ITHACA LANDMARKS PRESERVATION COMMISSION (ILPC)

NOTICE OF MEETING & AGENDA

The regular monthly meeting of the ITHACA LANDMARKS PRESERVATION COMMISSION will be held at 6:00 p.m., Tuesday, May 17th, 2022. This meeting will be held remotely as permitted by the Governor’s Executive Order 11, which was extended to June 9 on April 15, 2022.

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

To join the meeting with a smartphone, tablet, or computer go to https://zoom.us/j/92673617267?pwd=b2s3WHFFS3JMOGE0UWUxYW9YZWc3Zz09
Or dial in by telephone at +1 646 558 8656 US
Meeting ID: 926 7361 7267
Password: 010679

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

I. PUBLIC HEARINGS

A. 209 West Green Street, Henry St. John Historic District – Proposal to Remove a Non-historic Ramp and Construct a New Barrier-Free Access Ramp in an Alternate Location on the Primary (North) Façade. (Application materials distributed with the April 19, 2022 meeting packet. A revised resolution is attached.)
https://www.cityofithaca.org/DocumentCenter/Index/1450

B. 204 North Cayuga Street, DeWitt Park Historic District – Proposal to Replace Wood Shingle Wall Cladding and Repair or Replace Architectural Elements and Trim.
https://www.cityofithaca.org/DocumentCenter/Index/1458

C. 411 Thurston Avenue, Cornell Heights Historic District – Proposal to Replace Non-historic Windows with Changes in Configuration and Operability.
https://www.cityofithaca.org/DocumentCenter/Index/830

II. PUBLIC COMMENT ON MATTERS OF INTEREST

III. OLD BUSINESS

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

IV. NEW BUSINESS

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

- February 15, 2022 & March 15, 2022

VI. ADMINISTRATIVE MATTERS

VII. ADJOURNMENT

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

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

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

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated March 21, 2022, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Brian Buttner on behalf of property owner KHK Associates, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) two photographs documenting existing conditions; (3) two renderings of the proposed alterations, title “Concept A: ADA Access Ramp to Front Entrance” and Concept B: ADA Access Ramp to Front Entrance;” and (4) two site plans titled “Concept A: West Green Street Proposed Access Ramp” and Concept B: South Albany Street Proposed Access Ramps,” and

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

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves the removal of a non-historic barrier-free access ramp and the construction of a new barrier-free access ramp in a different location and with a different configuration, and

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

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

WHEREAS, a Public Hearing for the purpose of considering approval of the Application for a Certificate of Appropriateness was opened at the regularly scheduled ILPC meeting on April 19, 2022 and closed at the regularly scheduled ILPC meeting on May 17, 2022, now therefore be it

RESOLVED, that the ILPC has made the following findings of fact concerning the property and the proposal:
As identified in the City of Ithaca’s Henry St. John Historic District Summary Statement, the period of significance for the area now known as the Henry St. John Historic District is 1830-1932.

As indicated in the individual property entry in the annotated list of properties included within the Henry St. John Historic District, the Greek-Revival residence at 209 West Green Street was constructed c. 1835.

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

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

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

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

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

Standard #10 New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
With respect to Principle #2, Standard #2, and Standard #9, the removal of the existing ramp and the construction of a new one (will/will not) remove distinctive materials (but will/and will not) alter features and spaces that characterize the property. [If “will” describe feature or space and how it will be inappropriately altered]

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

With respect to Standard #10, the ramp (can/cannot) be removed in the future without impairment of the essential form and integrity of the historic property and its environment. [if “cannot”, describe why it cannot]

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

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

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

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

Notice: Failure on the part of the owner or the owner’s representative to bring to the attention of the ILPC staff any deviation from the approved plans, including but not limited to changes required by other involved agencies or that result from unforeseen circumstances as construction progresses, may result in the issuance by the Building Department of a stop work order or revocation of the building permit.
Date: 03/21/2

Applicant's Name: Brian Buttner, R.A. Phone: 607-844-460

Applicant's E-Mail address (REQUIRED): adra@twcny.rr.com

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

Owner's Name (if different from Applicant): KHK Associates (III) aka Keeso

Owner's Mailing Address: KHK Associates P.O. Box 22 Dry

Proposed Work Includes (check all that apply):

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

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

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

ILPC REVIEW:
Submit eleven (11) hardcopies and (1) one electronic copy of application form and all attachments. Complete applications must be received by 4:00 p.m. on the last Tuesday of the month, 21 days prior to the regular ILPC meeting at which the application will be reviewed. ILPC meetings are held the third Tuesday of each month.

