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, March 12, 2019, in Common Council Chambers, Third Floor, City Hall, 108 E. Green Street, Ithaca, NY.

I. PUBLIC HEARINGS

II. PUBLIC COMMENT ON MATTERS OF INTEREST

III. OLD BUSINESS
   • [If any]

IV. NEW BUSINESS
   • 214 Eddy St., East Hill Historic District – Early Design Guidance [Hardcopy previously distributed.]
   • Ithaca Gun Company Smoke Stack – Discussion
   • North Campus Residential Expansion (NCRE) Project - Discussion

V. APPROVAL OF MINUTES
   • 01/08/19 [Hardcopy previously distributed.]

VI. ADMINISTRATIVE MATTERS
   • 2019 Preservation Awards – Nomination Deadline: Friday, March 29 at 5:00 P.M.
   • Community Conversation: Future Landmarks in the City of Ithaca--What Should be Saved? - Thursday, March 21, 2019, 6:45 p.m.-7:45 p.m. at Tompkins County Public Library, BorgWarner East Room.

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, 208 Dearborn Pl is located within the Cornell Heights Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 1989, and as listed on the New York State and National Registers of Historic Places in 1989, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated February 25, 2019, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Patrick E. Graham on behalf of property owner, Cornell University, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) a City of Ithaca -- Building Permit Application, dated 02/18/19; (3) correspondence between Mark Chase at Marvin Windows of New York and the applicant regarding the proposed replacement product; (4) two correspondences between Robert Fell-deWalt, Senior Building Inspector and the applicant regarding the Building Permit Application for the proposed project; (5) correspondence between Julie Daum, Housing Inspector, and Lisa Anderson, Director of Facilities, Student and Campus Life, Cornell University, regarding the proposed project; (6) the NYS Structure-Inventory Form and c. 1998 photograph of the subject property showing the condition of the property at the time of local designation; (7) seven (7) photographs documenting existing conditions; (8) a “Project Scope and Specifications Letter” from Mark Chase from Marvin Windows and Doors of New York, dated January 16, 2019; (10) a 17 page window replacement schedule; and (11) a document titled “Past Historically Approved/Completed Projects for Marvin Window Replacement, and

WHEREAS, the ILPC has also reviewed the New York State Building-Structure Inventory Form for 208 Dearborn Pl, and the City of Ithaca’s Cornell Heights Historic District Summary Statement, and

WHEREAS, approximately 59 original wood windows in the subject residence were replaced with vinyl replacement windows without first obtaining a Building Permit and a Certificate of Appropriateness between c.1997 and c. 2001, and

WHEREAS, as stated in the narrative Description of Proposed Change(s) and inferred by the nature of the scope of work, the project involves the retroactive request for approval for the removal of original wood windows and the replacement of vinyl sash and frame insert replacement units with aluminum-clad, wood sash and frame replacement units; the new units will replicate historic sash configurations, 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 March 12, 2019, now therefore be it

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

As identified in the City of Ithaca’s Cornell Heights Historic District Summary Statement, the period of significance for the area now known as the Cornell Heights Historic District is 1898-1937.

As indicated in the New York State Building Structure Inventory Form, the Colonial-Revival-Style residence at 208 Dearborn Pl was constructed between 1916 and 1917.

Constructed within the period of significance of the Cornell Heights Historic District and possessing a fair level of integrity, the property is a contributing element of the Cornell Heights Historic District.

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 #6 Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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 removal of the historic wood windows and the installation of vinyl replacement windows [removed/did not remove] distinctive materials (and has/but has not) altered features and spaces that characterize the property. Proposed additional language: The ILPC notes that the removal of the original wood sashes not only remove historic materials but the change in the configuration of the sashes in the first-floor and dormer windows altered the historic design intent of the residence as well. The 1/3 upper and 2/3 lower sash configuration of the original first-story windows and the casement operation of the original dormer windows are typical of residences constructed during the late-nineteenth and early-twentieth centuries and examples can be found in this and other historic districts.

Also with respect to Principle #2, Standard #2 and Standard #9, the proposed replacement of the vinyl replacement windows with aluminum-clad wood windows (will/will not) remove distinctive materials (but will/and will not) alter features and spaces that characterize the property, as the distinctive historic materials have already been irreversibly lost.

With respect to Principle #2 and Standard #6, as the historic sashes were removed several decades ago and are not available for examination, ILPC members and/or contractors with experience working on historic wood windows are unable to independently assess their condition and the necessity of replacement. The ILPC cannot determine the level of deterioration of the original windows.

With respect to Principle #2 and Standard #9, the replacement of the original wood windows, regardless of the replacement unit type or material, has destroyed historic materials that characterized the property.
Also with respect to Standard #6, the proposed aluminum-clad windows *[more closely/do not]* match the original wood windows in design, color, texture, materials, and other visual qualities. **Proposed additional language if aluminum-clad windows are OK:** The installed vinyl insert windows altered the historic planar relationship between the window sashes and wall surface and reduce the size of the exposed exterior window sills. In addition to the change in material, the replacement windows themselves do not replicate the characteristic molding profiles or the glazed-to-solid proportions found in the original wood sashes. The proposed aluminum-clad windows, unlike the vinyl units, possess aesthetic characteristics that closely replicate the historic visual quality of the original sashes, including molding profiles and glazing beds, and planar relationships.

**Proposed additional Language if aluminum-clad windows are not OK:** The installed vinyl replacement windows alter the historic planar relationship between the window sashes and wall surface and reduce the size of the exposed exterior window sills. In addition to the change in material, the replacement windows themselves do not replicate the characteristic molding profiles or the glazed-to-solid proportions found in the original wood sashes. The proposed aluminum-clad windows also alter the historic planar relationship between the wall and window surfaces, do not accurately replicate the molding profiles and glazing beds of the original wood windows, and change the glazed-to-solid proportions of the window opening.

Also with respect to Principle #2, and Standard #9, the proposed aluminum-clad windows *(are/are not)* compatible with the massing, size, scale, and architectural features of the property. **Proposed additional language:** *...in that the size of the original window openings was not altered and most original exterior trim was retained.*

**RESOLVED,** that, based on the findings set forth above, the removal of the historic wood windows *(has/has not)* had a substantial adverse effect on the aesthetic, historical, or architectural significance of the 208 Dearborn Pl and the Cornell Heights Historic District, as set forth in Section 228-6, and be it further,

**RESOLVED,** that the Ithaca Landmarks Preservation Commission determines that the removal of the historic wood windows *(meets/does not meet)* criteria for approval under Section 228-6 of the Municipal Code and *(is/is not)* a violation of Section 228-4 of the Municipal Code, and be it further

**RESOLVED,** an Application for a Certificate of Appropriateness for the irreversible removal of the original wood windows would have been denied by the Commission if it had been reviewed before the work was completed, and

**RESOLVED,** that as mitigation for this violation, the applicant proposes replacing all the vinyl insert units with aluminum-clad wood units that more closely match the configuration, appearance and operability of the historic wood sashes, and be it further
RESOLVED, that, based on the findings set forth above, the replacement of the vinyl windows with aluminum-clad windows (will also/will not) have a substantial adverse effect on the aesthetic, historical, or architectural significance of the 2018 Dearborn Pl and the Cornell Heights Historic District, as set forth in Section 228-6, and be it further,

RESOLVED, that the Ithaca Landmarks Preservation Commission determines that the proposed replacement of vinyl windows with aluminum-clad windows (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 for the replacement of vinyl replacement windows with aluminum-clad replacement windows with the following conditions:

- New window sashes shall be installed in the existing window frames, allowing the new windows to more closely match the glazing-to-sash proportion of the historic windows. Insert unit shall not be installed.
- Staff shall review and approve the appropriateness of the replacement sashes.

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: 02/25/2019  Building Permit Application # (REQUIRED): 38476

Applicant’s Name: Patrick E. Graham  Phone: 607-255-1321

Applicant’s E-Mail address (REQUIRED): peg4@cornell.edu

Property Address: 208 Dearborn Place

Owner’s Name (if different from Applicant): Cornell University

Owner’s Mailing Address: 2336 South Balch Hall Ithaca NY 14853

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):

Remove all existing windows and install new Marvin Windows that meet the Ithaca Landmarks Preservation Commission Approval.

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

Existing windows were installed without a building permit or the approval of the Ithaca Landmarks Preservation Commission. This puts Cornell University in violation of the Ithaca Landmarks Preservation Commission. The current windows do not match what the original windows looked like when it was listed in the historical zone. After receiving pictures from Ithaca Landmarks Preservation Commission of what they should look like, Cornell University reached out to Marvin Windows for replacement windows that would match the original ones in the pictures. Cornell University would now like to correct this violation.
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 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 $10.50 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 March, 12, 2019 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: BMcCRACKEN@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):

X photographs of existing conditions
☐ site plans showing location and dimensions of proposed change
X 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
X 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: 2/25/19

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: _________________
**CITY OF ITHACA - BUILDING PERMIT APPLICATION**

**108 East Green Street, Ithaca, New York 14850**  
**Telephone:** 607-274-6508  
**Fax:** 607-274-6521

**Building Permit Application must be submitted Mon.-Fri. 8AM-10AM or by appointment. This side to be completed by applicant.**

**PROJECT INFORMATION**

- **Project Street Address:** 208 Dearborn Place
- **Project Location:** 208 Dearborn Place
- **Project Description:** Purpose of this permit application is to receive permit number and begin LLCPC review process. Project will replace non-conforming windows with an approved alternative. Permit to be amended once final details are determined and contractor awarded project.

**Energy Code Compliance:** Prescriptive □  REScheck/COMcheck □  Trade-off □  Worksheets □  Analysis □

**PROPERTY INFORMATION**

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<th>Zone</th>
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**OWNER/APPLICANT INFORMATION** (Please Type or Print Legibly)

- **Owner:** Cornell University  
  **Address:** PO Box DH Ithaca NY 14853  
  **Tel:**

- **Applicant:** Pat Graham  
  **Address:** 2336 Balch Hall  
  **Tel:** 607-255-1321

**Required liability, disability, Workers' Compensation insurance carried by:**

- **Owner □ Contractors □** will be in force at all times throughout operations.

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<th>Insurance on file or provided:</th>
<th>Liability □ Workers Comp. □ Disability □ State Waiver □</th>
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I am the owner or agent of the owner of the premises in the City of Ithaca, New York described in this application. I hereby apply for a permit to perform the work described in this application and on attached plans, specifications and other documents. I will comply with all provisions of applicable ordinances, codes and regulations in the performance of this work whether specified herein or not. Any amendment to this application, plans, specifications or other documents upon which this permit was issued will be filed with the Ithaca Building Department for approval before such changes are made in the actual work. I hereby request that all work be inspected and approved by the appropriate inspectors. I certify that every person performing work on the permitted project will comply with all applicable codes, ordinances and regulations.

