Ithaca Landmarks Preservation Commission (ILPC)

NOTICE OF MEETING & AGENDA

The regular monthly meeting of the ITHACA LANDMARKS PRESERVATION COMMISSION will be held at 5:30 p.m., Tuesday, January 28th, 2020, in the Second Floor Conference Room, City Hall, 108 E. Green Street, Ithaca, NY.

I. PUBLIC HEARINGS
   • 115 Llenroc Court, University Hill Historic District – Proposal to install a six-over-six, wood-sash window in the south wall of the one-story enclosed porch on the west elevation.

II. PUBLIC COMMENT ON MATTERS OF INTEREST

III. OLD BUSINESS
   • [None]

IV. APPROVAL OF MINUTES
   • 12/10/19

V. ADMINISTRATIVE MATTERS

VII. ADJOURNMENT

ACCESSING ONLINE MEETING MATERIALS:
Online meeting materials, like applications for a Certificate of Appropriateness and supporting materials, are available electronically via the “Document Center” on the City web site (www.cityofithaca.org/DocumentCenter), under “Ithaca Landmarks Preservation Commission” > “Applications for Certificates of Appropriateness” and in the relevant address folder. Please do not hesitate to contact our office if you have any questions or you need any assistance accessing the meeting materials. You are also always welcome to visit the Planning Division at any time during regular office hours (8:30-4:30, Mon.-Fri.) to view original hardcopy materials.

Out of consideration for the health of other individuals, please try to refrain from using perfume/cologne and other scented personal care products at City of Ithaca meetings. Thank you for your cooperation and understanding.

If you have a disability and would like specific accommodation in order to participate, please contact the City Clerk’s Office at 274-6570 by 12:00 p.m., no later than 2 days (not including weekends and holidays) before the meeting.
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, 115 Llenroc Court is located within the University Hill Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 2003, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated January 14, 2020, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Maria Maynard on behalf of property owner Cornell University Real Estate, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) two sheets of architectural drawings, revisions dated January 13, 2020, drafted by Kingsbury Architecture, LLC, and titled “South Elevation, Addendum 4” (A-20) and “Basement and First Floor Plans” (ADD-4-A1); and (3) product information for a Marvin brand window, and

WHEREAS, the ILPC has reviewed the entry in the annotated list of properties included within the University Hill Historic District for 115 Llenroc Court, and the City of Ithaca’s University Hill Historic District Summary Statement, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves the installation of a six-over-six, aluminum-clad, double-hung, wood window in the south wall of the one-story enclosed porch on the west elevation, and

WHEREAS, the issuance of a Certificate of Appropriateness is a Type II Action under the New York State Environmental Quality Review Act and the City Environmental Quality Review Ordinance for which no further environmental review is required, and

WHEREAS, the applicant (has/has not) provided sufficient documentation and information to evaluate impacts of the proposal on the subject property and surrounding properties, and

WHEREAS, a Public Hearing for the purpose of considering approval of the Application for a Certificate of Appropriateness was conducted at the regularly scheduled ILPC meeting on January 28, 2020, now therefore be it

RESOLVED, that the ILPC has made the following findings of fact concerning the property and the proposal:

The period of significance for the area now known as the University Hill Historic District is identified in the City of Ithaca’s University Hill Historic District Summary Significance Statement as 1867-1927.
As indicated in the entry in the annotated list of properties included within the University Hill Historic District, 115 Llenroc Court was constructed in 1927 by Robert H. Treman as a wedding present for his son and daughter-in-law, Allan H. Treman and Ellen Frances Barton, respectively. It is architecturally significant as a highly intact example of a Dutch Colonial Revival Style residence.

Constructed within the period of significance of the University Hill Historic District and possessing a high level of integrity, the property is a contributing element of the University Hill Historic District.

The proposed window is needed to meet egress requirements established by the International Building Code for the conversion of a living space into a bedroom.

In consideration of this and all approvals of proposals for alterations, new construction, or demolition in historic districts, the ILPC must determine that the proposed exterior work will not have a substantial adverse effect on the aesthetic, historical, or architectural significance and value of either the landmark or, if the improvement is within a district, of the neighboring improvements in such district. In considering architectural and cultural value, the Commission shall consider whether the proposed change is consistent with the historic value and the spirit of the architectural style of the landmark or district in accordance with Section 228-6 of the Municipal Code. In making this determination, the Commission is guided by the principles set forth in Section 228-6B of the Municipal Code, as further elaborated in Section 228-6C, and by the Secretary of the Interior’s Standards for Rehabilitation, and in this case specifically the following principles and Standards:

Principle #2 The historic features of a property located within, and contributing to the significance of, an historic district shall be altered as little as possible and any alterations made shall be compatible with both the historic character of the individual property and the character of the district as a whole.

