ITHACA LANDMARKS PRESERVATION COMMISSION (ILPC)

NOTICE OF MEETING & AGENDA REVISED

The regular monthly meeting of the ITHACA LANDMARKS PRESERVATION COMMISSION will be held at 6:00 p.m., Tuesday, April 19th, 2022. This meeting will be held remotely as permitted by the Governor’s Executive Order 11, which was extended to June 9 on April 15, 2022.

A live stream is available at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2ICnTrDg. 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=b2s3WHFFS3JMOGE0UWUxYW9YZw3Zz09
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. Thank you.

I. PUBLIC HEARINGS
   D. 102 The Knoll, Cornell Heights Historic District – Proposal to Replace Historic Green-Glazed Tile Roofing with New Green-Glazed Tiles with Changes in Detail. [Material samples (existing and proposed) are available for review in the Planning Department, Third Floor, City Hall, 108 East Green Street, Ithaca, NY] https://www.cityofithaca.org/DocumentCenter/Index/1454
   E. 522-34 Thurston Avenue, Cornell Heights Historic District – Proposal to Fully Replace In-kind a Graduated Slate Roof and Rehabilitate Steel Casement Dormer Windows. https://www.cityofithaca.org/DocumentCenter/Index/1453

II. PUBLIC COMMENT ON MATTERS OF INTEREST

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.
III. OLD BUSINESS
• None

IV. NEW BUSINESS
• 522-34 Thurston Avenue, Cornell Heights Historic District – Early Design Guidance

• 105 Westbourne Lane, Cornell Heights Historic District – Early Design Guidance
  https://www.cityofithaca.org/DocumentCenter/Index/1456

• 111 The Knoll, Cornell Heights Historic District – Request for an Extension of Certificate of Appropriateness Approval
  https://www.cityofithaca.org/DocumentCenter/Index/1031

• 123 North Quarry Street, East Hill Historic District – Advisory Review of Board Zoning Appeals Application
  [Materials distributed under separate electronic cover]

V. APPROVAL OF MINUTES
• February 15, 2022 & March 15, 2022

VI. ADMINISTRATIVE MATTERS

VII. ADJOURNMENT

ACCESSING ONLINE MEETING MATERIALS:
Online meeting materials, like applications for a Certificate of Appropriateness and supporting materials, are available electronically via the “Document Center” on the City web site (www.cityofithaca.org/DocumentCenter), under “Ithaca Landmarks Preservation Commission” > “Applications for Certificates of Appropriateness” and in the relevant address folder. Please do not hesitate to contact our office if you have any questions or you need any assistance accessing the meeting materials.

"An Equal Opportunity Employer with a commitment to workforce diversification."
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, 407 East Buffalo Street is located in the East Hill Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 1988, and as listed on the New York State and National Registers of Historic Places in 1986, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated March 18, 2022, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by property owners Kevin and Leann Kanda, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) “Reasons for Requested Change to 407 E Buffalo Street (Shutter Removal),” which include photographs of existing and prior conditions, and

WHEREAS, the ILPC has also reviewed the New York State Building-Structure Inventory Form for 407 East Buffalo Street, and the City of Ithaca’s East Hill Historic District Summary Statement, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves the permanent removal of the property’s shutters from all elevations; shutters include both historic louvered wood and non-historic vinyl units, 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 April 19, 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 East Hill Historic District Summary Statement, the period of significance for the area now known as the East Hill Historic District is 1830-1932.

As indicated in the New York State Building-Structure Inventory Form, The Greek-Revival residence at 407 East Buffalo Street was constructed between
1835 and 1838. Major alterations occurred in 1898 and 1904, including the porch on the north (primary) elevation.

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

Based on the age and architectural style of the residence, and the style of the wood shutters, the historic louvered wood units are not an original feature of the property; however, they were likely added during the East Hill Historic District’s period of significance and are considered a character defining feature of the historic neighborhood as noted in the City of Ithaca Historic District and Landmark Design Guidelines.

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 #4 Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

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, Standard #4, and Standard #9, the removal of the shutters (will/will not) remove distinctive materials (but will/and will not) alter features and spaces that characterize the property. Proposed language if removal is not appropriate: As noted in the City of Ithaca Historic District and Landmark Design Guidelines, “many of the shutters now found on Ithaca’s historic structures are not original but were installed during the building’s period of significance. As such, they are considered character defining features;” therefore, their permanent removal is not appropriate. The guidelines further note that “original, or early, shutters should be maintained and repaired rather than replaced wherever possible.”

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 407 East Buffalo Street and the East Hill Historic District, as set forth in Section 228-6, and be it further,

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

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

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

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

Kevin and Leann Kanda
Applicant’s Name: ________________ Phone: ________________

leannkanda@gmail.com
Applicant’s E-Mail address (REQUIRED): ________________

407 E Buffalo Street
Property Address: ________________

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, 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):

We propose to permanently remove the decorative shutters that were on the windows.

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

See attached page
— 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: 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): ____________________________________________________________

Applicant’s Signature (REQUITE): __________________________ Date: 18 Mar 2022

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: ____________
Reasons for Requested Change to 407 E Buffalo Street (Shutter Removal)

We removed the shutters temporarily for repainting the house (same color). We were previously told by architects involved in our back porch renovation that shutters were not original to the house, prompting us to research if the shutters should be restored. Shutters are not typical on similar surrounding houses, and were mismatched to the windows, particularly street-facing. We would therefore prefer to remove them permanently.

The shutters as previously hung were decorative only, screwed or nailed to the clapboards, and half the ones street-facing were inappropriately sized for the windows. They also seem out of place given the neighboring houses. The descriptions of Historic Ithaca’s walking tour of Lower East Hill District (as found on pocketsites.com) references our house, 407 E Buffalo, as (originally) Greek Revival. Our neighbors featured at 417 East Buffalo, 109 Parker Street, 310 East Buffalo, and 420 E Seneca St, are all highlighted on the tour as original Greek Revival and do not have shutters.

Most notably, the east side expansion and the front porch on the house do not accommodate shutters of proportional size to the windows. The east wing was added between 1888 and 1893, as documented in the Sanborn Insurance maps. Shutters on the street-facing windows are too wide for the wing. The non-functional shutters in place when we purchased the house extended off the east side of the house to one side, and propped diagonally in the inner west corner as they ran into the main body of the house, even though they were already narrower than what would be the correct window fit. Some of these shutters were also made of plastic, though the rest of the house had wood shutters of two different origins (clearly visible via different paint layers).

The prominent large street-facing 1st story window had decorative shutters too small for the size of the window. This is likely because there is insufficient room between the window and the porch support. The porch appears to have been put into its current form between 1910 and 1919 (see Sanborn maps).

Unfortunately we have not been able to locate any historic pictures of the house so far (efforts further hampered by pandemic restrictions at the History Center).
Sanborn Insurance Maps documenting the expansions and porch additions 1888-1919
407 E Buffalo St. street frontage with shutters in 2007

407 E Buffalo St. at present with shutters temporarily removed
Clear current view of the front 1st floor window and proximity to porch; east wing windows.

Back(South side) house (note triple window first-floor was approved to not have shutters when put in (2012).
BUILDING-STRUCTURE INVENTORY FORM

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

YOUR NAME: Liz Hancock/Catherine Stroup
YOUR ADDRESS: 312 Elmwood Avenue
TELEPHONE: 273-4533

ORGANIZATION (if any): LANDMARKS COMMISSION OF ITHACA, NY

IDENTIFICATION
1. BUILDING NAME(S):
2. COUNTY: TOMPKINS TOWN/CITY: ITHACA VILLAGE:
3. STREET LOCATION: 407 East Buffalo St
4. OWNERSHIP: a. public □ b. private ☑
5. PRESENT OWNER: Nancy S. Meltzer ADDRESS: same
6. USE: Original: residence Present: residence
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes □ No □ Interior accessible: Explain No, private residence

DESCRIPTION
8. BUILDING MATERIAL: a. clapboard ☑ b. stone ☑ c. brick ☑ d. board and batten ☑
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): North (front) porch added c. 1898; South (back): 2 story addition in two phases - c. 1893 and c. 1904, Roof changed from shingle to either slate or tin (c. 1893) and presently it is composition; Concrete (continued)
12. PHOTO:
13. MAP: SCALE: 1"=200'
407 East Buffalo St, Ithaca, N.Y.

14. THREATS TO BUILDING: 
   a. none known [X]  
   b. zoning [ ]  
   c. roads [ ]  
   d. developers [ ]  
   e. deterioration [X]  
   f. other: _______________________

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

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

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: 
   (Indicate if building or structure is in an historic district) 
   This house is one on the lower part of East Buffalo St. It is surrounded by structures of similar scale, and it is part of the East Hill Historic District which was designated in 1976.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known): 
   This well proportioned Greek Revival house has many of the classical features which are characteristic of the style. Among these are the gable end facing the street, the fanlight with a voussoir--like detail in the pediment, the wide frieze, and the use of side lights and a transom beside and over the front door. (cont)

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: Between 1835-1838

   ARCHITECT: _______________________
   BUILDER: _______________________

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE: 
   The following information about owners and occupants was taken from the Ithaca City Directories:
   1867-1868 George P. Covert
   1869-1870 George Covert
   William Covert, painter, (boards)
   1884-1885 Mighells B. Butler, cashier (boards)
   Mrs. H.E. Hermance, (boards)
   (Charles & Louie Covert- removed to Auburn)

21. SOURCES:

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

WHEREAS, 209 West Green Street is located within the Henry St. John Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 2013, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated March 21, 2022, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Brian Buttner on behalf of property owner KHK Associates, 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) two renderings of the proposed alterations, title “Concept A: ADA Access Ramp to Front Entrance” and Concept B: ADA Access Ramp to Front Entrance;” and (4) two site plans titled “Concept A: West Green Street Proposed Access Ramp” and Concept B: South Albany Street Proposed Access Ramps,” and

WHEREAS, the ILPC has reviewed the entry in the annotated list of properties included within the Henry St. John Historic District for 209 West Green Street, and the City of Ithaca’s Henry St. John Historic District Summary Statement, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves the removal of a non-historic barrier-free access ramp and the construction of a new barrier-free access ramp in a different location and with a different configuration, 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 April 19, 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 Henry St. John Historic District Summary Statement, the period of significance for the area now known as the Henry St. John Historic District is 1830-1932.
As indicated in the individual property entry in the annotated list of properties included within the Henry St. John Historic District, the Greek-Revival residence at 209 West Green Street was constructed c. 1835.