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

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

The existing carpeted ramp is approximately 24 feet in length by 5 feet width and descends at a 14.7% slope. For the most part, the ramp is open and can be slippery when wet and during inclement winter months thus remains closed off during those periods.

The Architect proposes to change the ramp to one of two alternate configurations to increase the ramp length thereby reducing the percent slope for a more manageable incline for visitors. Both ramps will be constructed of composite deck plank with exterior grade low pile carpet over the walking surface and PVC railings to match existing products on the building. The remainder of each ramp will be composite PVC/wood frame, painted white to match the current trim prevalent on the funeral home. At this time, the Owners have not decided whether to restore the large, continuous evergreen shrubs in front of both porches, however, that can be discussed further.

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

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

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

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

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

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

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

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

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

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

Applicant’s Statement:

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

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

Applicant’s Signature (REQUIRED):

[Signature]

Date: 03/22/2022

STAFF USE ONLY:

Date Received: _______________________

Staff Review: ☐ yes  ☐ no  Approved: ☐ yes  ☐ no  Referred to ILPC: ☐ yes  ☐ no

ILPC Review:  ☐ yes  ☐ no

Date of Public Hearing: ____________
CONCEPT A- ADA Access Ramp to Main Entrance
Bangs Funeral Home, Ithaca, NY

ADR Associates
CONCEPT A - WEST GREEN STREET PROPOSED ACCESS RAMP
RANGS FUNERAL HOME
SCALE: 1" = 10'
CONCEPT B- ADA Access Ramp to Main Entrance
Bangs Funeral Home, Ithaca, NY
ADR Associates
CONCEPT B- ALBANY STREET PROPOSED ACCESS RAMP
BANGS FUNERAL HOME

SCALE 1" = 12"
Description:
207-209 West Green Street is located at the corner of West Green and South Albany streets. This property is one of a series of houses along West Green Street that mark the transition from Ithaca’s commercial core to the primarily residential neighborhood of the Henry St. John district south of Green Street. It is a two-story house of frame construction built ca. 1835 in the Greek Revival style. It is asymmetrical in plan, with large additions on the east and south façades.

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

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

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

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

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

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

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

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

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

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

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

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

**Sources:**


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

WHEREAS, 204 North Cayuga 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 5, 2022, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Claudia Brenner, RA on behalf of property owner Heather Campbell, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) four (4) sheets of architectural drawings prepared by the applicant, dated April 7, 2022, and titled “Elevations” (A1), (A2), (A3) and (A4); (3) a document titled “204 N. Cayuga St.: Notes on Exterior Work;” and (4) nine (9) photographs documenting existing conditions, and

WHEREAS, the ILPC has also reviewed the New York State Building-Structure Inventory Form for 204 North Cayuga Street, and the City of Ithaca's DeWitt Park Historic District Summary Statement, and

WHEREAS, the proposed project involves the rehabilitation of the exterior of the property, including extensive in-kind wood shingle siding replacement, localized trim repair and replacement, porch column repair, stucco replacement, and masonry repointing, 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 17, 2022, now therefore be it

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

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

As indicated in the New York State Building-Structure Inventory Form, the Queen Ann-Style double house at 204 North Cayuga Street was designed by John M. Wilgus, a locally known architect, and constructed in 1893.
Constructed within the period of significance of the DeWitt Park Historic District and possessing a high level of architectural integrity, the property is a contributing element of the DeWitt Park Historic District.

The project under consideration involved the repair or in-kind replacement of many exterior elements, a type of work that is routinely approved by Secretary of the Commission. As the project involves the replacement of more than 50% of the original wood shingle siding, the project requires review by the Ithaca Landmarks Preservation Commission at a Public Hearing per the City of Ithaca Historic District and Landmark Design Guidelines.

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

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

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

Standard #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.

