ITHACA LANDMARKS PRESERVATION COMMISSION (ILPC)

NOTICE OF MEETING & AGENDA

The regular monthly meeting of the ITHACA LANDMARKS PRESERVATION COMMISSION will be held at 6:00 p.m. on Tuesday, March 15, 2022. This meeting will be held remotely as permitted by legislation S.50001 and A.40001, which extends virtual access to public meetings granted by the Governor’s Executive Order 202.1.

A live stream is available at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. If you are a member of the public who wants to follow the meeting but do not want to make comments, please simply watch the live stream. If you are a member of the public wishing to make a comment, you should also follow the meeting via the live stream, as well as join the meeting via Zoom. (You will be placed in a waiting room until the Chair opens the public comment period.)

To join the meeting with a smartphone, tablet, or computer go to https://zoom.us/j/92673617267?pwd=b2s3WHFFS3JMOGE0UWUxYW9YWc3Zz09
Or dial in by telephone at +1 646 558 8656 US
Meeting ID: 926 7361 7267
Password: 010679

Written comments can also be emailed to Anya Harris at aharris@cityofithaca.org or sent via USPS to Planning Division; 108 E. Green St.; Ithaca, NY 14850. Please indicate if you would like them to be read into the record.

I. PUBLIC HEARINGS

A. 110 West Court Street, DeWitt Park Historic District – Proposal to Install a Metal Donation Bin on the Primary (South) Façade
https://www.cityofithaca.org/DocumentCenter/Index/1436

B. 315 North Tioga Street, DeWitt Park Historic District – Proposal to Replace Two Non-Historic Doors
https://www.cityofithaca.org/DocumentCenter/Index/1437

C. 150 Triphammer Road, Cornell Heights Historic District – Proposal to Install a Light Fixture and Replace Tongue-and-Groove, Wood Decking with, Tongue-and-Groove, Synthetic Wood Decking on the East Porch
https://www.cityofithaca.org/DocumentCenter/Index/1439

II. PUBLIC COMMENT ON MATTERS OF INTEREST

III. NEW BUSINESS
  • None

IV. OLD BUSINESS
  • None

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.
V. APPROVAL OF MINUTES
• January 18, 2022 & February 15, 2022

VI. ADMINISTRATIVE MATTERS
• Save the Dates: Training Opportunities – Legal Basics and Meeting Procedures (April 14), Preservation Basics (May 12), and Standards and Guideline, and Envisioning Infill Design (June 15)
• 2021 Annual Report to the Mayor and Common Council

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.
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, 110 West Court Street is located in the DeWitt Park Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 1971, and as listed on the New York State and National Registers of Historic Places in 1971, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness dated February 28, 2022, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Melissa Goodsell on behalf of the property owner, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) six photographs documenting existing conditions; and (3) three sheets of information on the proposed product, and

WHEREAS, the ILPC has also reviewed the New York State Building-Structure Inventory Form for 110 West Court Street, and the City of Ithaca's DeWitt Park Historic District Summary Statement, and

WHEREAS, the proposed project involves the installation of a 47.5”W X 39.5”D X 72.5”H metal donation bin in the front yard, 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 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 Certificate of Appropriateness was conducted at the regularly scheduled ILPC meeting on March 15, 2022, 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 DeWitt Park Historic District Summary Statement, the period of significance for the area now known as the DeWitt Park Historic District is 1820-1930.

As indicated in the New York State Building-Structure Inventory Form, the Stick Style former residence at 110 West Court Street was constructed between 1888 and 1893.

Constructed within the period of significance of the DeWitt Park Historic District and possessing a high level of architectural integrity, the property is a contributing element of the DeWitt Park 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 #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.

**Standard #10** New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

Also with respect to Principle #2 and Standard #9, the proposed bin (is/is not) compatible with the massing, size, scale, and architectural features of the property and its environment. [if “not”, describe qualities of the project that are not compatible and in what ways they are not]
With respect to Standard #10, the donation bin (can/cannot) be removed in the future without impairment of the essential form and integrity of the historic property and its environment. [if “cannot”, describe why it cannot]

RESOLVED, that, based on findings set forth above, the proposal (will/will not) have a substantial adverse effect on the aesthetic, historical, or architectural significance of the 110 West Court Street and the DeWitt Park Historic District as set forth in Section 228-6, and be it further

RESOLVED, that the Ithaca Landmarks Preservation Commission determines that the proposal (meets/does not meet) the 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 with the following condition(s):

RECORD OF VOTE:
Moved by: 0
Seconded by: 0
In Favor: 0
Against: 0
Abstain: 0
Absent: 0
Vacancies: 1

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 | bmcrcrakan@cityofithaca.org
www.cityofithaca.org/boardscommittees/ilpc/index.cfm

Date: ___________ Building Permit Application # (REQUIRED): ________________

Applicant’s Name: Melissa Goodell Phone: 607-272-1520 ext 211

Applicant’s E-Mail address (REQUIRED): mgoodsell@womensopportunity.org

Property Address: 110 W Court St, Ithaca, NY 14850

Owner’s Name (If different from Applicant): ____________________________

Owner’s Mailing Address: __________________________________________ 

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, 21 days prior to the regular ILPC meeting at which the application will be reviewed. ILPC meetings are held the third 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):

Clothing donation bin to the exterior front of the building

CollecDonator® specifications 47.5" W x 39.5" D x 72.5" H

Website:

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

We would like to purchase a clothing donation bin for donations that we receive outside our business hours. Right now donations are left in garbage bags on our front porch, which at times can be an eyesore. With having a donation bin, donors will be able to leave their donations in a place that is out of eyesight as well as safe from weather and theft.
— REQUIRED PUBLIC NOTIFICATION —

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

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

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

Applicant's Statement:

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

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

Applicant's Signature (REQUIRED): ____________________ Date: 2/2/22

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: ____________________
# Sales Order

**Date:** 1/18/2022  
**Order #:** 23292  
**Terms:** Advanced Payment Due  
**PO #:**  
**Sales Rep:** Patty Boyce  
**Shipping Method:** Best Way (11)  
**Ship Date:** 1/25/2022  
**Shipping Tax Code:**  
**Shipping Tax Rate:** Not Taxable  

**Bill To:**  
Melissa Goodsell  
Women's Opportunity Center  
315 North Tioga Street  
Ithaca NY 14850

**Ship To:**  
Ronnise May  
Women's Opportunity Center  
10 West Court Street  
Ithaca NY 14850

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<tr>
<th>Item Code</th>
<th>Quantity</th>
<th>Units</th>
<th>Description</th>
<th>Options</th>
<th>Rate</th>
<th>Amount</th>
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</table>
| SLCD03 WH-OA GD | 1        |       | White Large Steel CollectDonor™ with "Clothing Donations" and "Deposit Here" Graphics | Pin Color: White  
Chart Graphics: Deposit Here with Arrow (+$5)  
Font & Title Graphics: "Clothing Donations (+$5)" | 2,089.00  | 2,089.00 |
| SLCD03-R        | 1        |       | Lift Kit for Large Steel CollectDonor ©  
Preferred payment method is via bank check. Payment via credit card will incur a 3.5% credit card processing pass through fee on order total or an additional $10.00 | | 61.95    | 61.95   |

Shipping Charge includes Lift Gate Service at delivery.