Constructed within the period of significance of the Henry St. John Historic District and possessing a high level of integrity, the property is a contributing element of the Henry St. John 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 removal of the existing ramp and the construction of a new one (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 ramp (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 ramp (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 the findings set forth above, the proposal (will/will not) have a substantial adverse effect on the aesthetic, historical, or architectural significance of the Henry St. John Historic District, as set forth in Section 228-6, and be it further,

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

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

RECORD OF VOTE:
Moved by: 0
Seconded by: 0
In Favor: 0
Against: 0
Abstain: 0
Absent: 0
Vacancies: 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.
Date: 03/21/2
Building Permit Application # (REQUIRED): ________________

Applicant’s Name: Brian Buttner, R.A. Phone: 607-844-460
Applicant’s E-Mail address (REQUIRED): adra@twcny.rr.com

Property Address: 209 W. Green Street, Ithaca, NY

Owner’s Name (if different from Applicant): KHK Associates (III) aka Bowers
Owner’s Mailing Address: KHK Associates P.O. Box 22 Dry

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):

Ownership of the Bangs Funeral Home recently changed hands and the new owners, Joe and Karen Bowers, are considering several upgrades and new furnishings throughout the interior of this older style funeral home. One exterior item they wish to improve is the current access entry ramp on the Green Street entrance to the building.

The existing carpeted ramp is approximately 24 feet in length by 5 feet width and descends at a 14.7% slope. For the most part, the ramp is open and can be slippery when wet and during inclement winter months thus remains closed off during those periods. The Architect proposes to change the ramp to one of two alternate configurations to increase the ramp length thereby reducing the percent slope for a more manageable incline for visitors. Both ramps will be constructed of composite deck plank with exterior grade low pile carpet over the walking surface and PVC railings to match existing products on the building. The remainder of each ramp will be composite PVC/wood frame, painted white to match the current trim prevalent on the funeral home. At this time, the Owners have not decided whether to restore the large, continuous evergreen shrubs in front of both porches, however, that can be discussed further.

Concept A Ramp - @ 30 feet in total length proposes a new two stage ramp extending down from the main entrance to a landing at the northeast corner of the existing veranda then east across the front of the porch to a minor rise in the new concrete walk and finally north again to the public sidewalk on Green Street. The intermittent landing breaks up the long descent that would occur on a continuous ramp while also pulling the ramp back from the public access on Green Street to reduce visual impact. A second stair at the proposed landing would also facilitate larger volume traffic by visitors to/from the funeral home.

Concept B Ramp - proposes a continuous ramp 32 feet long constructed from the new main entrance stair and landing west to grade at Albany Street. The ramp will replace longstanding, evergreen shrubs running parallel to the existing porch. This ramp is six feet longer than the current ramp and two feet longer than the Concept A proposal resulting in the ramp length being a 13.7% slope.

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

1) The existing "accessible" visitors ramp extending north to Green Street is a hazard when wet or covered by snow and ice, therefore the owners wish to change the location of the ramp to reduce the current pitch so it doesn't need to be closed off during inclement weather. NOTE- neither Concept A or B offers a maximum ramp slope of 12% as recommended by ADA Accessibility standards, however both concepts improve the ramp slope and fit within property limitations.

2) Both ramp concepts can be incorporated into the historic funeral home design lines without altering the original structure or detracting from the existing building design.

3) Based on photos taken over time, it also appears that extensive shrubbery has been a fixture around the building for many years. While that will take time to recreate, the owners are not opposed to restoring the well-trimmed greenery around this historic Ithaca structure.

4) The Concept B ramp is situated in such a way as to be covered by an extended awning for nearly 80% of its total length, thus reducing the need for regular maintenance to maintain safe passage up to the main building entrance from Albany Street.
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: 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): ____________________________

**Applicant’s Signature (REQUIRED):**

![Signature]

**Date:** 03/22/2022

**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: ______________
CONCEPT A - ADA Access Ramp to Main Entrance
Bangs Funeral Home, Ithaca, NY

ADR Associates
CONCEPT B- ADA Access Ramp to Main Entrance
Bangs Funeral Home, Ithaca, NY
CONCEPT B- ALBANY STREET PROPOSED ACCESS RAMP
BANGS FUNERAL HOME
SCALE 1" = 12"

W1805 Associate
80 Main Street
PO Box 306
Potsdam, NY 13673

WEST GREEN STREET
207-209 West Green Street  

ca. 1835

Description:
207-209 West Green Street is located at the corner of West Green and South Albany streets. This property is one of a series of houses along West Green Street that mark the transition from Ithaca’s commercial core to the primarily residential neighborhood of the Henry St. John district south of Green Street. It is a two-story house of frame construction built ca. 1835 in the Greek Revival style. It is asymmetrical in plan, with large additions on the east and south façades.

Walls are clad in clapboard. A narrow cornice with regularly spaced dentils and modillions extends across the west and north façades, connecting the west and east wings at the cornice line. Windows are a mix of 9/9, 6/6, 6/1 and 1/1. The 9/9 windows are replacements, located on the first story of the west, original, wing. The 6/6 windows are located on the second story of the west wing. 6/1 windows are located in the east bay-front wing and the 1/1 windows are primarily along the east and south façades.

The original wing of the house is the west section. It has a front-gabled roof facing north with a closed gable. It is rectangular in plan, and three bays wide by three bays deep. The primary entrance to the building is located in the east bay.
East of the original wing, a bay-front, hipped roof addition projects north from a cross-gable addition, extending north of the west wing. A pair of double doors with full diamond-light glazing is located on the first story in the center bay. A one-story, flat-roofed porch covers the bay addition and connects to a one-story shed-roofed porch wrapping around the north and west façades of the west wing. All porch posts are tall, narrow Doric-style posts and sit on a low balustrade with rectangular balusters. A long ramp extends from the sidewalk to the north entrance, providing wheelchair accessibility to the building, which houses a funeral home.

South of the bay addition, two-story cross-gabled addition extends to the south. A two-story bay window is located at the north corner of this addition. A lower, one-bay flat roof addition extends south from the gable addition. A group of intersecting small one and-two-story additions projects from the southeast corner of the house with a one-story, shed-roofed garage addition extending east from corner. The garage is one bay wide by three bays deep. A paved driveway, shared with 205 West Green Street, leads from West Green Street to the garage.

On the west façade, the south additions step east from the west wing with a broad paved driveway between the house and the street.

**Significance:**
Contributing. Architecturally significant. Historically significant.

207-209 West Green Street is architecturally significant as an example of the Greek Revival style with later Italianate and Queen Anne additions and details well-integrated with the original structure. 207-209 West Green Street displays a high level of integrity on the primary façades (north and west), though a group of additions have been made to the southeast section of the house to accommodate its long-term use as a funeral home.

207-209 West Green Street is historically significant for its association with the Mack family and a series of prominent Ithaca merchants and landowners. This parcel was part of a larger lot purchased from Simeon DeWitt by Francais A. Bloodgood in 1827. James C. Hyatt owned the property from 1831-57. A house appears on the 1851 Bevans map of Ithaca, indicating that it was constructed during Hyatt’s ownership. Hyatt conveyed the property to George D. Beers in 1857.

Beers, a partner in the legal firm of Beers & Howard, sold the property to Lucy W. and Horace Mack in 1858. Mack was the son of Horace Mack, the twentieth village president, for whom the stone house at 115 West Green Street was built. Horace and Lucy Mack owned 207-209 West Green Street from 1858-1886 and owned its neighbor to the east, 205 West Green Street, during part of 1863. Mack’s employment was variously listed in Ithaca directories as: real estate agent, accountant, Cornell University Clerk, and assistant in the land office of Cornell University. The extended Mack family also owned 231 South Geneva Street from 1841-1866.

In 1886, the Macks sold the property to John C. Westervelt and his wife Mary St. John Westervelt. John Westervelt was a coal and wood dealer with a coal yard at the foot of Clinton
Street near the fairgrounds. Prior to that, he was a partner in the grocery business of Ithaca mayor D.B. Stewart.

John C. Westervelt died in 1888, and Mary Westervelt sold the property to Mary Nevins in 1904. It appears that Nevins, a partner in the millinery firm of G.C. Flybush & Co., never lived in the house. Instead, Edward Nevins and other renters occupied the house. It was sold to Frank and Mary Bangs in 1949 and has since been in use as Bangs Funeral Home.

Alterations:
The current 207-209 West Green Street lot is a subdivision of the lot Hyatt purchased on the southeast corner of West Green and South Albany Streets. The lot was subdivided in 1880, when Horace and Lucy Mack sold the south section of the property to Charles W. Gay, creating a separate lot now known as 211 South Albany Street. The remaining 207-209 West Green Street lot was again subdivided in 1910, when Mary Nevins sold the lot now known as 209 South Albany Street to Charles Gay.

By 1888, the porch had been constructed on the front-gabled west section, which had a two-story and a one-story addition on its south façade. Between 1893 and 1898, the bay window was added on the east façade. Between 1904 and 1910, the bay-front northeast addition and portico were constructed, as well as a two-story addition at the southeast corner. Between 1929 and 1961, the attached concrete block garage was constructed at the southeast corner, most likely after the conversion to funeral home use ca. 1949.

Sources:


Obituary of John C. Westervelt, s-113-a, p. 51. The History Center In Tompkins County, Ithaca, NY.
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, 128 Eddy Street is located in the East Hill Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 1988, and as listed on the New York State and National Registers of Historic Places in 1986, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated March 24, 2022, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Christopher Anagnost on behalf of property owner Aidan Dixon, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) a document titled “Request for Installation of Three Awning Windows in unit 1 main level common area,” and

WHEREAS, the ILPC has also reviewed the New York State Building-Structure Inventory Form for 128 Eddy Street, and the City of Ithaca’s East Hill Historic District Summary Statement, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves the installation of three awning-style windows in the first floor of the west elevation, and

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

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

WHEREAS, a Public Hearing for the purpose of considering approval of the Application for a Certificate of Appropriateness was conducted at the regularly scheduled ILPC meeting on April, 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 East Hill Historic District Summary Statement, the period of significance for the area now known as the East Hill Historic District is 1830-1932.

As indicated in the New York State Building-Structure Inventory Form, the Folk-Victorian residence at 128 Eddy Street was constructed between 1873 and...
Its exterior was significantly altered and many of its original features were removed during the mid-20th century.

Constructed within the period of significance of the East Hill Historic District, the property is a contributing element of the East Hill Historic District.

The proposed location of the windows is on the west (rear) elevation, which is not visible from Eddy Street. However, the rear elevation is visible from Frosh Alley, a public pedestrian walkway between North Quarry and Eddy Streets.