**By my signature I certify I have read and understand the above paragraph.**

**Applicant Signature** _______________________________ **Date** 02/18/2019

**Typed or Legibly Printed Name** Patrick E. Graham  
**Email** peg4@cornell.edu

**Revised 4/26/2013**
This form is deemed an application until approved and upon approval is a valid building permit.

Project Address ______________________________________________________________________ Permit # ____________

Received _____/____/____  Issued _____/____/____  Renewed _____/____/____  Denied _____/____/____

Expires _____ years after issue/renewal date  ☐ Plans to GIS  Completed _____/____/____  By: ______________

Insp _______  HUD _______  Project ________________  Ent ______________

Constr. Class _______  Sprinkler System: Required __ Not Required __ None__  Assembly Posted Occupancy______

APPROVALS VARIANCES APPEALS

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Board of Zoning Appeals:  Case # ____________  Date ____________  Granted ☐  Denied ☐

Building Code Board of Appeals:  Case # ____________  Date ____________  ☐  ☐

NYS Board of Review:  Case # ____________  Date ____________  ☐  ☐

PERMIT APPROVAL

This building permit is issued for the work described in this application, submitted plans, specifications and documents. These materials have been reviewed and found to be sufficient to issue a building permit. This permit is limited to the submitted work. The review does not address all aspects of applicable codes, ordinances and regulations. It shall be the duty of every person performing work on the permitted project to comply with all applicable codes, ordinances and regulations.

For the Ithaca Building Department

BUILDING PERMIT CONDITIONS

Revised 4/26/2013
Hi Pat,

The windows proposed are insert windows to be installed in the existing original frames. There should be minimal if any exterior work on the trim. On the interior there will be some labor involved with trim to be added around the window but insert windows should not involve removing the interior casing. FYI, the sizing I sent you needs to be verified in the field along with installation of the windows with the contractor who is awarded the bid before placing and order. Let me know once you receive approval. We will meet with the contractor to verify. The windows will be purchased through a local dealer and Lead time once order is placed is 4-5 weeks. Let me know if you have any other questions.

Sincerely,

Mark Chase | Central NY Territory Manager
Marvin Windows of New York, Inc.
3901 U.S. Route 11 | Cortland, NY | 13045
Mobile: (607) 745-1019
P: (800) 334-3430
F: (800) 333-0174

Mark

I will be going to the ILPC next month to try and get approval for the replacement window project at 208 Dearborn Place. One of the questions that has come up is will there be a lot of trim work that will need to be done or will these window just slid in to the opening without having to worry about the trim on the inside and outside? Also how long will it take to get the windows once order is placed? The contractor who wins the bid would be ordering the windows from the quote that you have provided.
I have received and processed your building permit application for the proposed window replacement at 208 Dearborn Place. The building permit number assigned to this project is 38476. Please proceed with the application to ILPC for a Certificate of Appropriateness (C of A). Once ILPC has acted on this C of A, I will then issue the building permit.

Thank you.

Rob

Robert M. Fell-DeWalt
Senior Code Inspector
City of Ithaca Building Division
108 East Green Street
Ithaca, New York 14850
Tel. (607) 274-6402
Mobile (607) 882-0668
Hi Julie,

Marvin Window's is telling us they will have something for us to review in a week or so.

We hope to have something pulled together to review with ILPC by early November.

Lisa Anderson, LEED AP [BD+C] | Director of Facilities | Student and Campus Life
Cornell University | 2336 South Beach Hall | (607) 255-8206 Office | (607) 319-9411 Mobile

From: Julie Daum [mailto:JDaum@cityofithaca.org]
Sent: Wednesday, October 17, 2018 8:30 AM
To: Lisa M Anderson <lj27@cornell.edu>
Subject: RE: 208 Dearborn Place

Good morning,

I'm still hoping to close this one out - are the specifics available? ("a date as to when you may know what type of window is being proposed and when that will be submitted to ILPC for approval")

Thank you for your help,

Julie

Julie Daum
Housing Inspector
City of Ithaca Building Division
108 E. Green St.
Ithaca, NY 14850
(607) 274-6423

From: Julie Daum
Sent: Wednesday, September 26, 2018 3:16 PM
To: Lisa M Anderson
Subject: RE: 208 Dearborn Place

Once the specifics are available (as Mike requested below) and they are provided to me in writing to accompany or edit the compliance plan, I will close out 208 Dearborn PI for conditional C-of-C.

Julie Daum
From: Lisa M Anderson [lj27@cornell.edu]
Sent: Friday, September 21, 2018 11:36 AM
To: Mike Niechwiadowicz
Cc: Bryan McCracken; Timothy Anderson; Lisa M. Dean; Julie Daum
Subject: RE: 208 Dearborn Place

We can make that happen.

Would you like me to resubmit a compliance plan that identifies ILPC approval timeline in there as well?

Lisa Anderson, LEED AP [BD+C] | Director of Facilities | Student and Campus Life
Cornell University | 2336 South Batch Hall | (607) 255-8206 Office | (607) 319-8411 Mobile

From: Mike Niechwiadowicz [mailto:MNiechwiadowicz@cityofithaca.org]
Sent: Friday, September 21, 2018 11:34 AM
To: Lisa M Anderson <lj27@cornell.edu>
Cc: Bryan McCracken <BMcCracken@cityofithaca.org>; Timothy Anderson <ta19@cornell.edu>; Lisa M. Dean <lmg14@cornell.edu>; Julie Daum <JDaum@cityofithaca.org>
Subject: RE: 208 Dearborn Place

Hi Lisa,

Since you are having Marvin in next week to take look can you give us a date as to when you may know what type of window is being proposed and when that will be submitted to ILPC for approval. I have no problem with waiting until next summer for the installation of the windows but having what will be installed submitted for approval in the next 2-3 months as part of the compliance plan is important. Please let me know if this can be done.

Take care,
Mike

From: Lisa M Anderson [lj27@cornell.edu]
Sent: Friday, September 21, 2018 9:55 AM
To: Julie Daum
Cc: Mike Niechwiadowicz; Bryan McCracken; Timothy Anderson; Lisa M. Dean
Subject: RE: 208 Dearborn Place

Julie,

Please see attached letter of compliance for Mike’s review and approval.

We have Marvin Windows coming to campus in the next week or so to take a look at the house and provide some options for ILPC approval.

We would plan to execute the replacement over Summer 2019 to avoid the academic interruption.

Lisa Anderson, LEED AP [BD+C] | Director of Facilities | Student and Campus Life
Cornell University | 2336 South Batch Hall | (607) 255-8206 Office | (607) 319-8411 Mobile
From: Julie Daum [mailto:JDaum@cityofithaca.org]
Sent: Thursday, September 20, 2018 3:55 PM
To: Lisa M Anderson <lj27@cornell.edu>
Cc: Mike Niechwiadowicz <MNiechwiadowicz@cityofithaca.org>; Bryan McCracken <BMcCracken@cityofithaca.org>
Subject: RE: 208 Dearborn Place

Hello,

Please provide a Compliance Plan for remediation of the windows, at which point if approved a conditional C-of-C may be issued. All other re-inspected violations have been repaired as of today.

Thank you,

Julie Daum
Housing Inspector
City of Ithaca Building Division
108 E. Green St.
Ithaca, NY 14850
(607) 274-6423

From: Lisa M Anderson [lj27@cornell.edu]
Sent: Thursday, July 19, 2018 3:08 PM
To: Julie Daum
Subject: Re: 208 Dearborn Place

Hi Julie
We have searched our archives and our work order system a ways back and cannot locate any documentation that references window replacement.

I have been here since 2011 and no window work has occurred in that time period.

What can you tell me about means to abate the violation at this point?

Are there limitations on how long ago something was done that would allow for acceptance as it exists?

Have there been complaints that are driving this?

Forgive me but this is the first time we have been approached with something like this via City Housing inspection process.

Any additional insight would be greatly appreciated.

Lisa Anderson

Sent from my iPhone

On Jul 18, 2018, at 4:25 PM, Julie Daum <JDaum@cityofithaca.org> wrote:

Hi Lisa,
It appears that vinyl windows were installed without ILPC approval and permit at historic 208 Dearborn Place. I wanted to let you know that this will appear in the violation letter. If you have any relevant documentation please send it along.

Thank you,

Julie

Julie Daum
City of Ithaca Building Division
108 E. Green St.
Ithaca, NY 14850
(607) 274-6423
Pat,

Yes, Cornell may apply for the permit and use the base fee amount of $35 to initiate the review process with ILPC. Once the contract is awarded, the contractor will be required to pay the difference between the $35 and the fee based on construction costs.

Rob

Robert M. Fell-DeWalt
Senior Code Inspector
City of Ithaca Building Division
108 East Green Street
Ithaca, New York 14850
Tel. (607) 274-6402
Mobile (607) 882-0668

Robert
I have been doing some checking into this with folks on campus. I understand that I need to file for building permit and have that number before I can proceed with application to the ILPC. Problem that I have is we are not ready to engage contractor for this project yet. I would like to present to the ILPC Board the windows that we are planning on using and once we obtain the approval of the window styles. I would then reach out to contractors for pricing to purchase and install the approved windows. Can we apply for building permit without having contractor lined up and not knowing the total cost of project.

Pat

From: Robert Fell-deWalt [RFell-deWalt@cityofithaca.org]
Sent: Friday, January 25, 2019 4:13 PM
To: Patrick E. Graham <peg4@cornell.edu>; Bryan McCracken <BMcCracken@cityofithaca.org>
Cc: Lisa M Anderson <lj27@cornell.edu>; Mike Niechwiadowicz <MNiechwiadowicz@cityofithaca.org>
Subject: RE: 208 Dearborn Place

Patrick,

A building permit is also required for this work. Please make arrangements to attend the weekly coordination meeting between City of Ithaca Building Division and Cornell Facilities and Campus Services, held each Tuesday at 1:00 pm in the Humphreys Building. Contact Paula Slocum to get on the agenda. Please fill out the permit application, bring the necessary construction documents, and a check written out to the City of Ithaca for the permit application fee.
Thank you.

Pat

From: Patrick E. Graham [peg4@cornell.edu]
Sent: Tuesday, January 22, 2019 12:56 PM
To: Bryan McCracken
Cc: Lisa M Anderson; Robert Fell-deWalt; Mike Niechwiadowicz
Subject: RE: 208 Dearborn Place

Bryan
If you could send me the electronic version that would be best for me. I will look at it and get the process started.