Subtotal: 2,150.95  
Shipping Cost (Best Way (11)): 434.72  
Total: $2,585.67

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All Sales of Custom Graphics are Final. To see our return policy on stock products please visit http://www.recyclingbin.com/return.aspx. This order must be signed and returned to Recyclingbin.com, LLC in order to be processed.

Recyclingbin.com, LLC reserves the right to make partial shipments and invoice accordingly. All freight charges and any applicable sales tax, customs, duty etc., may be additional to the total shown above and are the responsibility of the customer. Agreed to and accepted by:

Authorized Signature:  
Title:  
Date:  

Printed name:
The CollecDonator® is a large capacity, high security clothing donation bin. These sustainably designed donation bins are available in Radiant Blue and White Powder Coating. Galvanized steel construction with fade resistant powder coated finish has proven itself to be the industry leader for over a decade.

Due to the size and nature of this donation bin, the shipping costs are approximated. We will provide you with the best freight price for your approval prior to processing the order.

**Download Brochure**

**Customize**

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<th>Quantity Pricing</th>
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<tr>
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</tr>
<tr>
<td>2 to 3</td>
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<tr>
<td>4 or more</td>
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$2,089.00

Quantity pricing will be adjusted on the Cart/Estimate.
Description: 47.5" W x 39.5" D x 72.5" H
Weight: 400 lbs
Gallons: 400 Gallons
Material: 14 and 16 Gauge Powder Coated Galvanized Steel
Availability: Usually Ships in 7-12 Business Days

Product Reviews for CollectDonator®

Write a review of this product to share your opinions with others.

Quality
Aesthetics
Ease of Use
Value for Money

Would you recommend this to a friend?  Yes  No

Headline:
Your Name:
A valid e-mail address is only required to post reviews.
Your Location:
Comments:

BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 272-0479

FOR OFFICE USE ONLY
UNIQUE SITE NO. 109-40-0591-DO

YOUR NAME: MARJORIE HERMANSON and DATE: AUGUST 1979
MARGARET HOBBIE

YOUR ADDRESS: City Hall, 108 East TELEPHONE: 272-1713
Green St., Ithaca, NY

ORGANIZATION (if any): CITY OF ITHACA DEPT. OF PLANNING and DEVELOPMENT

IDENTIFICATION
1. BUILDING NAME(S): TOMPKINS
2. COUNTY: TOMPKINS/CITY: ITHACA VILLAGE:
3. STREET LOCATION: 110 W. Court St.
4. OWNERSHIP: a. public b. private
5. PRESENT OWNER: Arthur J. Golder ADDRESS: 19 Congress St., T-Burg

ACCESSIBILITY TO PUBLIC:
Exterior visible from public road: Yes xx No
Interior accessible: Explain

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

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

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

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

12. PHOTO:

13. MAP:

SCALE: 1" = 200'

N

110 West Court St., Ithaca, N.Y.
14. THREATS TO BUILDING: a. none known □  b. zoning ☒ c. roads □
d. developers ☒ e. deterioration □
f. other: ____________________________

15. RELATED OUTBUILDINGS AND PROPERTY: NONE
   a. barn □  b. carriage house □  c. garage □
d. privy □  e. shed □  f. greenhouse □
g. shop □  h. gardens □
i. landscape features: ________________________________
j. other: ____________________________

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: ____________________________

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

   Located in DeWitt Park Historic District

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

   This stick style house has a street facade gable, the stickwork of
   which is placed over decorative shingle treatment. A bay window is
   placed on the first floor, and its diagonal windows are overhung by
   --continued--

SIGNIFICANCE
19. DATE OF INITIAL CONSTRUCTION: between 1888-1893 (comparison of Sanborn Maps)

   ARCHITECT: ____________________________

   BUILDER: for Elliott?

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

   The Elliott family lived in this ca. 1890 residence for about 50
   years. Helen M. Elliott carried on her father's cigar box mfg.
   business for many years after his death.

21. SOURCES:
   CITY DIRECTORIES  SANBORN MAPS OF ITHACA  BUILDING PERMITS

22. THEME:
   DE WITT PARK
the second floor, the corner having curved brackets with a pendant, and a railing. There is a recessed balcony on the second floor, with latticework trim at the curved eaves. A dormer window (eyebrow) with fanned mullions can be seen on the roofline. The west side gable has similar stickwork; the east side contains an entrance placed in an ell, sheltered by a small porch with turned supports, eave trim, and a curve inside the gable flanked by zig-zags formed by vertical boards beside it.

20. continued

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<tr>
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<tr>
<td>1893</td>
<td>Mrs. Mary J. Elliott</td>
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</tr>
<tr>
<td>1899</td>
<td>Mrs. Mary J. Elliott</td>
<td>widow</td>
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<td>cigar box mfg.</td>
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<tr>
<td>1940</td>
<td>Eva Elliott</td>
<td>--</td>
</tr>
<tr>
<td>1957</td>
<td>Arthur R. Congdon, owner</td>
<td>retired</td>
</tr>
<tr>
<td></td>
<td>Mrs. Emma Jeffers</td>
<td>employee, GLF</td>
</tr>
<tr>
<td>1968</td>
<td>Arthur J. Golder, Chas. Lowe</td>
<td>Ithaca Brd. of Education</td>
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<td>Director, Services for</td>
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<td>Career Plans, Ithaca</td>
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</table>
**BUILDING-STRUCTURE INVENTORY FORM**

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

YOUR NAME: Thomas W. Hanchett  
DATE: Summer 1975

YOUR ADDRESS: 6 Isabel Dr., Cortland, NY  
TELEPHONE: (607) 756-9362

ORGANIZATION (if any): Historic Ithaca, Inc., Ithaca, NY (607) 273-6633

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**IDENTIFICATION**

1. BUILDING NAME(S):  
2. COUNTY: Tompkins  
   TOWN/CITY: Ithaca  
   VILLAGE:  
3. STREET LOCATION: 110 W. Court St.  
   (10-50-4-23)  
4. OWNERSHIP:  
   a. public  
   b. private  
5. PRESENT OWNER: A. J. Jr. & M. Golder  
   ADDRESS: Trumansburg, N.Y.
6. USE: Original: SINGLE FAMILY  
   Present: SINGLE FAMILY - APARTMENT
7. ACCESSIBILITY TO PUBLIC:  
   Exterior visible from public road: Yes  
   Interior accessible: Explain

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**DESCRIPTION**

8. BUILDING MATERIAL:  
   a. clapboard  
   b. stone  
   c. brick  
   d. board and batten  
   e. cobblestone  
   f. shingles  
   g. stucco  
   other:
9. STRUCTURAL SYSTEM:  
   a. wood frame with interlocking joints  
   b. wood frame with light members  
   (if known)  
   c. masonry load bearing walls  
   d. metal (explain)  
   e. other
10. CONDITION:  
    a. excellent  
    b. good  
    c. fair  
    d. deteriorated  
11. INTEGRITY:  
    a. original site  
    b. moved  
    (if so, when?)  
    c. list major alterations and dates (if known):  
       possible rear addition, S. E. (front) porch not shown 1904

12. PHOTO: NS 32:6  
13. MAP:  

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Historic Preservation  
NY State Parks and Recreation  
July 17, 1975
14. THREATS TO BUILDING:  
   a. none known  
   b. zoning ☑  
   c. roads ☑  
   d. developers ☐  
   e. deterioration ☐  
   f. other: ___________________________________________________________________