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

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

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

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

With respect to Principle #2, Standard #2, and Standard #9, the installation of three awning windows (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 windows (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 the findings set forth above, the proposal (will/will not) have a substantial adverse effect on the aesthetic, historical, or architectural significance of the 128 Eddy Street and the East Hill Historic District, as set forth in Section 228-6, and be it further,

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

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

RECORD OF VOTE:
Moved by: 0
Seconded by: 0
In Favor: 0
Against: 0
Abstain: 0
Absent: 0
Vacancies: 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: 3/24/22       Building Permit Application # (REQUIRED): 42609

Applicant's Name: Chris Anagnost Phone: 607-279-5520
Applicant's E-Mail address (REQUIRED): chris.cgre@gmail.com

Property Address: 128 Eddy St. Ithaca, NY 14850

Owner's Name (If different from Applicant): Aidan Dixon
Owner's Mailing Address: 128 Eddy St. Apt. 1

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

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):

Applicant proposes to add additional windows on the south end of the west face of the main level of the residence replicating approximately the same openings that exist on the north end of the same west face of the building. The windows will open onto an existing balcony. The current openings are approximately 34" by 96", somewhat larger than the glass size of 30" tall by 93" wide, and consists of a single awning window and a fixed window. The new opening on the south side will consist of three awning windows, which will be the same overall size as the one currently existing times three, but with the same overall opening.

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

The reason for installation of these windows is to gain more light and also ventilation on the west facade of the house. The slope of the ground at the back of the house makes this area, even though it enters on the house at grade, two stories above the ground. The additional light and ventilation will also be useful for development of that area into an additional room. This space is currently a mezzanine level of a two story living space. There is a narrative an plans to accompany this application.
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: BMCRCRACKEN@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: 3/24/23

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: ____________________________
To: Ithaca Landmarks Preservation Commission

Request for Certificate of Appropriateness

Property: 128 Eddy St. East Hill Historic District

Request for Installation of Three Awning Windows in unit 1 main level common area.

The house is a three unit that, even though dating originally from the late 1800-early 1900s era, received extensive renovations during the 1950s by then owner Thomas H. Canfield, Jr. You will note from the several photographs that I have attached, Mr. Canfield in his designs added a variety of windows to the property, to include dramatic two story windows on the south façade. At the rear of the main level of the two story unit is a double door leading to a west facing balcony overlooking the deep rear yard, with great sunset views. I am making an appeal for the owner, Aidan Dixon who recently
purchased the property.
As shown on the plans that are also being submitted with this appeal, Mr. Dixon would like to duplicate a triple width window that is currently on the north west rear side of the house, in bedroom B, and have it installed on the west wall of the sitting area that adjoins the pathway to the balcony. The windows will be approximately the same opening area [30" by 93"] but will be three openable awning windows whereas the window in bedroom B only has 1/3 that opens and 2/3 stationary. In the appeal approval for a slightly larger opening is requested since the dimensions are primarily of the glass and the new windows will have a frame around them.
Though the new window is in the back of the house and sheltered by an overhanging roof, there is a public right-of-way known as Frosh Alley that is parallel to the north side of the property. The step slope of Frosh Alley as well as the location of the new windows under the porch will have small to negligible visual impact to the district. The owner will have the benefit of more western light and ventilation entering the main level of the unit in which he will be residing.

Your approval is respectfully request.

Christopher J. Anagnost
Christopher J. Anagnost, Broker Christopher George Real Estate. 418 N. Tioga St. Ithaca, NY 14850
128 Eddy St, Ithaca, NY

Apt 1 Main Level
Exterior Area 1124.08 sq ft
Interior Area 1041.65 sq ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.
128 Eddy St, Ithaca, NY

Apt 1 Lower Level
Exterior Area 1163.82 sq ft
Interior Area 1088.86 sq ft

- BEDROOM 11'10" x 14'7"
- STORAGE 9'3" x 6'8"
- CLOSET
- Utility 10' x 9'7"
- BATH 7'3" x 6'9"
- REC ROOM 13'8" x 18'7"
- HALL
- DINING 9'10" x 16'5"
- KITCHEN 16'0" x 11'2"

PREPARED: 2021/12/08

White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.
The Home Depot Special Order Quote
Customer Agreement #: H6155-164564
Printed Date: 4/1/2022

Customer: BILL SNOW
Address: 40 CASWELL RD
     FREEVILLE, NY 13068
Phone 1: 607-542-9103
     607-272-1645
Phone 2: 
Email: HOMENO@DEPOT.COM

Store: 6155
Associate: DAMIAN
Address: 410 Elmira Road Bldg 1
     Ithaca, NY 14850
Phone: (607)272-1093

Pre-Savings Total: $1,593.93
Total Savings: ($0.00)
Pre-Tax Price: $1,593.93

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

RO Size = 33 1/2" x 26 1/2"
Unit Size = 33" x 26"

<table>
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<th>Line Number</th>
<th>Item Summary</th>
<th>Was Price</th>
<th>Now Price</th>
<th>Quantity</th>
<th>Total Savings</th>
<th>Total Price</th>
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<tbody>
<tr>
<td>100-1</td>
<td>400 Series Awning, Vent, 33 x 26, White / Frame: Pine White - Painted</td>
<td>$483.01</td>
<td>$483.01</td>
<td>3</td>
<td>$0.00</td>
<td>$1,449.03</td>
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<td>100-2</td>
<td>Hardware: PSA Classic Series White PN:1521026 Version:01/16/2022</td>
<td>$13.38</td>
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<td>$0.00</td>
<td>$40.14</td>
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<td>100-3</td>
<td>Insect Screen 1: 400 Series Awning, PSA 33 x 26 Full Screen Aluminum White Version:01/16/2022</td>
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<td>$34.92</td>
<td>3</td>
<td>$0.00</td>
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Unit 100 Total: $531.31 $531.31 $0.00 $1,593.93

--- Begin Line 100 Descriptions ---

400 Series Awning
Overall Rough Opening = 33 1/2" x 26 1/2"
Overall Unit = 33" x 26"
Installation Zip Code = 14850
U.S. ENERGY STAR® Climate Zone = Northern
Search by Unit Code = No
Standard Width = Custom
Standard Height = Custom
Frame Width = 33
Frame Height = 26
Frame Option = Installation Flange
Venting / Handing = Vent
Trim Stop Profile = Traditional
Electric Operator Prep = No
Exterior Frame Color = White
Interior Frame Wood Species = Pine
Interior Frame Finish Color = White - Painted
Glass Construction Type = Dual Pane
Glass Option = Low-E4
High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
Art Glass Series = None
Glass / Grille Spacer Color = Stainless
None
DP/PG Upgrade = No
Hardware Style = Classic Series
Hardware Color/Finish = White
Corrosion Resistant Hardware = None
Insect Screen Type = Full Screen
Insect Screen Material = Aluminum

--- Lines 100-2 to 100-3 have the same description as line 100-1 ---

--- End Line 100 Descriptions ---
BUILDING-STRUCTURE INVENTORY FORM

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

YOUR NAME: Sarah Adams Hector DATE: April, 1979

YOUR ADDRESS: 108 E. Green Street TELEPHONE: 272-1713

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

IDENTIFICATION
1. BUILDING NAME(S): Tompkins COUNTY: _______ TOWN/CITY: Ithaca VILLAGE: _______
2. STREET LOCATION: 128 Eddy Street
3. OWNERSHIP: a. public □ b. private □
4. PRESENT OWNER: Kermit C. Parson, Jr. ADDRESS: 1604 Dryden Rd., Etna, N.Y. 13062
5. USE: Original: Present: residence apartments
6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes □ No □
Interior accessible: Explain Yes- apartment hall entrance.

DESCRIPTION
8. BUILDING MATERIAL: e. cobblestone □ f. shingles □ g. stucco □ other: plywood exterior
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):
   Stuccoed between 1910-1919. Longrectangular front porch added between 1940-1955. Has had extensive alterations/additions on the west and south sides within last fifteen years.
12. PHOTO:
13. MAP:
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: modern guest house ☑  

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)  
   This is a late 19th century residence with steep roofline, tall proportions, irregular plan that has had some major 20th century alterations and additions.  

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

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

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:  
   A late 19th century residence that has lost most of its original features through alterations and additions. It appears on the 1882 Birds Eye View.  

21. SOURCES: Map, 1872; Bird's Eye Views, 1873-1882; City Directories  

22. THEME:
<table>
<thead>
<tr>
<th>DATE</th>
<th>OCCUPANTS</th>
<th>OCCUPATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1867-8</td>
<td>Mrs. Mary Hunt</td>
<td>Widow of Charles</td>
</tr>
<tr>
<td>1874-5</td>
<td>Henry G. Norwood</td>
<td>Owner of Restaurant at 317 Eddy Street</td>
</tr>
<tr>
<td>1888-9</td>
<td>Henry G. Norwood</td>
<td>Norwood and Hull -- Prop. of Campus Gate Inn</td>
</tr>
<tr>
<td>1894-5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1899</td>
<td>Mrs. Hattie L. Norwood</td>
<td>Widow of Henry</td>
</tr>
<tr>
<td>1903</td>
<td></td>
<td>Widow of Issac</td>
</tr>
<tr>
<td>1910</td>
<td>Henry G. Norwood</td>
<td></td>
</tr>
<tr>
<td>1919-20</td>
<td>Mrs. Celia F. Urband</td>
<td></td>
</tr>
<tr>
<td>1929</td>
<td>Thos. H. Canfield</td>
<td></td>
</tr>
<tr>
<td>1940</td>
<td>Gwenneth M. Carroll</td>
<td></td>
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<tr>
<td>1957</td>
<td>Eugenina Moss</td>
<td></td>
</tr>
<tr>
<td>1968</td>
<td>Thos. Canfield</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Students</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Students</td>
<td></td>
</tr>
</tbody>
</table>

Looking North, up Eddy St. 
South & East Elevations
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, 102 The Knoll 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 March 29, 2022, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Chris Parsons of Hale Roofing on behalf of property owner Delta Chi Housing, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) a Contract Agreement between Hale Roofing and Delta Chi Housing for the replacement of the clay tile roof on 102 The Knoll; (3) a Roof Replacement Proposal prepared by Hale Roofing, which includes a roof report, a scope of work, product information for “Classic 14™ - Interlocking Tile by Ludowici® Roof Tile, photographs of the proposed roof material, Colors of Ludowici information for the “Forest Green Blend” (M11/M9 Spot) and “Field Green Blend, Impressionist Series;” and (4) three samples of the proposed tile material, and

WHEREAS, the ILPC has reviewed the New York State Building-Structure Inventory Form for 102 The Knoll, 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 full replacement of the multi-tonal, green-glazed, interlocking clay tile roofing with green-glazed interlocking clay tiles with changes in design and color, 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 April 19, 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 Tudor Revival fraternity house at 102 The Knoll was designed by the locally prominent architecture firm of Gibb and Waltz for the Delta Chi Fraternity and constructed between 1914 and 1915.

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.

102 The Knoll retains its original, Ludowici green-glazed tile roof, which is a character defining feature of the property and a highly visible and iconic element of the Cornell Heights Historic District. It is one of the first historic architectural elements one sees as one travels north on the Steward Avenue bridge into the 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 proposed roof replacement (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 or documented how the severity of the deterioration of the clay tile roofing requires its replacement. The proposed new work (will/will not) match the old in design, color, texture, material and other visual qualities.

