Ithaca Landmarks Preservation Commission (ILPC)

NOTICE OF MEETING & AGENDA

The regular monthly meeting of the ITHACA LANDMARKS PRESERVATION COMMISSION will be held at 5:30 p.m., Tuesday, May 14, 2019, in Common Council Chambers, Third Floor, City Hall, 108 E. Green Street, Ithaca, NY.

I. PUBLIC HEARINGS
   A. The Clinton House, 116 N. Cayuga St., Clinton Block Historic District — Proposal to Repair Deteriorated and Damaged Masonry on the East, North and a Portion of the South Elevations, Replace Sections of Deteriorated Standing Seam Metal Roofing on the West Elevation, Replace Missing Balusters in Rooftop Balustrade, and Replace Four Metal Grates on the East Elevation.
   B. 100 W. Buffalo St., DeWitt Park Historic District — Proposal to Install Mechanical Equipment on the East Elevation
   C. 115 The Knoll, Cornell Heights Historic District — Proposal to Replace Concrete Entrance Steps on the North Elevation

II. PUBLIC COMMENT ON MATTERS OF INTEREST

III. OLD BUSINESS
   • 214 Eddy St., East Hill Historic District – Early Design Guidance

IV. NEW BUSINESS
   • [if any]

V. APPROVAL OF MINUTES
   • [03.12.19]

VI. ADMINISTRATIVE MATTERS
   • Mandatory Sexual Harassment Training
   • Upcoming Dates: Historic Ithaca 2019 Preservation Award – 5:30 PM on Thursday, May 16, at La Tourelle

VII. ADJOURNMENT

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

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

WHEREAS, The Clinton House at 116 North Cayuga Street is located within the Clinton Block Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 1980, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated March 26, 2019, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Sarah Hayes on behalf of property owner The Historic Clinton House of Ithaca, LLC, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) 21 photographs documenting existing conditions and locating sites of proposed work; (3) seven sheets of product specifications for Pure and Natural Hydraulic Lime (NHL); (4) two sheets of product specifications for Conproco® Matrix; and (5) product specifications for McNichols® Wire Mesh, and

WHEREAS, the ILPC has reviewed the New York State Building-Structure Inventory Form for The Clinton House at 116 North Cayuga Street, and the City of Ithaca’s Clinton Block Historic District Summary Statement, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves: patching localized areas of deteriorated and/or damaged stones on the east, north and a portion of the south elevations using Conproco Matrix, a stone repair mortar; patching localized areas of plaster/stucco on the north elevation with a natural hydraulic lime plaster; patching localized areas of parge material on the east elevation; resetting and stabilizing dislodged stones on the east elevation with stainless steel pins; repointing localized mortar joints; replacing sections of standing seam metal roof on the west elevations with prefabricated, hidden-fastener, steel roofing material; replacing four (4) rooftop balusters; and replacing four (4) decorative metal screens on the east 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 May 14, 2019, now therefore be it
RESOLVED, that the ILPC has made the following findings of fact concerning the property and the proposal:

The period of significance for the area now known as the Clinton Block is identified in the City of Ithaca’s Clinton Block Historic District Summary Significance Statement as 1868-1919.

As indicated in the New York State Building Structure Inventory Form, the Clinton House at 116 North Cayuga Street was constructed in 1828 and 1830 as a hotel/inn in the transitional Federal/Greek Revival Style.

Constructed within the period of significance of the Clinton Block Historic District and possessing a high level of integrity, the property is a contributing element of the Clinton Block 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 masonry repairs, and baluster and roof replacements (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 photographs, the severity of the deterioration of various stone materials, including red and brown sandstone, locally-quarried siltstone, and fieldstone, requires intervention. The proposed stone repairs (will/will not) match the old in design, color, texture, and other visual qualities. [If proposed stone patching material is not appropriate, describe the characteristics of the product that are not appropriate, i.e. material density, compatibility with historic material, site preparation, finish, texture, color, etc.]

Also with respect to Principle #2 and Standard #9, the proposed metal roofing material, and balusters (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]

With respect to Principle #2, Standard #2, and Standard #9, the replacement of four metal screens (will/will not) remove distinctive materials (but will/and will not) alter features and spaces that characterize the property.

With respect to Principle #2 and Standard #6, as shown in the submitted photographs and observed by ILPC member, the severity of the deterioration of the four metal screens [requires/does not require] their replacement. The proposed new screens (will/will not) match the old in design, color, texture, and other visual qualities. [If proposed metal screens are not appropriate, describe the characteristics of the product that are not appropriate, i.e. material, detailing, design, etc.]

Also with respect to Principle #2 and Standard #9, the proposed screens (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]
ILPC Meeting – 05/14/19
Resolution – RA

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 Clinton Block 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
Opposed: 0
Absent: 0
Abstain: 0
Recuse: 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

PLEASE PRINT OR TYPE

Date: 4/26/2019

Building Permit Application # (REQUIRED): __________________________

Applicant’s Name: Sara Hayes  Phone: 607-882-3570
Applicant’s E-Mail address (REQUIRED): sara@hayesstrategy.com

Property Address: 116 N Cayuga Street, Ithaca, NY 14850

Owner’s Name (if different from Applicant): The Historic Clinton House of Ithaca, LLC
Owner’s Mailing Address: 306 N Cayuga Street

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.
**ELECTRONIC SUBMISSIONS:** You must provide electronic versions of all submitted documents. **LARGE FILES:** Incoming e-mails to the City must be under 10 MB in size (incl. message envelope), so either provide CD-ROM, flash/thumb drive, use a free file-sharing web site, like: [www.hightail.com](http://www.hightail.com), [www.dropbox.com](http://www.dropbox.com), [www.google.com/drive](http://www.google.com/drive), etc., or split documents into smaller parts and send multiple e-mails/files to: cpyott@cityofithaca.org and/or bmccracken@cityofithaca.org

**Description of Proposed Changes** (use additional sheets if necessary):

See attached Summary and Photos

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

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

Standard signs for this purpose are available for purchase from the City of Ithaca, Division of Planning and Economic Development, at a cost of $10.50 each. Alternatively, an applicant may create their own signs, as long as the following required content is included and the signs have dimensions of at least 18”x23”:

PROPOSED EXTERIOR OR SITE ALTERATIONS TO THIS PROPERTY WILL BE REVIEWED BY THE ITHACA LANDMARKS PRESERVATION COMMISSION ON [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): Sara Hayes ___________________________ Date: 4/26/2019

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: ________________
Description of Proposed Changes:

1. Masonry repairs to east, north and partial south façade, see attached photos
   a. Stone patching- Deteriorated materials will be removed. Sawcut the perimeters of deteriorated areas, and remove back to sound material. At the south elevation the intent is to repair, not replace.
   b. Stone Types/Colors- Specification for mortar: Conproco Matrix for each of the stone types. All areas will be painted.
   c. Where we are repairing the stones at a railing base, following the repair, re-install existing railing with new stainless steel anchors to secure the railing base.
   d. Plaster- Specification: a Natural Hydraulic Lime Plaster (St. Astier NHL 3.5-Product Data and Plaster Application guidelines). The perimeters will be sawcut, deteriorated materials will be removed, and the new plaster will be troweled/floated smooth against the existing material and wet cured to prevent any cracking, followed by the painting
   e. Dislodged Stones- Reset dislodged stones prior to the repointing.
   f. Stone Patch- The stone will be patched following the manufactures recommendations. The contractor recommends patching the stone is better than hanging a dutchman from below. Following removal of deteriorated and rust contaminated stone, the hole will be filled with the stone repair material.