Standard #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features and spaces that characterize a property will be avoided.

Standard #9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

With respect to Principle #2, Standard #2, and Standard #9, the installation of a new window (will/will not) remove distinctive materials (and will/and will
not) alter features and spaces that characterize the property. [If “will” describe feature or space and how it will be inappropriately altered]

Also with respect to Principle #2, and Standard #9, the proposed double-hung window (is/is not) compatible with the massing, size, scale, and architectural features of the property and its environment. [if “not”, describe qualities of the project that are not compatible and in what ways they are not ]

RESOLVED, that, based on the findings set forth above, the proposal (will/will not) have a substantial adverse effect on the aesthetic, historical, or architectural significance of the University Hill Historic District, as set forth in Section 228-6, and be it further,

RESOLVED, that the Ithaca Landmarks Preservation Commission determines that the proposal (meets/does not meet) criteria for approval under Section 228-6 of the Municipal Code, and be it further

RESOLVED, that the ILPC (approves/denies) the Application for a Certificate of Appropriateness.

RECORD OF VOTE:
Moved by: 0
Seconded by: 0
In Favor: 0
Against: 0
Abstain: 0
Absent: 0
Vacancies: 0

Notice: Failure on the part of the owner or the owner’s representative to bring to the attention of the ILPC staff any deviation from the approved plans, including but not limited to changes required by other involved agencies or that result from unforeseen circumstances as construction progresses, may result in the issuance by the Building Department of a stop work order or revocation of the building permit.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Ithaca Landmarks Preservation Commission (ILPC)
Planning & Economic Development Division
City of Ithaca, 108 E. Green St., 3rd Floor, Ithaca, NY 14850
Bryan McCracken | Ph: 607-274-6555 | bmccracken@cityofithaca.org
www.cityofithaca.org/boardscommittees/ilpc/index.cfm

Date: 1/14/20  Building Permit Application # (REQUIRED): 39718
Applicant’s Name: MARIA B. MAYNARD  Phone: 607-327-1815
Applicant’s E-Mail address (REQUIRED): maria.maynard@ashleyco.com
Property Address: 115 Lenox Court
Owner’s Name (if different from Applicant): Cornell Univ. Real Estate
Owner’s Mailing Address: 15 Thornwood Drive, Ithaca

Proposed Work Includes (check all that apply):
☐ New Construction  ☐ Site Changes (paving, fencing, patios, etc.)
☐ Addition  ☐ Signage
☐ Accessory Structure  ☐ Demolition
☐ ALTERATION: Primary Structure  ☐ ALTERATION: Accessory Structure

Submittal Requirements
All documents are to be sent to the attention of Bryan McCracken at the above address.

STAFF-LEVEL REVIEW:
Submit one (1) hardcopy and one (1) electronic copy of application and attachments. See City of Ithaca Historic District & Landmark Design Guidelines for a description of work that is eligible for this expedited review process.

ILPC REVIEW:
Submit eleven (11) hardcopies and (1) one electronic copy of application form and all attachments. Complete applications must be received by 4:00 p.m. on the last Tuesday of the month, 14 days prior to the regular ILPC meeting at which the application will be reviewed. ILPC meetings are held the second Tuesday of each month.

Applications must be accompanied by thorough documentation of existing conditions and proposed changes, including (as applicable): photographs of existing conditions; site plans showing location and dimensions of proposed change; drawings or sketches showing proposed changes on each affected elevation; description of design details and materials to be used (manufacturer’s data sheets may be used); samples of proposed materials; scale drawings of any proposed signs including colors, typeface, and illumination details; historic photographs, if the intention of the project is to return a property to a documented prior condition; and a statement from a qualified contractor or design professional attesting to the physical condition of any element that is proposed for replacement due to deterioration.
Description of Proposed Changes (use additional sheets if necessary):

Provide new required egress.
One new window to be installed per attached drawings & specs.