Also with respect to Principle #2, and Standard #9, the proposed clay tiles 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 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:

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

Date: 3/29/22

Building Permit Application # (REQUIRED): ________________________________

Applicant’s Name: Chris Parsons
Phone: 607-425-2110

Applicant’s E-Mail address (REQUIRED): cparsons@haleroofinginc.com

Property Address: 102 The Knoll Road, Ithaca, NY 14850

Owner’s Name (if different from Applicant): Delta Chi Housing
Owner’s Mailing Address: 102 The Knoll Road, Ithaca, NY 14850

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):

To remove the existing terra cotta roof tile and underlayment. Install new fully adhered underlayment over the wood deck. Install a new terra cotta roof system in similar color and style as the existing will full manufacturer's warranties and a 10yr workmanship warranty.

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

Per the owner there is no attic stock left of the original tile for maintenance. The new terra cotta tiles do not match in profile and the interlocking channels do not match. Routine cost of maintaining the existing tile roof is excessive.
— 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: 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): Proposal Letter to Owner

Applicant's Signature (REQUIRED): ________________________ Date: 3/29/22

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: ______________
CONTRACT AGREEMENT

This agreement made this 29th day of March, 2022 between Delta Chi Housing Corporation at Cornell, 102 The Knoll Rd, Ithaca, NY 14850 (hereinafter called the “Owner”) and Hale Contracting, Inc.

Contact: Chris Parsons
2054 Grand Central Avenue
Horseheads, NY 14845
Phone: (607)739-0489

(Hereinafter called the “Contractor”)

WHEREAS, the Owner and Contractor are desirous of entering into an agreement for certain portions of the work, NOW,

THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. That the Contractor shall furnish all labor, equipment, materials, supplies and any incidentals necessary to complete roof work at Delta Chi Housing, 102 The Knoll, Ithaca, NY 14850 per attached proposal dated 3-7-22 and revised 3-21-22;
   - For the Price of: $435,500
   - Add Cost to repurpose tile: $25,500

2. The Owner shall make progress payments, paid within 30 days of invoice, to the contractor according to the following schedule:

<table>
<thead>
<tr>
<th>Work</th>
<th>Payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>½ upon mobilization</td>
<td>$217,750</td>
</tr>
<tr>
<td>¼ upon 50%</td>
<td>$108,875</td>
</tr>
<tr>
<td>¼ upon completion</td>
<td>$108,875</td>
</tr>
</tbody>
</table>

3. That should the Contractor fail to furnish labor, equipment, tools, or materials to maintain the progress of his work at all times, satisfactory to the Owner, the Owner may notify, in writing, the Contractor of its deficiency, and should the Contractor fail to correct such progress deficiency within five (5) days following receipt of such written notice, the Owner may provide, at its election, any such labor or materials, and charge the entire cost thereof to the Contractor, in which event said cost shall be deducted from any money then due or thereafter to become due to the Contractor under this Agreement; or, the Owner may terminate this Agreement, at its election, enter upon the premises, take-possession, for the purpose of completing the work hereunder, of all materials, tools, and equipment and employ any other person or persons to finish the work and provide the material therefor, in which event, the Contractor shall not be entitled to receive any further payment until the work hereunder shall have been wholly finished, at which time, if the unpaid balance of the amount to be paid under this Agreement shall exceed the cost of completing the work; such excess shall be paid to Contractor; but, if such cost shall exceed such unpaid balance, the Contractor shall pay the difference to the Owner.
CONTRACT AGREEMENT

4. That the Contractor shall be responsible for the payment of any and all Sales Taxes and/or Use Tax which may be levied by any Municipality, County, or State, on any materials and/or equipment rental which may be incorporated in the performance of this Contract.

5. The Contractor acknowledges that it has been hired as an expert in its trade, and it agrees with respect to contractor’s work it is solely responsible for compliance with all trade standards, customs and applicable laws and regulations applying to safety, including the Occupational Safety & Health Act (OSHA). It shall further assure itself that any tools, equipment, scaffolding or other items which may be loaned to it by the Contractor are in good order and in compliance with OSHA standards and any other laws designed to protect the safety of person at the job site. Contractor agrees to indemnify any hold Owner harmless with respect to any penalties or fines for violations thereof or for injuries or death resulting from non-compliance.

6. That the Contractor warrants and guarantees his work to the Owner whether by operation of contract or under the law. A Certificate of Insurance acceptable to the Owner shall be filed prior to commencement of the Contractor’s work if required.

IN WITNESS WHEREOF, the parties have hereto set their hands and seals the day and year first above written.

Hale Contracting, Inc.

Chris Parsons
Authorized Signature
3-21-22
Date

Owner

Authorized Signature
Date
March 7, 2022 (Revised 3-21-22)

Delta Chi Housing
102 The Knoll
Ithaca, NY 14850

Attn: Lee Burlin

Re: Roof Replacement

We appreciate the opportunity to survey the condition of your existing roof system. We look forward to our partnership in providing long-term cost-effective roofing solutions.
### Section: Delta Chi

<table>
<thead>
<tr>
<th>Roof Measurements</th>
<th>Existing Clay Tile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Roof Area = 6,119 sq ft</td>
<td></td>
</tr>
<tr>
<td>Total Roof Facets = 30</td>
<td></td>
</tr>
<tr>
<td>Predominant Pitch = 12/12</td>
<td></td>
</tr>
<tr>
<td>Number of Stories &gt; 1</td>
<td></td>
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<tr>
<td>Total Ridges/hips = 400 ft</td>
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</tr>
<tr>
<td>Total Valleys = 297 ft</td>
<td></td>
</tr>
<tr>
<td>Total Rakes = 165 ft</td>
<td></td>
</tr>
<tr>
<td>Total Eaves = 312 ft</td>
<td></td>
</tr>
<tr>
<td>Total Penetrations = 11</td>
<td></td>
</tr>
<tr>
<td>Total Penetrations Perimeter = 136 ft</td>
<td></td>
</tr>
<tr>
<td>Total Penetrations Area = 112 sq ft</td>
<td></td>
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</tbody>
</table>

Existing Clay Tile
SCOPE OF WORK

1. Secure required permits, set-up system scaffold, and provide OSHA compliant safety necessary to perform our work.
2. Remove the existing roof tile and underlayment exposing the wood roof deck.
3. Replace rotted plywood decking on a Time and Materials basis per rates listed below.
4. Install self-adhered high temp ice and water shield over the entire roof deck.
5. Install Ludowici’s Classic 14-Interlocking Terra Cotta Tile Roof System in a blend of matte forest green (70%) and matte field green (30%).
6. Flash all valleys, chimneys, and wall conditions with Revere’s 16oz Cold Rolled Copper.
7. Furnish a 10-year contractor’s warranty and a manufacturer’s standard 75-year material warranty.

Cost: Four Hundred Thirty-Five Thousand Five Hundred dollars $435,500

Add Cost for removing the existing tile for repurposing: Twenty-Five Thousand Five Hundred dollars $25,500

TM Rates: Roofer -$70/HR; Material Mark-Up – 15%

Notes:

• Due to volatile material pricing, the above cost is valid for 30 days.
• Only tile that are sound and accepted by our third-party repurposing center will be salvaged.

Exclusions:

• Asbestos testing or abatement
• Gutters or downspouts
• Stucco finishes or wood trims
• Masonry work of any kind
• Structural repairs
• Liquidated Damages
• Premium time, second shifts, or weekend work.

We appreciate the opportunity to provide you with this proposal and look forward to a mutually successful project. Please don’t hesitate to contact me with any questions you may have.

Respectfully submitted,

Chris Parsons
607-425-2110
cparsons@haleroofinginc.com
Classic 14"™ - Interlocking Tile

- 75 Year Warranty
- Colorfast
- Maintenance Free
- Noncombustible
- All Climates

A smooth surface and flat butt give Classic 14"™ tile a clean look, suitable for a full range of architectural styles.

For a smaller more nuanced profile consider Cottage™ or Flat Slab™ shingle tile.

Colors
Available in all standard and custom colors, mists and blends. Visit Ludowici.com to explore the full palette.

Textures
Classic 14"™ tile has a smooth surface and can be weathered for a more aged appearance.

Green Attributes

Sustainability
Ludowici roofs are designed to last more than 100 years. Even though most roofing materials need regular and routine maintenance they still need to be replaced every 10-30 years, incurring renewed manufacturing, logistical and installation impacts.

Recyclable
Ludowici roof tile can be reused on other buildings or crushed for numerous other applications. Clay tile is totally inert.

Energy Efficiency
Clay roof tile has a 25% energy savings over asphalt shingles.

Manufacturing Process
Made from clay and water, clay tile neither contains nor uses toxic chemicals or petroleum products during manufacturing.

LEED/Energy Star
Over 27 colors have multiple certifications.

For more information visit Ludowici.com.

Physical Characteristics

- Weight per Square: 800 lbs.
- Pieces per Square: 158
- Overall Size: 9" x 14" x 7/8"
- Exposure: 8-1/4" x 11" x 7/8"
- Minimum Slope: 3:12

Ludowici Approvals

Miami-Dade NOA No: 07-0914.10
State of Florida Approval No: FL 10418.6
ASTM C1167 Grade 1 Roof Tile with Water Absorption less than 2%
Class A Fire Rated

Warranty
All Ludowici tile carries a 75 year warranty against color fading and manufacturing defects. Visit Ludowici.com for a full copy of our warranty.

©2010 Ludowici Roof Tile  All Rights Reserved
Classic 14"™ - Interlocking Tile

Hip & Ridge

Visit Ludowici.com to download a detailed product sheet on Hip, Ridge and Decorative Hip Starters

<table>
<thead>
<tr>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
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</thead>
<tbody>
<tr>
<td>Hip Starter</td>
<td>Hip</td>
<td>Ridge</td>
<td>Ridge End Cap</td>
<td>Terminal</td>
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</tbody>
</table>

V-Hip & Ridge Trim Group

- V-Hip Starter
- V-Hip
- V-Ridge
- V-Ridge End
- V-Terminal

118/211 Hip & Ridge Trim Group

- 168 Hip Starter
- 118 Hip Roll
- 211 Ridge
- 211 Ridge End
- 118/211 Terminal

Circular Cover Hip & Ridge Trim Group

- CC-Hip Starter
- CC-Hip
- CC-Ridge
- CC-Ridge End
- CC-Terminal

- CC-High Bump Terminal

102/206 Hip & Ridge Trim Group

- 152 Hip Starter
- 102 Hip Roll
- 206 Ridge
- 206 Ridge End
- 102/206 Terminal

- 405 High Bump Terminal
- 406 High Bump Gable Terminal

Fittings

- Detached Gable Rake
- End Band
- Under Eave

<table>
<thead>
<tr>
<th>20</th>
<th>21</th>
<th>22</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached Gable Rake</td>
<td>End Band</td>
<td>Under Eave</td>
</tr>
</tbody>
</table>

Length

- 14"
- 14"
- 12"

Exposure

- 11"
- 11"
- 12"

Weight

- 2 lbs./pc.
- 3.3 lbs./pc.
- 2.3 lbs./pc.

