of insurance, or other proof evidencing its insurance coverage as required herein, together with all exclusions and endorsements, including an endorsement that the Land Bank will be given at least thirty (30) days' prior written notice of cancellation or any material change in coverage. All such policies shall be at Contractor's sole cost and shall name the Land Bank as an additional insured. Coverage as additional insured shall apply as primary and non-contributing insurance before any insurance maintained by the Land Bank. All such policies shall be issued by insurers duly licensed to provide such coverage in the State of New York.

c. The Contractor shall require that each contractor and subcontractor maintain insurance coverage in the same amounts and covering the same risks as required of the Contractor herein and naming the Land Bank

as additional insured in the same manner as required of the Contractor herein. The Contractor shall keep on file certificates of insurance evidencing compliance with these requirements.

4. Indemnification by the Contractor. To the fullest extent permitted by applicable law, the Contractor shall indemnify, defend, and hold harmless the Land Bank, and its contractors, officers, directors, servants, agents, representatives, and employees (each, individually, an "Indemnified Party" and, collectively, the "Indemnified Parties"), from and against any and all liabilities, damages, losses, costs, expenses (including, without limitation, any and all reasonable attorneys' fees and disbursements), causes of action, suits, claims, damages, penalties, obligations, demands or judgments of any nature, including, without limitation, for death, personal injury and property damage and claims brought by third parties for personal injury and/or property damage (collectively, "Damages") incurred by any Indemnified Party to the extent caused by (i) any breach of this Purchase Order by the Contractor, its contractors, subcontractors, officers, directors, members, servants, agents, representatives, or employees, or (ii) the malfeasance, misfeasance, nonfeasance, negligence, unlawful act or omission, or intentional misconduct of the Contractor, its subcontractors, officers, directors, members, servants, agents, representatives, or employees, arising out of or in connection with this Purchase Order or the services to be performed hereunder. This paragraph shall survive the termination or expiration of this Purchase Order.

5. Labor, Materials, and Equipment. The Contractor shall provide all labor, materials, and equipment necessary to complete the services to be performed hereunder.

6. Quality of Work. All work shall be performed in a good, proper, timely, and workmanlike manner, in accordance with standard industry practices.

7. Independent Contractor Status. In performing the services herein specified, the Contractor is acting as an independent contractor.

8. Compliance with Laws. The Contractor shall comply with all federal, state, county, city, town and other applicable laws, ordinances, rules, and regulations and all orders and rules of any duly constituted authorities affecting the property or properties at which the Contractor will be working or bearing on the performance of the Contractor's services.

9. Assignment. Neither the Contractor nor the Land Bank may assign this Purchase Order without the prior written consent of the other party.

10. Ground for Cancellation of Purchase Order by the Land Bank; Disqualification for Future Contracts with Public Authorities.

a. Notwithstanding anything herein to the contrary, this Purchase Order may be cancelled or terminated by the Land Bank without penalty or damages of any kind upon (1) refusal by an owner, shareholder, member, manager director or officer of the Contractor, when called before a grand jury, head of state department, temporary state commission or other state agency, the organized crime task force in the department of law, head of a city department, or other city agency, which is empowered to compel the attendance of witnesses and examine them under oath, to testify in an investigation concerning any transaction or contract had with the state, any political subdivision thereof, a public authority or with any public department, agency or official of the state or of any political subdivision thereof or of a public authority, or (2) refusal of such person to sign a waiver of immunity against subsequent criminal prosecution, or (3) refusal of such person to answer any relevant question with respect to such transaction or contract.

b. Further, such person, and any firm, partnership, limited liability company or corporation of which such person is a shareholder, member, partner, director or officer shall be disqualified from thereafter selling to or submitting bids to or receiving awards from or entering into any contracts with any public authority or official thereof, for goods, work or services, for a period of five years after such refusal.

c. In the event of cancellation or termination of this Purchase Order pursuant to this paragraph, any monies owing by the Land Bank for services completed prior to the cancellation or termination shall be paid to the Contractor.