With respect to Principle #2, Standard #2, and Standard #9, the exterior rehabilitation project (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]
With respect to Principle #2 and Standard #6, as shown in the submit photographs and observed by the Secretary of the Commission and members of the Commission, the severity of the deterioration of the wood shingles requires their replacement. The proposed work (will/will not) match the old in design, color, texture, material and other visual qualities.

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 204 North Cayuga Street and the DeWitt Park Historic District as set forth in Section 228-6, and be it further

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

RESOLVED, that the ILPC (approves/denies) the Application for a Certificate of Appropriateness with the following condition(s):

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

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

Date: 5-3-22          Building Permit Application # (REQUIRED): 42664
Applicant's Name: Claudia Brenner arch          Phone: 607-275-0715
cbrenner@claudiabrennerdesign.com
Applicant's E-Mail address (REQUIRED):
Property Address: 204 N Cayuga St
Owner's Name (if different from Applicant): Heather Campbell
Owner's Mailing Address: 204 N Cayuga St. Ithaca NY

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.
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 website, like: www.hightail.com, www.dropbox.com, www.google.com/drive, etc., or split documents into smaller parts and send multiple e-mails/files to: aharris@cityofithaca.org and/or bmccracken@cityofithaca.org.

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

exterior repair- see attached drawings

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

deterioration of exterior materials
— REQUIRED PUBLIC NOTIFICATION —

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

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

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

Applicant’s Statement:

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

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

Applicant’s Signature (REQUIRED): ________________________________ Date: 5-3-22

STAFF USE ONLY:

Date Received: ________________
Staff Review: ☐ yes ☐ no Approved: ☐ yes ☐ no Referred to ILPC: ☐ yes ☐ no
ILPC Review: ☐ yes ☐ no
Date of Public Hearing: ________________
1- SHINGLE REPLACEMENT
   REPLACEMENT IN KIND: MATERIAL AND DIMENSIONS TO MATCH EXISTING

2- SILL REPLACEMENT
   REPLACEMENT IN KIND: MATERIAL AND DIMENSIONS TO MATCH EXISTING

3- TRIM REPLACEMENT BELOW SILL
   PROFILE FOR REPLACEMENT TO BE MILLED; MATERIAL AND DIMENSIONS TO MATCH EXISTING

4- TRIM REPLACEMENT ABOVE WINDOWS
   REPLACEMENT IN KIND: MATERIAL AND DIMENSIONS TO MATCH EXISTING

5- TRIM AT FASCIA
   REPLACEMENT IN KIND: MATERIAL AND DIMENSIONS TO MATCH EXISTING

6- PORCH FLOORING (NON HISTORIC)
7- PORCH RAILINGS (NON HISTORIC)
8- PORCH MISC. REPAIR
   REPLACEMENT IN KIND: MATERIAL AND DIMENSIONS TO MATCH EXISTING

9- CHIMNEY POINTING
10- BRICK MORTAR REPAIR
    MORTAR TYPE N; SOFTER THAN ADJACENT SURFACES

11- COLUMN BASE PATCH REPAIR
    PATCH WITH LOW SHRINKAGE, HIGH ADHESION EPOXY RESIN with GOOD WORKING PROPERTIES, ADJUSTIBLE STRENGTH and GOOD RETENTION of PAINT

12- COLUMN BODY PATCH REPAIR
    PATCH WITH LOW SHRINKAGE, HIGH ADHESION EPOXY RESIN with GOOD WORKING PROPERTIES, ADJUSTIBLE STRENGTH and GOOD RETENTION of PAINT

13- COLUMN REPLACE
    IF COLUMN CANNOT BE REPAIRED REPLACEMENT IN KIND: MATERIAL AND DIMENSIONS TO MATCH EXISTING

14- SHED ROOF REPAIR-REPLACE (NON-HISTORIC)
15- STUCCO REPAIR
    MATCH EXISTING STUCCO IN TEXTURE AND SIZE/TYPe OF SAND/AGGREGATE