Made in America for over 120 years

©2010 Ludowici Roof Tile All Rights Reserved

Ludowici.com

page 2 of 2

1-800-945-8453
Ludowici colors are not painted on the surface, but fired in under extreme temperatures to ensure they retain their original tones and hues for many years to come. Color is included in our 75-year material warranty.

For more information on Ludowici colors, please see the Art and Science of Ludowici Color on the back of this card.
THE ART AND SCIENCE OF LUDOWICI COLOR

Creating the color of a terra cotta roof tile is part science and part art. There is always a range of tones within any given color. It is impossible to produce a monochromatic terra cotta roof tile.

In most cases, color is applied by spraying the surface of wet tile with glaze (a mixture of glass frit, silicas and pigments) prior to firing. At kiln temperatures over 2000 degrees Fahrenheit, the spray components fuse onto the surface, becoming an integral part of the tile itself.

Some colors are made from a two-step process involving a base coat and overspray. These colors will naturally display a broader range in tones as the overspray varies in its coverage of the base coat. A broad range will also be produced with colors utilizing high iron content.

- The variation of tones within a selected color is affected by many production factors including:
  - Temperature variations in the kiln;
  - Position of each tile in the kiln;
  - Spray patterns and resulting coverage; and
  - Subtle natural differences in clay, pigment and frit composition.

The range of tones that arise from the manufacturing process is a normal and very desirable feature of natural clay tile, imparting richness, character and a more dimensional appearance to the roof. Variation in tones should never be considered a defect or flaw. The range of colors produced may vary with each firing process.

**Leaded Glazes**
Recognizing that leaded glazes represent a serious and real threat to the safety of workers and the environment, Ludowici discontinued their use many years ago. Clay tile roofs found on historic buildings often used leaded glazes and matching those colors using today’s non-leaded glazes is virtually impossible as the tile color is profoundly impacted by glaze chemistry. While exact color match is not possible, rest assured that Ludowici’s custom color development team will make the closest match possible.

**Blending Colors**
Color blending, wherein several different colors of terra cotta roof tile are mixed on a roof (such as red, brown and gold), provides the designer or architect an opportunity to create a subtle or dramatic, one-of-a-kind design statement. Diamond or other geometric patterns can also be created.

Ludowici technical service specialists can assist in estimating the amounts of tile needed from design renderings. In addition, we can provide information on blends from previous orders for comparative purposes or for artistic inspiration. When working with blends pay careful attention to fittings. They can be produced entirely in one color or reflect the percentages of colors in the blend.

In addition, Ludowici design specialists highly recommend constructing a test patch of no less than 50 tiles as a final check prior to ordering. As with all shipments of Ludowici tile, contractors must take care when loading the roof with a blend of colors so that mix and percentages of color are uniformly maintained.

**Enduring Color**
As our color is fired in and chemically bonded with the tile substrate, Ludowici terra cotta roof tiles will not lose their original intensity or color under normal environmental conditions. Natural clay red (unglazed) tile ages minimally too. And unlike some hard roofing products, the surface of Ludowici tile will never become marred by unsightly white salt deposits (efflorescence).

However, in areas subject to pollution, especially those with acid rain, the surface of the tiles may become weathered or subject to deposits that can slightly alter color over time. Matte finishes are more susceptible than high-gloss finishes.

Ludowici color is so durable that colorfastness is included in our 75-year material warranty. See warranty documents for specific details and limitations.
FIELD GREEN BLEND
IMPRESSIONIST SERIES

Ludowici colors are not painted on the surface, but fired in under extreme temperatures to ensure they retain their original tones and hues for many years to come. Color is included in our 75-year material warranty.

For more information on Ludowici colors, please see the *Art and Science of Ludowici Color* on the back of this card.
Creating the color of a terra cotta roof tile is part science and part art. There is always a range of tones within any given color. It is impossible to produce a monochromatic terra cotta roof tile.

In most cases, color is applied by spraying the surface of wet tile with glaze (a mixture of glass frit, silicas and pigments) prior to firing. At kiln temperatures over 2000 degrees Fahrenheit, the spray components fuse onto the surface, becoming an integral part of the tile itself.

Some colors are made from a two-step process involving a base coat and overspray. These colors will naturally display a broader range in tones as the overspray varies in its coverage of the base coat. A broad range will also be produced with colors utilizing high iron content.

- The variation of tones within a selected color is affected by many production factors including:
  - Temperature variations in the kiln;
  - Position of each tile in the kiln;
  - Spray patterns and resulting coverage; and
  - Subtle natural differences in clay, pigment and frit composition.

The range of tones that arise from the manufacturing process is a normal and very desirable feature of natural clay tile, imparting richness, character and a more dimensional appearance to the roof. Variation in tones should never be considered a defect or flaw. The range of colors produced may vary with each firing process.

**Leaded Glazes**
Recognizing that leaded glazes represent a serious and real threat to the safety of workers and the environment, Ludowici discontinued their use many years ago. Clay tile roofs found on historic buildings often used leaded glazes and matching those colors using today’s non-leaded glazes is virtually impossible as the tile color is profoundly impacted by glaze chemistry. While exact color match is not possible, rest assured that Ludowici’s custom color development team will make the closest match possible.

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Ludowici technical service specialists can assist in estimating the amounts of tile needed from design renderings. In addition, we can provide information on blends from previous orders for comparative purposes or for artistic inspiration. When working with blends pay careful attention to fittings. They can be produced entirely in one color or reflect the percentages of colors in the blend.

In addition, Ludowici design specialists highly recommend constructing a test patch of no less than 50 tiles as a final check prior to ordering. As with all shipments of Ludowici tile, contractors must take care when loading the roof with a blend of colors so that mix and percentages of color are uniformly maintained.

**Enduring Color**
As our color is fired in and chemically bonded with the tile substrate, Ludowici terra cotta roof tiles will not lose their original intensity or color under normal environmental conditions. Natural clay red (unglazed) tile ages minimally too. And unlike some hard roofing products, the surface of Ludowici tile will never become marred by unsightly white salt deposits (efflorescence).

However, in areas subject to pollution, especially those with acid rain, the surface of the tiles may become weathered or subject to deposits that can slightly alter color over time. Matte finishes are more susceptible than high-gloss finishes.

Ludowici color is so durable that colorfastness is included in our 75-year material warranty. See warranty documents for specific details and limitations.
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.: 10940.00/101
QUAD: SERIES
NEG. NO.

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: 102 The Knoll
4. OWNERSHIP: a. public[ ] b. private[X]
5. PRESENT OWNER: Cornell Chapt. Delta Chi
ADDRESS: New City, New York 10956
6. USE: Original: fraternity house
Present: fraternity house
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes[X] No[ ]
Interior accessible: Explain

DESCRIPTION

8. BUILDING MATERIAL:
   a. clapboard[ ] b. stone[X] c. brick[ ] d. board and batten[ ]
   e. cobblestone[ ] f. shingles[ ] g. stucco[X] other:
9. STRUCTURAL SYSTEM:
   (if known)
   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[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
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[X]
   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: 1914-1915

   ARCHITECT: Gibb & Waltz
   BUILDER: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
   See Continuation Sheet

21. SOURCES:
   See Continuation Sheet

22. THEME:
   See Continuation Sheet
11. A gravel driveway loops in front of the house. The property is not formally landscaped. Large lawns with mature shade and conifer trees extend out from the house to the north, east, and west. Tall conifers surround the house to the east and west and a hedgerow obstructs a view of the adjacent house to the northwest.

15h. The property is not formally landscaped. Large lawns with mature shade and conifer trees extend out from the house to the north, east, and west. Tall conifers surround the house to the east and west and a hedgerow obstructs a view of the adjacent house to the northwest.

16h. This building is positioned at the pinnacle of a high knoll at the southwest corner of the proposed Cornell Heights Historic District. The Knoll offers a direct line of site to the south end of Cayuga Lake and the valley stretching southward. The building is set back from any public road but is accessible from a short drive off Barton Place. There are four other major buildings (some architect designed) scattered atop the Knoll.

18. This two and one-half story Tudor Revival fraternity house has a green tile hipped roof with cross gables. Open eaves and exposed roof rafter overhang wall surfaces. A two and one-half story wing with gabled roof projects from the west elevation. The upper floors of this wing overhang a full-width veranda on the first floor. The building is constructed of rough-cut, random-coursed stone on the first floor and is sheathed in stucco with Tudor false half-timbering on upper levels. There is a two and one-half story steeply pitched entry gable along the main facade. It features a centered recessed entrance with double glazed wood doors in a stone surround. The door is flanked by banded single-pane windows with stone sills and multi-pane transoms above. A pent roof on brackets covers this ensemble. A ribbon of leaded glass casements is placed on the second floor above the main entrance. Other windows are varied. First floor windows are mostly banded or ribbons of double-hung windows slightly recessed in the wall with leaded transoms and stone window sills. Second floor windows are mostly single, paired, and banded 1/1 double-hung sash. There are hipped dormers along the main facade. Original dormer windows are banded, 4/1 double-hung sash. On the west facade an altered window in the gable now features sliding glass...
doors opening onto a shallow balcony. The east facade has a central two and one-half story bay window with a large gabled dormer above. There is a side entrance at this elevation and a full height iron fire escape. The foundation opens to a full story at the rear (south) as the property slopes sharply downward.

20. This building was constructed for the Delta Chi Fraternity. The group continues to occupy the house today.

21. Carol U. Sisler, "Cornell Heights" (unpublished report on file with the Dewitt Historical Society; Ithaca, New York); Ithaca City Directories

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

WHEREAS, 522-534 Thurston Avenue 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 March 25, 2022, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by property owner Cornell University, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) product information for Imperial Blend slate roof tiles from Evergreen Slate Company, Inc; (3) production information for Commercial and Industrial Dormers, Flashing and Trim, Conductor Heads, Gutter and Downspouts, and Roof and Wall Panels by CopperCraft; (4) cut sheets for snow cleats by Berger®; (5) product information for SafePro Automatic Roof Hatch Openers by Sector Passive Safety Systems; (6) 16 sheets of architectural drawings prepared by LaBella Associates, dated March 25, 2022, and titled “Architectural Cover Sheet” (G001), “Notes, Symbols, & Abbreviations” (G002), “Roof Demolition Plan” (A104), “Existing Roof Plan” (A105), “Existing Conditions Photos” (A107), “Existing Conditions Photos” (A108), “Exterior Elevations” (A201), “Exterior Elevations” (A203), “Exterior Elevations” (A204), “Building Sections” (A301), “Building Sections” (A302), “Building Sections” (A303), “Detail” (A501), “Details” (A502), and “Details” (A503), and

WHEREAS, the ILPC has reviewed the New York State Building-Structure Inventory Form for 522-534 Thurston Avenue, 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 full in-kind replacement of the multi-tonal, graduated slate roof, copper dormer claddings, flashings, and half-round gutters and downspouts, the installation of a roof hatch, and the rehabilitation of steel casement windows in the dormers, 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 April 19, 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 Tudor Revival fraternity house at 522-534 Thurston Avenue was built in 1930.