Pat

Sent from my Verizon 4G LTE Droid
On Jan 22, 2019 12:50 PM, Bryan McCracken <BMcCracken@cityofithaca.org> wrote:

Pat,

The original window replacement project would have required full Commission review, so the corrective action will require full Commission review as well.

Please let me know if you need an electronic copy of the application.

Best,
Bryan

Bryan McCracken
Historic Preservation Planner
City of Ithaca, Planning Division
108 E. Green Street
Ithaca, NY 14850

From: Patrick E. Graham [peg4@cornell.edu]
Sent: Thursday, January 17, 2019 11:18 AM
To: Bryan McCracken
Cc: Lisa M Anderson
Subject: 208 Dearborn Place

Bryan
I have received quote back for window replacement at 208 Dearborn Place from Marvin Windows. Before I proceed any further with this project. I need to reach out to you and see how you would like Cornell to proceed. Can I present the information to you for approval to proceed or do we need to present to the entire board. Please let me know how you would like this done.

Pat
YOUR NAME: Judith Dulberger

DATE: 05/15/87

YOUR ADDRESS: 108 E. Green St., Ithaca, N.Y. TELEPHONE: (607) 272-1713

ORGANIZATION (if any): Ithaca Dept. of Planning & Development

IDENTIFICATION

1. BUILDING NAME(S):
2. COUNTY: Tompkins TOWN/CITY: Ithaca VILLAGE:
3. STREET LOCATION: 208 Dearborn Place
4. OWNERSHIP: a. public[ ] b. private[X]
5. PRESENT OWNER: Cornell University ADDRESS: P.O. D.H. Ithaca, N.Y. 14853
6. USE: Original: residential Present: residential
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes[X] No[ ] Interior accessible: Explain

DESCRIPTION

8. BUILDING MATERIAL:
   a. clapboard[ ] b. stone[ ] c. brick[ ] d. board and batten[ ]
   e. cobblestone[ ] f. shingles[X] g. stucco[X] other:

9. STRUCTURAL SYSTEM:
   a. wood frame with interlocking joints[X]
   b. wood frame with light members[X]
   c. masonry load bearing walls[ ]
   d. metal (explain)
   e. other

10. CONDITION:
   a. excellent[X] b. good[X] c. fair[ ] d. deteriorated[ ]

11. INTEGRITY:
   a. original site[X] b. moved[ ] if so, when?
   c. list major alterations and dates (if known):

See Continuation Sheet

13. MAP

HISTORIC PHOTO FROM ILPC
January 16, 2019,

Project Scope and Specification Letter

Re: 208 Dearborn Place Cornell University

Thank you for the opportunity to propose Marvin Aluminum Clad Insert Windows for 208 Dearborn Place, Cornell University window replacement project. Please find included in this packet the proposed specifications for the windows, an architectural drawing showing details of the new windows, and references of past similar local Marvin window projects that are both on the state and national register of historical places.

The purpose of the proposed windows is not just to improve the overall performance value of the windows which it does in both energy performance and sound transmission but to bring back the historic look of the building and remove wood rot in the existing windows that will only get worse over time.

Window Budget Price: $43,700.00
Window Control Option: $45,500.00

Proposal Specifications:

- Exterior: Extruded aluminum clad frame and sash, coated with a Kynar modified acrylic topcoat applied over a primer, which fully meets the AAMA 2605-11 specification Color: Stone White
- Interior: Clear Pine, treated in accordance with WDMA I.S.4, Factory applied water-based acrylic over compatible primer: white
- Glazing: Low E2 ¾ “w/Argon gas. Obscure glass for all bathrooms
- Screens: Aluminum surround full screen, Stone White with Charcoal Fiberglass Mesh
- Marvin Ultimate Next Generation insert Clad Double Hung -1st flr. - cottage 2nd flr. -Equal sash
- Hardware: sash lock sash strike and sash lifts: white: Window control device option 2md/3rd flrs.
- Jamb depth: 3 1/4” thru the jamb installation

General Notes:

Exclusions: Installation, installation materials such as, but not limited to, window stool, apron, blocking, flashing, fasteners, backer rod, sealant, trim, cleaning, etc...

Please verify all sizes, quantities, and specifications. Any deviations will require a review by Marvin Windows of New York and may affect pricing. Shop drawings will be provided, at no charge, upon receipt of a purchase order.

Thank you for your time and consideration of Marvin Windows and Doors. We are confident that the proposed Marvin products will be an excellent solution for the 208 Dearborn Cornell University Ithaca NY Restoration Project, keeping and enhancing the historic value of the building.

If you have any questions or need additional information, please contact Mark Chase at Marvin Windows 607-745-1019.

Sincerely,

Mark Chase
Quote #: S2RH5HX

A Proposal for Window and Door Products prepared for:

Shipping Address:
MARVIN WINDOWS OF NEW YORK
3901 US ROUTE 11
CORTLAND, NY 13045-9717

 Featuring products from:
DRIVEWAY SIDE 1ST FLOOR
205 DRIVEWAY SIDE AND FRONT
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>BRAND</th>
<th>ITEM</th>
<th>QTY</th>
</tr>
</thead>
</table>
| 1    | driveway side 1st floor | Marvin | Clad Ultimate Insert Double Hung - Next Generation 2.0 
 Entered as Inside Opening 34 1/2" X 67" | 1   |
| 2    | driveway side 1st floorbath | Marvin | Clad Ultimate Insert Double Hung - Next Generation 2.0 
 Entered as Inside Opening 30 1/2" X 45 1/2" | 1   |
| 3    | driveway side 1st floor | Marvin | Clad Ultimate Insert Double Hung - Next Generation 2.0 
 Entered as Inside Opening 22 1/2" X 47" | 3   |
| 4    | driveway side 1st floor | Marvin | Clad Ultimate Insert Double Hung - Next Generation 2.0 
 Entered as Inside Opening 36 1/2" X 60" | 1   |
| 5    | rear 1st floor     | Marvin | Clad Ultimate Insert Double Hung - Next Generation 2.0 
 Entered as Inside Opening 22 1/2" X 52" | 2   |
| 6    | rear 1st floor     | Marvin | Clad Ultimate Insert Double Hung - Next Generation 2.0 
 Entered as Inside Opening 24 1/2" X 67" | 2   |
| 7    | rear 1st floor     | Marvin | Clad Ultimate Insert Double Hung - Next Generation 2.0 
 Entered as Inside Opening 34 1/2" X 67" | 2   |
| 8    | left side 1st floor | Marvin | Clad Ultimate Insert Double Hung - Next Generation 2.0 
 Entered as Inside Opening 34 1/2" X 67" | 2   |
| 9    | front 1st floor l/r | Marvin | Clad Ultimate Insert Double Hung - Next Generation 2.0 
 Entered as Inside Opening 30 1/2" X 67" | 2   |
| 10   | front 1st floor center | Marvin | Clad Ultimate Insert Double Hung - Next Generation 2.0 
 Entered as Inside Opening 36 1/2" X 67" | 1   |
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<th>Architectural Project Number:</th>
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<td>Marvin Clad Ultimate Glider</td>
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<td>driveway side 2nd floor bath</td>
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<td>14</td>
<td>205 driveway side and front</td>
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<td>204 drive, 203, rear</td>
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<td>Inside Opening 30 1/2&quot; X 59 1/2&quot;</td>
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<td>16</td>
<td>202 &amp; 201 left and front</td>
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<td>2nd floor hallway</td>
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<td>Inside Opening 30 1/2&quot; X 59 1/2&quot;</td>
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<tr>
<td>18</td>
<td>3rd floor landing awning</td>
<td>Marvin Clad Ultimate Replacement Awning</td>
<td>FS 29&quot; X 23&quot;</td>
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<tr>
<td>19</td>
<td>3rd floor F &amp; 303 and closet</td>
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<td>Inside Opening 24 1/2&quot; X 36 1/2&quot;</td>
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<td>20</td>
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<td>Marvin Clad Ultimate Insert Double Hung - Next Generation 2.0</td>
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# 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: driveway side 1st floor</th>
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<tr>
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<tr>
<td></td>
<td>Stone White Clad Exterior</td>
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<tr>
<td></td>
<td>Painted Interior Finish - White - Pine Interior</td>
</tr>
<tr>
<td></td>
<td>Clad Ultimate Insert Double Hung - Next Generation 2.0</td>
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<tr>
<td></td>
<td>Inside Opening 34 1/2&quot; X 67&quot;</td>
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<td></td>
<td>14° Degree Frame Bevel</td>
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<tr>
<td></td>
<td>Cottage 2.0:5.0</td>
</tr>
<tr>
<td></td>
<td>Top Sash</td>
</tr>
<tr>
<td></td>
<td>Stone White Clad Sash Exterior</td>
</tr>
<tr>
<td></td>
<td>Painted Interior Finish - White - Pine Sash Interior</td>
</tr>
<tr>
<td></td>
<td>G.S. 28 25/32&quot; X 24 3/16&quot;</td>
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<tr>
<td></td>
<td>IG - 1 Lite</td>
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<td>Low E2 w/Argon</td>
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<td>Stainless Perimeter Bar</td>
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<td>Ogee Interior Glazing Profile</td>
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<td></td>
<td>Stone White Clad Sash Exterior</td>
</tr>
<tr>
<td></td>
<td>Painted Interior Finish - White - Pine Sash Interior</td>
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<tr>
<td></td>
<td>G.S. 28 25/32&quot; X 36 9/32&quot;</td>
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<tr>
<td></td>
<td>IG - 1 Lite</td>
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<td>White Exterior Weather Strip Package</td>
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<td>White Sash Lock</td>
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<td></td>
<td>White Top Sash Strike Plate Assembly Color</td>
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<tr>
<td></td>
<td>Aluminum Screen</td>
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<td></td>
<td>Stone White Surround</td>
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<tr>
<td></td>
<td>Charcoal Fiberglass Mesh</td>
</tr>
<tr>
<td></td>
<td>***Screen/Combo Ship Loose</td>
</tr>
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<td></td>
<td>3 1/4&quot; Jambs</td>
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<td>***Note: Unit Availability and Price is Subject to Change</td>
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<td>Painted Interior Finish - White - Pine Interior</td>
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<tr>
<td></td>
<td>Clad Ultimate Insert Double Hung - Next Generation 2.0</td>
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<tr>
<td></td>
<td>Inside Opening 30 1/2&quot; X 45 1/2&quot;</td>
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<tr>
<td></td>
<td>14° Degree Frame Bevel</td>
</tr>
<tr>
<td></td>
<td>Cottage 2.0:5.0</td>
</tr>
<tr>
<td></td>
<td>Top Sash</td>
</tr>
<tr>
<td></td>
<td>Stone White Clad Sash Exterior</td>
</tr>
<tr>
<td></td>
<td>Painted Interior Finish - White - Pine Sash Interior</td>
</tr>
<tr>
<td></td>
<td>G.S. 24 25/32&quot; X 15 19/32&quot;</td>
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<td>IG - 1 Lite</td>
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<td>Tempered Low E2 Obscure w/Argon</td>
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<td></td>
<td>Stainless Perimeter Bar</td>
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<tr>
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<td>Ogee Interior Glazing Profile</td>
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<td>Bottom Sash</td>
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<td></td>
<td>Stone White Clad Sash Exterior</td>
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<td>Painted Interior Finish - White - Pine Sash Interior</td>
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<td></td>
<td>G.S. 24 25/32&quot; X 23 25/64&quot;</td>
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<tr>
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<td>IG - 1 Lite</td>
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<td>Tempered Low E2 Obscure w/Argon</td>
</tr>
<tr>
<td></td>
<td>Stainless Perimeter Bar</td>
</tr>
</tbody>
</table>
FS 30 1/8" X 46 9/64"  
IO 30 1/2" X 45 1/2"  

Egress Information  
No Egress Information available.