15. RELATED OUTBUILDINGS AND PROPERTY:  
   a. barn ☐  
   b. carriage house ☐  
   c. garage ☐  
   d. privy ☐  
   e. shed ☐  
   f. greenhouse ☐  
   g. shop ☐  
   h. gardens ☐  
   i. landscape features: ___________________________________________________________________
   j. other: ____________________________________________________________

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: ____________________________________________________________

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
   (Indicate if building or structure is in an historic district)
   Residential block on busy street: Opposite vacant
   Templeton C. Library blocks.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):  
   Stick style bargeboard or gable trim, porch.  
   Note the shaped corner window east west axis.  
   Vertical + horizontal bands of wooden framing.  
   Recessed 2nd floor porch east west axis with arch.  
   Front multi-sided bay window 1st floor with brackets supporting "souvenir" 2016.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: 1870

   ARCHITECT: ____________________________

   BUILDER: ____________________________

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:  
   Stick or Eastlake style.

21. SOURCES:

22. THEME:
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, 315 North Tioga Street is located in the DeWitt Park Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 1971, and as listed on the New York State and National Registers of Historic Places in 1971, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness dated February 28, 2022, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Melissa Goodsell on behalf of the property owner, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) ten photographs documenting existing conditions; (3) four sheets of information on two types of doors; and (4) a photograph of the adjacent property’s double front doors, and

WHEREAS, the ILPC has also reviewed the New York State Building-Structure Inventory Form for 315 North Tioga Street, and the City of Ithaca’s DeWitt Park Historic District Summary Statement, and

WHEREAS, the proposed project involves replacing the non-historic front (west) and side (south) doors, 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 Certificate of Appropriateness was conducted at the regularly scheduled ILPC meeting on March 15, 2022, 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 DeWitt Park Historic District Summary Statement, the period of significance for the area now known as the DeWitt Park Historic District is 1820-1930.

As indicated in the New York State Building-Structure Inventory Form, the Italianate Style former residence at 315 North Tioga Street was constructed between 1873 and 1882.

Constructed within the period of significance of the DeWitt Park Historic District and possessing a high level of architectural integrity, the property is a contributing element of the DeWitt Park Historic District.
The project under consideration involves the replacement of non-historic doors installed within a non-historic enclosed porch.

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

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

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

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

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

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

RESOLVED, that, based on findings set forth above, the proposal (will/will not) have a substantial adverse effect on the aesthetic, historical, or architectural significance of
the 315 North Tioga Street and the DeWitt Park Historic District as set forth in Section 228-6, and be it further

RESOLVED, that the Ithaca Landmarks Preservation Commission determines that the proposal (meets/does not meet) the 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 with the following condition(s):

RECORD OF VOTE:
Moved by: 0
Seconded by: 0
In Favor: 0
Against: 0
Abstain: 0
Absent: 0
Vacancies: 1

Notice: Failure on the part of the owner or the owner's representative to bring to the attention of the ILPC staff, any deviation from the approved plans, including, but not limited to, changes required by other involved agencies or that result from unforeseen circumstances as construction progresses may result in the issuance by the building department of a stop work order or revocation of the building permit.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Ithaca Landmarks Preservation Commission (ILPC)
Planning & Economic Development Division
City of Ithaca, 108 E. Green St., 3rd Floor, Ithaca, NY 14850
Bryan McCracken | Ph: 607-274-6555 | bmccracken@cityofithaca.org
www.cityofithaca.org/boardscommittees/ilpc/index.cfm

Date: 1/18/2022 Building Permit Application # (REQUIRED): ________________

Applicant’s Name: Melissa Goodsell Phone: 607-272-1520 ext 211
Applicant’s E-Mail address (REQUIRED): mgoodsell@womensopportunity.org

Property Address: 315 N Tioga St, Ithaca, NY 14850

Owner’s Name (if different from Applicant): __________________________

Owner’s Mailing Address: __________________________________________

Proposed Work Includes (check all that apply):

■ New Construction
■ Addition
■ Accessory Structure
■ ALTERATION: Primary Structure
■ Site Changes (paving, fencing, patios, etc.)
■ Signage
■ Demolition
■ 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, 21 days prior to the regular ILPC meeting at which the application will be reviewed. ILPC meetings are held the third 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):

Install a new front and back door to the Women's Opportunity Center

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

Replacement of exterior front and back doors. The front door we would like to replace with a door that has a window, in the hopes that it will be a little more welcoming and to let some natural sunlight into the normally dark entrance area. The back door needs to be replaced as well because there is about a 2-inch gap between the frame and the door due to its age and rust.
REQUIRED PUBLIC NOTIFICATION

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

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

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

Applicant's Statement:

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

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

Applicant's Signature (REQUIRED): [Signature] Date: 2/28/22

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: ____________
Front Door

Please take donations to 110 W. Court Street

Welcome!

Women's Opportunity Center
WE ARE CLOSED

Thank You
MMI Door
Single Prehung
Overall Actual Size = 37 1/2-in x 81 5/8-in
Fits Rough Opening Size = 38-in x 82 1/8-in
Unit Type = Pre-Hung
Select U.S. ENERGY STAR Climate Zone = Northern
Handing = Left Hand In-Swing
Sill Profile = Standard
Door System Width = RO: 38-in || Frame: 37-1/2-in || Door: 36
Door System Height = RO: 82-1/8-in || Frame: 81-5/8-in || Door: 80
Material = Fiberglass Smooth
Glass Layout = Oval
Glass Type = Decorative Glass
Door Style = Large Oval
Glass Size = 20x56
Glass Style = Heirlooms
Glass Design = 1-Ute
Caming = Satin Nickel

Glazing Type = Insulated Glass
Privacy Rating = 6
Door Prefinish Options = Prefinish Door
Door Prefinishing = Paint Both Sides
Door Interior Paint = Burgundy
Door Exterior Paint = Burgundy
Frame Depth = Custom
Custom Frame Width (in.) = 5.5
Frame Type = Primed Finger-Jointed
Frame Prefinish Options = No Prefinishing
Door Lock = None
Door Bore = Double
Deadbolt = 2 1/8-in (Standard)
Hinge Type = Self-Closing
Hinge Number = 2 Spring Hinges / 1 Standard
Hinge Size = 4-in x 4-in Radius Corner
Hinge Finish = Satin Nickel (US-15)
Kick Plate = None

Weather Strip = Compression
Sill Type = Composite Adjustable Mill
Screen = None
Strike Reinforcement = None
Brickmould = Brickmould Applied
Brickmould Species = Primed Finger-Jointed
Tru-Loc Installation Anchor = None
Packaging = Standard Packaging
Cardboard Door Protector = None
Is this a Reorder? = No
Room Location = front prehung
Production Time (Does not include transit time) = 56
SOS = 1022040
U-Factor = 0.25
Unit Solar Heat Gain Coefficient (SHGC) = 0.15
Energy Star Zone = Northern
Catalog Version = 21.1.40.0

Therma-Tru
Fiberglass Single Door
36-in x 80-in
Cabernet Fiber-Classic® Oak Collection™
Room Location: front thermatru prehung