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.

With respect to Principle #2, Standard #2, and Standard #9, the proposed roof replacement (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 conditions photographs and observed by the Secretary of the Commission, the severity of the deterioration of the slate tile roofing requires its replacement. The proposed new work (will/will not) match the old in design, color, texture, material and other visual qualities.

Also with respect to Principle #2, and Standard #9, the proposed slate tiles (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 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:

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: 3/25/2022  Building Permit Application # (REQUIRED): ________________________

Applicant’s Name: Cornell University  Phone: (631) 974-0945

Applicant’s E-Mail address (REQUIRED): nf233@cornell.edu

Property Address: 534 Thurston Ave, Ithaca NY 14850

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

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, 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.

Page 1 of 3
Description of Proposed Changes (use additional sheets if necessary):

The property at 534 Thurston Ave, Ithaca, is in need of a roof replacement. The building is currently home to the Psi chapter of the Zeta Psi Fraternity of North America at Cornell University. The building is a three story masonry bearing wall structure, interior floor framing is made up of steel girders supporting steel joist with pored concrete slabs at each floor level. The roof structure is wood framed rafters and wood decking support the graduated slate roofing system. The structure’s exterior facade is a brick with Tudor detailing on the entry gable consisting of wood beam work and patterned brick infill.

This project will be an in-kind replacement of the entire roof of the building. Slate roofing shingles will match the existing slate gauge and size, including the graduated pattern. The roof at 534 Thurston also has metal clad dormers and metal clad roofing at the dormers. All surfaces of the dormers - the cheek/side walls of the dormers and the dormer roofing material - will be replaced in kind. The project also seeks to replace the half round gutters and downspouts, matching the existing style and material of the current water conveying systems for this building.

The dormer windows will be refurbished, with a fresh cleaning and powder coat, using the same technique used for part of the first floor of the building (Dining Room Windows), and the new roof hatch will contain an interior handrail, not visible from the exterior except when in active use during work on the building roof.

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

Over the course of the last 90 years, the roof has taken on a good amount of deterioration and is approaching the end of it's life span. There are multiple areas that have begun to leak and have deteriorated to the point of needing replacement. At nearly all pitches and low slope roof areas where leaks have occurred, there are also numerous broken slate shingles and some missing shingles on all of the roof pitches. While the building overall is sound, after nearly 100 years it is time to replace the roof in-kind and assure the next 100 years of dwelling at 534 Thurston Ave.
— 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 plain 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): ___________________________________________

Applicant’s Signature (REQUIRED): ____________________________ Date: 3/29/2022

___________________________ ____________________________
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: ________________

Page 3 of 3
CORNELL UNIVERSITY
ZETA PSI ROOF REPLACEMENT
534 THURSTON AVE ITHACA, NY 14850

ILPC Submission Set
MARCH 25, 2022
ZETA PSI
ROOF REPLACEMENT
ILPC Submission

Project – Product Cut Sheets
03.25.2022

Owner
Cornell University
Ithaca, NY 14853

Architect
LaBella Associates
105 N Tioga Street
Suite 200
Ithaca, NY 14850
Vermont Slate:
The Sheltering Stone

• Beauty
• Strength
• Durability
• Fireproof
• Water Resistant
• Minimum Maintenance
Evergreen Slate is the largest producer and supplier of slate in the United States. Since 1916, the company has taken pride in providing its customers with high-quality products and excellent customer service, as the leader in the slate roofing industry.

The thousands of roofs we’ve provided to fine homes, churches, libraries, government buildings and universities for over 90 years are a testament to our role as the premier roofing slate provider.

We offer 12 colors in all sizes and textures. Colors shown may vary slightly within the same vein and from region to region. A variety of patterns and profiles or special sizes and thicknesses can be cut as custom orders. Call Evergreen to find out more about these options. In addition, our experienced staff can provide detailed information and architectural services to help you achieve your desired slate roofing effect.

**AVAILABLE COLORS:**

- ASTM C406 S1
- Hail Tested Class 3 & 4
- Fire Tested Class A Rated
- Miami Dade County Approved

Slate is a natural product and no two pieces are exactly alike. Special blends can be developed for specific applications. Call us or see www.evergreenslate.com for details.

**WEIGHTS:**

<table>
<thead>
<tr>
<th>Weight Type</th>
<th>1/4” to 3/8”</th>
<th>3/8” to 1/2”</th>
<th>1/2” to 3/4”</th>
<th>3/4” to 1”</th>
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<tr>
<td>Standard</td>
<td>1000 lbs. per Sqr.</td>
<td>1500 lbs. per Sqr.</td>
<td>2000 lbs. per Sqr.</td>
<td>3000 lbs. per Sqr.</td>
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<td>Rough Texture</td>
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<tr>
<td>Miami Dade County Approved</td>
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</table>

* All natural slate products may change in color. Those slates in which the color changes but slightly are classed as "Permanent" or "Unfading." (National Slate Association: January 1925)
Slates are available in varying textures to achieve any architectural effect desired.

For additional texture, several thicknesses can be intermingled in each course of slate.

Graduated Slate Roof
Evergreen Slate provides detailed shop drawings for every graduated slate roof we provide.

Evergreen Manor Blend

Evergreen Splendor Blend

Evergreen Imperial Blend
Slate quarried for roofing stock is of dense, sound rock and exceedingly tough and durable. Evergreen Vermont Slate roofs have lasted a century, giving excellent long-term value, in contrast to other types of manufactured roofing which must be re-roofed three or four times within this same period.

Vermont Natural Slate colors, sizes and texture afford many architectural effects, contributing to the appearance and beauty of any building.

**Patterns**
Special patterns can be produced…
If you can imagine it we can create it!

**Semi-weathering Slates**
A perfect complement to a stone facade—random widths for a traditional application.

**Staggered Butt Slate Roof**
Staggered Butt applications can compliment a rugged contemporary country home or be designed for a unique old-world look.
IMPERIAL BLEND

Available in Various Sizes and Thicknesses
CopperCraft dormers are self-contained, pre-fabricated units that require no additional framing and are ready to be set into place. Units include 12 inch wide factory soldered or welded roof flanges to receive slate, standing seam roof panels, shingles, tile, or other roofing materials.

CopperCraft louver dormers allow effective ventilation of attic areas while adding a distinguished look. When used in conjunction with soffit vents or gable vents, they can help reduce cooling costs.

- Dormers can be supplied with glass in lieu of louvers for light or decorative accents. Standard 1/4" tempered glass and optional 1/2" insulated glass is available.
- Standard dormers and custom designs are available.
- Large dormers include a pre-engineered aluminum frame, plywood substrate and metal cladding.

MANUFACTURER DESCRIPTION
- CopperCraft® 404 E. Dallas Road, Grapevine, TX 76051
- Telephone: 800.486.2723
- Email: info@CopperCraft.com
- Website: CopperCraft.com

AVAILABLE MATERIALS

<table>
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<tr>
<th>Material</th>
<th>16 oz. Copper</th>
<th>20 oz. Copper</th>
<th>Patina Copper</th>
<th>Vm Zinc</th>
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<tbody>
<tr>
<td>Steel</td>
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<td>Aluminum</td>
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</table>

*Materials vary by profile.

MATERIAL STANDARDS

- Copper          | ASTM B370       | Copper sheet and strip for building materials
- Pre-Patina Copper| ASTM B370/B882  | Pre-patina copper sheet and strip for building materials
- Freedom Gray Copper | ASTM A240/A240m | Revere’s exacting internal specifications
- Continental Bronze | ASTM B370      | Copper sheet and strip for building materials, that has been oxidized to a uniform to a brown-black/statuary finish.
- Vm Zinc         | ASTM B69-11     | Architectural zinc type 1
- Rhenzink        | ASTM B69-11     | Architectural zinc type 1
- Aluminum        | ASTM B69-08     | Standard spec for rolled zinc
- Galvanized      | ASTM B209-6     | Standard spec for rolled zinc
- Steel           | ASTM A792/A792m-03 | Standard specification for steel sheet zinc-coated (galvanized) or zinc-iron alloy-coated (galvannealed) by the hot dip process

PRODUCT INSTALLATION
For specific installation instructions, visit CopperCraft.com/products
CopperCraft offers a full line of sheet metal flashing and trim products, allowing designers to specify a complete sheet metal package.

Capabilities include all traditional sheet metal flashing used in conjunction with slate roof systems, standing seam systems and fine tile and shingle systems.

- Standard and custom designs are available.
- All trim and flashings are made in 10’ lengths.

MANUFACTURER DESCRIPTION
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<td><em>Materials vary by profile.</em></td>
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MATERIAL STANDARDS

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<tr>
<td>Pre-Patina Copper</td>
<td>ASTM B370/B882</td>
</tr>
<tr>
<td>Freedom Gray Copper</td>
<td>ASTM A240/A240m</td>
</tr>
<tr>
<td>Continental Bronze</td>
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<tr>
<td>Vm Zinc</td>
<td>ASTM B69-11</td>
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<td>Rhenzink</td>
<td>ASTM B69-11</td>
</tr>
<tr>
<td>Aluminum</td>
<td>ASTM A792/A792m-03</td>
</tr>
<tr>
<td>Galvanized</td>
<td>ASTM A653/A653m-11</td>
</tr>
</tbody>
</table>

PRODUCT INSTALLATION

For specific installation instructions, visit CopperCraft.com/products.
CopperCraft conductor heads add architectural appeal while functioning as an overflow for water or ice build up. In long conductor runs, this product also allows air into the conductor to prevent a vacuum effect and keep water flowing effectively.

- Standard and custom designs are available.
- Hand-crafted units shipped ready to install.

**MANUFACTURER DESCRIPTION**
- CopperCraft® 404 E. Dallas Road, Grapevine, TX 76051
- Telephone: 800.486.2723
- Email: info@CopperCraft.com
- Website: CopperCraft.com

**AVAILABLE MATERIALS**
- 16 oz. Copper
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- Patina Copper
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- Aluminum
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*Materials vary by profile.