Paint Specification  
Clad Exterior Color: AAMA 2605

Ogee Interior Glazing Profile  
White Interior Weather Strip Package  
White Exterior Weather Strip Package  
White Sash Lock  
White Top Sash Strike Plate Assembly Color  
Aluminum Screen  
Stone White Surround  
Charcoal Fiberglass Mesh  
***Screen/Combo Ship Loose
3 1/4" Jambs  

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

Line #3  
Mark Unit: driveway side 1st floor  
Qty: 3

Stone White Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Clad Ultimate Insert Double Hung - Next Generation 2.0  
Inside Opening 22 1/2" X 47"  
14° Degree Frame Bevel  
Cottage 2.0:5.0  
Top Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
G.S. 16 25/32" X 16 3/16"  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Ogee Interior Glazing Profile  
Bottom Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
G.S. 16 25/32" X 24 9/32"  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Ogee Interior Glazing Profile  

As Viewed From The Exterior  
Entered As: IO  
FS 22 1/8" X 47 41/64"  
IO 22 1/2" X 47"  

Egress Information  
No Egress Information available.

Paint Specification  
Clad Exterior Color: AAMA 2605

Line #4  
Mark Unit: driveway side 1st floor  
Qty: 1

Stone White Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Clad Ultimate Insert Double Hung - Next Generation 2.0  
Inside Opening 36 1/2" X 60"  
14° Degree Frame Bevel  
Cottage 2.0:5.0  
Top Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
G.S. 30 25/32" X 21 25/64"  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Ogee Interior Glazing Profile  
Bottom Sash
### Line #5

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<th>Mark Unit: rear 1st floor</th>
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**As Viewed From The Exterior**

- **Entered As:** IO
- **FS 36 1/8" X 60 41/64"**
- **O 36 1/2" X 60"**

**Egress Information**
- No Egress Information available.

**Paint Specification**
- Clad Exterior Color: AAMA 2605

**Painted Interior Finish - White - Pine Interior**
- **G.S. 30 25/32" X 32 5/64"**
- **IG - 1 Lite**
- **Low E2 w/Argon**
- **Stainless Perimeter Bar**
- **Ogee Interior Glazing Profile**
- **White Interior Weather Strip Package**
- **White Exterior Weather Strip Package**
- **White Sash Lock**
- **White Top Sash Strike Plate Assembly Color**
- **Aluminum Screen**
- **Stone White Surround**
- **Charcoal Fiberglass Mesh**

***Screen/Combo Ship Loose***

3 1/4" Jambs

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

### Line #6

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**As Viewed From The Exterior**

- **Entered As:** IO
- **FS 22 1/8" X 52 41/64"**
- **O 22 1/2" X 52"**

**Egress Information**
- No Egress Information available.

**Paint Specification**
- Clad Exterior Color: AAMA 2605

**Painted Interior Finish - White - Pine Interior**
- **G.S. 16 25/32" X 27 9/32"**
- **IG - 1 Lite**
- **Low E2 w/Argon**
- **Stainless Perimeter Bar**
- **Ogee Interior Glazing Profile**
- **Bottom Sash**
- **Stone White Clad Sash Exterior**
- **Painted Interior Finish - White - Pine Sash Interior**
- **G.S. 16 25/32" X 18 3/16"**
- **IG - 1 Lite**
- **Low E2 w/Argon**
- **Stainless Perimeter Bar**
- **Ogee Interior Glazing Profile**
- **Top Sash**
- **Stone White Clad Sash Exterior**

**Cottage 2.0:5.0**

3 1/4" Jambs

***Note: Unit Availability and Price is Subject to Change***
Clad Ultimate Insert Double Hung - Next Generation 2.0
Inside Opening 24 1/2" X 67"
14° Degree Frame Bevel
Cottage 2.0:5.0
Top Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
G.S. 18 25/32” X 24 3/16”
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
G.S. 18 25/32” X 36 9/32”
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Line #7
Qty: 2
Mark Unit: rear 1st floor

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Clad Ultimate Insert Double Hung - Next Generation 2.0
Inside Opening 34 1/2" X 67"
14° Degree Frame Bevel
Cottage 2.0:5.0
Top Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
G.S. 28 25/32” X 24 3/16”
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
G.S. 28 25/32” X 36 9/32”
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change
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<tr>
<td>As Viewed From The Exterior</td>
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<td>Entered As: IO</td>
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<td>FS 34 1/8&quot; X 67 41/64&quot;</td>
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<td>IO 34 1/2&quot; X 67&quot;</td>
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<td>Egress Information</td>
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<td>Stone White Clad Exterior</td>
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<tr>
<td>Painted Interior Finish - White - Pine Interior</td>
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<tr>
<td>Clad Ultimate Insert Double Hung - Next Generation 2.0</td>
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<tr>
<td>Inside Opening 34 1/2&quot; X 67&quot;</td>
<td></td>
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<tr>
<td>14° Degree Frame Bevel</td>
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<tr>
<td>Cottage 2.0:5.0</td>
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<tr>
<td>Top Sash</td>
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<tr>
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<tr>
<td>Stainless Perimeter Bar</td>
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<td>Ogee Interior Glazing Profile</td>
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<tr>
<td>Inside Opening 30 1/2&quot; X 67&quot;</td>
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<tr>
<td>14° Degree Frame Bevel</td>
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<td>Cottage 2.0:5.0</td>
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<tr>
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<tr>
<td>G.S. 24 25/32&quot; X 24 3/16&quot;</td>
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<td>Stainless Perimeter Bar</td>
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<td></td>
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<tr>
<td>Ogee Interior Glazing Profile</td>
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<tr>
<td>Painted Interior Finish - White - Pine Sash Interior</td>
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<td>Ogee Interior Glazing Profile</td>
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OMS Ver. 0002.24.00 (Current) Processed on: 1/16/2019 3:46:13 PM
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**As Viewed From The Exterior**

**Entered As:** 10
FS 36 1/8" X 67 41/64"
IO 36 1/2" X 67"

**Egress Information**
No Egress Information available.

**Paint Specification**
Clad Exterior Color: AAMA 2605

**Stone White Clad Exterior**
Painted Interior Finish - White - Pine Interior
Clad Ultimate Insert Double Hung - Next Generation 2.0
Inside Opening 36 1/2" X 67"
14° Degree Frame Bevel

- **Top Sash**
  - Stone White Clad Sash Exterior
  - Painted Interior Finish - White - Pine Sash Interior
  - G.S. 30 25/32" X 24 3/16"
  - IG - 1 Lite
  - Low E2 w/Argon
  - Stainless Perimeter Bar
  - Ogee Interior Glazing Profile

- **Bottom Sash**
  - Stone White Clad Sash Exterior
  - Painted Interior Finish - White - Pine Sash Interior
  - G.S. 30 25/32" X 36 9/32"
  - IG - 1 Lite
  - Low E2 w/Argon
  - Stainless Perimeter Bar
  - Ogee Interior Glazing Profile

**White Interior Weather Strip Package**
**White Exterior Weather Strip Package**
**White Sash Lock**
**White Top Sash Strike Plate Assembly Color**
**Aluminum Screen**
**Stone White Surround**
**Charcoal Fiberglass Mesh**

***Screen/Combo Ship Loose***
3 1/4" Jambs

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

<table>
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**As Viewed From The Exterior**

**Entered As:** 10
FS 34 1/8" X 67 41/64"

**OMS Ver. 0002.24.00 (Current)**

**Stone White Clad Exterior**
Painted Interior Finish - White - Pine Interior
Clad Ultimate Insert Double Hung - Next Generation 2.0
Inside Opening 34 1/2" X 67"
14° Degree Frame Bevel

- **Top Sash**
  - Stone White Clad Sash Exterior
  - Painted Interior Finish - White - Pine Sash Interior
  - G.S. 28 25/32" X 24 3/16"
  - IG - 1 Lite
  - Low E2 w/Argon
  - Stainless Perimeter Bar
  - Ogee Interior Glazing Profile

- **Bottom Sash**
  - Stone White Clad Sash Exterior
  - Painted Interior Finish - White - Pine Sash Interior
  - G.S. 28 25/32" X 36 9/32"
  - IG - 1 Lite
  - Low E2 w/Argon
  - Stainless Perimeter Bar

**White Interior Weather Strip Package**
**White Exterior Weather Strip Package**

**White Sash Lock**
**White Top Sash Strike Plate Assembly Color**
**Aluminum Screen**
**Stone White Surround**
**Charcoal Fiberglass Mesh**

***Screen/Combo Ship Loose***
3 1/4" Jambs

***Note: Unit Availability and Price is Subject to Change***
IO 34 1/2" X 67"
Egress Information
No Egress Information available.
Paint Specification
Clad Exterior Color: AAMA 2605

Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs

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

Line #12
Mark Unit: glider 1st floor
Qty: 1

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Clad Ultimate Glider - XO - Left Hand
Frame Size 34" X 29 1/2"
Standard CN Height 26
Rough Opening 35" X 30"
Left Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Right Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
White Weather Strip
Beige Sill Track
White Folding Handle
Active Sash Screen
Stone White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
No Installation Method