Line # | Item Summary | Production Time | Was Price | Now Price | Quantity | Total Savings | Pre-Tax Total
--- | --- | --- | --- | --- | --- | --- | ---
300-1 | Fiberglass Entry Doors, Entry Door, 37.625 x 82 | 56 days | $2,271.33 | $2,271.33 | 1 | $2,271.33 | 

Therma-Tru
Fiberglass Single Door
3'0" x 6'8"
Inswing Left Hand
Style Option = FC144
Overall: 37 5/8-in x 82-in Fiber-Classic® Oak Collection™
Half Lite 2 Panel
Glass Style = Texas Star
Caming = Black Nickel

Door Paint Color = Cabernet Both Sides
Jambs Unfinished
5 1/4 On-Guard Wood Grain Jamb
Mill Composite Adjustable Sill and Light Wood Sill Cap
Compression Weather Strip = Bronze
Exterior Trim = No
Hardware = No Hardware

Boring = Double Bore 5 1/2" On-Center
Backset = 2 3/8"
Hinge Type = Ball Bearing Hinge
Hinge Finish = Brushed Nickel
Dentil Shelf = None
Clavos = None
Delivery Method: In-Store Pick-Up

End Line 300 Description

MMI Door | Slab Only | 35 3/4-in x 79-in | Left Hand In-Swing Operation
Fiberglass Smooth Material | 1/2 Lite 2-Panel Door Style
Elegant Star Wrought Iron 1-Lite Door Glass | Burgundy/Burgundy Door Finish
Room Location: star wrought iron

Line # | Item Summary | Production Time | Was Price | Now Price | Quantity | Total Savings | Pre-Tax Total
--- | --- | --- | --- | --- | --- | --- | ---
400-1 | Entry Doors, Slab Only, 35.75 x 79 | 56 days | $1,207.48 | $1,207.48 | 1 | $1,207.48 |
Next door's (sister building) front door
Inside Back Door
Therma-Tru
Fiberglass Entry Doors, Entry Door,
44.625 x 81.1875

**Item Summary**
**Product***
Fiberglass Single Door w/ 1 Sidelite
30-in x 80-in | 12-in x 80-in
Cabernet Smooth-Star®
Room Location: None Assigned

**Production Time**
56 days

**Was Price**
$3,163.11

**Now Price**
$3,163.11

**Quantity**
1

**Total Savings**

$3,163.11

**Pre-Tax Total**

$3,163.11

--- Line 600-1 ---

Therma-Tru
Fiberglass Single Door w/ 1 Sidelite
2'6" x 6'8" | 12" x 6'8"
Outswing Right Hand / Latch Side Fixed Sidelite
Style Option = S426
Style Option - Sidelite = S601XESL
Overall: 44 5/8-in x 81 3/16-in Smooth-Star®
Half Lite 2 Panel
Glass Style = Concorde™
Caming = Black Nickel
Sidelite Line = Smooth-Star®
Sidelite Style Shape = Full Lite Sidelite w/ No Stile Lines

Sidelite Glass Style = Satin Etch
Sidelite Caming = None
Door Paint Color = Cabernet Both Sidelite
Sidelite Paint Color = Cabernet Both Sidelite
Jambs Unfinished
5 1/4 On-Guard Primed - Smooth Jamb
Bronze Composite Outswing and Dark Wood Sill Cap
Compression Weather Strip = Bronze
Exterior Trim? = Yes
Exterior Trim Shipped Separate = Yes

Hardware = No Hardware
Boring = Double Bore 5 1/2" On-Center
Backset = 2 3/8"
Hinge Type = Non-Rемovable Pin (Outswing)
Hinge Finish = Oil Rubbed Bronze
Storm Door Adapter Kit = No
Dentil Shelf = None
Clavos = None
Delivery Method: In-Store Pick-Up

--- End Line 600 Description ---

Therma-Tru
Fiberglass Single Door w/ 1 Sidelite
32-in x 80-in | 10-in x 80-in
Cabernet Smooth-Star®
Room Location: None Assigned

**Production Time**
56 days

**Was Price**
$4,707.57

**Now Price**
$4,707.57

**Quantity**
1

**Total Savings**

--- Line 700-1 ---

Therma-Tru
Fiberglass Single Door w/ 1 Sidelite
2'6" x 6'8" | 10" x 6'8"
Inswing Left Hand / Latch Side Fixed Sidelite
Style Option = S6074
Style Option - Sidelite = S1170XESL-SDL
Overall: 44 5/8-in x 82-in Smooth-Star®
Half Lite 1 Panel
Glass Style = Texas Star
Caming = Black Nickel
Sidelite Line = Smooth-Star®
Sidelite Style Shape = Full Lite Sidelite w/ No Stile Lines

Sidelite Glass Style = Satin Etch Colonial 5 Lite
1Wx5H SDL
Sidelite Caming = None
Door Paint Color = Cabernet Both Sidelite
Sidelite Paint Color = Cabernet Both Sidelite
Jamb Paint Color = Cabernet Both Sidelite
5 1/4 On-Guard Primed - Smooth Jamb
Mill Composite Adjustable Sill and Light Wood Sill Cap
Compression Weather Strip = Bronze
Exterior Trim? = Yes
Exterior Trim Shipped Separate = Yes

Hardware = No Hardware
Boring = Double Bore 5 1/2" On-Center
Backset = 2 3/8"
Hinge Type = Ball Bearing Hinge
Hinge Finish = Brushed Nickel
Storm Door Adapter Kit = No
Dentil Shelf = None
Clavos = None
Delivery Method: In-Store Pick-Up

--- End Line 700 Description ---
CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 03/29/2021

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Marsh USA Inc.
158 North Tryon Street, Suite 3600
Charlotte, NC 28202

CN102776519-Lowes-Si-21-22

INSURED
Lowe’s Companies, Inc. and subsidiaries
1000 Lowe’s Boulevard
Mooresville, NC 28117

INSURER A: National Union Fire Ins Co. of Pittsburgh PA
INSURER B: Interstate Fire & Casualty Co
INSURER C: AIU Insurance Co
INSURER D: New Hampshire Insurance Company
INSURER E:

COVERAGES  CERTIFICATE NUMBER: ATL-000476909-08
REVISION NUMBER: 10

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

IN ORIGIN
TYPE OF INSURANCE
JURISDICTION
P 0 V
POLICY NUMBER  POLICY EFF  POLICY EXP  LIMITS
CLAIMS-MADE  OCCUR
GERAL AGGREGATE LIMIT APPLIES PER:
POLICY  PROJECT  LOC

A  AUTOMOBILE LIABILITY
X  ANY AUTO
A  OWNED AUTOS ONLY
H  HIRED AUTOS ONLY

B  UMBRELLA LIAB
X  OCCUR
EXCESS LIAB
CLAIMS-MADE

C  WORKERS COMPENSATION
D  EMPLOYERS' LIABILITY

X  EXCESS WORKERS' COMPANSATION
A  EXCESS WORKERS' COMPANSATION

COMBINED SINGLE LIMIT (Ea accident)
BODILY INJURY (Per person)
BODILY INJURY (Per accident)
PROPERTY DAMAGE (Per accident)
EACH OCCURRENCE
AGGREGATE

EXCESS WORKERS' COMPANSATION

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Commercial General Liability policy is Self-Insured, effective 4/1/2021 to 4/1/2022.