**MATERIAL STANDARDS**
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- Continental Bronze: ASTM B370
- Vm Zinc: ASTM B69-11
- Rhenzink: ASTM B69-11
- Aluminum: ASTM B209-6
- Galvanized/Galvaneal: ASTM A653/A653m-11
- Steel: ASTM A792/A792m-03

Copper sheet and strip for building materials
Pre-patina copper sheet and strip for building materials
Revere’s exacting internal specifications
Copper sheet and strip for building materials, that has been oxidized to a uniform to a brown-black/statuary finish.
Architectural zinc type 1
Standard spec for rolled zinc
Architectural zinc type 1
Standard spec for rolled zinc
Standard specification for aluminum and aluminum-alloy sheet and plate.
Standard specification for steel sheet zinc-coated (galvanized)or zinc-iron alloy-coated (galvannealed) by the hot dip process
Standard specification for steel sheet, 55% aluminum-zinc alloy- coated by the hot dip process

**PRODUCT INSTALLATION**
For specific installation instructions, visit CopperCraft.com/products
NOTE: INDIVIDUAL PARTS RIVETED TOGETHER (NOT SHOWN)

Berger Pro #100 Snow Guard Assembly for Shingle, Slate and Tile Roofs

Material: Refer to Spec Sheet

Berger Building Products, Inc
805 Pennsylvania Blvd
Feasterville, PA 19053

www.bergerbp.com
Phone: 800-523-8852
Fax: 215-355-7738

Install in accordance with Berger's written specifications and instructions. Contact Berger for detailed layout, spec sheet for detailed material, finishes, and configuration options. Do not scale drawings. Subject to change without notice.
The following charts indicate sizes and framing requirements.

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Requires Stiffener Seams

Half Round

Requires Framing

Round Top

Gable

Eye Brow
CopperCraft offers a wide selection of gutter profiles such as Traditional Ogee, Half Round and Box Bead. All of our gutters are produced as standard, high back or high back for standing seam. Roof flanges are available which eliminate the need for a separate eave drip edge, while ensuring that rain cannot get behind the gutter to cause serious water damage.

CopperCraft offers a full line of accessories including:
- Gutter and Downspout
- Gutter miters
- Elbows
- Outlets
- End-caps
- Straps
- Hangers and more

MANUFACTURER DESCRIPTION
- CopperCraft® 404 E. Dallas Road, Grapevine, TX 76051
- Telephone: 800.486.2723
- Email: info@CopperCraft.com
- Website: CopperCraft.com

AVAILABLE MATERIALS
- 16 oz. Copper
- 20 oz. Copper
- Steel
- Patina Copper
- Aluminum
- Galvanized
- Vm Zinc
- Rhenzink

*MATERIAL STANDARDS
- Copper: ASTM B370
- Pre-Patina Copper: ASTM B370/B882
- Freedom Gray Copper: ASTM A240/A240m
- Continental Bronze: ASTM B370
- Vm Zinc: ASTM B69-11
- Rhenzink: ASTM B69-11
- Architectural zinc type 1
- Standard specification for steel sheet zinc-coated (galvanized) or zinc-iron alloy-coated (galvannealed) by the hot dip process
- Standard specification for steel sheet zinc-coated
- Standard specification for steel sheet and plate.
- Standard specification for steel sheet and plate.
- Standard specification for steel sheet zinc-coated
- Standard specification for steel sheet, 55% aluminum-zinc alloy-coated by the hot dip process

PRODUCT INSTALLATION
For specific installation instructions, visit CopperCraft.com/products

5/2015 96-32-250c
CopperCraft offers three metal roof panel configurations that can complement a variety of architectural styles.

Options include:

• Standing seam panels featuring 1 inch high, 5-ply double-lock standing seams. This system is designed to provide a UL-90 wind uplift rating and can be curved and/or tapered.
• Flat seam panels offering a variety of applications from waterproofing flat decks (when utilizing soldered seams) to high profile, high slope design statements.
• Diamond panels, a variation of the flat seam panel, offering a one-of-a-kind look that lends itself well to dome ornamentation and cladding.

MANUFACTURER DESCRIPTION

• CopperCraft® 404 E. Dallas Road, Grapevine, TX 76051
• Telephone: 800.486.2723
• Email: info@CopperCraft.com
• Website: CopperCraft.com

AVAILABLE MATERIALS

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*Materials vary by profile.

MATERIAL STANDARDS

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PRODUCT INSTALLATION

For specific installation instructions, visit CopperCraft.com/products
SAFEPRO ROOF HATCH SAFETY
The roof hatch represents the greatest exposure to fall hazards in a rooftop environment, since everyone who goes onto the roof must use it. The SafePro product line was created to keep the roof hatch safe and secure, allowing users to pass through the roof hatch while maintaining adequate contact with the ladder, and mitigating the fall risk through the hatch opening for users working on the roof.

WHY ROOFTOP ANCHOR?
Rooftop Anchor is an industry-leading provider of safety solutions for workers exposed to fall hazards. We collaborate with building owners, contractors, and architects to engineer, manufacture, and install turn-key fall protection and suspended access solutions for a variety of applications, in a variety of industries.

CONTACT US
875 S 600 W
Heber City, UT 84032
Phone (800) 411-3914
Fax (801) 839-2929
sales@rooftopanchor.com
rooftopanchor.com
AUTOMATIC ROOF HATCH OPENER

PRODUCT DESCRIPTION
Automatic Roof Hatch Opener Standard Options: 110V SafeProTM provides fall protection by unlocking/locking and lifting the hatch lid from the safety of ground level providing a safe ladder climb and egress/ingress through the roof access hatch. The system also provides protection from accidental falls through a roof opening by push-button closure of hatch lid, eliminating open hole violations per OSHA Regulation 1910.29.

FIT
Can be retrofitted to most brands of flat-lid, hinged hatches.

TYPE OF INSTALLATION
New or retrofit permanent bolt-on mounting on hatch lid and back wall (hinged side) and hatch cover with turnbuckle connector attached to standard hatch manufacturer’s latching mechanism as per supplied instructions and provided mounting hardware.

MATERIALS
Mounting System: Bracing back bracket actuator base: heavy duty, hot rolled steel (HREW), 18” x 5” x 3 1/2” with pre-bored adjustable mounting slots for 5/16’ x 3/4” body bolts with black finish, repositioning pre-bored pivot holes for 3/8” zinc plated bolt.

Hatch Lid Pivot Bracket Locking Assembly: Repositioning pre-bored pivot holes and stops for 3/8” actuator pivot pin, pivot plates and 3/8” bolts, zinc plated. Mounted according to Installation Instructions.

FINISH
Powder coated black / ThermaGalv™

LIFT SYSTEM
110V AC Control box with an optional 24V DC, 2.2Ah Lithium Ion backup battery, 112V DC, 500-pound capacity linear actuator, wired 12V DC backlit wall mounted keypad with 25ft. wire harness (interior keypad standard, water-resistant exterior keypad optional), wireless remote with open/close functions. Requires 110v - 120v outlet rated at 15-20 amps. In the event of power loss, quick-release pin can be removed for manual hatch operation.

HARDWARE
Flat washers, emergency release actuator head clevis pin and actuator safety chain, 3/8” x 16 x 3 1/4” carriage bolts; 3/8” x 16 locknuts; 5/16” x 3/4” body bolts; 5/16” clevis pin, 3/8” cotter pin; nylon spacers; 1/4” x 3/4” self-tapping screws; two-hole clevis plate; three-hole pivot plates.

LABELS
Safety warnings, manufacturer’s identification including patent numbers. Made in the United States of America.

INSTALLATION
Installation instructions included with each system. To reduce liability and ensure proper installation, Rooftop Anchor certified and professional installers are available nationwide.

WARRANTY
One year manufacturer’s parts only warranty. One year limited warranty.

MANUFACTURED BY
Rooftop Anchor, Inc., Heber City, Utah USA
US Patent Number: 8,915,023
BUILDING-STRUCTURE INVENTORY FORM

FOR OFFICE USE ONLY

UNIQUE SITE NO. 10940.001/649 0
QUAD 0
SERIES 0
NEG. NO. 0

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

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: 534 Thurston Avenue

4. OWNERSHIP: a. public[ ] b. private[X]

5. PRESENT OWNER: ADDRESS:

6. USE: Original: fraternity house Present: fraternity house

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[X] d. board and batten[ ]
   e. cobblestone[ ] f. shingles[ ] g. stucco[ ] other:

9. STRUCTURAL SYSTEM: (if known)
   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[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[ ]  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: 1930

   ARCHITECT: unknown

   BUILDER: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
   See Continuation Sheet

21. SOURCES:
   See Continuation Sheet

22. THEME:
   See Continuation Sheet
11. A large front lawn extends down to Thurston Avenue and there is a large parking area to the rear. Landscaping features include small, manicured foundation shrubs and tall conifers near the house.

15j.

16h. Large women's dormitories

17. This building is located on a heavily trafficked section of Thurston Avenue, the area's major east-west thoroughfare. The house overlooks the towering Prudence Risley Hall (women's dormitory) on the south. There are early-20th century period homes nearby on the east while larger apartment buildings border the property to the west. 534 Thurston Avenue is one of approximately 150 buildings in the proposed Cornell Heights Historic District, an early-twentieth century residential park and suburban development in the northeast section of the city of Ithaca.

18. This two-story Tudor Revival fraternity house has a slate-covered cross-gabled roof. A section of the roof hangs low down to first floor windows and a rear entrance to the north. The house is constructed of brick with molded brick window sills and lintels (first floor only) and a brick watercourse that extends around the building. There is a two-story cross-gabled entry (also with slate roof) with Tudor half-timbering and cross-hatched brick work in the upper level. The main entry here consists of a heavy paneled double door set in a Tudor-arched stone door surround. Four small shed dormers project from the main facade. The majority of windows throughout the building are paired and banded multi-paned casements with some large tripartite windows and ribbons of multi-paned casements and transoms on the first floor.

20. This house was built for the Theta Xi fraternity. A former residence stood on this site, built about 1901-1903 for John R.S. Sterrett, professor of Greek at Cornell University. The fraternity occupied the old house about 1907 and built the present structure in 1930.

21. Ithaca City Directories; Cornell University Staff Directories

22.
Zeta Psi - 150th Anniversary Landscape Renovation

Existing (Targeted Zones of Improvement)

1. Zone One: The Back Yard
   Emphasize & Connect our property into one, unified estate. Design harmoning to the rich history of both Zeta Psi & the surrounding Finger Lakes region.

2. Zone Two: Side Yard
   Utilize additional open space that is currently underappreciated. Multiple design options.

3. Zone Three: Basketball Court & Side Yard
   Define property boundary to eliminate GDI’s trespassing. Provide fencing, netting and plantings to redefine space.

4. Zone Four: Front Yard Tier One
   Grade yard to the slope of existing patio allowing for the illusion of a leveled yard & the look of a grand estate.