2. Exterior Painting
   a. Paint all stucco and previously painted brick
   b. Paint all trim, doors and windows

3. Roofing scope as shown on attached photo
   a. Tear off & dispose of (1) layer of steel. Install fabral 24-gauge hidden fastener steel roofing on south west corner
   b. Silvercoat existing roofing

4. Carpentry:
   a. Provide and install (4) balustrades at locations of missing units. New units to match existing, fabricated out of wood and painted.
   b. Repair rotted floor board on rear deck, see attached photo

5. Metal grates
   a. Replace (4) metal grates on the north façade under front porch. Owner shall submit panel options for ILPC approval
REPOINT

REPLACE CEMENT PARGE

#4
CRACK REPAIR BY PAINTER
PARGE
REPOINT JOINTS

# 9
Move stone back in plane & anchor.
PATCH STONE REPOINT JOINTS
15 SF
PLASTER
REPLACE

#14
150 SF
PLASTER
REPLACE

#15
30 SF PLASTER REPLACE

#16
100 SF
PLASTER REPLACE
tear off & dispose of one layer of steel. Install Fabral 24 gauge hidden fastener steel roofing

Silvercoat sealant

provide (4) new balustrades to match existing
replace missing balustrades
Matrix

Trowel applied, cementitious repair mortar, formulated to be compatible with the color and physical properties of parent material.

Low shrinkage
- Maintains integrity of repair, resists cracking.

Thermal compatibility
- Prevents delamination due to temperature change.

Durable
- Resistant to weathering action, excellent freeze/thaw stability and abrasion resistance.

Very low permeability
- Resistant to deicing salts, chloride, and chemical attack, and environmental pollution.

Breathability
- Will not cause damage to structure by restricting moisture vapor flow.

Shaveable
- Recreate sharp edges and architectural details.

Single component
- Easy to batch in less than full pail quantities.

On-site color matching
- Great matches, no wait for factory samples.

Surface Preparation
- Remove loose and deteriorated material, latance, dirt, dust, oil and any surface contaminants that will inhibit proper bond.
- Saw cut edges with a diamond blade at a 90° angle to eliminate feather edging. Avoid polishing the edges, as this will inhibit bond.
- Avoid bruising or micro cracking during surface preparation. Refer to ICRI Surface Preparation Guide 03752.
- Repair zone must be a minimum of 1/2 inch deep, of simple geometry, with no complex edge conditions. Avoid long narrow repairs; these have a greater tendency to crack. Apply Conpro Start where a consolidant is of benefit.
- Saturate substrate with clean water, (saturated surface dry/SSD), with no standing water during Priming or Application.

Remove concrete from corroded steel and several inches beyond to expose non-corroded steel. Provide a 3/4 inch clearance between the concrete and steel.
- Damaged reinforcing steel should be inspected by a qualified engineer and appropriate action taken.

Stone, Terracotta and Concrete
- Prime the prepared substrate including all edges with a bond coat of Matrix. Work the bond coat into the substrate to ensure intimate contact and establish bond.
- The repair mortar must be applied into the plastic bond coat. If the bond coat dries, remove and re-apply.

Embedded Metal and Steel
- Remove all scaling rust from embedded metal and steel.
- Apply ECR anti-corrosion coating.

Mixing
- Measure Matrix powder and water to achieve a 4 to 4.5 parts powder to 1 part water ratio (or approximately 1 gallon per 50 lb unit of Matrix).
- Place 1/2 of measured Matrix into mixing container with water and mix until uniform. Add remaining 1/2 Matrix to the mixing container and mix until fully blended to a uniform, lump free consistency.
- Mechanically mix using a low speed drill (400 - 600 rpm) and mixing paddle or mortar mixer.
- Additional water may be added to achieve desired consistency for placement of the Matrix. Over watering the mix will affect final color. For multiple batches, the additional water should be added in a uniform fashion to avoid color shift.
- Insufficient water will not hydrate the material and it will not achieve full strength.
- Mix only as much material as can be placed in 15 - 20 minutes.

Do not over mix, as this will entrain excess air.
- Do not re-temper, this will affect color.

Application
- At the time of application, surfaces should be saturated surface dry/damp (SSD) but hold no standing water.
- Follow instructions for Priming.
- Force the material against the edges of the repair, working from right to left or left to right.
- Over-build repair zone by 1/4 inch. Shave to final form with Mitre Rod up to 2 hours (longer in cold temperature) after application.
- Do not overwork the finish.

Cleaning
- Ensure repair zone stays properly hydrated. This may vary depending on ambient conditions. If hydration is not maintained, the repair may flash dry and not achieve full strength. Refer to ACI 308R-01 for detailed curing recommendations. If the repair is inaccessible, tape polyethylene over area to retain moisture. Do not allow polyethylene to contact the material.
- Protect repair from direct sunlight, wind, rain and frost during curing period.

Clean Up
- Clean tools and equipment with water immediately after use.
- Cured material must be removed mechanically.
## Matrix

<table>
<thead>
<tr>
<th>Yield per Pail</th>
<th>Repair Depth</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.5 cubic feet</td>
<td>1/2 Inch</td>
<td>12.00</td>
</tr>
<tr>
<td>0.5 cubic feet</td>
<td>1 Inch</td>
<td>6.00</td>
</tr>
<tr>
<td>0.5 cubic feet</td>
<td>1.5 Inches</td>
<td>4.50</td>
</tr>
<tr>
<td>0.5 cubic feet</td>
<td>2 Inches</td>
<td>3.00</td>
</tr>
</tbody>
</table>

### Packaging
- 5 gallon plastic pails – 50 lbs.

### Shelf Life
- 18 months when properly stored.

### Storage
- Transport and store in cool, clean, dry conditions in unopened containers.
- High temperature or high humidity will reduce shelf life.

### Technical Data

<table>
<thead>
<tr>
<th>Physical state and appearance</th>
<th>Base</th>
<th>Dry, pigmented powder</th>
</tr>
</thead>
<tbody>
<tr>
<td>pH</td>
<td>Wet mix</td>
<td>Portland cement</td>
</tr>
<tr>
<td>Water/dry material ratio</td>
<td>Wet mix</td>
<td>&gt;12</td>
</tr>
<tr>
<td>Dry bulk density</td>
<td>ASTM C188</td>
<td>92 lbs./ft.³</td>
</tr>
<tr>
<td>Setting time by vicat needle</td>
<td>ASTM C191</td>
<td>240 minutes</td>
</tr>
<tr>
<td>Percent air – pressure method</td>
<td>ASTM C231</td>
<td>4%</td>
</tr>
<tr>
<td>Water absorption</td>
<td>ASTM C140</td>
<td>11%</td>
</tr>
<tr>
<td>Water vapor transmission</td>
<td>ASTM E96</td>
<td>5.2 perms</td>
</tr>
<tr>
<td>Length change</td>
<td>ASTM C157</td>
<td>&lt;500 μstrains @ 28 days</td>
</tr>
<tr>
<td>Modulus of elasticity</td>
<td>ASTM C469</td>
<td>2.6 x 10⁶</td>
</tr>
<tr>
<td>Slant shear bond strength – epoxy</td>
<td>ASTM C882</td>
<td>1800 psi</td>
</tr>
</tbody>
</table>

### Mechanical Properties

| Compressive strength – psi   | 2900 | 3000 | 560 |
| Tensile strength – psi       | 400  | 480  | 560 |

### Disposal
- Dispose of material in accordance with local, state or federal regulations.

### Notes
- Do not apply unless substrate and ambient temperature can be maintained at a minimum of 40°F for 24 hours. Refer to ACI Cold Weather Application Guidelines. Cold mixing water and low temperature will retard set. Hot water and high temperature will accelerate set.
- Protect application from precipitation and high wind for at least 24 hours.
- Do not add more water than specified.
- Do not re-temper, as this will affect color.
- Avoid overworking material during placement as this will affect color and cause surface checking.
- Do not allow polyethylene or burlene to touch surface while curing as this will cause whitening of the material.
- Product is alkaline.
- Do not ingest.
- Avoid breathing dust.
- Avoid contact with skin and eyes.
- Refer to Material Safety Data Sheet (MSDS) for additional information.