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

Line #13
Mark Unit: driveway side 2nd floor bath
Qty: 1

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Clad Ultimate Insert Double Hung - Next Generation 2.0
Inside Opening 30 1/2" X 46"
14" Degree Frame Bevel
Glass Add For All Sash/Panels
Top Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 Obscure w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior

***Note: Unit Availability and Price is Subject to Change
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 Obscure w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
White Window Opening Control Device
Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Clad Ultimate Insert Double Hung - Next Generation 2.0
Inside Opening 34 1/2" X 59 1/2"
14° Degree Frame Bevel
Top Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
White Window Opening Control Device
Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Line #14
Mark Unit: 205 driveway side and front
Qty: 2

Line #15
Mark Unit: 204 drive, 203, rear
Qty: 4
As Viewed From The Exterior

**Stone White Clad Exterior**
**Painted Interior Finish - White - Pine Interior**
Clad Ultimate Insert Double Hung - Next Generation 2.0
Inside Opening 30 1/2" X 59 1/2"
14° Degree Frame Bevel
Top Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
White Window Opening Control Device
Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs

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

**Paint Specification**
Clad Exterior Color: AAMA 2605

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**Line #16**
**Mark Unit: 202 & 201 left and front**
**Qty: 4**

As Viewed From The Exterior

**Stone White Clad Exterior**
**Painted Interior Finish - White - Pine Interior**
Clad Ultimate Insert Double Hung - Next Generation 2.0
Inside Opening 34 1/2" X 59 1/2"
14° Degree Frame Bevel
Top Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
White Window Opening Control Device
Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs

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

**Paint Specification**
Clad Exterior Color: AAMA 2605
### Line #17
**Mark Unit: 2nd floor hallway**

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<td>IO 32 1/2&quot; X 49 1/2&quot;</td>
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<td>Net Clear Opening: 3.95 SqFt</td>
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<td>Sash Limiters and Window Opening Control Devices, when engaged, may reduce the egress opening dimensions of windows.</td>
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Stone White Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Clad Ultimate Insert Double Hung - Next Generation 2.0  
Inside Opening 32 1/2" X 49 1/2"  
14° Degree Frame Bevel  
Top Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Ogee Interior Glazing Profile  
Bottom Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Ogee Interior Glazing Profile  
White Interior Weather Strip Package  
White Exterior Weather Strip Package  
White Sash Lock  
White Top Sash Strike Plate Assembly Color  
White Window Opening Control Device  
Aluminum Screen  
Stone White Surround  
Charcoal Fiberglass Mesh  
***Screen/Combo Ship Loose  
3 1/4" Jambs  
***Note: Unit Availability and Price is Subject to Change

### Line #18
**Mark Unit: 3rd floor landing awning**

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Stone White Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Clad Ultimate Replacement Awning - Roto Operating  
Frame Size 29" X 23"  
Inside Opening 29 3/8" X 23 1/4"  
0 Degree Frame Bevel  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Ogee Interior Glazing Profile  
Standard Bottom Rail  
White Weather Strip  
White Folding Handle  
White Multi - Point Lock  
Sash Limiter - 3" Travel  
No Screen  
2 3/16" Jambs  
**No Installation Method**  
***Note: Frame Size shown is measured from the exterior of the unit.  
***Note: The overall frame depth will be 1 1/16" larger than the jamb size shown above. For example, a 3 1/4" overall frame depth will have a 2 3/16" jamb.  
***Note: Unit Availability and Price is Subject to Change

### Line #19
**Mark Unit: 3rd floor F & 303 and closet**

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OMS Ver. 0002.24.00 (Current)  
Processed on: 1/16/2019 3:46:13 PM  
Page 14 of 18
Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Clad Ultimate Insert Double Hung - Next Generation 2.0
Inside Opening 24 1/2" X 36 1/2"
14° Degree Frame Bevel
Top Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
White Window Opening Control Device
Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Paint Specification
Clad Exterior Color: AAMA 2605

---

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Clad Ultimate Insert Double Hung - Next Generation 2.0
Inside Opening 30 1/2" X 59 1/2"
14° Degree Frame Bevel
Top Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
White Window Opening Control Device
Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Paint Specification
Clad Exterior Color: AAMA 2605
Line #21
Mark Unit: 304
Qty: 2

As Viewed From The Exterior

Entered As:
FS 30 1/8" X 60 9/64"
FS 30 1/2" X 59 1/2"

Egress Information
Width: 26 7/16" Height: 25 1/64"

Net Clear Opening: 4.59 SqFt

Sash Limiters and Window Opening Control Devices, when engaged, may reduce the egress opening dimensions of windows.

Paint Specification
Clad Exterior Color: AAMA 2605

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Clad Ultimate Insert Double Hung - Next Generation 2.0
Inside Opening 30 1/2" X 59 1/2"

1/4" Degree Frame Bevel

Top Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior

IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile

Bottom Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior

IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile

White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
White Window Opening Control Device

Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh

***Screen/Combo Ship Loose

3 1/4" Jambs

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

Line #23
Mark Unit: basement
Qty: 7

As Viewed From The Exterior

Entered As:
FS 30 5/8" X 22 3/4"
FS 31" X 23"

Egress Information
No Egress Information available.

Paint Specification
Clad Exterior Color: AAMA 2605

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Clad Ultimate Replacement Awning - Roto Operating
Inside Opening 31" X 23"

0 Degree Frame Bevel

Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior

IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
White Weather Strip
White Folding Handle
White Multi - Point Lock

Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh

2 3/16" Jambs

No Installation Method

***Note: The overall frame depth will be 1 1/16" larger than the jamb size shown above. For example, a 3 1/4" overall frame depth will have a 2 3/16" jambs.

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

Line #24
Mark Unit: 3rd floor awnings
Qty: 8
As Viewed From The Exterior

Entered As: FS
FS 24" X 35 1/8"
FS 24 3/8" X 35 3/8"

Egress Information
No Egress Information available.

Paint Specification
Clad Exterior Color: AAMA 2605

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Clad Ultimate Replacement Awning - Roto Operating
Frame Size 24" X 35 1/8"
Inside Opening 24 3/8" X 35 3/8"

0 Degree Frame Bevel
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
White Weather Strip
White Folding Handle
White Multi - Point Lock
Sash Limiter - 3" Travel
No Screen

2 3/16" Jams
No Installation Method

***Note: The overall frame depth will be 1 1/16" larger than the jamb size shown above. For example, a 3 1/4" overall frame depth will have a 2 3/16" jamb.

***Note: Frame Size shown is measured from the exterior of the unit.

***Note: Unit Availability and Price is Subject to Change
Product and Performance Information

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

Review the map below to determine if your units meet ENERGY STAR for your location.
Past Historically Approved/Completed Projects for Marvin Window Replacement:

- Logan Street Lofts – Auburn, NY – National Park Service Approved Project
  **Product Type:** Replacement/Clad Double Hung’s/ Standard 7/8” Simulated Divided Lites/Custom Clad Casing/272 glazing/ Standard Color

- Sackets Harbor Barracks Hotel – Sackets Harbor, NY – SHPO Approved Project
  **Product Type:** Total Tear Out/Clad Double Hung’s/ 7/8” Standard Simulated Divided Lites /standard Clad Casing/272 glazing/ Standard Color

- Roxy Hotel – Cape Vincent, NY – SHPO Approved Project
  **Product Type:** Total Tear Out/Clad Double Hung’s/No Divided Lites/No casing (owner made casing in field)/272 glazing/ Standard Color
• SUNY Geneseo Doty Building – Geneseo, NY – SHPO Approved Project  
**Product Type:** Total Tear Out/Clad Double Hung’s, Custom Hopper windows, Push Pull Casements/7/8” Standard Simulated Divided Lites/Custom Clad Casing/272 glazing/ Standard Color

• Richfield Springs School – Richfield, NY – SHPO Approved Project  
**Product Type:** Replacement/Clad Double Hung’s/1-1/8” Standard Simulated Divided Lites/Custom Clad Panning/272 glazing/ Standard Color

• Diven Elementary- Diven, NY – SHPO Approved Project  
Replacement/Clad Double Hung’s/1-1/8” Standard Simulated Divided Lites/Standard Clad Panning/272 glazing/ Standard Color

• Cornell University Ives Hall – Ithaca, NY –  
**Product Type:** Total Tear Out/Clad Double Hung’s/Custom Width Simulated Divided Lites/Custom Clad Panning/272 glazing/ Standard Color
• Cornell University Martha Van Renslaer – Ithaca, NY – SHPO Approved Project
  Product Type: Total Tear Out/Clad Double Hung’s/7/8” Simulated Divided Lites/Custom Clad Casing/272 glazing/ Standard Color

• Centerway Commerce – Corning, NY – SHPO Approved Project
  Product Type: Total Tear Out/Clad Crank Out Awnings/No Divided Lites/Standard Casing/272 glazing/ Standard Color

• St Mary’s Church – Potsdam, NY – Historical Project not on the register
  Product Type: Total Tear Out/Mahogany custom Units/No Glass existing Tiffany Stained glass was reconditioned and reinstalled into new frames
**BUILDING-STRUCTURE INVENTORY FORM**

DIVISION FOR HISTORIC PRESERVATION  
NEW YORK STATE PARKS AND RECREATION  
ALBANY, NEW YORK (518) 474-0479

**FOR OFFICE USE ONLY**

<table>
<thead>
<tr>
<th>UNIQUE SITE NO.</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>QUAD</td>
<td>0</td>
</tr>
<tr>
<td>SERIES</td>
<td>0</td>
</tr>
<tr>
<td>NEG. NO.</td>
<td>0</td>
</tr>
</tbody>
</table>

YOUR NAME: Judith Dulberger

YOUR ADDRESS: 108 E. Green St., Ithaca, N.Y.  TELEPHONE: (607) 272-1713

ORGANIZATION (if any): Ithaca Dept. of Planning & Development

IDENTIFICATION

---
1. BUILDING NAME(S):
2. COUNTY: Tompkins  
3. STREET LOCATION: 208 Dearborn Place  
4. OWNERSHIP: a. public[ ] b. private[X]
5. PRESENT OWNER: Cornell University  
6. USE: Original: residential  
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes[X] No[ ]

DESCRIPTION

---
8. BUILDING MATERIAL:
   a. clapboard[ ] b. stone[ ] c. brick[ ] d. board and batten[ ]
   e. cobblestone[ ] f. shingles[X] g. stucco[X] other:

9. STRUCTURAL SYSTEM:
   a. wood frame with interlocking joints[ ]
   b. wood frame with light members[X]
   c. masonry load bearing walls[ ]
   d. metal (explain)
   e. other

10. CONDITION:
   a. excellent[ ] b. good[X] c. fair[ ] d. deteriorated[ ]

11. INTEGRITY:
   a. original site[X] b. moved[ ] if so, when?
   c. list major alterations and dates (if known):
      See Continuation Sheet

13. MAP

---

[Map of the building]
14. THREATS TO BUILDING: a. none known b. zoning c. roads d. developers e. deterioration f. other

15. RELATED OUT BUILDINGS AND PROPERTY:
   a. barn  b. carriage house  c. garage  d. privy  e. shed  f. greenhouse  
   g. shop  h. gardens  i. landscape features: See Continuation Sheet
   j. other: See Continuation Sheet

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
   a. open land  b. woodland  c. scattered buildings  
   d. densely built-up  e. commercial  f. industrial  g. residential
   h. other: See Continuation Sheet

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
   (Indicate if building or structure is in an historic district)
   See Continuation Sheet

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE
   (including interior features if known):
   See Continuation Sheet

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: 1916-1917
   ARCHITECT: unknown
   BUILDER: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
   See Continuation Sheet

21. SOURCES:
   See Continuation Sheet

22. THEME:
   See Continuation Sheet
Front and side lawns extend down to Dearborn Place. There are tiny foundation shrubs along the building's main facade and tall shade trees and conifers to the front and rear of the lot.