CERTIFICATE HOLDER
Lowe’s Companies, Inc. and Subsidiaries
1000 Lowe’s Blvd.
Mooresville, NC 28117

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Manashi Mukherjee

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### ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**

**FORM NUMBER: 25**  
**FORM TITLE: Certificate of Liability Insurance**

<table>
<thead>
<tr>
<th>Policy Name</th>
<th>Policy Number</th>
<th>Carrier</th>
<th>Policy Effective Date</th>
<th>Policy Expiration Date</th>
<th>Limits</th>
<th>Limits</th>
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<tbody>
<tr>
<td>TX Employers XS Indemnity</td>
<td>EPC000016700</td>
<td>North American Specialty</td>
<td>01-Apr-2021</td>
<td>01-Apr-2022</td>
<td>$8,000,000 Each Occurrence / $35,000,000 Aggregate XS</td>
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<tr>
<td>TX Employers XS Indemnity (Excess)</td>
<td>XCB3095</td>
<td>Evanston Insurance Company</td>
<td>01-Apr-2021</td>
<td>01-Apr-2022</td>
<td>$15,000,000 Each Occurrence / $35,000,000 Aggregate XS</td>
<td></td>
</tr>
</tbody>
</table>

Workers' Compensation and Excess Workers' Compensation policies include a self-insured retention of $2,000,000.

General Liability: The insured is self insured for $10,000,000 each occurrence for the period of 4/1/2021 to 4/1/2022.

The Automobile Liability policy evidenced above is subject to additional self-insured retentions excess of limits shown for various perils covered.
BUILDING-STRUCTURE INVENTORY FORM

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

YOUR NAME: Mary Donohue
YOUR ADDRESS: 111 Cascadilla Avenue
TELEPHONE: 277-0486

ORGANIZATION (if any): Landmarks Commission of Ithaca, NY

IDENTIFICATION
1. BUILDING NAME(S): Meadow House
2. COUNTY: Tompkins
3. STREET LOCATION: 315 N. Tioga St.
4. OWNERSHIP: a. public b. private
5. PRESENT OWNER: Thaler & Goldberg
6. USE: Original: Private Residence Present: Social Service Agency
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
   Interior accessible: Explain Open during business hours
DESCRIPTION
8. BUILDING MATERIAL:
   a. clapboard X b. stone X c. brick X d. board and batten
   e. cobblestone f. shingles g. stucco h. 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 X b. good c. fair d. deteriorated
11. INTEGRITY:
   a. original site X b. moved c. list major alterations and dates (if known):
   c. list major alterations and dates (if known):
WEST (FACADE): Blocky addition added to facade replacing porch; Colonial-type doorway on addition; glass brick inserted in second story window; ventilation hole out in gable
SOUTH: Window changed to door (original frame intact); Tower cap flattened and roofed
13. MAP: (continued on attached page)
14. THREATS TO BUILDING:  
a. none known  
b. zoning  
c. roads  
d. developers  
e. deterioration  
f. other:  

15. RELATED OUTBUILDINGS AND PROPERTY:  
a. barn  
b. carriage house  
c. garage  
d. privy  
e. shed  
f. greenhouse  
g. shop  
h. gardens  
i. landscape features:  
j. other: Parking lot in rear (east)  

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:  

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
(Indicate if building or structure is in an historic district)  
The 200 block of North Tioga was originally a residential area. The buildings on  
the west side of the street have been replaced with modern construction between 1930 and  
1967, but the residences on the east, with two exceptions, have been retained and converted  
into offices. The structure was included in the DeWitt Park Historic District which was  
nominated to the National Register in 1971.  

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):  
This is an example of Tuscan Villa style although the front porch has been replaced.  
Its twin, 313 North Tioga, illustrates what the original appearance of the building was, plus the addition of a large porch.  

SIGNIFICANCE  
19. DATE OF INITIAL CONSTRUCTION: Between 1873 and 1882  

ARCHITECT:  

BUILDER:  

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:  
The houses at 315 and 313 North Tioga were originally identical, but 315 has  
suffered from alteration and poor maintenance. The building's present asset, however,  
is in its role as part of a sequence of varied nineteenth century designs and its  
place in the block. Also, the survival of a set of twin houses in the block is also a very  
unusual reminder of the nineteenth century.  

Between 1893 and 1909 the house was owned by John Vant, Captain of the steamboat  
Bradford Almy. In 1910, Elizabeth and William Breakey are listed as the residents.

21. SOURCES:  
ITHACA JOURNAL, Article "Shall We Save Historic Houses or Build Offices?,  
1975  
National Register of Historic Places, Inventory-Nomination Form, DeWitt Park Historic  
District, 1971.  
City Maps, 1893, 1899, City Planning Department, Ithaca, NY  
Sanborn Insurance Maps-1888, 1893, 1898, 1904, 1910, 1919, 1940  
Continued
11. INTEGRITY

with asbestos shingles; Air conditioner inserted into panel above second story window; 5 windows removed from foundation and concrete inserted; First story windows filled in with glass brick

EAST: Small porch added since 1910; window filled in with glass brick

NORTH: Windows removed from basement foundation and concrete inserted; First story windows filled in with glass brick; air conditioner inserted in changed windows

21. SOURCES:

Birdseye Views of Ithaca-1873, 1882
New Topographical Atlas of Tompkins County, New York, Stone and Stewart, 1866
City Directories-1884,1894,1898,1903,1909.
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, 150 Triphammer Road 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 July 31, 2018, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Michael Stewart 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) two photographs documenting existing conditions; (3) product information for Aeratis Heritage decking; and (4) production information for a Cast Iron Porch Light Ceiling Mount with Ball Shade 3.25” Fitter Vintage Style,

WHEREAS, the ILPC has reviewed the New York State Building-Structure Inventory Form for 150 Triphammer Road, and the City of Ithaca’s Cornell Heights Historic District Summary Statement, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves the replacement of tongue-and-groove wood decking with tongue and groove composite wood decking, the replacement of a non-historic, ceiling-mounted light fixture, and the installation of an additional ceiling-mounted light fixture, and, 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 15, 2022, 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 150 Triphammer Road was constructed between 1912 and 1913 for a professor of astronomy and geology at Cornell University, Ora M Leland.

Constructed within the period of significance of the Cornell Heights Historic District and possessing a high 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.

**Light Fixture**

With respect to Principle #2, Standard #2, and Standard #9, the replacement of a non-historic light fixture and the installation of an additional light fixture (will/will not) remove distinctive materials (but will/and will not) alter features and spaces that characterize the property.

Also with respect to Principle #2, and Standard #9, the proposed light fixture (is/is not) compatible with the massing, size, scale, and architectural features of the property and its environment.