### First Aid
- In case of skin contact, wash thoroughly with soap and water.
- For eye contact, flush immediately with a high volume of water for at least 15 minutes and contact a medical professional.
- For respiratory problems, remove person to fresh air.

### Additional Information
- For professional use only
- Conproco Corp. warrants this product for one year from date of installation to be free from manufacturing defects and to meet the technical properties on the current technical data sheet if used as directed within shelf life. User determines suitability of product for use and assumes all risks.
- Buyer's sole remedy shall be limited to the purchase price or replacement of product exclusive of labor or cost of labor. May 11, 2017
- No other warranties express or implied shall apply including any warranty of merchantability or fitness for a particular purpose. Conproco Corp. shall not be liable under any legal theory for special or consequential damages.
**NHL 3.5**

**Main Data and Application Recommendations**


Conforms to European Norms (EN 459)

Strength Factor: 3.5 (moderately hydraulic)
Residue @ 0.09 mm: 6.5%
Whiteness Index: 72
Available (free) lime after slaking Ca(OH)₂: 20-25%
Packing: 55 lbs (25 kg) bags

Density (volumetric weight) 40.6 lbs/ft³ 650 gr/litre
Surface Cover: 274 sqft²/oz (cm² per gram: 9000)
Expansion: <3/64" (1mm)
Residue of quick lime after slaking: <1%
Shelf Life: 8-12 months kept sealed and dry

<table>
<thead>
<tr>
<th>MORTARS Compressive Strength - PSI (N/mm²)</th>
<th>Elasticity Moduli 10³ psi (Mpa)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixing Ratio</td>
<td>EN459</td>
</tr>
<tr>
<td>7 Days</td>
<td>109 (0.75)</td>
</tr>
<tr>
<td>28 Days</td>
<td>740 (5.1)</td>
</tr>
<tr>
<td>6 Months</td>
<td>1029 (7.1)</td>
</tr>
<tr>
<td>12 Months</td>
<td>1087 (7.5)</td>
</tr>
<tr>
<td>24 Months</td>
<td>1251 (8.63)</td>
</tr>
<tr>
<td>Consumption for 1 yard³ (1m³) of mortar</td>
<td></td>
</tr>
<tr>
<td>lbs +/-10% (kg +/- 10%)</td>
<td>514 (305)</td>
</tr>
</tbody>
</table>

**Mixing:** Can be mixed in cement mixers.

**Application by Spray Gun:** possible

**Working Temperatures:** not below 40°F or above 85°F. Make sure that high suction materials are thoroughly dampened before application. Avoid rapid drying due to high temperatures or strong winds by curing with a light water mist several times a day if necessary. Protect from frost, rain, direct sun and strong wind for a minimum of 72 hours.

**SUITABLE FOR LATH WORK / LIME CONCRETE / INJECTION / GROUTING:** see relevant sheets

**Reworking:** possible within 12 hours

**MORTAR USES:** MASONRY/POINTING/ CAPPING/ BEDDING/ ASHLAR

Binder: sand ratio: from 1:1.5 to 1:3 depending on the support/background conditions, the size of the joint and the fineness of the sand. Always use well graded sands (#6 (3-4mm) down to #200 (75 microns)). See also “General Guidelines – Sand for NHL mortars”

**PLASTERING**

A. Scratch Coat 1/8"-3/16" (3-5 mm) 1 volume of NHL 3.5 : 1.5 volumes sand - Cast on
B. Brown Coat 5/8" - 3/4" (15-20 mm) 1 volume of NHL 3.5 : 2 volumes sand*
C. Finish Coat 3/16" - 3/8" (5-10 mm) 1 volume of NHL 3.5 : 2.5 volumes sand

With very fine sands possibly containing clays, the binder content may have to be reduced.

*At this ratio the consumption is approximately 2.05 lbs (0.35 kg) of NHL 3.5 per square yard (m² for each 1/8" (m) thickness

**Please also refer to General Guidelines: NHL Plasters**

The above details are given for information purposes only. Final dosages and application should be checked with our technicians. The Factory reserves the right to alter specifications.
St. Astier NHL Plasters

General Information, Sand For Plasters, Background Preparation, Two Coat Work, Three Coat Work, Protection, Good Working Practice, Plaster Diagnostics, Some Recommended Mixes

General Information
The correct specification for any plaster should consider the nature and condition of the background, site exposure, time of the year and type of finish required.

The success of a plaster depends on ensuring good background preparation and suction control, the correct choice of a mortar and its application. Sample panels should always be carried out.

The durability of a plaster depends on mortars that will adhere to the background, are able to breathe and resist harsh climatic conditions that can and do occur even in relatively benign climate zones. A good bond to the substrate and between all coats is essential to the soundness of the plaster structure. Bonding is both physical and mechanical:

- A physical bond is achieved by controlling the suction correctly, such that a suction bond develops. The natural surface condition can also offer a good key.
- Mechanical bonding is induced by the method of application. Ensuring good keying between layers, and especially the first coat, by casting/harling or spraying is by far the most successful method.

To avoid potential de-bonding and cracking each coat should be not be richer in binder or thicker than the preceding one (thicker base coats are applicable on thin stipple/scratch coats).

Sands for plasters
In daubing out, stipple coats and base coats the sands should be well graded, washed and free of clay/silt (particles below #200 (0.075)). Use sharp sands from #6 (3 or 4mm), down to #200 (0.075mm), with the bulk of the sand in the #16 / #30 / #50 / #100 (1.18mm/0.6/0.3/0.15) range. Fine sands or monogranular sands (bulk in 1 or 2 grades only) are to be avoided.
In finishing coats, finer sands, still well graded, can be used for smooth finishes (avoid overtrowling). Particular attention will have to be paid to finishing coats with fine sands to avoid high shrinkage due to the high amount of water that fine sands absorb. The use of a wooden float, energetically applied in small circular motions, will help. Floating with plastic floats is not suitable. Sponge floats can be used after the wooden float work is completed to achieve a particular texture in the finish. Curing will also be important. Small hairline shrinkage cracks can be healed if treated in time with a light water mist.

Note: the finer sand particles are the ones mostly responsible for color and therefore used for color rendition. If the fines denote presence of clay (particles below #200 (0.075)) the NHL binder quantity should be reduced (clays are also binders!). A wet sieving analysis is recommended to check clay / silt content.
**Two-coat work**

Two-coat work is suitable for plasters with an overall thickness of approx. 5/8” (15 mm) on **surfaces that provide adequate suction and a good key**. On surfaces offering poor suction and keying, it is recommended to use a stipple coat (1/8” (3-4mm thick)) applied by casting on, harling or spraying. The main coat can be applied after sufficient hardening and finished as required. Alternatively use 3-coat work by applying a finishing coat. On two-coat work the **base coat** will be the thickest (up to 3/8” (10mm), more if applied in 2 passes) and with a **binder: sand** ratio of **1:1.5 or 1:2**. Use mainly NHL 5 or NHL 3.5.

This can be laid on or preferably cast/sprayed on. Scour back and key after initial setting. To **ensure a flat and uniform surface** see “Ensuring a level surface” under Undercoat in 3 coat work section.

**Curing:** check for initial shrinkage. If found, dampen surface lightly with water and tighten back and re-key. Repeated shrinkage is usually a function of poor quality sands, poor suction control or rapid drying.

**Finishing coat:** use NHL 3.5 or NHL 2 (see individual product sheets)

3/16” (5mm) max. for smooth or light textured finishes, 5/16” (7-8mm) for coarse finishes (tyrolean, roughcast etc…).