This building is situated on a quiet, narrow (one-way) residential street. The house is oriented perpendicular to Dearborn Place and is surrounded on the south, east, and west by other period homes. It is one of approximately 150 buildings in the proposed Cornell Heights Historic District, an early-twentieth century residence park and suburban development in the northeast section of the city of Ithaca.

This two and one-half story residence has a side gabled roof with deep, closed eaves that overhang wall surfaces. A narrow eave board surrounds the building, enclosing the gables. A shed dormer with a ribbon of casement windows projects from the main (south) facade. The building is covered in stucco with unstained coursed wood shingles in gables and in the dormer. The main entrance consists of a simple doorway in a narrow wood enframement and a small, high window adjacent. This entrance is approached via a large front stoop with a stuccoed parapet wall. This appears to be a new addition (probably recent). There is a first floor bay window adjacent (left) to the main entrance. Both are covered by a continuous pent roof. Windows throughout the building are primarily single and paired, 1/1 double-hung sash. The stairway to a first floor side entrance (west facade) has been removed. A two-story wing projects from the rear of the building (north facade).

This was the residence of the Homer Hotchkiss family from the time of construction through the 1940's. Hotchkiss was an instructor of machine design and drawing at Cornell University.

Ithaca City Directories; Cornell University Staff Directories; "Insurance Maps of Ithaca, New York" (New York: Sanborn Map Co., 1919)
# Property Information

<table>
<thead>
<tr>
<th>Address:</th>
<th>208 Dearborn Pl.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Name:</td>
<td>N/A</td>
</tr>
<tr>
<td>Owner:</td>
<td>Cornell University</td>
</tr>
<tr>
<td></td>
<td>PO Box DH</td>
</tr>
<tr>
<td></td>
<td>Ithaca, NY 14853</td>
</tr>
<tr>
<td>Year Purchased:</td>
<td>1968</td>
</tr>
<tr>
<td>Date of Construction:</td>
<td>1916-1917</td>
</tr>
<tr>
<td>Historic District/Individual Landmark:</td>
<td>Cornell Heights Historic District</td>
</tr>
<tr>
<td>Period of Significance:</td>
<td>1898-1937</td>
</tr>
<tr>
<td>Local Designation:</td>
<td>1989</td>
</tr>
<tr>
<td>State and National Register Listings:</td>
<td>1989</td>
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<tr>
<td>Significance:</td>
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<tr>
<td>Resources:</td>
<td>Residence (c)</td>
</tr>
<tr>
<td>Historic Structure Inventory Form</td>
<td>Attached; see notes below</td>
</tr>
<tr>
<td>Incentive Programs:</td>
<td>■ Local Property Tax Exemption</td>
</tr>
<tr>
<td></td>
<td>■ State Homeowner Tax Credit:</td>
</tr>
<tr>
<td></td>
<td>■ State Commercial Tax Credit:</td>
</tr>
<tr>
<td></td>
<td>■ Federal Commercial Tax Credit:</td>
</tr>
</tbody>
</table>
A. Project Description

The applicant proposes the wholesale replacement of vinyl insert windows installed in the residence between 1997 and 2001. Vinyl windows will be replaced with Marvin brand, Ultimate series, aluminum clad insert windows. The existing vinyl insert units will be removed and the proposed insert units will be installed within the existing frame from the interior. Original exterior trim and the original wood frame will not be alter as part of the project. Minor alterations to interior trim, primarily the interior stops, are expected. The proposed window will replicated the historic sash configuration and proportions of the residence’s original windows.

B. Location

The subject residence is located mid-block on the north side of Dearborn Pl. The City of Ithaca and Village of Cayuga Heights boundary bisects the parcel and the subject residence. As a portion of the site lies within the City’s municipal boundary, the property is subject to all City of Ithaca codes and ordinances.

C. Historic Structure Inventory Form Notes:

The Colonial Revival Style residence was constructed between 1916 and 1917. The Building Structure Inventory Form notes the “shed dormer with a ribbon of casement windows,” and that “windows throughout the building are primarily single and paired 1/1 double-hung sash.” The photograph included on the Inventory Form, and featured above, clearly shows the original sash composition on the primary façade; first-story windows have 1/3 upper and 2/3 lower sashes. Side note: the primary entrance door shown in the Building Structure Inventory Form does not match the current door.

C. Other Relevant Information

Installation of the vinyl window units was completed without a Building Permit or a Certificate of Appropriateness by the current property owner. This violation of City Code was noted in a 2018 Housing Inspection conducted by the City of Ithaca Building Division. The size and configuration of the window openings was not altered as part of the window replacement project; however, the sash configuration and operational type of some the window units was altered. First floor windows had a 1/3 upper and 2/3 lower sash configuration; the vinyl insert units on the first floor have equally sized sashes. Casement-type dormer windows were replaced with double-hung insert units. The current property owner owned the building at the time local designation and listing on the State and National Registers of Historic Places. As required by the Landmarks Ordinance, the property would have received notice that the property was locally designated.
E. Staff Photographs of Existing Conditions and Site Map (attached)
F. Evaluation/Review Criteria

Standards and Principles

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 #6 Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.
City of Ithaca Historic District and Landmark Design Guidelines
Windows and Doors (p. 55)
Windows and doors are visually significant parts of every structure. Their value extends beyond the ability to admit light and provide egress and security. Windows and doors are key components in defining architectural style, and their size, shape, placement, construction, and detailing directly reflect the time period within which a building was constructed. When historic windows or doors are replaced with modern components, the entire character of the building may be impacted. Windows and doors, along with their associated trim and surrounds, are, therefore, nearly always considered character-defining features that should be preserved.

Windows and Doors: Replacement Windows and Energy Efficiency (p. 58)
“In those rare instances when a historic window is found to be deteriorated beyond repair, it is important that the replacement window be chosen carefully. Replacement windows should match the original window in size, shape, type, materials, light configuration, and thickness and profile of stiles, rails, and muntins. True divided lights should be included, utilizing muntins rather than a grid embedded between two pieces of glass or snapped in. The use of an applied exterior grid and internal spacer bar in lieu of true divided lights for replacement windows will be considered on a case by case basis. Certain fiberglass replacement windows may also be approved for use on a case by case basis, particularly when the use of fiberglass would allow for thinner stiles, rails, and muntins that are more visually similar to the original window. Vinyl replacement windows are not allowed on designated historic buildings in Ithaca.”

G. Issues and Considerations

- The architectural significance of the original wood windows and the degree to which their removal and the installation of the vinyl replacement units impacted the architectural and historical significance of the property;
- The visibility from the public right-of-way of the windows scheduled for replacement;
- The acceptability of the proposed mitigation measure for the replacement of the original windows without a Certificate of Appropriateness and the need for any additional mitigation measures;
- The appropriateness of an aluminum-clad wood window when the original material was wood (Standard 6);
- The appropriateness of the proposed sash configurations;
- The installation of insert units when the original window frames remain and the difference between a sash and full window replacement.
To help inform the Commission’s discussion of the historical and architectural value of the former Ithaca Gun smokestack, to follow are the public comments submitted to planning staff regarding this resource. The comments are appended in the order received. The smokestack formerly served the Ithaca Gun Co., the first manufacturer of the double-barreled shotgun in the United States as well as other gun types.
Dear Mr. McCracken:

I was delighted to see that the ILPC is taking up the question of the Ithaca Gun factory smokestack. Foolishly, I had assumed it was considered an important landmark for the city and that it had official landmark status, but it’s now come to my attention that in fact it isn’t protected. I’m worried that if Travis/Hyde’s plan for the site is approved they intend to tear it down. That would be a shame as it is one of the most recognizable elements of our visual landscape, and a timely reminder that the city’s economy was once far-more diverse. I urge you to work with the ILPC to preserve this living reminder of Ithaca’s history (one that hunters and non-hunters alike can see and relate to).

My best, and thanks,

Peter Wissoker
705 N. Tioga St.
Ithaca, NY 14850
wissoker@lightlink.com
Hi Bryan,

I just wanted to express my support for designating the Ithaca Gun smokestack as a protected landmark. As a student of history, archivist, and librarian, I can't stress enough how important it is to recognize our local history so it isn't forgotten. I am currently working on a walking tour of Fall Creek for the History Center (soon to be located on the Commons with a new name), and the smokestack is actually one of the sites on the tour. I think it's important to highlight the fact that Ithaca actually had an industrial past. If people don't like the idea of the Ithaca Gun's history being preserved because of the products they made, I would point out that way of thinking is flawed; we can't pick and choose the history that we inherit.

Thanks,
Joe

Joe Schill
MS ILS May 2019
University at Buffalo
State University of New York
Hello,
I understand that you are taking comments about the removal (or not) of the Ithaca Gun smokestack.

I am of the opinion that any celebratory reference to guns is communally inappropriate, and that this consideration far outweighs any historical significance. I, for one, hope that it is removed from the landscape.

Moreover, the legacy of lead contamination of Ithaca Falls gorge has marred it enough and needs no further reminders.

Thank you for your consideration,
Mihal
I see that the Ithaca City is considering taking down the smokestack. I have been living in Fall Creek for over 25 years and consider this an iconic landmark of Ithaca. I think it would be a shame to remove this. So much of this town has changed, let’s leave this piece of history.