**Decking**

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

With respect to Principle #2 and Standard #6, as shown in the submitted photograph, the severity of the deterioration of the wood decking requires its replacement. The proposed new work (will/will not) match the old in design, color, texture, and other visual qualities. **Proposed additional language if decking is appropriate:** In their review of the proposal, the Commission considered the deterioration of both the existing decking and floor structure, and the limitations of new tongue-and-groove wood decking. As stated by the applicant, the deteriorated condition of the wood framing beneath the decking requires its replacement. This will result in the removal of all the wood decking. Replacement wood decking matching the size, finish and detailing of the original is commercially available; however, the new growth wood used to mill this material does not have the same density or resin content as the old growth wood used to mill the original. This substantially diminishes the durability and longevity of the new material. The proposed composite decking matches the original in design, detail, texture and all other visual characteristics and can be finished to match the existing using the same materials and techniques as the historic material. It also does not have the same longevity or durability issues as new wood decking. The Commission, therefore, finds the composite decking an appropriate substitute for the historic material given the scope of the project and limitations of the in-kind material. **Proposed language if decking is not appropriate:** As a true in-kind replacement for the deteriorated decking is commercially available, the Commission finds this to be the most appropriate replacement material.
RESOLVED, that, based on the findings set forth above, the proposal (will/will not) have a substantial adverse effect on the aesthetic, historical, or architectural significance of the 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 proposal (meets/does not meet) criteria for approval under Section 228-6 of the Municipal Code, and be it further

RESOLVED, that the ILPC (approves/denies) the Application for a Certificate of Appropriateness with the following conditions:
• The decking shall be installed with the smooth side exposed.

RECORD OF VOTE:
Moved by: 0
Seconded by: 0
In Favor: 0
Against: 0
Abstain: 0
Absent: 0
Vacancies: 1

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: 02.25.2022  Building Permit Application # (REQUIRED): 42454
Applicant’s Name: Michael Stewart  Phone: 607.351.7372
Applicant’s E-Mail address (REQUIRED): mts96@cornell.edu
Property Address: 150 Triphammer Road
Owner’s Name (if different from Applicant): Cornell University
Owner’s Mailing Address: 2336 S Balch Hall, Ithaca, NY 14853

Proposed Work Includes (check all that apply):
- New Construction
- Addition
- Accessory Structure
- ALTERATION: Primary Structure
- Site Changes (paving, fencing, patios, etc.)
- Signage
- Demolition
- 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, 21 days prior to the regular ILPC meeting at which the application will be reviewed. ILPC meetings are held the third 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):

The main floor surface of the porch of 150 Triphammer is rotting and in need of both a finish deck and structural wood framing replacement. The scope of work proposed is as follows:

Repair work / replacement in kind (no approvals required)
1. Remove existing painted, tongue and groove wood deck (approximate depth is 1.25”)
2. Remove broken and rotted framing elements below wood deck.
3. Replace existing structural framing below deck.
4. Temporarily remove wood trim and railings at porch and columns, as necessary to replace porch (to be reinstalled to match existing).

New work / not replacement in kind (approvals required)
1. Requesting approval to substitute composite decking material in lieu of painted wood decking. The existing wood decking is extremely difficult to keep maintained in a high traffic building, and easily deteriorates due to winter maintenance and salt. Would match composite decking color and manufacturer used at adjacent ADA ramp. Proposed company makes 0.875” depth, T&G style deck boards. This would greatly improve the appearance, and the difference would be undetectable from public view. Further, Aeratis makes a tongue and groove model that more closely resembles the existing wood decking profile.
   https://www.aeratis.com/heritage - color: Battleship Gray
2. Replacing existing porch light fixture with new.

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

The porch must be rebuilt. The wood trim elements on the columns and handrails will remain the same. The pipe rail from the ground to the porch will remain the same.

The material substitution from painted wood to composite decking will allow the facility to maintain an improved appearance, and will allow winter maintenance and salting to occur without damage to the porch decking. The volume of foot traffic and the need to keep the walking surface safe at all times has made maintenance of the wood porch decking very difficult, and as a result, the paint is often in substandard condition even when regular painting is completed. This ultimately resulted in the rot and failure of some areas of the wood decking, which this project is seeking to address.

The ILPC allowed the use of composite decking at the accessible entrance to the facility, which was completed approximately 2.5 years ago, as a test case for its use within a historic district. Aeratis Universal was selected. From the owner's perspective, the material has done extremely well despite the exposed conditions, foot traffic, and salt usage in winter. We respectfully request that the ILPC consider it here, where it will not be highly visible due to the distance from the road to the property, and where it would yield similar benefits.
— REQUIRED PUBLIC NOTIFICATION —

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

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

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

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

☑ other (specify): Proposed product cut sheets

Applicant’s Signature (REQUIRED):  
Date: 02.25.2022

STAFF USE ONLY:

Date Received: __________________________

☑ yes ☐ no  Approved: ☐ yes ☐ no  Referred to ILPC: ☐ yes ☐ no

☐ yes ☐ no  ILPC Review:  
Date of Public Hearing: ________________
150 TRIPHAMMER FRONT PORCH, VIEW FROM ROAD
- PROPOSED MATERIAL TO MATCH EXISTING DECK COLOR
- ALL WHITE PAINTED WOOD TRIM TO REMAIN / BE RE-PAINTED
- PIPE RAILS AT RIGHT SIDE OF PORCH TO REMAIN.
EXISTING, ROTTED TONGUE & GROOVE DECKING, WOOD TRIM TO BE RE-PAINTED, AND REMAIN / BE REINSTALLED.

PROPOSED PRODUCT TO MATCH EXISTING MATERIAL COLOR.
ÆRATIS

THE PERFORMANCE LEADER IN EXTERIOR LIVING SPACE

NOW INCLUDING:

DUratech
CAPPING TECHNOLOGY
Aeratis Porch Flooring is a solid extruded PVC tongue & groove porch plank proven to out-perform wood, polypropylene, polyethylene and open-cell PVC products.

Its unsurpassed durability, coupled with a historic, traditional design, fortifies your porch floor against nature's adverse effects, while standing up to the scrutiny of the most discerning traditional architects, builders, historic societies, and homeowners.

PERFORMANCE IS OUR...advantage.

Aeratis Features

› An elegant finished floor look
› Cuts like wood and can be routed
› Dimensionally stable
› Can be painted or left natural
› Approved for historic restoration
› Meets W.U.I. Requirements
› For covered and uncovered porches
› Can be installed over concrete
› ADA slip-compliant
› No ventilation requirements
› Mold resistant and will not rot
› Stain resistant
› Installs with staples, nails or screws
› Can be made watertight
› 20-year warranty

* Review all installation instructions prior to installation
Aeratis Legacy

Aeratis Legacy is a 6” wide T&G porch plank. This board was engineered to match the wider planks used on many porches in the early 1800’s. The wider Legacy plank not only cuts the installation time in half, it reduces the over-all cost per square foot of the project. This makes Legacy the clear choice when considering a wider boards for the porch.

Aeratis Heritage

Aeratis Heritage comes in three pre-finished colors and can be painted, stained, or left natural. Heritage is a double-sided board with a finished surface on both sides. This line of porch flooring comes in three colors, Weathered Wood, Battleship Gray, and Vintage Slate.

A result of 5 years of research and development with a focus on form and function, this revolutionary acrylic based cap is color matched with the core, making the cap virtually invisible. The DuraTech cap’s surface rivals all available options in both hardness and slip resistance. The color retention is second to none and is backed by Aeratis’ Limited Lifetime warranty.

TRADITIONS

Paint-Ready Porch Flooring

Aeratis Traditions is an uncolored board that can be painted or stained in any color. Unlike the Heritage line which can also be painted, Traditions flooring requires paint or stain to maintain it’s unmatched warranty. When painted it maintains a 5-A paint adhesion, the strongest paint adhesion in the industry (no priming needed). Enjoy the same low maintenance porch that matches the look and feel of your home ... as well as FREE paint in the form of a rebate.