16- WINDOW CASING REPLACEMENT
    REPLACEMENT IN KIND: MATERIAL AND DIMENSIONS TO MATCH EXISTING

CONTRACTOR: DOOLITTLE BUILDING & DESIGN
MASON: CARL WHARTON
STUCCO REPAIR: VERN GLAN
ARCHITECT: CLAUDIA BRENNER DESIGN
Proposed Repair
Property of Heather Campbell
204 N Cayuga Street
Ithaca, NY

V1-9

1. Shingle Replacement
2. Sill Replacement
3. Trim Replacement Below Sill
4. Trim Replacement Above Windows
5. Trim at Fascia
6. Porch Flooring (Non-Historic)
7. Porch Railings (Non-Historic)
8. Porch Roof Replacement
9. Roof Replacement
10. Stucco Replacement
11. Casing Replacement
12. Column Body Replacement
13. Column Replacement
14. Shed Roof Replacement
15. Stucco Replacement

204 N. Cayuga - KEY

1. East Elevation

Claudia Brenner
Architect
421 North Aurora St. #7
Ithaca, NY 14850
607-275-0715

DATE
April 7, 2022
Proposed Repair
Property of Heather Campbell
204 N Cayuga Street
Ithaca, NY

Elevations
1/4" = 1'-0"

1 South Elevation

204 N. CAYUGA - KEY

1 SHINGLE REPLACEMENT
2 SILL REPLACEMENT
3 TRIM REPLACEMENT BELOW SILL
4 TRIM REPLACEMENT ABOVE WINDOWS
5 TRIM AT FASCIA
6 PORCH FLOORING (NON-HISTORIC)
7 PORCH RAILINGS (NON-HISTORIC)
8 PORCH MISC. REPAIR
9 CHIMNEY REPOINTING
10 BRICK MORTAR REPAIR
11 COLUMN BASE REPAIR
12 COLUMN BODY REPAIR
13 COLUMN REPLACE
14 SHED ROOF REPAIR / REPLACE (NON-HISTORIC)
15 STUCCO REPAIR
16 CASING REPAIR
Proposed Repair
Property of Heather Campbell
204 N. Cayuga, Ithaca, NY

Elevations

1 SHINGLE REPLACEMENT
2 SILL REPLACEMENT
3 TRIM REPLACEMENT BELOW SILL
4 TRIM REPLACEMENT ABOVE WINDOWS
5 TRIM AT FASCIA
6 PORCH FLOORING (NON-HISTORIC)
7 PORCH RAILINGS (NON-HISTORIC)
8 PORCH MISC. REPAIR
9 CHIMNEY REPOINTING
10 BRICK MORTAR REPAIR
11 COLUMN BASE REPAIR
12 COLUMN BODY REPAIR
13 COLUMN REPLACE
14 SHED ROOF REPAIR / REPLACE (NON-HISTORIC)
15 STUCCO REPAIR
16 CASING REPAIR

Proposed Repair
Property of Heather Campbell
204 N Cayuga Street
Ithaca, NY

Elevations

Blue B, V2-0

A2
Proposed Repair
Property of Heather Campbell
204 N Cayuga Street
Ithaca, NY

Blue B, V2-0

Elevations

West Elevation

1/4" = 1'-0"
East elevation shingles
North elevation shingles
Northeast elevation
South elevation shingles
South elevation
West closeup
West elevation
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, 411 Thurston Avenue is located within the Cornell Heights Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 1989, and as listed on the New York State and National Registers of Historic Places in 1989, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated , was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Scott Pederson of property owner Delta Chapter of Alpha Phi, Inc., including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) six (6) photographs documenting existing conditions; and (3) product literature for Marvin Signature® Ultimate Wood Double Hung Windows, and

WHEREAS, the ILPC has reviewed the New York State Building-Structure Inventory Form for 411 Thurston Avenue, and the City of Ithaca’s Cornell Heights Historic District Summary Statement, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves the replacement of five non-historic casement-style windows on the north and south elevations of the non-historic two-story addition on the west elevation of the historic residence, 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 17, 2022, now therefore be it

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

As identified in the City of Ithaca’s Cornell Heights Historic District Summary Statement, the period of significance for the area now known as the Cornell Heights Historic District is 1898-1937.
As indicated in the New York State Building-Structure Inventory Form, The Georgian-Revival residence at 411 Thurston Avenue was constructed between 1905 and 1907.