**Smooth and light textured finishes:** use finer well-graded sands, #10 (1-2mm) down to #200 (0.075mm). Add just enough water to obtain required workability. The more water is added the higher the risk of shrinkage. When the mortar is firm enough, proceed to float up with a cross-grained wood float. This is the most important phase of the finishing work and should be done diligently. Together with good curing and protection it is vital in obtaining a good finish.

**Coarse finishes:** use coarser sands if thick (rustic) granular finishes are required. The thickness of the coat depends on the final finish required. Some of these finishes, especially the ones requiring special skills such as cottage, scraped and travertine effects, could also be done by using the same type of sand as smooth and light textured (floated) finishes. In these and tooled plasterings (patterned), if initial shrinkage takes place, lightly dampen the surface and re-float the area during the first day or two. Tooling is normally applied when the plaster is 5-7 days old.

**Dry dashing:** throw the chosen aggregate onto soft mortar and leave exposed. To speed up the work a plasterer throwing the aggregate can follow the laying on plasterer.

**Curing:** curing by water mist over 3 to 4 days, if necessary more than once a day, is essential when weather conditions would cause quick drying. Always protect the work from adverse weather conditions.
The preferred form of protection is Burlap that, with re-damping, will also contribute to curing the mortar. Burlap is essential to protect against frost. Plastic sheeting is effective against rain but should be kept clear of fresh work. If too tight it will generate condensation leading to unsightly staining. It will not protect against frost. Frost protection should be provided even if frost is not occurring at the moment of finishing the day’s work but is forecast during the early days of a mortar. Work should not start in frost conditions or when frost is forecast or with temperatures below 40°F. In working with NHL 2 or in plastering with fine finishing coats, this should be 45°F. Protection from the quick drying effects of wind or direct strong sun should be provided by using shading sheets on scaffolding.

**Good Working Practice**

To be applied at all times to all aspects of the work.
Where scaffolding is being used make sure that the scaffolding has adequate clearance from the face of the wall to allow application, avoiding unsightly lift lines. Scaffolding should project past all areas to be plastered to allow for protection of the new work against direct rainfall. Generally scaffolding should be capable of carrying the protective screens necessary to shade the work and prevent rapid uncontrolled drying and any covers needed to protect against frost.

This document is a guide only and is not intended to be a specification. Its purpose is to provide the reader with helpful information that may assist in determining the correct choice of materials, methods of application and determine the best working practice. The guidelines refer to our experience with St. Astier NHL binders and some recommendations might not be applicable to other products.
McNICHOLS® WIRE MESH
Square, Carbon Steel, Cold Rolled, Woven - Intercrimp Weave, 2.0000" x 2.0000" Opening (Square), 0.120" Thick (11 Gauge) Wire Diameter, 89% Open Area

ITEM 3693220041 - 48" x 120"

**ITEM SPECIFICATIONS**

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<tr>
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## Property Information

| **Address:** | 116 North Cayuga Street |
| **Historic Name:** | Clinton House |
| **Owner:** | The Historic Clinton House  
PO Box 6531  
Ithaca NY 14851 |
| **Year Purchased:** | 2009 |
| **Date of Construction:** | 1828-30 |
| **Historic District/Individual Landmark:** | Clinton Block Historic District |
| **Period of Significance:** | 1830-1860 |
| **Local Designation:** | 1980 |
| **State and National Register Listings:** | Individually; Ithaca Downtown Historic District |
| **Significance:** | Architectural and Historical |
| **Resources:** | Stagecoach Hotel |
| **Historic Structure Inventory Form:** | Attached |
| **Incentive Programs:** | ☐ Local Property Tax Exemption  
☐ State Homeowner Tax Credit:  
☑ State Commercial Tax Credit:  
☐ Federal Commercial Tax Credit: |
A. Staff Photographs of Existing Conditions

*Figure 1: East Elevation: Portico Condition Detail – April 2019*

*Figure 2: Detail, Dislodged Stone - April 2019*
C. Evaluation/Review Criteria and Relevant Design Guidelines Sections

Standards and Principles

Principle #2 The historic features of a property located within, and contributing to the significance of, an historic district shall be altered as little as possible and any alterations made shall be compatible with both the historic character of the individual property and the character of the district as a whole.
Standard #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features and spaces that characterize a property will be avoided.

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

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

City of Ithaca Historic District and Landmark Design Guidelines

Section: Exterior Siding and Foundations
Brick and Stone (p. 69)
Mortar, the material that is used to bind together individual masonry units, must periodically be removed and replaced. This process is called repointing. The mortar in a wall must be softer than the surrounding masonry units so that the mortar, rather than the bricks or stones themselves, is subjected to the stress caused by expansion and contraction with changing climactic conditions. Generally, Type N mortar is soft enough to accommodate this movement; however, where extremely soft original bricks were used a very high lime content specialty mortar such as Type O may be required. The use of mortars with a high Portland Cement content is inappropriate, as they are too hard for historic masonry walls and will result in damage to the structure as the masonry expands and contracts with changing temperatures. When repointing, the deteriorated mortar should be removed by hand, to avoid the possibility of grinder damage to adjacent masonry units. The new mortar mix must match the original in composition, texture, and color, and it must be tooled to match the original width, depth, and raking profile of the joint.

Stucco (p. 70)
Stucco is found on a variety of architectural styles in a variety of different applications and textures. It may be the primary wall surface or it may be used as an accent element, but wherever it appears stucco is a character-defining feature by virtue of the distinctive visual characteristics it imparts. When repair is necessary, damaged stucco should be removed with care and replaced with new stucco that matches the old in terms of strength, composition, color, and texture.

Section: Roofs
Roof Material (p.50)
Historic roofing materials that are commonly found in Ithaca include slate, clay tile, standing seam metal, and pressed metal shingle. Many of these historic materials have much longer life spans than modern asphalt shingles and the possibility of repair should always be investigated before replacement is proposed. Where the deterioration of the historic roofing material is such that replacement is required, it is always the best approach to utilize the same type of material as the original or existing roof covering. If the original (or existing) material is not available, the material that is closest in visual appearance, taking into account texture, size, finish, color, and profile, should be used.

G. Issues and Considerations

- Appropriateness of the stone repair material and technique (Conproco® Matrix);
- Extent of existing painted masonry and relationship of stone repairs to existing painted conditions;
- Level of deterioration of the four metal screens and the appropriateness of replacing rather than repairing;
- Compatibility of the proposed plaster/stucco material with the historic stucco finish;
- Appropriateness of the site preparation for the repair of the stucco;
- Appropriateness of the proposed mortar for the areas scheduled for repointing;
- Appropriateness of replacement bricks;
- Appropriateness of the proposed roof replacement material, including type of material, width of panels, size and profile of the seams, panel texture, color, and the detailing at the hips, ridges and eaves;
**Name:** Clinton House  
**Address:** 116 North Cayuga Street, Ithaca, New York  
**State:** New York  
**County:** Tompkins

### 3. Classification

<table>
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<th>Category</th>
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| Building | Public | □ Occupied  
□ Unoccupied  
□ Preservation work in progress  
□ Restricted  
□ Unrestricted |
| Site     | Public Acquisition:  
□ In Process  
□ Being Considered | Yes:  
□ Transportation  
□ Comments |

### 4. Owner of Property

- **Owner's Name:** Historic Ithaca, Inc.  
- **Address:** Cayuga Apartments, Cayuga Street, Ithaca, New York  
- **State:** New York  
- **Code:** 36

### 5. Location of Legal Description

- **County:** Tompkins  
- **Street and Number:** 320 North Tioga Street, Ithaca, New York  
- **State:** New York  
- **Code:** 36

### 6. Representation in Existing Surveys

- **Title of Survey:** Map of the Village of Ithaca by Simeon DeWitt  
- **Date of Survey:** 1871  
- **Depository for Survey Records:** Tompkins County Courthouse
The Clinton House is a splendid example of Federal-Greek Revival transition architecture; it is one of the earliest of the luxury hotels which were to become a feature of American life and history.