24" ON CENTER

Aeratis Traditions Twenty-Four Beaded Ceiling/ Wainscoting is a historically accurate, double-sided, paint-ready PVC ceiling product. The Traditions ceiling board dimensions are 5” x 3/8” x 16’. What makes the Traditions ceiling board unique is the fact that it is the only synthetic that can be installed with the ceiling joist 24” OC. Further, the ceiling board can be painted any color (see paint instructions and paint rebate at Aeratis.com).

Product Dimensions

<table>
<thead>
<tr>
<th>Product</th>
<th>L</th>
<th>W</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heritage Porch Flooring</td>
<td>12’, 16’, 20’</td>
<td>3-1/8”</td>
</tr>
<tr>
<td>Legacy Porch Flooring</td>
<td>12’, 16’, 20’</td>
<td>6”</td>
</tr>
<tr>
<td>Traditions Porch Flooring</td>
<td>12’, 16’, 20’</td>
<td>3-1/8”</td>
</tr>
<tr>
<td>Universal Porch Plank</td>
<td>12’</td>
<td>5-1/2”</td>
</tr>
<tr>
<td>All Trim Pieces</td>
<td>8’</td>
<td>NA</td>
</tr>
<tr>
<td>Traditions - 24’ Ceiling</td>
<td>16’</td>
<td>5”</td>
</tr>
</tbody>
</table>

Heritage & Traditions thickness - 7/8” (Actual)
Legacy thickness - 7/8” (Actual)
Universal Porch Plank thickness - 7/8” (Actual)
Traditions Twenty-Four thickness- 3/8” (Actual)

Universal Porch Plank

The Aeratis Universal Porch Plank, or UPP, is perfect for picture framing your installation, for using on stairs or even as a stand-alone wide-plank porch application.
AÉRATIS
PVC PORCH PRODUCTS

p. 888-676-2683
products@aeratis.com
www.aeratis.com www.porchpro.com

PROUD PARTNER OF

This Old House
Cast Iron Porch Light Ceiling Mount with Ball Shade 3.25" Fitter Vintage Style

$119.00

SKU: TKB-BG8889-K

Description

Black Painted Ceiling mounted old fashioned turn of the century home light fixture with white milk glass plastic ball shade

Come wired and ready to go and uses on standard base bulb

Age: New

Construction: Cast Iron and Shatter Proof Plastic Shade

Size: 7" diameter by 3.25" tall – fixture only size

Size of hand blown milk glass globe – 6" tall by 5.5" diameter

Shade fitter size is 3.25" diameter

Overall length with ceiling canopy is 9"

(This comes with milk glass globe shade included)

Related products
Over 30 years of excitement of "The Find" from antiques to chandeliers and home goods found nowhere else. Emulating The British East India Company. We search the world so you can "Expect The Unexpected!"

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CONTACT US (https://thekingbay.com/contact-us)
BUILDING-STRUCTURE INVENTORY FORM

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

FOR OFFICE USE ONLY

UNIQUE SITE NO. 18940 68657 0
QUAD 0
SERIES 0
NEG. NO. 0

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
3. STREET LOCATION: 150 Triphammer Road
4. OWNERSHIP: a. public[ ] b. private[X]
5. PRESENT OWNER:
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[ ] 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:
14. THREATS TO BUILDING: a. none known[X]   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[X]
   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: 1912-1913
   ARCHITECT: unknown
   BUILDER: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
   See Continuation Sheet

21. SOURCES:
   See Continuation Sheet

22. THEME:
   See Continuation Sheet
15i. Small front lawn; tall conifers surround the house on the north, south, and west.

15j.

16h. North Campus of Cornell University to east

17. This house is situated at the southwest corner of Triphammer Road and Dearborn Place. It overlooks the North Campus of Cornell University to the east. There are period houses nearby to the south and west. This 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.

18. This two and one-half story residence is covered in stucco and is surmounted by a high hipped roof with boxed eaves. Hipped dormers project from north, south, and east facades. Two-story wings with hipped roofs extend eastward from either end of the main facade. A one-story entry porch with floor-to-ceiling square wood porch supports is positioned at the center of the main facade between these two wings. There is also a one-bay-wide, two-story side wing projecting from the south facade. Windows are varied in size, type, and configuration. Front and side elevations feature primarily first floor windows of 8/1 double-hung sash and 6/1 double-hung sash on second floor windows. There is a banded multi-pane horizontal casement window on the north end of the main facade (first floor) and paired multi-paned casements in front-facing dormers. The dormer along the north elevation has a large 8/8 double-hung window. This elevation also features a decorative three-level multi-pane casement window extending between first and second floors. A side entrance is placed below this large window. There is also a rear entry vestibule and tall outside brick chimneys on north and south elevations.

20. This house was built for Ora M. Leland, professor of astronomy and geology at Cornell University. Leland lived here only through the early 1920's. From the 1920's through the 1950's the house was occupied by the Sigma Kappa Sorority. Today it is used as a women's dormitory and residence co-op.

21. Ithaca City Directories; "Insurance Maps of Ithaca, New York" (New York: Sanborn Map Co., 1919); Cornell University, The Ten Year Book of Cornell University (IV): 1868-1908 (Ithaca: Published by the University, 1908)
To: Laura Lewis, Mayor and Members of Common Council  
From: Bryan McCracken, Historic Preservation and Neighborhood Planner  
Re.: 2021 Annual Report of the Ithaca Landmarks Preservation Commission  
Date: February 15, 2022  

As required by §73-6 of the City Municipal Code, I am pleased to submit the following report concerning the activities of the Ithaca Landmarks Preservation Commission (ILPC) and its staff for the period of January 1, 2021 through December 31, 2021.

**COMMISSION ACTIVITIES**

**DESIGN REVIEW**

The ILPC held ten regular meetings during the reporting period. It reviewed and approved all of the sixteen (16) Certificates of Appropriateness applications under consideration. Applications included proposals for barrier-free entrances, a street reconfiguration, and improvements to facilitate business operations during the pandemic.

In addition to the applications reviewed by the Commission, staff administratively reviewed and approved thirty-four (34) projects at locally designated properties. Staff level reviews included in-kind roof replacements, masonry repairs, door and siding replacements, and exterior mechanical equipment installations. **In total the ILPC or its staff reviewed and approved 50 projects, with an overall approval rate of 100%.** The number of projects reviewed by the Commission and its staff remained consistent with those reported in 2020, likely the result of the on-going global pandemic.

**DESIGNATIONS**

The Ithaca Landmarks Preservation Commission considered the expansion of the East Hill Historic District to include 19 properties along North Aurora, East Court and Linn Streets. The staff-nominated expansion was the result of several years of planning work, including research by the City Historian and Planning staff, securing a Certified Local Government Subgrant to engage a consultant to prepare architectural and historical documentation, and the submission of materials to the State Historic Preservation Office for review and comment. The Commission found the 19 properties possessed the same historic and architectural value as the properties in the East Hill Historic District and recommended the expansion of the existing district to include them June. The recommended designation was approved by Common Council in August.