Deborah Cohen
Sent from my iPhone
Fw: Yes keep the smoke stack
Debra Martens [dmartens4@yahoo.com]
Sent:Wednesday, February 20, 2019 5:34 PM
To:  Bryan McCracken

I imagine it would be quite costly to take down and must contain lots of lead.

It's iconic, I would vote to preserve it if possible, especially since so much that identifies Ithaca is being lost these days.

Thanks,
Debra

Debra Martens LMT
Bodyworks Massage Therapy
301 West State Street • 607-277-2593
www.bodyworksithaca.com
Ithaca Gun stack
Frederic Gleach [fwg2@twcny.rr.com]
Sent: Wednesday, February 20, 2019 4:46 PM
To: Bryan McCracken

Dear Mr McCracken,

I saw today from the Fall Creek neighborhood list that opinions are being solicited regarding the landmarking of the old Ithaca Gun stack. I write as a long-time resident of Fall Creek who can see the stack from my yard, and also as an archaeologist who has been involved with several historic sites and nominations.

Honestly, I have a hard time imagining that this remarkable feature has not already been protected, and I would be horrified to see it demolished. The factory building itself was unremarkable, but the stack is a great example of industrial architecture and spelling out Ithaca Gun makes it even more an important piece of our local history. Its visibility from many locations around the lake only adds to that importance.

My only regret regarding it is that there are so many telephone and electric lines criss-crossing Lincoln Street that it’s impossible to get a clear photo with the stack standing proudly over the neighborhood!

There probably are others who have already done the relevant research, but if I can be of any help in drawing up any paperwork to help ensure that the stack is protected, I’d be happy to do so.

All best,
Fred

Frederic W. Gleach, PhD
Historical Anthropologist
Senior Lecturer and Curator of the Anthropology Collections,
Cornell University
Founding Co-editor, Histories of Anthropology Annual

163 McGraw Hall (Office) 607.288.2247
fwg1@cornell.edu (fax) 607.255.3747
fwg2@twcny.rr.com
http://anthropology.cornell.edu/people/detail.cfm?netid=fwg1
Ithaca Gun Smokestack
Joan Murphy [jemurphy60@gmail.com]
Sent: Wednesday, February 20, 2019 4:41 PM
To: Bryan McCracken

Please proceed with making the smokestack a historic landmark. Ithaca Gun had a long history in Ithaca.
Joan Murphy
1308 N. Cayuga St.
Ithaca
Please Keep the smoke stack up!!
Mia Pancaldo [mpancald@twcny.rr.com]
Sent: Wednesday, February 20, 2019 2:45 PM
To: Bryan McCracken

We need to remember history.
Thanks

Mia Pancaldo, Ph.D.
416 N. Tioga Street
Ithaca, New York 14850
[607] 275-0627
Thank you, Bryan.

I hope I didn’t seem cavalier about the importance of historical preservation, which I usually strongly support. However, this particular signage disturbs me, especially in this age of gun violence. Because of contamination issues, environmental considerations come into play as well. I am not knowledgeable about whether keeping or removing the smokestack is more damaging, but that seems like information that should be shared with the community before deciding.

Best, Laura

On Thu, Feb 21, 2019 at 5:00 PM Bryan McCracken <BMcCracken@cityofithaca.org> wrote:

Thank you for your comments, Laura. I will share them with the members of the Ithaca Landmarks Preservation Commission so they can be considered during the discussion of the Ithaca Gun smoke stack at next month’s meeting.

Best,
Bryan

Bryan McCracken
Historic Preservation Planner
City of Ithaca, Planning Division
108 E. Green Street
Ithaca, NY 14850
Re: Ithaca Gun smokestack
Corrine Bruno [corrine.cb@gmail.com]
Sent: Thursday, February 21, 2019 6:21 PM
To: Bryan McCracken

Hi Bryan, after reading the follow-up post on the FCNA listserv today, it seems like there’s confusion about whether the smokestack is definitely coming down or if that’s what’s being decided. So...my comments may not be relevant.

Thanks,
Corrine

On Thu, Feb 21, 2019 at 4:58 PM Bryan McCracken <BMcCracken@cityofithaca.org> wrote:

Thank you for your comments, Corrine. I will share them with the members of the Ithaca Landmarks Preservation Commission so they can be considered during the discussion of the Ithaca Gun smoke stack at next month’s meeting.

Best,
Bryan

Bryan McCracken
Historic Preservation Planner
City of Ithaca, Planning Division
108 E. Green Street
Ithaca, NY 14850

From: Corrine Bruno [corrine.cb@gmail.com]
Sent: Wednesday, February 20, 2019 5:49 PM
To: Bryan McCracken
Subject: Ithaca Gun smokestack

Hi, I’m all for sensible gun control in a big way. BUT any argument against keeping an iconic part of Ithaca history just because long ago guns were manufactured there seems ridiculous. It's the kind of attitude that makes people outside the “10 square miles” not take Ithaca residents seriously, and by the way, avoid coming in to town (to attend events, spend money, etc.)
Hi Bryan:

I understand that the Ithaca Landmarks Preservation Committee is discussing the Ithaca Gun smokestack. I'm writing to support designating the smokestack as a historic landmark. I've heard many arguments pro and con on the Fall Creek Listserv. It is no doubt that this country has a complicated relationship with guns, but good or bad, it is a significant part of our culture and our history, and poses no personal affront to any individual or group as, for example, confederate statues do.

Thank you for your consideration.

Jacki Thompson
Ithaca, New York
Sir,

I believe the Ithaca gun stack to be of historical value. Not only do long time residents love this stack but people who actually own an Ithaca gun may find it of value. So many Ithacan icons are gone. Please save it so my grand children can see it and so that future generations can use this visual landmark.

Thank you,

Elizabeth Myers
Ithaca Gun Smokestack
Sandra Cook [sandytc@gmail.com]
Sent: Friday, February 22, 2019 12:40 PM
To: Bryan McCracken

Please save the Ithaca Gun Smokestack. It is an important part of Fall Creek and Ithaca’s history.

Sandra Cook
115 E York Street
Ithaca, NY 14850
Thanks. I have recently heard that part of the smokestack might be highly contaminated with lead. If that is the case and it is difficult to clean up, I would support taking it down if that is the best way to clean up the pollution. If it was taken down, perhaps part of it could be preserved as a monument.

On Thu, Feb 21, 2019 at 4:58 PM Bryan McCracken <BMcCracken@cityofithaca.org> wrote:

Thank you for your comments, James. I will share them with the members of the Ithaca Landmarks Preservation Commission so they can be considered during the discussion of the Ithaca Gun smoke stack at next month's meeting.

Best,
Bryan

Bryan McCracken
Historic Preservation Planner
City of Ithaca, Planning Division
108 E. Green Street
Ithaca, NY 14850
I wholeheartedly support the designation of the Ithaca Gun chimney stack as a Historic Landmark. The smokestack is a reminder of Ithaca’s industrial past and especially of the Ithaca Falls mill area. I live within sight of the stack and proud of it!

Please let’s preserve the icons of our history. Baltimore has its shot tower; we have the Ithaca Gun smokestack.

Sincerely,

Cally Arthur

112 W Lincoln St
Ithaca NY 14850
607 227 7983
callyarthur@gmail.com
The Ithaca Gun Smokestack
Patricia Sipman [sipwoman@twcny.rr.com]
Sent:Thursday, February 21, 2019 4:40 PM
To: Bryan McCracken
Cc: FCNA Ithaca [fcna-ithaca@googlegroups.com]; Laura Lewis; Deb Mohlenhoff

Dear Mr. McCracken

I am not in favor of having the Ithaca Gun Smokestack and land on which it sits designated as a historical site because I am concerned that necessitating the smokestack remain may cause the land to be less valuable to potential developers.

Perhaps a more fitting way to recognize the history of Ithaca Gun would be to repurpose if possible the brick and stone of which the smokestack is made into decorative landscaping with a plaque regarding Ithaca Gun at or near where the smokestack now sits.

Sincerely,
Patty Sipman
Yes! Should be an Ithaca landmark

Madeleine Oakley

"Snow comes from heaven, and brings us the peace of a better world."

prob. Isaac Bashevis Singer
Dear Mr. McCracken,

About ten days ago I copied you on the message below regarding your request for public feedback on historic structure designation for the old Ithaca Gun factory smokestack. This was as part of a discussion that developed on the Fall Creek neighborhood email list about the issue. At the end of the message, I included a few questions for you that I thought might help list members better understand the issue, particularly regarding consequences and limitations, especially if they favored the historic designation.

Since you haven't responded either directly to the list or to me, I'm resending those questions in the hope that you'll respond and help to inform list members about the issue. Whatever clarifications you can provide would be greatly appreciated.

Here are the questions, duplicated from the end of the previous message, which also appears in full beneath my first signature.

1) If the ILPC voted to designate the Ithaca Gun smokestack as a historic structure, would that be the last word on it? Could Common Council reject such a designation? Could the developer apply for a hardship exemption citing the cost of maintaining the smokestack while meeting the project's other goals and obligations?

2) If the smokestack were to stay, would that mean that an area around it might remain unremediated, and closed off from public access, or would the developer be required to come up with a way to clean the site in that area without damaging the smokestack?

3) If the developer filed a hardship exemption and it was rejected, would they then be responsible for bearing any additional costs that the historic designation entailed? Could they cite that cost as a reason for cancelling the project? Might they sue the ILPC or Common Council?

4) Long term, assuming the smokestack stays (and regardless of whether Falls Park Apartments is ever built), who would be responsible for
maintaining it over time, including inspections and any repairs that might be necessary

Thank you.

--Richard Entlich

On 2/21/19 6:21 PM, Richard Entlich wrote:
> After doing some research, I can elaborate on what Tom Shelley said about plans for the smokestack's demolition, and am also copying the City's Historic Preservation Planner, Bryan McCracken, with some questions (at the end) on the role of the ILPC (Ithaca Landmarks Preservation Commission) in this decision.
>
> The original site plan for the Falls Park Apartments (the proposed redevelopment of the old Ithaca Gun factory site) called for a four-story structure with 74 one- and two-bedroom, age-restricted rental units, as well as a pedestrian walkway and elevated overlook viewing platform to be constructed on the portion of the original parcel that the developer donated to the City as open space. The smokestack is on a separate parcel (known as the West Parcel) quite close to and clearly visible from the proposed overlook. A schematic drawing of these features can be seen on page 16 of the document at
>
> [Link to document]
>
> [Link to drawing set]
>
> You may have to enlarge the image to read the legends that say "Public Overlook Platform" and "Existing Smoke Stack".