"Its principal front is 120 feet facing the east. In the center is the principal entrance to a spacious hall and magnificent stair-case, with eighty-one steps of six and a half inch rise each. The centre or main building is 52 by 57 feet, and on either side are wings of 28 by 34 feet; which, with the centre part, are five stories, including basements and attics; the latter are lighted by sky lights. Extending west . . . [descriptions of the three wings]. The height from the foundation to the circular walk on the cupola is 90, affording a transcendentally beautiful view of the village and romantic country around it. It contains upwards of 150 rooms including offices and spacious halls, one of the latter of which is 120 feet long, a dining room of 96 feet long, an assembly room 31 by 59 feet, and several porticoes. The portico in front with its pediment is supported by six massive Ionic columns. The finish throughout is of the best workmanship, and in the most modern style. The furnishing and keeping is in accordance with its splendor and convenience." (Southwick, 1835)

The architect and builder was probably Ira Tillotson; he is known to have built several of the best buildings in the village in the 1820's, there is structural evidence that the same person might have built the Clinton House. He was one of the movers in Ithaca during these years and his daughter Lydia married one of the hotel developers, Henry Ackley.

In 1872 a two storey mansard roof was added as well as a new cupola 20 feet high. A Palladian window replaced the oval window of the pediment. These were designed by William Henry Miller at the beginning of his career in Ithaca. He was to become known for the inventiveness and sophistication of his work.

At present the lobby and the stairway retain the features of the 1901 remodeling in Colonial Revival style; The large room on the south of the lobby, now a "rumpus room" contains fittings and paneling removed from the recently demolished Ithaca Hotel, these are liberally decorated with initials and mementoes of hundreds of Cornell and Ithaca College collegians - who return to point them out to their wives and children. At the rear is the Mural Bar designed by local architects Wells and Canfield and featuring an extraordinary mural over the bar by Ithaca artist James Owen Mahoney, it is an allegory of college life. At the north side of the building is a small, handsomely proportioned parlor with Colonial Revival trim. To the west are

*by Ithaca architect Clinton Vivian, known for his elegant designs.
7. Description (continued)

a small reception room and a large dining room which retain fine early 1830 trim.

Other early features which remain include early mantelpieces in parlors and some bedrooms, and the third floor colonnade on the court where coaches, entering by the alley from State Street, originally pulled up to discharge their passengers.
It is a noble structure... Its spacious and convenient arrangements are equalled by few, and surpassed by none in the state..." (Southwick, quoting an unknown writer, 1835)

"The most imposing and dignified building in all the beautiful plain of Ithaca is the Clinton House." (Spencer, 1856)

This, Ithaca's finest landmark building, was begun in 1828 and completed in 1830 at a time when Ithaca had a population of less than 4000. The vision and daring of this audacious project can be explained: "The answer to the bold venture of the Clinton House is that in the years from mid-1820's until the panic of 1837, Ithaca had a buoyant economy in tune with the country's growth, venture capital was abroad, and ambitions for the village were boundless." (Rogers, 1970) Three Ithaca businessmen: Jeremiah S. Beebe, Henry Ackley and Henry Hibbard joined together to build the hotel.

It has been continuously in business for 150 years, always as an inn with small businesses of great variety occupying rooms in the basement.

Suveyor-General Simeon DeWitt lived and died here. At least four Presidents of the United States have been guests... Its registers, and the memories of older Ithacans, record a host of notables who visited or lived in the Clinton House, from participants in the westward expansion of the nation to the many movie stars who shone so brightly in the movies made in Ithaca around 1915. World famous visiting professors have stayed at the Clinton House, and generations of students have caroused in its bars. The business community of Ithaca has used it continuously for noon luncheons, and Ithaca society has held balls, weddings and parties in the commodious public rooms. Its veranda, beneath the imposing portico, has been the reviewing stand for military and fraternal parades as well as riotous student Spring Day progressions.

It is located a short block from Ithaca's downtown business center and another block from the historic and civic core of
the city and of Tompkins County, DeWitt Park. Its most important neighbor is the imposing DeWitt Junior High School designed by William Henry Miller. It is surrounded by high quality professional offices, cultural buildings and churches.

Because so many Ithacans love this building, there have been several recent attempts to find an imaginative modern use; apartments, an arts center, and a center for services to the elderly have been some of the suggestions. Historic Ithaca would like to see it retain its historic role, a convenient and charming inn in downtown Ithaca.


10. GEOGRAPHICAL DATA

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APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1/2

13. STATE AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

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11. FORM PREPARED BY

NAME: Stephen W. Jacobs, President
       Elizabeth Mulholland, Vice-President

ORGANIZATION: HISTORIC ITHACA & TOMPKINS COUNTY, INC.

STREET AND NUMBER: Box 151

CITY OR TOWN: Ithaca

STATE: New York

CODE: 14850

12. STATE LIASON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☑ Local ☐

Name: [Signature]

Title: State Liaison Officer

Date: 16 Oct 67

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date: [Signature]

ATTEST:

[Signature]

Date: [Signature]

Keeper of the National Register
Clinton House

116 North Cayuga Street
Ithaca
New York 36
Tompkins 109

Regional History and University Archives, Cornell Univ.

Copy photo of old photograph along north Cayuga Street, showing the Clinton House during the years 1872 and 1901 when it had a Mansard roof. To the left is Clinton Hall, a matching red brick Greek Revival structure once connected by a bridge to the second floor of the Clinton House; its facade was set back to afford an unobstructed view to the south from the hotel balconies.
1. NAME

Clinton House

2. LOCATION

116 North Cayuga Street

Ithaca

New York

3. MAP REFERENCE

USGS quadrangle 7.5 minute series

1:24000

1949

4. REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.

---

1. NAME

Clinton House

2. LOCATION

116 North Cayuga Street

Ithaca

New York

3. PHOTO REFERENCE

New York State College of Human Ecology, Cornell Univ.

c. 1960's

New York State College of Human Ecology

4. IDENTIFICATION

View from corner of East Seneca and North Cayuga Streets.
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM
(Type all entries - attach to or enclose with map)

1. NAME
COMMON:
AND OR HISTORIC:

2. LOCATION
STREET AND NUMBER:
CITY OR TOWN:
STATE:
CODE COUNTY:
CODE

3. MAP REFERENCE
SOURCE:
SCALE:
DATE:

4. REQUIREMENTS
TO BE INCLUDED ON ALL MAPS
1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM
(Type all entries - attach to or enclose with photograph)

1. NAME
COMMON: Clinton House
AND OR HISTORIC:

2. LOCATION
STREET AND NUMBER:
116 North Cayuga Street
CITY OR TOWN:
Ithaca
STATE:
New York
CODE COUNTY:
36 | Tompkins
CODE 109

3. PHOTO REFERENCE
PHOTO CREDIT: New York State College of Human Ecology, Cornell Univ.
DATE OF PHOTO: c. 1960's
NEGATIVE FILED AT:
New York State College of Human Ecology

4. IDENTIFICATION
DETAIL VIEW, DIRECTION, ETC.
Detail of portico
Continuation Sheet: 1
Address: 116-120 North Cayuga Street (Clinton House)
Local Historic District: Clinton Block

View: East Facade

View: South and East Facades

Documentation: John Auwaerter
Date: 2/92
Alterations: None apparent
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, 100 West Buffalo Street is located in the DeWitt Park Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 1971, and as listed on the New York State and National Registers of Historic Places in 1971, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness dated May 6, 2019 was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Sara Hayes on behalf of property owner TTCAY Associates, LLC, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) two(2) photographs documenting existing conditions; and (3) a sketch of the proposed alteration, and

WHEREAS, the ILPC has also reviewed the New York State Building-Structure Inventory Form for 100 West Buffalo Street, and the City of Ithaca’s DeWitt Park Historic District Summary Statement, and

WHEREAS, the proposed project involves the installation of the metal-clad, 24”X24”X6” mechanical box on the east (N. Cayuga St) elevation of the subject property, and

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

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

WHEREAS, a Public Hearing for the purpose of considering approval of the Application for Certificate of Appropriateness was conducted at the regularly scheduled ILPC meeting on May 14, 2019, now therefore be it

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

As identified in the City of Ithaca’s DeWitt Park Historic District Summary Statement, the period of significance for the area now known as the DeWitt Park Historic District is 1820-1930.