**ADVISORY REVIEWS**

The ILPC also conducted advisory reviews of several development projects adjacent to historic districts or impacting individual buildings with historic or architectural value. Projects reviewed include:

- **401 East State Street** – Located immediately adjacent to the East Hill Historic District, the Planning and Development Board requested comments from the Commission on the proposed apartment building at 401 East State Street. The Commission offered specific recommendations on how to better integrate the large new building into the small-scale residential character of its historic surroundings.
• **106 Cascadilla Park Road** – As requested by the Board of Zoning Appeals (BZA), the Commission reviewed a proposal to construct a new parking area at the subject property. The properties along Cascadilla Park Road are eligible for listing on the State and National Registers of Historic Places but are not locally designated historic resources. The Commission provided guidance to the applicant and BZA on constructing a parking area that would not diminish the special historic and aesthetic quality of neighborhood.

• **Rezoning Proposal for East and West Court Streets and North Cayuga Street** – The proposed zoning change impacted properties in both the DeWitt Park and recently expanded East Hill Historic Districts. For this reason, Planning staff and the Common Council requested the Commission’s review of the proposal and its potential impact on the historic character of these resources. The members found the proposal would not have a substantial adverse impact on nor result in physical changes to the designated historic resources.

**CERTIFIED LOCAL GOVERNMENT ACTIVITIES**

• **National Register of Historic Places Nomination – Coast Guard Motor Lifeboat 40300** – In its capacity as a New York State Certified Local Government (CLG), the City of Ithaca is required to participate in the nomination process for properties within the municipality being considered for listing on the State and National Registers of Historic Places. The Commission reviewed a National Register nomination for the Coast Guard Lifeboat 40300. Based on the review and consideration of documentation provided by the State Historic Preservation Commission, the Commission supported the listing of this historic resource on the National Register. Coast Guard Motor Lifeboat 40300 was an innovative prototype of a metal-hulled rescue vessel.

• **2021 New York Statewide Historic Preservation Conference:** The City of Ithaca was the virtual host for the 2021 Statewide Historic Preservation Conference. This event gathered 240 historic preservation professionals and enthusiasts as well as economic and community developers, elected officials, educators, and developers from across the state for three days of informative and entertaining trainings and presentations. The City received a grant through the Certified Local Government program to partially fund this successful event. Staff also co-presented a session at the conference, “Joining the CROWD: Creating a Coalition of Preservationists, Planners, and Architects to Promote Circularity and Reuse,” which focused on the circular economy, building deconstruction and cultural preservation through material reuse.

**CITY AND TOWN OF ITHACA HISTORIC PRESERVATION PARTNERSHIP.**

In early 2021, the City of Ithaca partnered with the Town of Ithaca to explore opportunities to establish a shared historic preservation program. A working group consisting of ILPC members, City and Town elected officials, and Town residents formed to evaluate the practicality of creating a shared landmarks law and City and Town of Ithaca Landmarks Preservation Commission. After months of reviewing statewide precedents, the City’s existing Landmarks Ordinance and the Statewide Model Law, the working group recommended moving forward with this shared services arrangement and prepared legislation that would advance this objective. The draft ordinance is currently under review by the City Attorney’s Office and the Town Attorney, and should be available for review by Common Council and the Town Board in early 2022.

**STAFF ACTIVITIES OF INTEREST**

**PUBLIC OUTREACH AND ENGAGEMENT**

Throughout the reporting period, the ILPC staff engaged in the following public outreach activities:

• **Energy Retrofits for Historic Properties** - Staff presented at a virtual seminar on appropriately and successfully improving the energy efficiency of designated historic buildings.
• **National Register of Historic Places Nominations Workshop** – Staff presented at a virtual seminar on preparing National Register of Historic Places nominations for historically or architecturally significant buildings.

• **The Many Lives of Stewart Park** – In celebration of Stewart Park’s 100th anniversary as a municipal park, staff participated in a virtual presentation on the history of the park. The presentation can be accessed on the Friends of Stewart Park YouTube channel.

• **Annual Property Owner Notification** – Postcards were mailed to all owners of designated historic properties reminding them of the status of their buildings.

**HISTORIC RESOURCE IDENTIFICATION AND DOCUMENTATION**
For the second year in row, staff worked with Cornell University students enrolled in the graduate-level Fieldwork in Historic Preservation class to survey potentially historic properties in the South Hill neighborhood. Students examined the architectural and historic significance of each property and presented their findings to city staff, Historic Ithaca staff and members of the Ithaca Landmarks Preservation Commission in late December. The completed Historic Structure Inventory forms will be an invaluable resource for future neighborhood planning efforts on South Hill.

**ADDITIONAL INFORMATION**

**REAL PROPERTY TAX EXEMPTIONS FOR HISTORIC PROPERTIES OR THE “ITHACA LAW” (444A-2)**
In 1997, the City of Ithaca became the first New York State community to adopt a tax abatement program for historic properties. In brief, the program provides a ten-year window of tax relief (City and County, only) on the increase in assessed value resulting from the substantial rehabilitation of or investment in a locally designated historic structure. **There were 9 properties enrolled in this program in 2021.** See the table below for information on the property tax savings for the individual property owners and the total public investment in these projects from this historic preservation program.

<table>
<thead>
<tr>
<th>Address</th>
<th>Year Enrolled</th>
<th>Cost of Rehab</th>
<th>Assessment Increase</th>
<th>Property Tax Savings in 2020 (City and County only)</th>
<th>Property Tax Savings Since Enrollment (City and County only)</th>
</tr>
</thead>
<tbody>
<tr>
<td>210 Kelvin Pl</td>
<td>2018</td>
<td>$685,493</td>
<td>$280,000</td>
<td>$5,038</td>
<td>$20,392</td>
</tr>
<tr>
<td>126 Kelvin Pl</td>
<td>2018</td>
<td>$94,900</td>
<td>$10,000</td>
<td>$180</td>
<td>$728</td>
</tr>
<tr>
<td>410 University Ave</td>
<td>2017</td>
<td>$80,000</td>
<td>$80,000</td>
<td>$1,440</td>
<td>$7,320</td>
</tr>
<tr>
<td>420 E State St</td>
<td>2014</td>
<td>$185,837</td>
<td>$60,000</td>
<td>$432</td>
<td>$7,756</td>
</tr>
<tr>
<td>416 E State St</td>
<td>2018</td>
<td>$500,000</td>
<td>$275,000</td>
<td>$4,949</td>
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<tr>
<td>310 W. State St</td>
<td>2020</td>
<td>$1,057,179</td>
<td>$385,000</td>
<td>$6,928</td>
<td>$13,892</td>
</tr>
<tr>
<td>201 W Clinton</td>
<td>2015</td>
<td>$125,000</td>
<td>$35,000</td>
<td>$378</td>
<td>$4,202</td>
</tr>
<tr>
<td>226 S Geneva St</td>
<td>2015</td>
<td>$9,182</td>
<td>$9,000</td>
<td>$96</td>
<td>$1081</td>
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<td>110 Titus Ave</td>
<td>2016</td>
<td>$85,000</td>
<td>$1,224</td>
<td>$9,139</td>
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</tr>
</tbody>
</table>

**Total Public Investment in Projects** | $20,665 | $84,536
Respectfully submitted,
Bryan McCracken
Secretary, Ithaca Landmarks Preservation Commission