> More recently, in response to questions from the City's Planning and Development Board, the landscape architects for the project submitted some supplemental environmental and site plan review materials in a document dated January 8, 2019. In part, these documents mention an apparent change of plan regarding the smokestack. Specifically, they say

> "The Ithaca Gun Factory smokestack, recognized as a local landmark by many local residents, is proposed to be demolished as part of this project to allow for cleanup of the contaminated land underlying the structure. The Owner proposes that after demolition, bricks from the
> smokestack be made available to the public as a mementos to preserve
> the legacy of the Ithaca Gun Factory."
>
> That document can be found here
>
>
> I'm speculating, but I presume that the cost (which is the developer's
> responsibility) of remediating the land beneath the smokestack without
> first removing the smokestack would be prohibitive. I guess it might
> also be dangerous, in that it could risk destabilizing the structure
> and toppling it.
>
> Now, here are some questions for the City's Historic Preservation Planner
>
> 1) If the ILPC voted to designate the Ithaca Gun smokestack as a
> historic structure, would that be the last word on it? Could Common
> Council reject such a designation? Could the developer apply for a
> hardship exemption citing the cost of maintaining the smokestack while
> meeting the project's other goals and obligations?
>
> 2) If the smokestack were to stay, would that mean that an area around
> it might remain unremediated, and closed off from public access, or
> would the developer be required to come up with a way to clean the
> site in that area without damaging the smokestack?
>
> 3) If the developer filed a hardship exemption and it was rejected,
> would they then be responsible for bearing any additional costs that
> the historic designation entailed? Could they site that cost as a
> reason for cancelling the project? Might they sue the ILPC or Common
> Council?
>
> 4) Long term, assuming the smokestack stays (and regardless of whether
> Falls Park Apartments is ever built), who would be responsible for
> maintaining it over time, including inspections and any repairs that
> might be necessary?
>
> Thank you.
Re: [FCNA Ithaca] The Ithaca Gun Smokestack

On 2/21/19 2:52 PM, Thomas J. Shelley wrote:
>> Julie--Not so. The plan is to/remove/ the stack as the land under
>> it is heavily contaminated as are the bricks of the stack itself,
>> especially the inner most bricks. Tom

>> *From:* fcna-ithaca@googlegroups.com <fcna-ithaca@googlegroups.com>
>> on behalf of ajt1126@lightlink.com <ajt1126@lightlink.com>
>> *Sent:* Thursday, February 21, 2019 8:13 AM
>> *To:* Mihal; FCNA Ithaca
>> *Subject:* Re: [FCNA Ithaca] The Ithaca Gun Smokestack
>> Mihal mentions the "removal" of the Ithaca Gun smokestack in her
>> letter but I don't believe that was ever an option, or even the
>> question.
>> The issue before the ILPC is whether it should be designated as a
>> landmark, if it meets the criteria for designation. The smokestack
>> will remain (as far as I know), designated or not.
>> Julee Johnson on First St.

>> /Sent from my LG X venture, an AT&T 4G LTE smartphone/

>> ------ Original message------
>> *From: *Mihal
>> *Date: *Thu, Feb 21, 2019 2:08 AM
>> *To: *FCNA Ithaca;
>> *Cc: *
>> *Subject:*[ FCNA Ithaca ] The Ithaca Gun Smokestack

>> Thank you very much for the information, Peter. This is what I sent:
>>
>> Hello,
>> I understand that you are taking comments about the removal (or not)
>> of the Ithaca Gun smokestack.

>> I am of the opinion that any celebratory reference to guns is
>> communally inappropriate, and that this consideration far outweighs
>> any historical significance. I, for one, hope that it is removed from
>> the landscape.

>> Moreover, the legacy of lead contamination of Ithaca Falls gorge has
>> marred it enough and needs no further reminders.

>> Thank you for your consideration,
>> Mihal Ronen
March 7, 2019

Bryan McCracken, Historic Preservation Planner
Planning Division, City of Ithaca,
108 E. Green Street, 3rd Floor
Ithaca, NY 14850

Dear Bryan,

Enclosed please find a set of materials which provide information regarding the area of the proposed NCRE project which is adjacent to the Cornell Heights Historic District. To date, many more materials have been provided to the city Planning Board (full drawing sets, a robust SEQR document, subject matter expert reports, visualizations and a preliminary site plan review package). If further information is of interest, all of the materials can be found on the City’s website, under “Planning & Development, Site Plan Review Project Applications, Cornell University, North Campus Residential Expansion 2018”, at this address: https://www.cityofithaca.org/documentcenter.

Sincerely,

Kimberly Michaels
Principal
Setting

Two building sites are proposed. Housing for sophomores will be located in what is now the CC parking lot and site of Sigma Alpha Mu fraternity, west of Robert Purcell Community Center along Jessup Road and housing for first-year students located on what is now recreational fields along Cradit Farm Drive, north of Appel Commons. A minor amount of grading and sidewalk repair along Jessup Road will occur in the Village of Cayuga Heights.

Figure 3a: Location Map at site-level context
Cornell Heights Historic District Map (Project site added)
Source: City of Ithaca Landmarks Preservation Commission Website
Project Introduction

HEIGHT REGULATION

- City of Ithaca
  - U-1 District: 175 foot maximum building height
  - Within 200 feet of a city residential district, maximum height is limited to 15 feet more than maximum height in adjacent City residential district; R-3a maximum height = 40 feet.
  - 40 feet + 15 feet = 55 foot maximum height within 200 feet.

Diagram of Sophomore building heights

Note: Gradient color change indicates a change in number of stories due to topography. See Building Section Diagram.
PROJECT DESCRIPTION

The project remains the same in scope, scale and location as previously submitted. Five residential buildings and a dining hall, located as infill on existing parking lots and recreational fields within the greater Cornell North Campus residential community. The majority of the square footage for the project is in the City of Ithaca. For more detail, see pages 11-14 and 18-.23 of the July 12, 2018 Review Application Report.

ARCHITECTURE

The buildings remain the same in terms of height, massing and location. The footprints for the Sophomore site remain the same. On the first-year site, the footprints of the longest buildings facing Cradit Farm Drive (buildings 3 and 5) have been shifted in the center. Entrances have been created at these break points to activate the center of the building.

The building facades will primarily be terra cotta panels with windows. The colors on the long facades of the buildings will be complementary shades of reds and reddish browns. The ends of the buildings will be shades of grey. Please see the images below. Elevations of all of the buildings are provided in the technical drawing set.

Terra Cotta Mock-up with range of colors being considered.
View Point 07: Sisson Place Looking East

Existing View (below): The view looking northeast along Sisson Place is taken from the pedestrian sidewalk at the intersection of Triphammer Road and Sisson Place, north of the entrance to Kappa Delta. In the foreground the south side of Sisson Place pedestrian sidewalk and a mature oak tree are visible. In the midground a stand of trees, lawn and the entrance to the Delta Gamma parking lot are visible. In the background the northwestern façade of Clara Dickson Hall, the south and southwestern façade of George Jameson Hall and the eastern façade of Sigma Alpha Mu are visible. In the background center an oak is visible, behind that in the distant background the eastern façade of Mary Donlon Hall is partially visible through a stand of trees.
Proposed view from SEQR documents (below): The original proposed view noted: “As the project develops beyond Schematic Design (upon which this visualization is based), the site plan will be modified to provide visual screening of the loading dock using evergreen trees in addition to the fence already shown. This enhancement will be included in the Site Plan Review submission.”
Modified/Current Proposed View (below): Additional fencing, shrub and evergreen landscape screening has been added to the plans to screen views of the loading dock to the extent practicable.
View Point 06: Triphammer Road Looking Northeast

Existing View

The view looking northeast along Triphammer Road is taken at the intersection of Triphammer Road and Wait Avenue. In the foreground the sidewalk along the southwest side of Triphammer Road is visible, to the northwest the vehicular entrance to the Wait Avenue Cooperative is visible. In the midground the western facades of Clara Dickson Hall, Kappa Delta, Delta Gamma and Sigma Alpha Mu are visible as well as the intersection at Sisson Place. In the background the western facade of George Jameson Hall is visible.

See Figure 06.1 Existing View

Proposed View

The foreground and the midground will remain unchanged.

The west and southwest facades of building 1, sophomore site will be visible behind Kappa Delta and Delta Gamma. Building 1 replaces views of Sigma Alpha Mu (10 Sisson Place) and parking. In the far background, the top story of George Jameson Hall will be the only portion of the tower visible.

See Figure 06.2 Proposed View
View Point 09: Jessup Road Looking East

Existing View

The view looking east is taken from the pedestrian sidewalk at the intersection of Triphammer Road and Jessup Road. In the foreground Triphammer Road is visible. In the midground the Tobin Field House and Akwe:kon are visible. In the background the CC parking lot and Jessup Road are visible.

See Figure 09.1 Existing View

Proposed View

The foreground and midground view will remain unchanged.

The northwestern facade of building 2 on the sophomore site will be visible past the roof line of Akwe:kon.

See Figure 09.2 Proposed View
Impact on Aesthetic Resources

09.1 Existing View

09.2 Proposed View
First-Year Site, Interior Quad Perspective

First-Year Site, Interior Quad Elevation
Sophomore Site, Looking South Across Jessup Road Perspective

Sophomore Site, Looking South Across Jessup Road Elevation
1D
1.5 FLOORS
(dining space open to ceiling)

1A

MATCH LINE - SEE SHEET L4.01

PLANTING LEGEND

PLANTING NOTES

1. All planting beds to be excavated to minimum depth as shown on details.
2. Tree pits in lawn to be excavated to depth of root ball + 6", 3x width of root ball, per detail.
3. All disturbed areas not receiving plantings shall be seeded.
4. All trees and plants to comply with applicable requirements of ANSI Z60.1 “American Standard for Nursery Stock”.
5. No plants or trees are to be placed beneath any building overhangs.

PLANTING BEDS WITH GROUNDCOVER PLANTING

EXISTING TREE DRIPLINE

ROUGH QUARRY BLOCK - 90% STONE TYPE A, 10% STONE TYPE D
SCREE BED - 30% STONE TYPE B, 70% STONE TYPE C

BY AREA MULCH EXISTING TREES RINGS WITH 4" SHREDDED HARDWOOD MULCH

SHEET KEYNOTES

MATCH LINE - SEE SHEET L4.01

MATCH LINE - SEE SHEET L4.05

SCALE: 1:20

PLANTING PLAN
Figure 0.1 Viewpoint Diagram