As indicated in the New York State Building-Structure Inventory Form, 100 West Buffalo Street was constructed in 1930. The Georgian-Revival Style apartment building was designed by prominent local architect J. Lakin Baldridge, the architect of the Tompkins County Courthouse and Jail, the Seneca Building at 121 East Seneca Street, and several residences in the National Register of Historic Places-listed Cayuga Heights Historic District.
Constructed within the period of significance of the DeWitt Park Historic District and possessing a high level of architectural integrity, the property is a contributing element of the DeWitt Park Historic District.

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

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

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

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

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

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

Also with respect to Principle #2, and Standard #9, the proposed mechanical box (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 mechanical box (can/cannot) be removed in the future without impairment of the essential form and integrity of the historic property and its environment. [if “cannot”, describe why it cannot]

RESOLVED, that, based on findings set forth above, the proposal (will/will not) have a substantial adverse effect on the aesthetic, historical, or architectural significance of the 100 West Buffalo Street and the DeWitt Park Historic District as set forth in Section 228-6, and be it further

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

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

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

Please Print or Type

Date: 5/6/2019  Building Permit Application # (REQUIRED): 38689
Applicant’s Name: Sara Hayes  Phone: 607-882-3570
Applicant’s E-Mail address (REQUIRED): sara@hayesstrategy.com
Property Address: 100 W. Buffalo St, Ithaca, NY 14850
Owner’s Name (if different from Applicant): TTCAY Associates, LLC
Owner’s Mailing Address: 306 N Cayuga Street, Ithaca, NY 14850

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

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

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

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

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

Mechanical alteration: Provide a new dryer vent to serve the building. The dryer vent termination will be located on the northeast corner of the building near ground level. There are currently (2) other dryer vents at this location. The scope of work includes adding a third unit, and raise all 3 of units up to approximately 18” above grade, and enclose them in an (approximately) 24” x 24” x 6” sheet metal enclosure that can be opened for service and cleaning. This enclosure would be painted the same color scheme as the existing brick. This location is behind shrubbery and not directly viewable from the road. Please see photos attached of existing condition and a sketch of the proposed design.

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

Provide (1) additonal dryer vent to serve the building and relocate (2) existing dryer vents into contained storage for ease of mainteance and protection from traffic.
Upon application for a Certificate of Appropriateness, a public notice of the proposal must be posted by the owner or owner’s representative on the property for a minimum of 10 days. This notice must remain in place until a decision to approve or deny the Certificate of Appropriateness has been made. The notice must be placed at or near the property line in the front yard, so it is plainly visible from the street, and, in cases where a property has frontage on more than one street, an additional sign must be placed at or near the property line on any additional street frontage.

Standard signs for this purpose are available for purchase from the City of Ithaca, Division of Planning and Economic Development, at a cost of $10.50 each. Alternatively, an applicant may create their own signs, as long as the following required content is included and the signs have dimensions of at least 18”x23”:

PROPOSED EXTERIOR OR SITE ALTERATIONS TO THIS PROPERTY WILL BE REVIEWED BY THE ITHACA LANDMARKS PRESERVATION COMMISSION ON [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): Sara Hayes ___________________________ Date: 5/6/2019

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

(2) vent terminations close to ground

N.E. corner of bldg.

Proposed: (3) vent terminations.
- raised up 18" to bottom
- sheet metal enclosure, can be opened for cleaning
- painted same color scheme as brick
- approx dimensions, NOT TO SCALE
### Property Information

<table>
<thead>
<tr>
<th>Property Information</th>
<th>Details</th>
</tr>
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<tbody>
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<tr>
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A. Staff Photographs of Existing Conditions

Figure 1: Project Site - View to the North

Figure 2: Project Site - View to the South
B. Evaluation/Review Criteria and Relevant Design Guidelines Sections

Standards and Principles

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

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**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.

*City of Ithaca Historic District and Landmark Design Guidelines*

**Mechanicals, Utilities, and Fire Escapes** (p. 94)

Mechanicals, utility connections, and fire escapes are often vital to the function of a building or are required by code. When evaluating the addition of such elements the ILPC looks for installation in locations that will have the least possible visual or physical impact. Equipment that is attached to the structure should be located on non-primary elevations, preferably the rear elevation or in another location that is not significantly visible to the public. Rooftop equipment should both be located on a non-primary roof slope and set back from the roof edge so that such equipment is visually concealed to the greatest extent possible. Roof mounted solar panels should be placed flat to the roof surface, rather than being angled up. In all cases, care should be taken to minimize the physical damage to the structure caused by penetrations or attachments and to maximize the reversibility of the work. This type of consideration may have implications for the layout of an internal system. For example, the required cap for a kitchen vent might be located on a nonprimary elevation by simply moving the stove from one wall to another, or a bathroom fan might be vented through the roof rather than through the sidewall to reduce the visual impact of the duct termination. Ventilation louvers might utilize existing window openings, rather than punching new openings through the wall surface.
C. Issues and Considerations

- Location of the proposed mechanical enclosure on a highly visible secondary elevation (North Cayuga Street) and its visibility from the public way;
- Opportunities to relocate vents to another, less visible, secondary elevation via internal routes;
- Size, scale and material of the proposed mechanical enclosure;
- Impact on historic fabric of the proposed new wall penetration;
- The reversibility of the proposed alteration.
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100 West Buffalo Street, Ithaca, NY

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. __________________
QUAD __________________
SERIES __________________
NEG. NO. __________________

YOUR NAME: MARGARET HOBBIE and __________________ DATE: AUGUST 1979 __________________
SARAH HECTOR

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

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

************************************************************

IDENTIFICATION

1. BUILDING NAME(S): Cayuga Apartments
2. COUNTY: Tompkins CITY: Ithaca VILLAGE: X
3. STREET LOCATION: 100 W. Buffalo St.
4. OWNERSHIP: a. public □ b. private X
5. PRESENT OWNER: Cayuga Apts., Inc. ADDRESS: PO Box 37, Ithaca
6. USE: Original: apartments Present: apartments
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes □ No □
Interior accessible: Explain no--private apts.

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: a. wood frame with interlocking joints □
b. wood frame with light members □
c. masonry load bearing walls X
 d. metal (explain) □
e. other
10. CONDITION: a. excellent X b. good □ c. fair □ d. deteriorated □
11. INTEGRITY: a. original site □ b. moved □ if so, when? _____________
c. list major alterations and dates (if known):

none known

12. PHOTO: __________________

13. MAP: scale 1" = 200'
Continuation Sheet: 1
Address: 100 W. Buffalo Street
Local Historic District: DeWitt Park

View: South & East Facades

View: East Facade

Documentation: John Auwaerter
Date: 2/92
Alterations: None apparent
100 WEST BUFFALO STREET
Ithaca, N. Y.

18. continued

The front door, placed in the center of 9 bays, has triple arches containing six panes, and a broken pediment above with a pineapple finial. Pilasters with stylized acanthus capitals flank the entrance, which is further accented by concrete quoins. Above the doorway the second floor window is marked by volutes, and above this a medallion is placed within a drapery.