11. Iran Divestment Act of 2012 Certification. By signing this Purchase Order, each person and each person signing on behalf of any other party certifies, and in the case of a joint bid or partnership each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each person is not on the list created pursuant to paragraph (b) of subdivision 3 of section 165-a of the New York State Finance Law.

12. Binding Effect. The terms and conditions contained in this Purchase Order shall be binding upon the Land Bank and the Contractor and their respective successors and permitted assigns.

13. Governing Law. This Purchase Order shall be interpreted and enforced in accordance with the laws of the State of New York. Any action or proceeding relating to this Purchase Order will be brought in the Supreme Court of the State of New York in the County of Onondaga. The parties consent to the jurisdiction of such court and agree that such court is a convenient forum.

14. Attorneys' Fees. If any action, suit, arbitration or other proceeding is instituted to remedy, prevent or obtain relief from a default in the performance by a party of its obligations under this Purchase Order, the prevailing party shall be entitled to recover all of such party's attorneys' fees incurred in each and every such action, suit, arbitration or other proceeding, including any and all appeals therefrom.

15. Integration. In the event of any conflict between the terms and conditions of this Purchase Order and any other agreements, oral or written, between the parties relating to the subject matter of this Purchase Order, the terms and conditions of this Purchase Order shall control. No modification, amendment, addition to, or termination of this Purchase Order, except in accordance with the specific terms contained herein, shall be valid or enforceable unless in writing and signed by all the parties hereto.

AGREED TO AND ACCEPTED BY:

CONTRACTOR

LAND BANK

Greater Syracuse Property Development Corporation

Signature: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

PROTECTED SITE APPLICATION
PART C, SECTION VII
ZONING RULES AND REGULATIONS

Syracuse City Planning Commission
City Commons/Room 212
201 East Washington Street
Syracuse, New York 13202-1426
(315) 448-8640

For Office Use Only

Rec _____ Case No. _____
LPB Action _____ Date _____
CPC Action _____ Date _____
Hearing Date _____
Owner Contact _____
Interior _____ Exterior _____
Partial _____

APPLICANT

1. Applicant Name South Presbyterian Church
2. Address 112 W. Colvin St City Syracuse State NY Zip 13205
3. Phone 478 2105 Contact Person John W. Caldwell - 428 8816
Bertha Charles Ellsworth - 469-3324
Rev Dr Alfred Sunderwirth - 469-3738 H 1232

STRUCTURE/SITE IDENTIFICATION

4. Structure/Site Name South Presbyterian Church
5. Address 112 W. Colvin St, Syracuse, NY 13205 Ward No. 19th
6. Assessor's Atlas Book No. 3 Plate No. 207 Parcel No. 160
7. Current Deed for property at Book 25-34 of Deeds Page 345
8. Ownership: Public _____ Private X Other _____
9. Present Owner South Presbyterian Church
Address 112 West Colvin St City Syracuse State NY Zip 13205
10. Is this application for designation of the exterior only? _____
Interior only? _____ Interior and Exterior? yes
If the designation request is for an interior space, please attach a separate sheet identifying that space in detail.



See
next page
for map

STRUCTURE/SITE DESCRIPTION (cont'd)

12. Exterior Building Material: stone X brick _____ clapboard _____
board and batten _____ shingle _____ cobblestone _____ stucco _____
concrete _____ masonry block _____ curtain wall _____ other _____
13. Structural System: wood frame (light members) _____ wood frame (heavy
timber) X masonry (load bearing) X cast iron frame _____ steel
frame X reinforced concrete _____ other(explain) _____
14. Condition: ^{Exterior} standard X fair _____ deteriorated _____ dilapidated _____
^{interior} X Fair
15. Integrity: original site X moved _____ if so, when? _____
16. Alterations: exterior only _____ interior only X both _____
List all known alterations and give dates _____