Reasons for Proposed Changes (use additional sheets if necessary):

Necessary for Egress.
— REQUIRED PUBLIC NOTIFICATION —

Upon application for a Certificate of Appropriateness, a public notice of the proposal must be posted by the owner or owner’s representative on the property for a minimum of 10 days. This notice must remain in place until a decision to approve or deny the Certificate of Appropriateness has been made. The notice must be placed at or near the property line in the front yard, so it is be plainly visible from the street, and, in cases where a property has frontage on more than one street, an additional sign must be placed at or near the property line on any additional street frontage.

Standard signs for this purpose are available for purchase from the City of Ithaca, Division of Planning and Economic Development, at a cost of $15.00 each. Alternatively, an applicant may create their own signs, as long as the following required content is included and the signs have dimensions of at least 18”x23”:

PROPOSED EXTERIOR OR SITE ALTERATIONS TO THIS PROPERTY WILL BE REVIEWED BY THE ITHACA LANDMARKS PRESERVATION COMMISSION ON [INSERT DATE], BEGINNING AT 5:30 p.m. IN [INSERT LOCATION OF MEETING]. PUBLIC COMMENT MAY BE SUBMITTED IN ADVANCE OF, OR DURING, THE ABOVE-REFERENCED PUBLIC HEARING. FOR MORE INFORMATION CONTACT: BMCRACKEN@CITYOFITHACA.ORG, 607-274-6555.

Applicant’s Statement:
I understand incomplete applications cannot be processed and will result in delay. This application is complete to the best of my knowledge and includes the following attachments (check all that apply):

☑ photographs of existing conditions
☐ site plans showing location and dimensions of proposed change
☐ drawings or sketches showing proposed changes on each affected elevation
☐ description of design details and materials to be used
☐ samples of proposed materials
☐ scale drawings of any proposed signs, including colors, typeface, and illumination details
☐ historic photographs, if the intention of the project is to return a property to a documented prior condition
☐ statement from a qualified contractor or design professional attesting to the physical condition of any element proposed for replacement due to deterioration
☐ other (specify): _______________________

Applicant’s Signature (REQUIRED): ___________________________ Date: 1/14/20.

__________________________________________

STAFF USE ONLY:
Date Received: __________________________
Staff Review: ☐ yes ☐ no  Approved: ☐ yes ☐ no  Referred to ILPC: ☐ yes ☐ no
ILPC Review: ☐ yes ☐ no
Date of Public Hearing: ____________
EXISTED WINDOWS

NEW WINDOW TO MATCH EXIST AS CLOSE AS POSSIBLE

PROPOSED NEW WINDOW LOCATION

SEE PARTIAL ELEVATION DETAIL 2/A20

PARTIAL SOUTH ELEVATION

1/8"=1'-0"
GENERAL NOTES
1. WHERE DISTURBED BY WORK, PATCH/MATCH ALL EXIST SURFACES AND SYSTEMS
2. REFER TO ADDITIONAL NOTES ON Dwg T2

FIRST FLOOR PLAN - APT 1

KEY NOTES
1. CUT NEW OPG IN EXIST WALL
2. INFILL OPENING W/ CONSTRUCTION TO MATCH EXIST, BUT W/ MIN 30 MIN FIRE RATING
3. RELOCATE / ADD SPRINKLER HEAD(S)
4. REMOVE DOOR
5. REMOVE DOOR AND FRAMES. INFILL OPG W/ CONSTRUCTION TO MATCH
6. REMOVE TUB, WALL, PANTRY CASEWORK. INSTALL TUB/WALL SYSTEM SELECTED BY OWNER
7. MODIFY EXIST DRS, FRAMES, WOOD OR PROVIDE NEW TO MEET MIN 30 MINUTE SEPARATION FIRE RATING
8. CLOSET LOCATION AND SHELVES AS DIRECTED BY OWNER
9. REMOVE EXIST WINDOW. INSTALL NEW HD EGRESS WINDOW IN SAFE OPEN WIND SELECTION BY OWNER
10. INSTALL NEW HD EGRESS WINDOW. WINDOW SELECTION BY OWNER

BASEMENT FLOOR PLAN

REVISIONS NO. 2. ADDENDUM NO. 3. ADDENDUM NO. 4. CONVERT SUITE TO BEDROOM. INSTALL NEW EGRESS WINDOW. MATCH APPEARANCE OF EXISTING WINDOW OF ORIGINAL HOUSE.