Attention is given the brickwork on both the south and east facades which face the street (the N and W sides being unadorned). Corner quoins, sills, lintels, corbelled bands at the first floor level above the water table are done in brick. Concrete horizontal bands above the first floor, the fourth floor, and at the cornice where dentils are placed, are a contrasting feature. The second floor end windows close the composition by use of a concrete keystone above which are panels containing a wreath motif. These windows have a slightly projecting wrought iron balcony.

The interior is finished with care to detail and quality. There are panels within the foyer door architrave, as well as a variety of moldings. Pilasters flank these doors, as well as all door and wall sections in the hall. These pilasters have ionic capitals with a rosette placed just beneath. Egg-and-dart moldings are placed at the ceiling above panels and friezes containing Adam urns and garlands. The hall ceiling is decorated with similar Adam plaster ornamentation.
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, 115 The Knoll are 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 April 30, 2019, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by STREAM Collaborative on behalf of property owners Chesterton House, Inc., including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) three sheets of architectural drawings dated April 30, 2019 and titled “Site Plan” (A-1), “Existing Floor Plan” & “Proposed Floor Plan” (A-2), and “View of Proposed” (A-3), and

WHEREAS, the ILPC has reviewed the New York State Building-Structure Inventory Form for 115 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 the removal of concrete steps and a landing on the north elevation and the installation of new stone-clad steps and a landing with metal hand and guard rails, 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 May 14, 2019, now therefore be it

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

As identified in the City of Ithaca’s Cornell Heights Historic District Summary Statement, the period of significance for the area now known as the Cornell Heights Historic District is 1898-1937.
As indicated in the New York Building Structure Inventory Form, the Arts and Crafts Style residence at 115 The Knoll was designed by the locally prominent architecture firm of Gibb and Waltz and constructed between 1908 and 1909.

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.

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With respect to Principle #2, Standard #2, and Standard #9, the removal of the concrete steps and landing and the construction of new stone-clad steps and landing with metal hand and guard rails (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 stone steps and metal railings (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 ]

With respect to Standard #10, the proposed stone steps and metal railings (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 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.

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

PLEASE PRINT OR TYPE

Date: 4/30/2019 Building Permit Application # (REQUIRED): 38826
Applicant’s Name: STREAM Collaborative Phone: 607.216.8802
Applicant’s E-Mail address (REQUIRED): noah@streamcolab.com
Property Address: 115 The Knoll
Owner’s Name (if different from Applicant): Chesterton House, Inc
Owner’s Mailing Address: 118 Anabel Taylor Hall, Ithaca, NY 14853

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

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

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

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

Applicant proposes to remove an existing concrete stoop, steps and wood railing system from a side entry (to kitchen) and construct new bluestone steps with wrought iron railings and code compliant handrails. The new steps will be more in keeping with the historic building and will be integrated with newly completed terrace and landscaping.

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

Existing steps are not code compliant, are in need of repair, and do not compliment the historic building.
REQUIRED PUBLIC NOTIFICATION

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

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☑ 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 floor plan
SCALE: 1/2" = 1'-0"

Proposed floor plan
SCALE: 1/2" = 1'-0"
View of Existing

Proposed materials:
- Smooth bluestone treads, risers and pavers
- Facing stone to match existing stone on house
- Wrought-iron railings painted black

View of Proposed
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<td>Historic Structure Inventory Form</td>
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<td>Incentive Programs:</td>
<td>Local Property Tax</td>
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A. Staff Photographs of Existing Conditions

Figure 1: 115 The Knoll, Northeast Corner - May 2019

Figure 2: Detail, Northeast Corner - May 2019
Figure 3: View from the North - May 2019

Figure 4: Existing Secondary Entrance, East Elevation - May 2019
B. Evaluation/Review Criteria and Relevant Design Guidelines Sections

Standards and Principles

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

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

Standard #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.

City of Ithaca Historic District and Landmark Design Guidelines

Section: Porches

Addition or Removal of Porches (p. 65)
In general, it is not appropriate to add or remove a porch that is located on a primary elevation, unless the structure is being restored to a previous appearance based on clear physical or documentary evidence. When adding a porch to a secondary elevation, consult the New Construction and Additions section of these Guidelines. Appropriate scale, massing, materials, and detailing of the new porch are vital to ensuring that it complements, rather than detracts from, the existing structure.

Section: New Construction and Additions (p. 97)
New construction has the potential to enhance the historic district by providing appropriate infill at a vacant parcel. As long as the new structure follows the form and example of its surroundings the effect on the area will be positive. However, a poorly executed infill project has the potential to negatively affect the area.

Additions to existing historic structures are very similar to new construction in terms of the criteria for appropriateness. Additions must respect the existing structure, as well as the area as a whole, in regard to placement and orientation, scale and massing, and materials and details. Ideally, additions to historic structures are undertaken in such a way that the addition could be removed at some future date without significantly impairing the essential form and integrity of the original structure and its environment.

Materials and Details (p. 101)
Compatibility of materials and details does not mean replicating historic examples, or even pulling representative details from multiple nearby examples. Compatibility means that the new structure is capable of existing in harmony with its surroundings. The new building should be a product of its own time, but its materials, level of detailing, and solid (wall surface) to void (window and door openings) ratio should be similar enough to existing buildings in the neighborhood to avoid the new building being visually obtrusive.

Consideration must also be given to the relationship between style, materials, and scale with regard to existing buildings in the area. Not uncommonly, the more modest structures in an historic district will share material and stylistic characteristics, as will the larger and more formal structures. Utilizing the design vocabulary common to structures in the area that differ in scale from the proposed new structure is likely to result in a jarring incompatibility that would not be considered appropriate.

C. Issues and Considerations

- Compatibility of the size, scale, mass and design of the proposed secondary entrance feature with the historic character of the property;
- Compatibility of the proposed materials with the historic fabric;
- Compatibility of the detailing of the proposed materials and construction techniques, including size, shape, stone and mortar tooling, etc., with the historic fabric;
- Relationship of proposed secondary entrance treatment to other secondary entrance treatments at the property;
- Reversibility of the proposed entrance feature;
- Visual prominence of the entrance feature.
BUILDING STRUCTURE INVENTORY FORM

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

FOR OFFICE USE ONLY

DATE: 05/15/87

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

YOUR NAME: Judith Dulberger
YOUR ADDRESS: 108 E. Green St., Ithaca, N.Y. TELEPHONE: (607) 272-1713
ORGANIZATION (if any): Ithaca Dept. of Planning & Development

IDENTIFICATION

1. BUILDING NAME(S):
2. COUNTY: Tompkins TOWN/CITY: Ithaca VILLAGE:
3. STREET LOCATION: 115 The Knoll
4. OWNERSHIP: a. public[b] b. private[X]
5. PRESENT OWNER: Delta Rho ADDRESS: same
6. USE: Original: residential Present: sorority house
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes[ ] No[X]
   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: a. wood frame with interlocking joints[ ]
   (if known) 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[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: 1908-1909

   ARCHITECT: Gibb & Waltz

   BUILDER: Joseph Campbell

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
   See Continuation Sheet

21. SOURCES:
   See Continuation Sheet

22. THEME:
   See Continuation Sheet
15i. A large parking area occupies the property immediately in front of the house. There is no formal landscaping but tall conifers surround the house to the north and south.

15j.

16h.