5. Zone Five: Curb Appeal
   The defining space between the sidewalk and the retaining wall will be lined with cherry blossoms (creating seasonal interest) and fenced with prominent brick pillars & wrought iron fencing in front of a low maintenance hedgerow.

Proposed Design

Key:
- Prunus cerasus - Cherry Blossom
- Cornus [florida, mas] - Dogwood
- Pinus Strobus - Eastern White Pine
- Acer Freemanii - Freeman Maple
- Quercus Rubra - Red Oak
- Tsuga Canadensis - Eastern Hemlock

Other:
- Bluestone Bench
- Fence
- Gate
- Brick Column
- Maintain existing vegetation
- Bluestone Retaining Wall
- Zeta Psi Sign (x2)
- Exterior Lighting
- Planting Bed
- Boxwood Hedge
The Lodge Amongst The Pines...

The land upon which the Phi Chapter currently sits has a long, rich history dating back over 10,000 years. These lands have been managed as some of the most defined, and profound old growth forests in the world. This proposed design seeks to place our chapter house amongst timeless sons of the Mighty White Pine— as a reflection of the timelessness of Zeta Psi at Cornell University.

Front Yard

Back Yard - Sense of Place

Materials & Plantings Palette

<table>
<thead>
<tr>
<th>Trees</th>
<th>Planting Beds:</th>
<th>Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cornus x Florida - Gray Dogwood</td>
<td>Cornus x racemosa - Gray Dogwood</td>
<td></td>
</tr>
<tr>
<td>Acer Freemanii- Freeman Maple</td>
<td>Cornus x sericea- 'Cardinal' (for winter interest)</td>
<td></td>
</tr>
<tr>
<td>Tsuga Canadensis- Eastern Hemlock</td>
<td>Buxus- Boxwood</td>
<td></td>
</tr>
<tr>
<td>Prunus cerasus - Cherry Blossom</td>
<td>Quercus rubra - Red Oak</td>
<td></td>
</tr>
</tbody>
</table>

The trees selected for the proposed design all have native or regional origin & interest— for continuity elsewhere on campus.

Fencing in the Property, with decisive brick columns at strategic points, will define the space and showcase the Chapterhouse in the way it should be represented.

A bluestone retaining wall dividing the front yard into two tiers will create an upper ‘leveled’ area and a lower space framing 534 for the estate that it is.

Slabs of bluestone will make defined seating areas in the backyard that won’t become outdated for generations to come.

The Lodge Amongst The Pines...
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: 3/28/2022  Building Permit Application # (REQUIRED): 

Applicant’s Name: Frank Wilkinson  Phone: 646 957 3325
Applicant’s E-Mail address (REQUIRED): fbwilkinson@gmail.com

Property Address: 105 Westbourn Lane Ithaca, NY

Owner’s Name (if different from Applicant): Alpha Light Fund
Owner’s Mailing Address: 123 Elm Street Tenafly, NJ 07670

Proposed Work Includes (check all that apply):

- New Construction
- Addition
- Site Changes (paving, fencing, patios, etc.)
- Accessory Structure
- Site Changes (paving, fencing, patios, etc.)
- ALTERATION: Primary Structure
- ALTERATION: Accessory Structure
- Demolition

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):

We propose:
- Modifying the main building entrance.
- Replacing all (or most) windows
- Modifying the roof pitch on the rear elevation
- Replacing most (or all) exterior siding
- Changing building signage

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

We propose modifying the building entrance because the present condition is not ADA accessible. There is a 10 inch exterior step and single swing door, also the here is a split level stair condition immediately on the inside of the building. That makes the building not accessible.

We propose replacing windows with windows to match in appearance because the existing single pane glass windows suffer from years of neglect.

We propose changing the roof pitch because the prior use required one large room, centered on the roof ridge, the proposed use is bedrooms and to align with other floors, the severe roof slope would not accommodate standing height. Only the rear elevation is proposed to preserve the frontal appearance.

We propose replacing building siding because of its poor condition caused by weather and deferred maintenance.

We propose changing building signage because it is traditional for fraternal organizations to have their Greek letters and name displayed on the house, the new owner expects to place their Greek letters and name on the building.
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”×23”:

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): ______________________________________________________________________________

Applicant’s Signature (REQUIRED): ___________________________ Date: _____________

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: _____________
Existing Front Elevation
Proposed Entry Elevation Option 1

Proposed Entry Elevation Option 2
Existing Organization Signage
Condition at Existing Siding
Narrow Entry with no Pull Space

Minimal landing inside at split level

Split Level Stair at Entry

Original stair hall to be preserved with new entry
BUILDING-STRUCTURE INVENTORY FORM

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

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: 105 Westbourne Lane  
4. OWNERSHIP: a. public[ ]  b. private[X]  
5. PRESENT OWNER: Scorpion Chapter/TKE Frat ADDRESS: Arlington, Va. 22206  
6. USE: Original: fraternity house  Present: fraternity house  
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[X]  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:
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[X]  
   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: 1927-1929
   ARCHITECT: unknown
   BUILDER: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
   See Continuation Sheet

21. SOURCES:
   See Continuation Sheet

22. THEME:
   See Continuation Sheet
11. One-story rear addition; date unknown

15i. A large side lawn extends down to Highland Avenue on the east. A loop drive runs from Westbourne Lane where there is the remnant of a low fieldstone wall. The property is not landscaped but there are tall conifers at the east and west corners of the house and shade trees at the edge of the property along Westbourne Lane.

15j.

16h.

17. This house is located on a short loop drive between Highland Avenue and Wyckoff Road. The roadway is lined with tall shade trees on either side. Modest period residences face the house on the south. To the east (across Highland Avenue) is a large modern fraternity house and to the west is a former residence with recent apartment house additions to the property. 105 Westbourne Lane 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 large, two and one-half story fraternity house is covered mostly in stucco on the first floor and sheathed in coursed wood shingles on the second floor. A stone watercourse surrounds the building above a brick foundation. The building is surmounted by a slate-covered hipped roof. There are slate-covered gabled dormers with paired multi-pane casements at north and south elevations and a large shingle-covered gabled dormer at the east end of the main elevation. The property slopes downward from south to north and, as a consequence, the foundation level is fully exposed at the rear (north) of the house. A three-bay-wide, one-story modern addition has been built out northward from the foundation at the rear of the house. The roof of the addition is flat and is used as a balcony. A series of three glazed doors, each flanked by floor-length, multi-pane sidelights (each in turn flanked by decorative wooden piers) open on to this balcony from the first floor. The combination of windows and doors here gives the impression of a long ribbon of casement windows. There are gabled side wings at east and west elevations. The east wing (side facing gable) is a full two stories in height and covered in stucco with Tudor false half-timbering in the upper level. The west wing (front facing gable) is one to one and one-half stories high covered entirely in stucco. A prominent three-story entry wing with a
slate-covered pyramid roof projects from the west end of the main facade. The base of this wing is brick while upper levels are stucco with Tudor false half-timbering. A recessed entrance, flanked by small, high, rectangular casements, is covered by a pedimented doorhood on heavy paired brackets. Windows are varied in type, size, and configuration. The entry wing has banded, multi-pane casements. North and south facades have primarily 6/1 and 6/6 double-hung sash. The one/one and one-half story west wing has banded, multi-pane double hung windows with transoms and heavy wood beam lintels (front and rear). The east wing features mostly narrow, multi-pane casements. Tall outside brick chimneys project from north and east facades.

20. This house was built for the Scorpion Chapter of the Tau Kappa Epsilon Fraternity. The group has occupied the house since that time.

21. Ithaca City Directories

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

WHEREAS, 111 The Knoll is located within the Cornell Heights Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 1989, and listed on the New York State and National Registers of Historic Places in 1989, and

WHEREAS, a Certificate of Appropriateness was issued by the Ithaca Landmarks Preservation Commission (ILPC) for the demolition of a single-story, non-contributing attached garage and construction of a two-story addition on the footprint of the former garage structure on May 9, 2017, and

WHEREAS, a request for an extension of Certificate of Appropriateness approval for the aforementioned project was reviewed and approved by the Commission at their March 19, 2020 meeting, and

WHEREAS, as set forth in Section 228-7 of the Municipal Code, “if the construction of a project approved for a Certificate of Appropriateness has not commenced within twenty-four (24) months of the date of approval, such approval shall expire, unless an extension has been granted by the Landmarks Preservation Commission following a written request by the applicant,” and

WHEREAS, the demolition of the garage and the construction of the addition at 111 The Knoll did not commence within the twenty-four (24) month period following the issuance of the original Certificate of Appropriateness or its extension, and

WHEREAS, a written request for an extension of Certificate of Appropriateness approval for this project was submitted for review by the ILPC by Kate Kreuger at STREAM Collaborative, Architecture + Landscape Architecture on behalf of property owner Chesterton House, LLC on March 21, 2022, now therefore be it

RESOLVED, that as demonstrated in the materials submitted with the request for an extension, the scope and design of the project has not changed since the original Certificate of Appropriateness and its extension were issued, and be it further

RESOLVED, that the ILPC approves/denies the request for an extension of Certificate of Appropriateness approval.

RECORD OF VOTE:
Moved by: 0  
Seconded by: 0  
In favor: 0  
Against: 0  
Abstain: 0  
Absent: 0  
Vacancies: 1
March 21, 2022

Dear Ithaca Landmarks Preservation Commission and Bryan McCracken, Historic Preservation Planner,

On behalf of Chesterton House, LLC, the Owners of 111 The Knoll in the Cornell Heights Historic District, STREAM Collaborative architecture + landscape architecture would like to ask the Commission to extend the Certificate of Appropriateness for the renovation project to the property. Originally issued on May 9th, 2017, the approved project scope included the demolition of the attached garage at 111 The Knoll to make way for a complementary two-story addition on the garage footprint. Another application for 111 and the adjacent property at 115 The Knoll was submitted and approved on December 19, 2017. This project included merging the two lots, reconfiguring the parking, and various site and landscaping improvements.

Ultimately the scope has been broken into three construction phases so that the Owner had time to accumulate more funds to invest into the project after Phase 1, and then again due to uncertainties brought about by the Covid-19 pandemic. Phase 1 comprised the sitework approved by ILPC in December 2017 as well as some interior improvements to both 111 and 115. This work was completed in 2018. Phase 2 included a wholly interior scope of work on the main floor of 111 The Knoll, completed in the Fall of 2020. This third and hopefully final phase will complete the work that was approved by ILPC in May of 2017 and extended in March of 2020: the addition in place of the attached (non-original) garage. The addition design is largely unchanged from what was originally presented in 2017. Mullions (SDL’s) have been added to the upper sashes of the addition windows to better match the original residence, and a trim band has been added under the roof eave to better terminate the shingle courses. The project is being reviewed for permit by the Building Department and the Owner is ready to complete the project this year. Thank you for your consideration of this proposal.

Sincerely,

Kate Krueger
Project Manager, STREAM Collaborative