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

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

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

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

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

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

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

RESOLVED, that, based on the findings set forth above, the proposal (will/will not) have a substantial adverse effect on the aesthetic, historical, or architectural significance of the 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: 1

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

Date: 5/4/22  Building Permit Application # (REQUIRED): ____________________________

Applicant’s Name: Scott Pedersen  Phone: 607-339-1382
Applicant’s E-Mail address (REQUIRED): scott.wishfulnecessities@gmail.com

Property Address: 411 Thurston Avenue

Owner’s Name (if different from Applicant): Delta Chapter of Alpha Phi, INC
Owner’s Mailing Address: c/o Kathryn Carlisle, 25 Hoover Pkwy, Lockport, NY 14094

Proposed Work Includes (check all that apply):

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

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

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

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

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

Replace single pane casement windows (Appendix A) from a noncontributing addition with double hung approved Marvin replacement windows (Appendix B) Ultimate Wood series. Each Rough opening of Appendix A of approximately 65" X 65" would utilize 2, equal sized windows, side by side, with minimum allowable manufacturer width as single unit portrayed in Appendix B. Intention is for slide in replacements, so the original trim would remain unchanged but in the event, new trim to match historical aesthetics.

Appendix C shows front view from Thurston Ave - changes not visible

Appendix D - 2 upper, rear windows marked "R", barely noticed at neighbors front yard. Thurston Ave

Appendix E - 3 rear windows, marked R

Appendix F - Close up of ones mentioned in Appendix D

Appendix G - Close up of ones mentioned in Appendix E

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

The current windows are part of an alteration and addition that proves no historical contribution to the original structure. They are extremely difficult to close and the glass can even break if a forced close is pursued. The comfort level, temperature wise, in each of these bedrooms is compromised due the them being single pane, inability to seal all the way closed and lack of weatherization.

We would like to better mimic the original structure by utilizing double hung windows BUT we also want to be able to have a distinction between the existing original structure and the addition. The choice of no minnions would satisfy those parameters and allow for easier cleaning and maintenance.
— REQUIRED PUBLIC NOTIFICATION —

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☐ statement from a qualified contractor or design professional attesting to the physical condition of any element proposed for replacement due to deterioration
☐ other (specify): ___________________________________________________________

Applicant’s Signature (REQUIRED): ___________________________________________ Date: 5/4/22

STAFF USE ONLY:
Date Received: ________________
Staff Review: ☐ yes ☐ no  Approved: ☐ yes ☐ no  Referred to ILPC: ☐ yes ☐ no
ILPC Review: ☐ yes ☐ no
Date of Public Hearing: ____________
FEATURES OF THE ULTIMATE WOOD DOUBLE HUNG WINDOW

• Available in heights up to 8 feet or widths up to 4 feet
• Multiple design options and woods available to match historical aesthetics and design requirements
• Also available as a round top, single hung, stationary transom or picture window
• Unique wash mode allows cleaning of both sides of glass from indoors
• Available with IZ3 coastal/hurricane certification
• CE certified
BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

YOUR NAME: Judith Dulberger
DATE: March 1987

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

ORGANIZATION (if any): Ithaca Department of Planning & Development

IDENTIFICATION

1. BUILDING NAME(S): 411 Thurston Avenue
2. COUNTY: Tompkins  TOWN/CITY: Ithaca  VILLAGE: (if known)
3. STREET LOCATION: S.W. corner Thurston Avenue and Fall Creek Dr.
4. OWNERSHIP: a. public □  b. private □
5. PRESENT OWNER: ADDRESS: sorority house
6. USE: Original: residence  Present: sorority house
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes □   No □
Interior accessible: Explain

DESCRIPTION

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

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

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

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

12. PHOTO:

13. MAP:

FOR OFFICE USE ONLY
UNIQUE SITE NO. 10940.001645
QUAD: SERIES: NEG. NO.