17. This building is located on a high knoll at the southwest corner of the proposed Cornell Heights Historic District. The house has a direct line of sight 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 Arts and Crafts residence features a red tile gabled roof with flared eaves and exposed roof rafters overhanging wall surfaces. A two-story wing (later compatible addition) projects southward from the main facade. A cross gable intersects the main house at the north end of the main (east) facade. A red tile pent roof encloses the gable here and also the gable on the north elevation. The house is constructed of rough-cut, random-coursed stone on the first floor and is covered in stucco on upper floors. There is contrasting wood trim with false exposed floor beams between first and second floors. A large, one and one-half story gabled wall dormer with Tudor false half-timbering overhangs the main entrance. It rests on heavy paired wood brackets. The doorway is simple and is flanked by two, high recessed single pane windows with stone sills. All other first floor windows also have windows with stone sills as well as splayed stone lintels and feature mostly single, paired, and banded 1/1 double-hung sash. The two-story south wing has ribbons of casement windows on first and second floors. Upper floor windows elsewhere include 4/1, 6/1, and 8/1 double-hung windows or single and multi-pane casements or pivot windows. A small shed dormer is sandwiched between the wall dormer and cross gable of the main facade. There is a one-story side entry porch at the north end of the main facade. It has a flat roof with extended rafters.
The house was built for Eugene E. Haskell, former Dean of the College of Civil Engineering at Cornell University. Haskell lived here until about 1918. Subsequently the house was occupied by Cornell University sororities. Alpha Omicron Pi located here from the 1920's through the 1950's. The Delta Phi Epsilon Sorority has occupied the house since that time.

Ithaca Daily Journal, 14 July 1908; 10 October 1908; 4 December 1908; 21 September 1909; Ithaca City Directories
April 30, 2019
Bryan McCracken
Historic Preservation Planner Ithaca, NY 14850
City Hall
108 East Green St.
Ithaca, NY 14850

Re: 214 Eddy Street Carriage Barn Conversion

Dear Bryan,

We have been seeking to preserve the historical character of a carriage barn at 214 Eddy Street. Its stone foundation was built in shallow sloped terrain. A conversion from storage to a 3-bedroom single family rental is its current best use. However, the cost of lifting the structure to build a structurally sound foundation beneath it is cost prohibitive. There appears to be a savings of about $50,000 if we are allowed to dismantle it and build a replica with a new interiors. Such a foundation will have a 4” stone veneer. We have consulted with Rick Lazarus and Kevin Riley who have been involved with numerous such rehabilitations of barns and conversions. Drawings indicate two scenarios: lifting and reinforce the existing building while building a new foundation beneath vs. dismantling and building a replica of the barn. We propose to replicate the envelope.

Please let us know how the you and the Ithaca Landmarks Preservation Commission views this proposal.
Attached, please find their brief reviews with respect to probable labor and material cost.

Best regards,

John Barradas, A.I.A
Principal Architect
John Barradas, AIA
Barradas Architects, PLLC
404 East Seneca Street Suite 200
Ithaca, NY 14850

Re: Halkiopolis carriage House 214 Eddy St Ithaca, NY

Dear Mr. Barradas:

At your request I am preparing this letter as a survey of observed conditions, recommendation for proposed repairs to the existing timber frame and foundation, and an estimate for rigging and lifting the building for foundation repairs. You have agreed to pay $150 for this service.

General conditions: The building was available for inspection only from the outside and through a ground floor window; it is timber framed in the square rule built c. 1880, size 20'x24'x15'. It is sited very close to the east property line. The south foundation wall is dry laid stone with concrete repairs and is leaning and deformed. The east foundation wall is dry laid stone and is severely deformed. The north and west foundation walls are not visible above grade. Above grade the building frame is sagging and leaning due to the failure of the foundation walls but on the whole, I believe that upon closer inspection it will be found that the timbers of the frame are in good condition or easily repairable using traditional joinery and new repair timbers as necessary. Below grade on the east and north sides I think that on closer inspection it will be found that the sills are rotted and will need to be replaced. This is a fairly simple repair to be accomplished properly if the building is lifted for foundation repairs.

(607) 589-4938 ofc
(607) 351-2394 cell
RLazarus46@gmail.com
Foundation recommendations: It is my experience that footers for foundation walls for buildings of this type are not built below frost and may only extend several inches below grade. My recommendation for foundation repair is to raise the building three or four feet, remove the existing foundation walls, excavate to below frost and build a modern reinforced concrete foundation walls that will raise the building to two feet above finish grade. If it is desirable that stone be visible above grade, a ledge can be formed in the concrete to allow a four inch thick finish stone face. This was done for the move of Cornell’s Moore house and is visible for inspection at 172 Pleasant Grove Road, Ithaca (also easily visible on street view of Google Earth). That stone work was done by Kevin Reilly. I cannot offer a reliable estimate for the cost of building the foundation or stonework.

Rigging and frame repairs: In order to rebuild the foundation, I recommend rigging, lifting and moving the building off its existing footprint to the north to allow facilitating removal of the existing foundation and construction of the new one. While the building is off its existing footprint the sill can be repaired and when the new foundation is in place, it can be moved back and lowered to the new foundation. My estimate for this work including necessary timber frame repairs is about $50,000.

Sincerely,

Richard Lazarus

[Signature]
Kevin Reilly

60 Woodard Rd.
Newfield, NY 14867
607-273-0167
607-279-0541

<table>
<thead>
<tr>
<th>Name / Address</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>John Barrato</td>
<td></td>
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<tr>
<td>404 East Seneca Street</td>
<td></td>
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<tr>
<td>Blixa, NY 14850</td>
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<tr>
<td>Hi John,</td>
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After our meeting at the barn, it became clear to me that there is just not enough information at this point to give a bid. We did talk a little bit about money and I thought you were pretty close. So at this point I would like to propose an allowance of $30,000-40,000. If the owners proceed then we can develop plans and come up with a hard number. Hopefully we can value engineer it and save a little money.

Hope this helps.

Sincerely,

Kevin Reilly

| Total | $0.00 |
WARNING:
It is a violation of New York State Law for any person, unless acting under the direction of a licensed Architect, to alter this document in any way. If a document bearing the seal of an Architect is altered, the altering Architect shall affix to such document his seal and the notation "altered by" followed by his signature, the date of such alteration, and a specific description of the alteration.
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ALTERNATE NEW REPLICA CONSTRUCTION SECTION

DROP DETAIL

SCALE 3/4"=1'-0"

DRAIN DETAIL

SCALE 1/4"=1'-0"

BASEMENT FLOOR PLAN & SECTION

SCALE 3/4"=1'-0"

PHOTOS AND SIMILAR SIMILAR RAISING

SCALE 1/4"=1'-0"

FOUNDATION AND CRAWL SPACE

SCALE 3/4"=1'-0"
A-101

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Checked by:
Arch
Civil
Elec
Mech
Struct
Energy

Halkioopoulos
Matoulas houses
214 Eddy Street
Barn feasibility study
Design Development

Not for Construction

First Floor Plan
488 ft First Floor
839 ft First Floor Finished Space

First Floor Framing Plan

Room Finish Schedule

Walls
W1: Provide GYP. BD. (1/2"
W2: Moisture Resistant GYP. BD.
W4: Exterior Cement Board Finishing

Blinds/ Shades
S1: Light Proof Shades Graber Openness Factor 14%.
Provide blocking.

Ceilings
C1: Provide GYP. BD. Ceiling PTD.
C2: Provide Moisture Resistant GYP. BD.
C3: 1 HR Fire Rated Ceiling
C4: Cement Board

Floor Finish Schedule

Floors
F1: Provide Decking
F2: Provide Porcelain Tile
F3: LVT
F4: Provide Concrete Mirror Finish
F7: Dot Item 4 Gravel
F8: Pine with 2 coats polyurethane

Furniture

Molding
B1: Provide 1/2" x 2 1/4" TYP Painted Trim,
B2: Provide Porcelain Tile
B3: Provide Rubber Cove Base
B4: Provide No Base

Room Finish Key

Barradas Partners

Check: 4/28/19

Scale: 1/4" = 1'-0"

NOTES:

Anchor Bolt

Embed 1/2" Bolt in
Concrete used to hold
Structural Members in Place.
Residential Construction 1/2" x 6" or 8" Anchor Bolts, are
Used to hold down the sill plate for floor joists or the
Bottom plate for walls.

Room Finish Schedule
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A-201
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NOTE: NOT AN INSTRUMENT SURVEY