17. Related outbuildings: none X barn _____ carriage house _____ shed _____
greenhouse _____ privy _____ shop _____ gardens _____ other (explain) _____
18. Interrelationship of structure/site and surroundings: _____
compatible with public buildings on corners of intersection
in area of transition where there is commercial
encroachment upon residential fabric

STRUCTURE/SITE HISTORY

19. Date(s) of initial construction Chapel Jan 26 1902, Sanctuary & large
church May 26, 1906
20. Architect(s) S. O & H. A. Lacey, Binghamton, NY.
21. Builder(s) A. E. Badgley, Binghamton, NY.
22. Original Owner(s) South Presbyterian Church
23. Original Use As a religious structure
24. Present Use As a religious structure and a food pantry
and community services

STRUCTURE/SITE SIGNIFICANCE

25. Exterior building features: Describe significant exterior features of the building, including number of stories, number and locations of entry ways, window arrangement (fenestration), roof shape and covering, use of porches and stoops, description of cornice, dormers, use of period detailing.

Brick with rusticated Indiana limestone (also referred to in news articles as "warsaw blue limestone" or "No. 1 Genesee Valley Bluestone." English Romanesque styling and details at windows, tower trim and arches. Stepped gable rakes & crenelated parapets. Two storey with tower structure. Three entries with main entry at tower & two side entries. Three large arched bay stained glass windows, front, rear & side. Small grouping of stained glass in sets of three to five module units. Side stone canopy entry with arches. Gabled glazed red tile roof.

STRUCTURE/SITE SIGNIFICANCE (cont'd)

26. Interior building features: Describe significant interior features of the building, including wall finishes, mantlepieces, stairways, and other woodwork, principal interior spaces, important mechanical systems (i.e. heating, lighting, use of elevators), significant collections of furniture, tools, and machinery.

Insulated Structural ceiling, Classical 3 Manual Austin pipe organ
3 Tiffany Stained Glass Rose windows (Arched W-20', H 18') Plus 50
Arched + Regular shaped Stained Glass windows. Curved Balcony on 3 sides of Sanctuary
with dark Mahogany railing with pews seating 1200 people with watching pulpit
and communion table and marble baptistry. 2 large, 2 medium and 2 small
chandeliers, quite possibly Tiffany. Fine woodwork thru out. Before 1930, Henry Keck

- DESIGNED + BUILT "Opalescent ornamentals" [Eleanor Winkelman] and before 1955, Stanley Warden Pl. Also Tiffany
27. Historic and architectural significance: Indicate how this structure/site relates to the development of Syracuse or region, why it is an ^(over) important example of the architecture of its period, how it relates to its setting, what structural or engineering features make it unique, whether the structure/site is associated with significant persons or events.

South Presbyterian Church played a significant role in the early development
of the South Side of Syracuse. In 1916 400 people joined as a result of the Billy
Sunday Revival. At one time the church numbered 1400 members, most of whom lived
in the vicinity. It's Tiffany windows (Rose) are unique among buildings of the Area.
Among prominent early members were F.W. Edwards, former N.Y. State
governor and O.M. Edwards, window manufacturer.

28. List all sources of data used in preparing this application, include the repository of any building plans, documents, or photographs, books, periodicals, articles, etc.

Historical Data, Trustee records, Treasurer's records
at South Presbyterian Church
South Presb. Church File which consists of newspaper articles
from 1901 at Syracuse Historical Soc. Syr, N.Y.
Reed, Cleota. Henry Keck Stained Glass Studio 1913-1974. SU-PWS 1985

Dated: 12/4/92

John A. Caldwell
Signature of Applicant

Sworn to me this 4th day of December, 1992

George M. Winkelman
Signature of Commissioner of Deeds
or Notary Public

Keck studios designed "door windows".



112 W. Colvin
 South Presbyterian Church

A meeting of the trustees of the South Presbyterian Church was held September 5, 1906. The following were present. P. E. Garlick, J. W. Wickes, L. M. Kinne, W. W. Plumb, J. E. Judge, O. M. Edwards, L. D. Dexter.

Moved by L. M. Kinne, seconded by Jos. Judge, that the following resolution be adopted.

RESOLVED, that the president be, and he hereby is authorized to execute contracts on behalf of the church for furnishing and placing electric fixtures in the church, and for the wiring for same, at a sum not to exceed \$2,000.00 for the former, and \$1,500.00 for the latter, in the discretion of the building committee.

Carried.

Leon D. Dexter, secretary.

A meeting of the trustees of the South Presbyterian Church was held September 17, 1906. Present P. E. Garlick, O. M. Edwards, L. M. Kinne, Jared Wickes, Jos. Judge, W. W. Plumb, J. VanAntwerp and L. D. Dexter.

Moved by Mr. Edwards and seconded by Mr. Judge that Peter E. Garlick, as president of the board, be authorized to enter into and execute contract with the Tiffany Studios for the glass and decorating of the new church at the contract price of \$6,500.00. Carried.

Moved by Mr. Plumb and seconded by Mr. VanAntwerp, that Peter E. Garlick, as president of the board, be authorized to enter into and execute contract with the American Seating Co. for

Correspondence from the Tiffany Art Studios relating to re-puttying and bracing the large art glass windows in the church read and a motion made and carried that the secretary correspond with Tiffany's and ascertain if they will not brace said windows at their own expense.

W. H. Bundy reported for the committee on the revision of the rules.

Motion made, seconded and carried that the report be accepted and the rules adopted as revised, and a copy of said rules mailed to each trustee.

Said rules, as revised, were ordered spread on the minutes and read as follows:

RULES GOVERNING THE APPOINTMENT OF COMMITTEES AND
THEIR DUTIES, MEETINGS AND ORDER OF BUSINESS OF THE
BOARD OF TRUSTEES OF THE SOUTH PRESBYTERIAN CHURCH.
REVISED AND ADOPTED, AS REVISED MAY 3, 1909.

FIRST - The Board shall hold a regular monthly meeting on the first Monday after the first Sunday in each month, Secretary to mail a written notice to each Trustee on the next preceding the meeting; special meetings to be held when necessary on the call of the President, the Secretary to mail written notice of such meetings when possible.

ORDER OF BUSINESS

ROLL CALL

MINUTES OF LAST MEETING

PRESIDENT'S REPORT

TREASURER'S REPORT

1907

1534424 195071

May 29	778	Miss Anter	Music dedication	500
	779	Mrs J E Hammond	"	500
	780	JH Snollin	Repairs old organ	3000

144071

Building Fund

Apr 27	44	A Slack -	Labar.	1070
29	-	Trust Deposit	Note. ^{carried on cont. 1/100000} _{as 100000 1/12000}	20000
			Inton note	200
	45	Tiffany Studios	on ap Glasordie	200000
May 3	46	Alston Organ Co	" "	150000
7	47	J A Chadwick	Electric work	2274
"	48	T. Talbot Bros		4251
	49	Dawson Bros	Masons	4628
	50	H J Yorke	Electric supplies	840
9	51	J D Stemmler	Paving Tax install	8731
	52	Le J Smith	on ap carpenter work	30000
		Bills Payable	note retired	1055000
			Inton note	17425
13		Ludovic Beladunlo	Tile Roof	181000
31		L H Simley	rod + grading	5500

Also

IN Reference to the Tiffany Rose windows in the sanctuary of South Presbyterian church, there is the following quotation from the Syracuse Post-Standard of Apr 18, 1907 in an article on a new South Presbyterian church building, "Openings are filled with Tiffany windows". Also a further quotation, "The interior decorations and all glass throughout furnished by a leading New York concern".

Article is from records of the Onondaga Historical Association.

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