REMOVE STEP. CONSTRUCT NEW STEPS,
NEW WALL, MIN 30 MIN SEPARATION FIRE RATING.
MODIFY OPG AS REQUIRED
EXIST SPRINKLER HEAD, TYP

GROSS FLOOR AREA APPROX 1,442 SF
HWK AREA 0 SF

BATHROOM

BEDROOM 3

LIVING

BEDROOM 1

BEDROOM 2

HALLWAY

CLOSET

ENTRY

WALK LINE

EXIST SPRINKLER HEAD, TYP

EXIST SPRINKLER HEAD, TYP

GROSS FLOOR AREA APPROX 1,442 SF
HWK AREA 0 SF

BASEMENT FLOOR PLAN

200

KEY NOTES
1. CUT NEW OPG IN EXIST WALL
2. INFILL OPENING W/ CONSTRUCTION TO MATCH EXIST, BUT W/ MIN 30 MIN FIRE RATING
3. RELOCATE / ADD SPRINKLER HEAD(S)
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5. REMOVE DOOR AND FRAMES. INFILL OPG W/ CONSTRUCTION TO MATCH
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10. INSTALL NEW HD EGRESS WINDOW. WINDOW SELECTION BY OWNER

BASEMENT AND FIRST FLOOR PLANS

REV 1/13/20

DATE: REV 1/13/20

ADD 4-A1
ADDENDUM No. 4
January 15, 2020

Project No. 1817
Project: 115 Lienroc Alterations

This Addendum contains changes to the requirements of the Contract Documents. Such changes are to be incorporated into the Contract Documents and shall apply to the work with the same meaning and force as if they had been included in the original documents.

Wherever this Addendum modifies a portion of a Paragraph of the Specifications or a portion of any Drawing, the remainder of the Paragraph or Drawing shall remain in force.

Provisions of all Contract Documents apply.

DRAWINGS

ITEM 1 Drawing ADD 3-A1, Basement and First Floor Plans
   A. DELETE Drawing ADD 3-A1 in its entirety.
   B. REPLACE WITH attached new Drawing ADD 4-A1

ITEM 2 ADD attached new Drawing A-20, South Elevation, Addendum 4

ATTACHMENTS

Drawings
   A. ADD 4-A1, Basement and First Floor Plans 1 page
   B. Drawing A-20, South Elevation, Addendum 4 1 page

END of ADDENDUM No. 4
LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

<table>
<thead>
<tr>
<th>Line #1</th>
<th>Mark Unit:</th>
<th>Net Price:</th>
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<tbody>
<tr>
<td>Qty: 1</td>
<td></td>
<td>699.14</td>
</tr>
</tbody>
</table>

**MARVIN**

![Window Image]

As Viewed From The Exterior

Entered As: FS
MO 38 1/2" X 66 1/4"
FS 38" X 66"
RO 39" X 66 1/2"

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Stone White Exterior
Bare Pine Interior
Elevate Double Hung
Frame Size 38" X 66"
Rough Opening 39" X 66 1/2"
Top Sash
Stone White Exterior
Bare Pine Interior
IG
Low E2 w/Argon
Stainless Perimeter Bar
GBG
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
Bare Pine Interior
IG
Low E2 w/Argon
Stainless Perimeter Bar
GBG
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Beige Weather Strip Package
Almond Frost Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
4 9/16" Jams
Nailing Fin

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

***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD 699.14
8.000% Sales Tax: USD 55.93
Project Total Net Price: USD 755.07
Quote #: SYF6T6V

A Proposal for Window and Door Products prepared for:

Job Site: 14830

Shipping Address:
THE CORNING BUILDING COMPANY, INC.
CBC PLAZA PARK AVE
CORNING, NY 14830-3436

Featuring products from:

MARVIN 😊
UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

<table>
<thead>
<tr>
<th>LINE</th>
<th>MARK UNIT</th>
<th>PRODUCT LINE</th>
<th>ITEM</th>
<th>NET PRICE</th>
<th>QTY</th>
<th>EXTENDED NET PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Elevate</td>
<td>Double Hung</td>
<td>RO 39&quot; X 66 1/2&quot; Entered as FS 38&quot; X 66&quot;</td>
<td>699.14</td>
<td>1</td>
<td>699.14</td>
</tr>
</tbody>
</table>

NUMBER OF LINES: 1  TOTAL UNIT QTY: 1  EXT NET PRICE: USD 699.14