An Equal Opportunity Agency
14. THREATS TO BUILDING:  
   a. none known [X]  
   b. zoning [ ]  
   c. roads [ ]  
   d. developers [ ]  
   e. deterioration [ ]  
   f. other: _______  

15. RELATED OUTBUILDINGS AND PROPERTY:  
   a. barn [ ]  
   b. carriage house [ ]  
   c. garage [ ]  
   d. privy [ ]  
   e. shed [ ]  
   f. greenhouse [ ]  
   g. shop [ ]  
   h. gardens [ ]  
   i. landscape features: foundation shrubs; hedges; fully grown leaf-bearing trees  
   j. other: _______  

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

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

411 Thurston Avenue is one of approximately 145 buildings in the proposed Cornell Heights Historic District, an early twentieth century planned residential park and suburban development in the northeast section of the city of Ithaca.  

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):  
   This 2 1/2-story, 3-bay Georgian Revival residence features a high hipped roof with segmental dormers (front and rear) and end wings topped by flat roofs and balustrades. The building is symmetrically composed around a central entrance which features a classical portico with flat roof, denticulated cornice, and balustrade supported by fluted Ionic (Roman) columns. The doorway is flanked by simple pilasters supporting an entablature and denticulated cornice. The building is covered in stucco, painted beige, with wood trim. A wide frieze panel surrounds the structure.  

SIGNIFICANCE  
19. DATE OF INITIAL CONSTRUCTION:  
   1905-1907 *(see below)  

ARCHITECT: unknown  

BUILDER: unknown  

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:  
   This building was erected for Ithaca attorney Paul K. Clymer who resided here for about ten years. The Alpha Phi Sorority has occupied the site since the early 1920's  

*(Part 18 Continued): Windows are primarily 8/8 double-hung sash in wide wood enframements. First floor windows are set above wood panels resting on stone sills. A bay window projects from the first floor east facade. A two-story, two-bay deep extension (with modern alterations) projects from the rear (south).  

21. SOURCES:  
   Ithaca City Directories  
   Sanborn Insurance Maps (1893-1924)  

22. THEME:
BUILDING-STRUCTURE INVENTORY FORM

FOR OFFICE USE ONLY

UNIQUE SITE NO. __________________
QUAD __________________
SERIES __________________
NEG. NO. __________________

YOUR NAME: Judith Dulberger DATE: March 1987

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

ORGANIZATION (if any): Ithaca Department of Planning & Development

IDENTIFICATION
1. BUILDING NAME(S): 411 Thurston Avenue
2. COUNTY: Tompkins TOWN/CITY: Ithaca VILLAGE: ________________
3. STREET LOCATION: S.W. corner Thurston Avenue and Fall Creek Dr.
4. OWNERSHIP: a. public ☐ b. private ☐
5. PRESENT OWNER: Alpha Phi Inc. ADDRESS: 1st National Bank Building
   Present: sorority house
6. USE: Original: residence ADDRESS: 1st National Bank Building
   Present: sorority house
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☐ No ☐
   Interior accessible: Explain ________________

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

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

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

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

12. PHOTO: 13. MAP:

An Equal Opportunity Agency
411 Thurston Avenue is one of approximately 145 buildings in the proposed Cornell Heights Historic District, an early twentieth century planned residential park and suburban development in the northeast section of the city of Ithaca.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
This 2 1/2-story, 3-bay Georgian Revival residence features a high hipped roof with segmental dormers (front and rear) and end wings topped by flat roofs and balustrades. The building is symmetrically composed around a central entrance which features a classical portico with flat roof, dentil cornice, and balustrade supported by fluted Ionic (Roman) columns. The doorway is flanked by simple pilasters supporting an entablature and dentil cornice. The building is covered in stucco painted beige, with wood trim. A wide frieze panel surrounds the structure.

SIGNIFICANCE
19. DATE OF INITIAL CONSTRUCTION: 1905-1907 *(see below)

ARCHITECT: unknown

BUILDER: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
This building was erected for Ithaca attorney Paul K. Clymer who resided here for about ten years. The Alpha Phi Sorority has occupied the site since the early 1920's.

*(Part 18 Continued): Windows are primarily 8/8 double-hung sash in wide wood enframements. First floor windows are set above wood panels resting on stone sills. A bay window projects from the first floor east facade. A two-story, two-bay deep extension (with modern alterations) projects from the rear (south).

21. SOURCES: Ithaca City Directories
Sanborn Insurance Maps (1893-1924)

22. THEME: