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.
IV. APPROVAL OF MINUTES
• 05/19/20

V. 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.

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

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated May 7, 2020, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by property owner John Barradas, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) an historic photo of the house; and (3) two sheets of architectural and site plans labeled A-103 and S-101; and

WHEREAS, the ILPC has also reviewed the New York State Building-Structure Inventory Form for 404 E. Seneca Street, and the City of Ithaca’s East Hill Historic District Summary Statement, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves construction of a wood privacy fence and a wood deck as shown on the plans provided and matching a fence approved by the ILPC in 2012, 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 June 16, 2020, now therefore be it

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

As identified in the City of Ithaca’s East Hill Historic District Summary Statement, the period of significance for the area now known as the East Hill Historic District is 1830-1932.

As indicated in the New York State Building-Structure Inventory Form, 404 E. Seneca Street was constructed in before 1851 in the Greek Revival style. Though it has been unsympathetically altered over the years, the property retains a
sufficient level of physical integrity to be considered a contributing element of the East Hill Historic District.

The purpose of the proposal is to construct a privacy fence along the west property line and an outdoor seating area.

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 proposed fencing and deck (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]
ILPC Meeting – 6/16/20
Resolution - RA

Also with respect to Principle #2 and Standard #9, the proposed fencing and
dock (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 fencing and deck (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 404 E. Seneca Street and the East Hill Historic District, as set forth in
Section 228-6, and be it further,

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

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

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

5/7/20
Date: ___________ Building Permit Application # (REQUIRED): ________________
John Barradas 277-2756
Applicant’s Name: ___________________________ Phone: __________________________
Applicant’s E-Mail address (REQUIRED): jb@barradasandpartners.com
404 East Seneca Street
Property Address: ____________________________
Same as above
Owner’s Name (if different from Applicant): ___________________________
404 Eas Seneca Street
Owner’s Mailing Address: ____________________________

Proposed Work Includes (check all that apply):

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

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

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

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

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

We are proposing to build a wood screen fence and a grade deck on the east side of our house. The new fence will be built next to the existing picket that is 4' high. This is in addition to a previous fence and deck approved by LIPC in 2016. It is about 50' on the high side of the stone raised planter and about 14' next to the deck. We spoke with our neighbor John and Erica Chong at 408 East Seneca Street. They have given us a verbal approval. We will not build on the encroachment section beyond the twin Maple tree. A previous deed description for the encroachment is tied to the existing fence while it "stands". Drawings indicate this. Other changes are to repair in kind the existing spindle railing that is deteriorating.

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

This is provide a screen to our most often used side entrance and a larger outdoor seating area.
— REQUIRED PUBLIC NOTIFICATION —

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

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

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

Applicant’s Statement:

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

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

Applicant’s Signature (REQUIRED): ___________________________ Date: 5/7/20

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: _____________
WARNING: REVISIONS:
11/26/02 7/27/04 2/13/18 5/4/20
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.

EXISTING FENCE TO REMAIN

SPRUCE SEEDLING NURSERY
EXISTING WHITE MAPLE

CENTRAL BATTLING HORIZONTAL AND VERTICAL PATTERN AT NORTHWEST PROPERTIY

CLUMP BAMBOO
PHONE SKETCH OVER PHOTO
BASE SIDE LATER
4.22.20 DECK

EXISTING PHOTOS

New Home office structure

EXISTING WOODEN PICKET FENCE TO REMAIN
PROPOSED FENCE WITH HEMLOCK BATTENS AT 2 1/4"X 7/8" AT 2 1/4" SPACING
4 1/2" Headlok lag screws
7/8" X 2 1/4" Battens
2X8" Brace at back (below)
2" x 4" PT brackets

PLAN DETAIL

2 1/2" JOISTS AT 16" O.C.
2 1/2" JOISTS AT 16" O.C.

EXISTING WOODEN PICKET FENCE TO REMAIN

EXISTING BATTENS HORIZONTAL AND VERTICAL PATTERN AT NORTHWEST PROPERTY

CLUMPING BAMBOO

SURVEY BY RICHARD SLADE
IS TRACED TO SHOW WOOD PATIO AND STONE WALLS.
THIS IS NOT AN INSTRUMENT SURVEY

TREES SHOWN ARE IN APPROXIMATE LOCATIONS

EXISTING PHOTOS

BY PHONE PHOTO
BARK SIDE DOWN 4.22.20
DECK CLUMP BAMBOO
EXAMPLE ON SOUTHWEST
EXAMPLE ON SOUTHEAST
RAILINGS TO BE REPAIRED IN KIND

SCALE: 3/4"=1'-0"
SCALE: 3/4"=1'-0"
SCALE: 3/4"=1'-0"

Laurel Holmberg
LAURA H. HOLMBERG
SEE DEED BOOK 648, PAGE 105L
TAX MAP PARCEL NO. 62-4-15
AREA 8145 SQ. FT.

NORTH 99.8" (DEED 100')
BLACKTOP DRIVEWAY

AREA 8145 SQ. FT.

EXISTING PHOTOS 1
EXISTING PHOTOS & FENCE TYPOLOGY

1. The a-third high wood fence presently existing on the property at 99.8' south of the front door is to remain as shown.

2. The wood fence on the property located at 100' east of the front door is to be removed.

3. The right to maintain the present encumbrance of the wood fence on the property located at 99.8' south of the front door does not and shall not amount in any way to a right to use any portion of the property at 99.8' south of the front door, but in that right shall continue to be only a use by passage of the property covered by the aforementioned house plan.

4. The agreement shall be binding upon and ensure to the benefit of the parties hereto, their legal representatives, assigns, successors and assigns. IN WITNESS WHEREOF, the parties hereto set their hands the day and year above written.

DATE: 03-86
DRAWN BY: J.B.
CHECKED BY: J.B.
AS NOTED
SCALE: 1/8" = 1'-0"
Ithaca Landmarks Preservation Commission
Certificate of Appropriateness

At the meeting held on August 14, 2012, the Ithaca Landmarks Preservation Commission approved the following work at 404 E. Seneca Street, as more particularly described in the attached resolution:

- Construction of a hemlock, lattice-style, privacy fence along the rear (north) property line
- Construction of a pressure-treated wood deck, approximately 8’x9’ in size, east of the main house near the Seneca Street property line and construction of a hemlock, lattice-style, privacy fence along the south and east sides of this deck
- Construction of a pressure-treated wood deck, approximately 10’x14’ in size, at the southwest corner of the main house near the Seneca Street property line and construction of a hemlock, lattice-style, privacy fence along the south side of this deck with a small return at the west corner for stability

Conditions of approval (if any):

No other site improvements shown on the submitted plan A101 “Fence Patio Details” may be constructed.

The Ithaca Landmarks Preservation Commission appreciates your efforts to preserve the historic and architectural character of the East Hill Historic District.

Lynn C. Truame
Historic Preservation Planner
Secretary to the Commission
RESOLUTION: Moved by S. Gibian, seconded by D. Kramer.

WHEREAS, 404 E. Seneca Street is located in the East Hill Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 1988, and as listed on the New York State and National Registers of Historic Places in 1986, and

WHEREAS, as set forth in Section 228-6 of the Municipal Code, an Application for a Certificate of Appropriateness, dated July 6, 2012, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by property owner John Barradas, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); and (2) one sheet of architectural plans labeled A-101 “Fence Patio Details;” and

WHEREAS, the ILPC has also reviewed the New York State Building-Structure Inventory Form for 404 E. Seneca Street, and the City of Ithaca’s East Hill Historic District Summary Statement, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves construction of a wood privacy fence and two wood decks as shown on the plans provided, a portion of which work has already been completed without ILPC review, 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 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 August 14, 2012, now therefore be it

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

As identified in the City of Ithaca’s East Hill Historic District Summary Statement, the period of significance for the area now known as the East Hill Historic District is 1830-1932.

As indicated in the New York State Building-Structure Inventory Form, 404 E. Seneca Street was constructed before 1851 in the Greek Revival style. Though it has been unsympathetically altered over the years, notably with the addition of aluminum siding and replacement of the original second-story porch detailing, the property nevertheless retains a sufficient level of physical integrity to be considered a contributing element of the East Hill Historic District.
The purpose of the proposal is to construct two outdoor decks and fence these areas for privacy from the street and neighboring property, and to construct a privacy fence along the north property line.

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 228-5 of the Municipal Code. In making this determination, the Commission is guided by the principles set forth in Section 228-5B of the Municipal Code, as further elaborated in Section 228-5C, 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 and Standard #2, the proposed new decks and fencing will not remove distinctive materials and will not alter features and spaces that characterize the property. Although the character of the streetscape in this block is defined by the shallow set-backs of the houses and vegetated side yards, the relatively dense plantings that already exist in the side yards of 404 E. Seneca will conceal the proposed new decks and their fencing; therefore, the introduction of hardscape elements such as this privacy fence will not significantly alter a space that characterizes the property.
With respect to Principle #2 and Standard #9, the proposed exterior decks and fencing are differentiated from the old and are compatible with the massing, size, scale, and architectural features of the property and its environment. As noted above, privacy fences are not a part of the streetscape in this area and screening, where it exists, is provided by plantings. The presence of mature, relatively dense vegetation in the side yards of 404 E. Seneca Street will conceal the proposed privacy fence from view such that, in spite of its location along the street line, its height, and its opacity, it will not be incompatible with the character of the property or its historic environment.

With respect to Standard #10, the proposed exterior decks and fencing can be removed in the future without impairment of the essential form and integrity of the historic property and its environment.

RESOLVED, that, based on the findings set forth above, the proposal will not have a substantial adverse effect on the aesthetic, historical, or architectural significance of the property and the East Hill Historic District, as set forth in Section 228-5, and be it further,

RESOLVED, that the Ithaca Landmarks Preservation Commission determines that the proposal meets criteria for approval under Section 228-5 of the Municipal Code, and be it further

RESOLVED, that the ILPC approves the Application for a Certificate of Appropriateness, with the following condition:

The two most westerly sections of fence along Seneca Street toward Parker Street (which have been proposed, but not yet constructed) are not approved and may not be constructed.

RECORD OF VOTE: 6-0-1
Yes
S. Gibian
D. Kramer
E. Finegan
S. Krishna
M. McGandy
S. Stein
No
Abstain
C. O'Malley

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.
Ithaca Landmarks Preservation Commission (ILPC)

Application for Certificate of Appropriateness

Date: 7/6/12 For ILPC Meeting: 8/14/12
Applicant’s Name: John Barradas / Martha Walker Phone: 769-0183
Historic District: East Hill E-Mail Address: barradasj@hunt-eas.com
Property Address: 404 East Seneca Street
Mailing Address (if different from Property Address): Same
Owner’s Name (if different from the applicant): Same
Business Name: Home

Description of Proposed Change(s):
Build wooden fences to screen patios on either side of house. The screen is made of sawn rough cut hemlock slats that are 2 1/4" x 7/8" continuously nailed at equal widths. These run horizontally and vertically to create a plaid between pressure treated posts clad in the same material. There will be wooden decks in back of each fence and near level to ground. This work will be finished if approved by ILPC.
Reasons for Change(s):

Privacy of side yard and back to street and neighbor.

Attached are construction drawing of work do be done if approved by me.

Please provide documentation of existing conditions and proposed alterations as appropriate for your project, such as photographs, architectural drawings, sketches, and product specifications (cut sheets) and/or material samples. Commission staff may request additional information deemed necessary to assess the impacts of the proposed actions.

DWG: A-101 attached

Signature of Applicant

7/6/12

Date

Signature of Property Owner

7/6/12

Date

A total of eleven (11) copies, one original and ten copies, is required. Applications and supporting documents must be submitted 15 days prior to ILPC meeting date. Please send or deliver to:

Department of Planning & Development
City Hall — 3rd Floor
108 E. Green Street
Ithaca, NY 14850
Telephone: (607) 274-6550
E-Mail: ltruame@cityofithaca.org
BUILDING-STRUCTURE INVENTORY FORM

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

YOUR NAME: BETH MEYER
DATE: MARCH 1979

YOUR ADDRESS:

TELEPHONE:

ORGANIZATION (if any):

** IDENTIFICATION **

1. BUILDING NAME(S): TOMPKINS

2. COUNTY: TOWN/CITY: ITHACA VILLAGE:

3. STREET LOCATION: 404 E. Seneca Street

4. OWNERSHIP: a. public □ b. private ☑

5. PRESENT OWNER: Mabel B. Blomgren ADDRESS: same

6. USE: Original: residence Present: residence

7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☑ No □

Interior accessible: Explain No - private residence

** DESCRIPTION **

8. BUILDING MATERIAL:
   a. clapboard ☑
   b. stone □
   c. brick □
   d. board and batten □
   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):

Iron railings and supports added to 2nd story front porch, probably replacing original wooden columns and balustrade; ventilation grate at peak of pediment on front facade; 1883-1888, west addition, 2 stories; doorway(?); 1898- small
western addition; 1904, becomes porch

12. PHOTO:

13. MAP:

HP-1

FOR OFFICE USE ONLY

UNIQUE SITE NO. ☑
QUAD ☑
SERIES ☑
NEG. NO. ☑
404 E. Seneca Street, Ithaca, New York

14. THREATS TO BUILDING: a. none known  x  b. zoning  x  c. roads  x  d. developers  x  e. deterioration  x  f. other: ________

15. RELATED OUTBUILDINGS AND PROPERTY:
   a. barn  x  b. carriage house  x  c. garage  x  d. privy  x  e. shed  x  f. greenhouse  x  g. shop  x  h. gardens  x  i. landscape features: lawn and shrubs  x  j. other: ________

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

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
   (Indicate if building or structure is in an historic district)
   The modified Greek Revival, one of the earliest structures in the East Hill Historic District, is an integral part of the residential streetscape.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
   This basic 3 bay Greek Revival shows an unusual sensitivity to the site's topography in its 3 story front facade with 2nd story entry. An unadorned pediment faces the street and is highlighted by a wide, flat cornice. A similar element wraps around the building under the eaves. Corners are emphasized by this corner boards. Door located in west (left) bay, is surrounded by simple

   SIGNIFICANCE
   19. DATE OF INITIAL CONSTRUCTION: pre 1851

   ARCHITECT: ________

   BUILDER: ________

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE: S. J. Parker owned this home in the early 1850's and was probably the first resident of #404. He owned the property until the early 1870's when E. Van Kirk bought it. Van Kirk's wife Enoch lived here through the late 1890's, renting extra rooms to students such as John W. Mack and Ula Whaley. Helen Mack lived at #404 from 1895-1909, during which time Mrs. Adelia A. Vorhs became the owner. Mrs. Ada McGillivray, widow of Edgar, is listed as the owner in the 1917 directory. A Cornell professor, Howard S. Liddell, purchased the house in the 1920's and sold it within 10 years to another professor, Thomas L. Bayne (1937). Bayne maintained the property through the 1940's. The general secretary of the YNCA, Elmer F. Blomberg bought it in 1951. His wife lives there today.

21. SOURCES:

22. THEME:
Continuation Sheet: 1
Address: 404 E. Seneca Street
Local Historic District: East Hill

View: South Facade

View: West & South Facades

Documentation: John Auwaerter
Date: 2/92
Alterations: Aluminum siding
molding and topped with a fanlight (appears to be an addition) A simple 2 story porch stretches across the entire facade. Original columns remain on first floor.
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, the Kahin Center, 640 Stewart Avenue, is located within the University Hill Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 2003, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated May 28, 2020, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Douglas Arena on behalf of property owner Cornell University, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) seven photos of the Kahin Center and the existing roof; and (3) six sheets of architectural drawings of the proposed roof replacement, and

WHEREAS, the ILPC has reviewed the entry in the annotated list of properties included within the University Hill Historic District for 640 Stewart Avenue and the City of Ithaca's University Hill Historic District Summary Statement, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves the replacement of the existing black EPDM roofing with off-white modified bitumen roof membrane, and

WHEREAS, the project also includes installation of a K-style copper gutter, three round copper downspouts, and a junction box, all of which have been approved at the staff level, 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 June 16, 2020, 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 University Hill Historic District is identified in the City of Ithaca's University Hill Historic District Summary Significance Statement as 1867-1927.
As indicated in the entry in the annotated list of properties included within the University Hill Historic District, 640 Stewart was constructed in 1901. It was formerly known as the Robert H. Treman House and is one of three residences in the immediate area constructed for the Treman family. The original building is a Tudor Revival-style residence designed by William Henry Miller. The building has been adapted to institutional use through several modifications, including the single-story, flat-roof addition along the rear elevation. Constructed within the period of significance of the University Hill Historic District and retaining a high level of integrity, the property is a contributing element of the University Hill Historic District.

The purpose of the proposal is to replace the deteriorated black EPDM roof on the contemporary addition of the building.

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

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

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

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

With respect to Principle #2, Standard #2, and Standard #9, the replacement of the existing black EPDM roof on the one-story addition will not remove
distinctive materials and will not alter features and spaces that characterize the property. The proposed off-white modified bitumen cap sheet (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]

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 University Hill Historic District, as set forth in Section 228-6, and be it further,

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

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

RECORD OF VOTE:
Moved by: 0
Seconded by: 0
In Favor: 0
Against: 0
Abstain: 0
Absent: 0
Vacancies: 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 | bmmcclacken@cityofithaca.org
www.cityofithaca.org/boardscommittees/ilpc/index.cfm

Date: 5/28/20   Building Permit Application # (REQUIRED): 40329

Applicant’s Name: Douglas Arena   Phone: 315-488-0377
darena@bellandspina.com

Applicant’s E-Mail address (REQUIRED):

Property Address: 640 Stewart Ave, Ithaca NY 14850

Owner’s Name (if different from Applicant): Cornell University
Owner’s Mailing Address: Humphreys Service Building, Ithaca NY

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):

Scope of work includes removal, asbestos abatement and replacement of the existing low slope roof on the non-contributing addition to the Kahin Center with a modified bitumen roof membrane, copper gutters, copper downspouts and concealed electrical snow melt system in the gutters and downspout.

The addition and its low slope roof is barely visible from the public right-of-way. Changes to the existing appearance will be minor. All visible changes (not necessarily visible from the public right-of-way) will be:

• Off-white modified bitumen cap sheet in lieu of the current black EPDM roofing
• New slightly higher edge flashings (Energy Code requires additional depth of insulation)
• Type K shop-formed copper gutter with three round copper downspouts will be installed in lieu of two rectangular downspouts serving scuppers with leader heads.
• A junction box for concealed electrical gutter/downspout heat trace

No work is proposed on the main building, Kahin Center terra cotta roof tiles.

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

The existing EPDM roof system is beyond its useful service life and leaks are reported.
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: 5/29/2020

STAFF USE ONLY:
Date Received: ____________________
Staff Review: ☐ yes ☐ no Approved: ☐ yes ☐ no Referred to ILPC: ☐ yes ☐ no
ILPC Review:  ☐ yes ☐ no
Date of Public Hearing: ____________

Page 3 of 3
Exterior Elevation
(Looking North-West)

Exterior Elevation
(Looking South-East)

SYRACUSE
215 Wyoming Street
Suite 201
Syracuse, NY 13204
Phone
315.488.0377
315.487.5947 fax

ROCHESTER
1151 Pittsford-Victor Road
Suite 125
Pittsford, NY 14534
Phone
585.200.5038
585.248.9532 fax

Info
www.bellandspina.com
info@bellandspina.com
North-West Corner of Roof (Looking South East)

North-East Corner of Roof (Looking South)
Copper coping and Bay Window Trim (to be modified)

Scuppers (to be removed)
1. ONE PARKING PERMIT WILL BE SOLD TO AN ESSENTIAL VEHICLE ONLY FOR THE PARKING ON-SITE. NO SPACE IS RESERVED, ANY ADDITIONAL PARKING WILL EITHER BE IN THE PALM RD CONTRACTOR LOT AT NO COST OR PERMITS ARE AVAILABLE FOR SALE FOR THE UNIVERSITY AVE LOT.

2. STAGING AREAS AND CRANE LOCATIONS SHALL BE DISCUSSED AT THE PRE-BID WALK THROUGH AND PRE-CONSTRUCTION MEETING.

3. CONTRACTOR SHALL BARRICADE IN THE FORM OF A 6'-0" HIGH CHAIN LINK FENCE AROUND THE PERIMETER OF ALL STAGING AREAS TO PROJECT WORK AREAS. THE FENCE SHALL HAVE A 12' WIDE LOCKABLE DOUBLE GATE.

4. CONTRACTOR IS RESPONSIBLE FOR SITE REPAIRS AND SITE RESTORATION.

5. CONTRACTOR WILL NOT HAVE ACCESS TO THE ROOF FROM INSIDE THE BUILDING.

6. CONTRACTOR SHALL PROVIDE A FLAG MAN AT CONTRACTOR'S COST, TO DIRECT TRAFFIC WHEN ACCEPTING MATERIAL DELIVERIES.

7. ALL BUILDING EGRESSES SHALL BE MAINTAINED AT ALL TIMES.

8. THE CONTRACTOR SHALL COORDINATE CRANE STAGING, CONTRACTOR STAGING AREA, ACCESS, PARKING, DELIVERY, STORAGE ANDaborITIES WITH THE OWNER'S REPRESENTATIVE.

9. EXTERIOR EGRESSES, WALKWAYS AND ENTRANCES INDICATED SHALL REMAIN UNOBSTRUCTED AND OPEN FOR OCCUPANT CIRCULATION DURING THE WORK OF THIS PROJECT. PROVIDE OVERHEAD PROTECTION AT EGRESS LOCATIONS SHOWN. COORDINATE EXACT LOCATIONS WITH EGRESS DOORS AT SITE.

10. IN COORDINATION WITH THE OWNER'S REPRESENTATIVE, REPAIR ANY DAMAGE TO EXISTING CONSTRUCTION AND SITE WORK (INCLUDING BUT NOT LIMITED TO: GRASSED AREAS, LANDSCAPING, CURBS, CONCRETE WALKWAYS, AND ASPHALT PAVING) CAUSED BY THE WORK OF THIS PROJECT. REPAIRS TO MATCH ADJACENT SURFACES.
HAZARDOUS MATERIALS ABATEMENT NOTICES

1. IT IS NOTED THAT ACM LOCATIONS MAY BE PRESENT IN LOCATIONS THAT WERE INACCESSIBLE DURING SAMPLING. IF MATERIALS SUSPECT OF CONTAINING HAZARDOUS MATERIALS ARE DISCOVERED AND/OR DISTURBED, NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY. IF BULK SAMPLING IS REQUIRED, THE ON-SITE PROJECT MONITORING FIRM WILL BE RESPONSIBLE FOR THIS WORK ACTIVITY.

2. THE OWNER WILL PROVIDE A NYSDOL CERTIFIED PROJECT MONITOR WHO WILL HAVE THE AUTHORITY TO HALT ABATEMENT WORK IF SUCH WORK IS NOT BEING CONDUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR REGULATIONS.

3. ALL ASBESTOS ABATEMENT WORK MUST BE COMPLETED PRIOR TO ANY REMOVALS, UNLESS REQUIRED TO ACCESS THE ASBESTOS.

4. ALL ABATEMENT SHALL BE COMPLETED IN ACCORDANCE WITH NEW YORK STATE INDUSTRIAL CODE RULE 56 (NYS ICR 56) AND SPECIFICATION SECTION 028213 — ASBESTOS ABATEMENT AND SPECIFICATION FOR REMOVALS, RESTORATION, SEALING, MATERIALS, SAFETY, REGULATIONS AND GUIDELINES, VARIANCES AND THE CONTRACT DOCUMENTS.

5. THESE DOCUMENTS ARE A GRAPHIC REPRESENTATION OF AREAS TO BE ABATED. ADDITIONAL ACMs MAY REMAIN IN THE BUILDING BEYOND THAT IDENTIFIED HEREIN. ABATEMENT IS SHOWN ONLY FOR ACMs THAT WILL BE, OR HAS THE POTENTIAL TO BE, DISTURBED AS PART OF THIS PROJECT.

6. THE CONTRACTOR SHALL DETERMINE THE SIZE AND LOCATION OF THE PERSONNEL AND WASTE DECONTAMINATION ENCLOSURES, IF APPLICABLE, AS WELL AS THE PICK-UP AREA FOR ALL REFUSE, INCLUDING LEAD AND ASBESTOS DEBRIS. THESE LOCATIONS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PROVIDE SECURITY AS REQUIRED TO PROPERLY PROTECT THE ENCLOSURE ASSEMBLY FROM DAMAGE AND/OR VANDALISM.

7. THE CONTRACTOR IS RESPONSIBLE FOR ALL TOOLS, EQUIPMENT AND SUPPLIES. THE OWNER WILL NOT BE LIABLE FOR THEFT OR DAMAGE. THE LOCATION OF ANY SITE STORAGE OF MATERIAL, EQUIPMENT AND WASTE TRAILER/DUMPSTER SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.

FOR ALL ASBESTOS LOCATIONS LEAD AND ASBESTOS DEBRIS, THESE LOCATIONS SHALL BE REMOVED PER CONTRACT. IF ANY APARTMENT LOCATIONS INTENT TO REMOVE ALL ASBESTOS MATERIALS OR CUSTOMER'S PROPERTY, IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE PROJECT MONITORING FIRM TO REVIEW THE ABATEMENT ASSEMBLY FROM DAMAGE AND/OR VANDALISM.

GENERAL NOTE:

PROJECT MANUAL FOR SAMPLE LOCATIONS AND IDENTIFICATION.

HAZARDOUS MATERIAL ABATEMENT SCHEDULE

<table>
<thead>
<tr>
<th>HAZARDOUS MATERIAL ABATEMENT SCHEDULE</th>
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<td>MATERIAL</td>
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HAZARDOUS MATERIAL ABATEMENT PLAN

KEY PLAN

ARBITER ABATEMENT PLAN

AREA OF WORK

ARCHITECTS:  BELL & SPINA ARCHITECTS

CONTRACTOR:  [CONTRACTOR NAME]

PROJECT MANAGER:  [PROJECT MANAGER NAME]

ARCHITECT:  BELL & SPINA ARCHITECTS

CONTRACT:  [CONTRACT NUMBER]
DESIGN WIND UPLIFT PRESSURES ARE DERIVED IN ACCORDANCE WITH ASCE 7-10 AND/OR THE 2015 BUILDING CODE OF NEW YORK STATE AS AMENDED BY THE NEW YORK STATE 2017 UNIFORM CODE SUPPLEMENT.

## Risk Category
- **II**

## Roof Live Load
- **20 PSF** (DOES NOT GOVERN)

## Roofing Materials
- **2" Tapered Insulation**, Over Zone 3
- **5/8" Plywood Deck, Flat**
- **5-Ply Built Up Roofing System**, Over Zone 2

## Roofing Requirements
1. The roofing manufacturer shall provide a total system capable of resisting the wind uplift pressures at the depicted locations, applying a minimum 1.67x factor of safety.
2. The roof system, if in a global source, must pass any required roof system test per manufacturer criteria.
3. The roof system in use must be installed in accordance with the FM Global Design Uplift Plan, with the more restrictive wind pressures from the building code or FM Global to apply.

## Roof Components
- **0.60" EPDM Membrane**, Fully Adhered, Over Zone 2
- **3" Tapered Insulation**, Over Zone 1

## Miscellaneous
- **2-Ply Modified Bitumen Set in Cold Adhesive**, Over Zone 1
- **1" Insulation**, Over Zone 1

## Wind Load
- **A. Ultimate Design Wind Speed VUL 120 MPH**
- **B. Allowable Design Speed VALL 93 MPH**

## Building Code Summary Data

### Building Name and Location
- **Kahin Center**
- **640 Stewart Avenue, Ithaca, NY, 14850**
- **Tompkins County**

### Code Reference
- **2017 NYS Building Code and/or 2017 NYS Existing Building Code**

### Building Replacement
- **Type 1**
- **Level 1**

### Building Height (BCNYS 504.3)
- **N/C**

### Building Area (BCNYS 506.2)
- **N/C**

### Building No. Stories (BCNYS TBL 504.4)
- **1**

### Special Use and Occupancy (BCNYS Chapter 4)
- **RC-3**

### Means of Egress (BCNYS Chapter 10)
- **N/C**

### Accessibility (BCNYS Chapter 11)
- **S**

### Separation of Occupancies (BCNYS 508.4)
- **N/C**

### Elevation Marker
- **15'-0"± A.G.**

### Roof Replacement

#### Roof Insulation
- **Insulation Above Roof Deck**
  - R-15ci
  - R-30ci
  - R-30ci + Continuous Insulation

#### Existing Bay Window
- **Reconfigure Copper Coping and Replace Standing Seam Copper Roof (Not in Contract)**

#### Protection Pads
- **Located Under Roof**
  - Drip Line, Typical.

#### Existing Gutters
- **Gutter and Downspout With Electric Heat Trace**

#### Roof and Gutter High Points
- **Not in Contract**

#### Expansion Joint
- **Dashed Line - Roof Above**

#### Protection Pads
- **Not in Contract**

#### Roof and Gutter High Point
- **Expansion Joint**

#### Roof Components & Exterior Wall Cladding Wind Pressures

#### Proposed Roof Assembly

### Existing Roof Conditions
- **Eavestrough Cutout Fully Adhered Over**
  - Copper Base Sheet Over

### Structural Design Data

- **2" Tapered Insulation**
- **5/8" Plywood Deck, Flat**
- **5-Ply Built Up Roofing System**
- **0.60" EPDM Membrane**, Fully Adhered

### Building Name and Location
- **Kahin Center Roof Replacement**
- **Clay Tile Roof Above**

### Roof System

- **Key Plan**
- **Roof Plan**
TEMPORARILY REMOVE COAXIAL CABLE.

TRIM VERTICAL ±8" WIDE WOOD SLATS @ 16" O.C. TO BOTTOM OF HORIZONTAL WINDOW TRIM TO ACCOMMODATE RAISED FLASHING HEIGHT.

REMOVE COUNTERFLASHING, SEALANT AND FASTENERS. SEE TYPICAL REMOVAL NOTES ON DETAIL 1/A-501.

REMOVE MEMBRANE FLASHING, TYPICAL. EXISTING BRICK MASONRY TO REMAIN.

EXISTING 2x4 (FLAT) @ 24" O.C. (AIRSPACE)

REMOVE METAL DRIP EDGE AND CLEAT.

REMOVE EPDM MEMBRANE.

REMOVE ALUMINUM INSECT SCREEN & WOOD TRIM.

EXISTING WOOD FASCIA TO REMAIN.

REMOVE PERIMETER EDGE WOOD BLOCKING.

REMOVE INSULATION.

REMOVE 5-PLY BUILT UP ROOF DOWN TO EXISTING 5 8" PLYWOOD DECK.

EXISTING 5 8" PLYWOOD DECK, SEE TYPICAL REMOVAL NOTE.

EXISTING 2x8 BRIDGING TO REMAIN.

EXISTING 2x4 (FLAT) @ 24" O.C.

EXISTING 2x6 JOISTS @ 16" O.C. TO REMAIN.

EXISTING 1" SHEATHING TO REMAIN.

EXISTING 3 4" EXTERIOR PLYWOOD TO REMAIN.

EXISTING BATT INSULATION TO REMAIN (AIRSPACE).

TWO-PIECE BUTTON PUNCHED COPPER RECEIVER, COUNTER FLASHING AND SEALANT. SECURE WITH LEAD WEDGES AND SEALANT IN 11 2" DEEP SAW CUT REGLET.

STAINLESS STEEL TERMINATION BAR WITH SEALANT LIP AND SEALANT SECURED WITH 1 4"Ø X 21 2" STAINLESS STEEL TAPCONS AT 8" O.C.

PRIME END GRAINS OF CUT WOOD, TYPICAL. ADD NAILERS WITH STAINLESS STEEL FASTENERS AS REQUIRED.

EXISTING 5 8" PLYWOOD DECK 1 2" UNDERLAYMENT BOARD, MECHANICALLY FASTENED FLAT STOCK INSULATION 1 8" PER FOOT TAPERED INSULATION 1 2" COVERBOARD 2 PLY MODIFIED BITUMEN ROOF MEMBRANE VAPOR RETARDER.

FIBER BOARD CANT STRIP, FULLY ADHERED ALIGN FLASHING HEIGHT, TYPICAL FULLY ADHERED BASE FLASHING BELOW CANT RUN VAPOR RETARDER UP WALL, BEHIND FULL ROOFING ASSEMBLY (11 2" INSULATION) (3" INSULATION).

1" COUNTERFLASHING HOLD DOWN CLEAT @ 16" O.C.

2-PLY MEMBRANE FLASHING, TYPICAL.

REINSTALL COAXIAL TV CABLE.
640 Stewart Avenue (411 University) 1901 Photo 27
Kahin Center (formerly known as the Robert H. Treman House)

Description:
The Robert H. Treman House is located on the west side of Stewart University. The house is one of three residences constructed between 1901 and 1902 for the Treman family and arranged in a rough semi-circle significantly set back from the road. The Robert H. Treman House is the southermost residence of the trio, set at a forty-five degree angle from Stewart Avenue and the centrally placed Elizabeth Treman Van Cleef House. The three houses are located in a common, designed landscape that covers nine acres. A single driveway from Stewart Avenue, accessed between this house and the Elizabeth Van Cleef House (660 Stewart Avenue), then continues south toward the Robert H. Treman House circling under the porte-cochere on the front façade and west to University Avenue. A small parking lot is located on the eastern side of the circular drive facing Stewart Avenue.

The Robert H. Treman House is a Tudor Revival-style, gable-roof residence with a largely rectangular original plan and an asymmetrical façade. The projecting second story is predominantly brick with decorative half-timbering. The first story is rock-faced Llenroc stone (Ithaca limestone). The steeply pitched roof is covered with terra cotta tiles. A large, gable-roof dormer is located at on the front façade toward the south corner. It features a quadruple casement window, a decorative ridge course and decorative half-timbering. A very large brick chimney is partially obscured by the northernmost cross gable.

The front (southeast) façade is dominated by a central porte-cochere and two prominent cross gables. The single-story porte-cochere has a gently sloping gable roof with decorative half timbering in the gable area. A short stone wall and paired posts support the roof on the opposite side of the circular drive. The main entrance is centered under the porte-cochere and is accessed by short stairs on the either side of the raised porch beneath the door. A two-story, projecting, parapeted cross gable to the southwest of the porte-cochere is also faced in stone. It features three tall Tudor arch windows stretching from the top of the first story to the bottom of the roof. Dividing the three windows are stone mullions and two stone transom bars. A triple casement window is located near the south corner southwest of the parapeted gable on the second story. The second cross gable is located northeast of the porte-cochere on the second story. The gable is supported by large, double brackets and the stone wall of the porte-cochere. A double casement window is centered in the attic story and a triple casement window is aligned beneath on the second story. Diamond-pane transom windows are placed above both triple windows on the second story. A secondary entrance is located to the northeast under the second-story cross gable. Five irregularly placed casement windows are located to the northeast of the secondary entrance. Southwest of the porte-cochere, a double casement window is centered beneath the parapeted cross gable. A triple, Palladian-style window is aligned beneath the second-story window, near the south corner on the first story. Diamond-paned glass fills the area above the typical Palladian shape to form an almost square window. The substantial wood frame surrounding the window projects slightly from the façade and is supported by a massive stone sill.
The southwest elevation features half timbering above the first. The gabled attic projects over the second story, supported by decorative brackets. The second story projects over the stone-clad first story. A row of five casement windows is centered in the attic story. A triple casement window on the second story is flanked by three-sided oriel windows. Two casement windows are located on the first story. A Tudor-arch, recessed porch with decorative wrought iron railing is located at the west corner. The ground slopes away from the front façade and reveals a central entrance door at the partially exposed, stone-clad basement level.

The northeast elevation is similar in composition and material to the southwest elevation with a projecting gabled attic and second story, half-timbering, and decorative brackets. Windows located in the attic story match those on the southwest facade. A row of four casement windows is located at the north corner on the second story. Three casement windows are evenly spaced on the remainder of the second-story above a shed-roof, single story stone clad wing with an entrance door. Short windows are located directly beneath the roof above the stone-clad walls. Directly beyond the wing is a contemporary flat-roof addition that wraps around to the rear elevation.

The rear (northwest) elevation features a gabled wall dormer at the north corner and a projecting cross gable near the south corner. A shed roof dormer is located between the two gables balanced by a similar dormer south of the cross gable. A double casement window is centered in the cross gable in the attic story with a triple casement window beneath. The cross-gable projects over the first story, supported by decorative brackets. Two triple casement windows are located north of the cross gable on the second story, with a single window south of the cross gable. Another Palladian-style window, similar to that on the front façade window, is centered in the first story beneath the cross gable. A recessed porch at the south corner with decorative wrought iron railing features another Tudor-arch opening.

The building has received contemporary modifications to accommodate its conversion to institutional use. A single-story, flat-roof addition stretches along the rear elevation north of the cross gable and wraps around the corner of the building. The addition is covered in vertical wood siding and has a bank of six large windows on the rear elevation. In addition, a ramp has been added parallel to the front façade. Another set of stairs was constructed to access the entrance door on the northeast elevation.
Significance:
Contributing. Architecturally significant. Historically significant.

The Robert H. Treman House is an outstanding example of the Tudor Revival style of American domestic architecture first popularized in the late nineteenth century. Houses from the early Tudor Revival period tended to be architect-designed significant structures. The Robert H. Treman House is the work of architect William Henry Miller (1848-1922), Ithaca’s most renowned architect of the period. Miller completed a number of large residential commissions in the Tudor style. The Robert H. Treman House was among Miller’s last single-family residences completed in Ithaca and is his most significant remaining Tudor-style building. Although altered to accommodate institutional use, the house retains a high level of integrity and an outstanding level of craftsmanship and detail.

The house has historic significance due to its association with the Treman family, one of Ithaca and Tompkins County’s most prominent families during the nineteenth and early twentieth centuries. Abner Treman served with distinction in the Revolutionary War and in recompense received a 600-acre military lot in the Town of Ulysses. At the time, Ulysses encompassed all the land around the southern end of Cayuga Lake. In 1792, Treman established his homestead on what is now Main Street in the Town of Trumansburg. Abner’s two brothers and his brother-in-law joined him. Leonard, Lafayette and Elias Treman, sons of Abner’s fifth child, brought the family into prominence in Ithaca through the establishment of a prosperous hardware business, Treman, King and Co., and the development and management of the Tompkins County Bank, Ithaca Trust Co., Ithaca Water Works and Ithaca Gas Light Company. The civic work of the Treman brothers continued in the next generation with the work of Elias Treman’s three children: Robert H., Elizabeth Treman Van Cleef, and Charles E. Treman.

In 1900, the Treman siblings purchased nine-acres of property between Stewart and University Avenue, north of the Cornell Villa, Llenroc, from Ezra Cornell’s eldest son, Alonzo, a former Governor of New York State. The property, perched just below the Cornell campus on East Hill possesses panoramic views of the Town of Ithaca, Inlet Valley and Cayuga Lake. Ezra Cornell owned the land, purchased from George Beers in 1862, for seven years. Ezra exchanged it for Alonzo’s property to the south, the site of Llenroc. The Tremans hired Boston-based landscape architect Warren Manning, who was working on a master plan for the university, to locate their three residences on the site and landscape the grounds. Brothers, Robert H. and Charles E. Treman completed their Tudor-style homes in 1901. A year later, elder sister Elizabeth and her husband Mynderse Van Cleef had an Italian Renaissance-style villa constructed between her brother’s two residences. This site, at the south end of the group with a view towards Cayuga Lake, was Robert H. Treman’s home.

Robert H. Treman (1858 - 1937), the first in his family to graduate from Cornell University, served as President of the Tompkins County National Bank, Director of the Federal Reserve Bank of New York, officer of Treman, King & Co., a member of the Cornell University’s Board
of Trustee and a founding member of Ithaca’s Town and Gown Club. Among Robert’s enduring legacies are the establishment of the Finger Lakes Park System, through the donation of Enfield Glen and Buttermilk Falls, and Ithaca’s collection of city parks, among them Cascadilla Ravine, given to Cornell University in 1922, and the Treman Triangle at the foot of University Avenue and Six Mile Creek ravine, given to the City of Ithaca in 1910.

Five years following the purchase of this property, the Treman siblings obtained land from Ezra Cornell’s heirs located on the west side of University Avenue, directly below their residences, for construction of their stables and carriage houses (308, 314 and 320 University Avenue). Robert purchased the former Dauncey homestead (302 University Avenue) in 1911 to house his butler. In 1916, Robert purchased 402 University Avenue. He moved the butler and his family to this property in 1925, following his demolition of the Dauncey homestead. Robert increased his holdings in the district in 1919, with the development of a residential rental property at 510 University Avenue.

Robert Treman’s heirs sold this house to Cornell University in 1944 for $28,000. Initially occupied by a fraternity, it became the Graduate Teaching and Research Center of Cornell’s Department of Communication and in the early 1990’s was rehabilitated to serve as the home of the Kahin Center for Advanced Research on Southeast Asia.
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, 101 Llenroc Court is located within the University Hill Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 2003, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated June 5, 2020, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Maria Maynard on behalf of property owner Cornell University, including the following: (1) a narrative titled Description of Proposed Change(s); (2) five images of the fire-damaged garage; and (3) an estimate to repair the fire damage to the garage, and

WHEREAS, the ILPC has reviewed the entry in the annotated list of properties included within the University Hill Historic District for 101 Llenroc Court and the City of Ithaca’s University Hill Historic District Summary Statement, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves demolish of a detached one-car garage that was damaged by a fire on June 3, 2020, 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 June 16, 2020, 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 University Hill Historic District is identified in the City of Ithaca’s University Hill Historic District Summary Significance Statement as 1867-1927.

As indicated in the entry in the annotated list of properties included within the University Hill Historic District, 101 Llenroc Court was constructed in 1922 and is one of a group of Craftsman-style homes that was built on land subdivided and sold from the original Ezra Cornell estate. The home is architecturally
significant to the district, and the freestanding one-car garage is contemporary with the original house. Both the home and the garage first appear on the 1929 Sanborn Fire Insurance Map.

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

The purpose of the proposal is to demolish the fire-damaged freestanding one-car garage.

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.

With respect to Principle #2 and Standard #2, the demolition of the one-car garage (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]

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

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

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

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

Date: 06/05/2020  Building Permit Application # (REQUIRED): ___________

Applicant’s Name: Ashley Management, As Agent for CU Real Estate  Phone: 607-327-1815
Applicant’s E-Mail address (REQUIRED): mariamaynard@ashleyco.com

Property Address: 101 Llenroc Court

Owner’s Name (if different from Applicant): CU Real Estate
Owner’s Mailing Address: 15 Thornwood Drive

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

Submit 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):

Received call from answering service on June 3, 2020 approximately 7:15 AM. IFD was requesting a response from maintenance to a fire scene at 101 Llenroc. Upon arrival, fire had been extinguished. The fire had damaged the Southwest corner of the detached garage. The fire appeared to have started on the exterior and burned through the wall. The fire is considered suspicious and is under investigation.

Cost to repair is $30,560.00 which cost is greater than the value of the structure. The garage and the house have been vandalized multiple times. Over the past six years, maintenance staffs have been called to 101 on multiple occasions. Repairs have ranged from multiple broken Windows per year to a number of times the doors have been kicked in to being called by the Ithaca Police Department and Cornell Police Department over homeless people being in the house. This is an ongoing issue that is only getting worse.

Cornell purchased the house in 2009 - it had been vacant since 2007. The house was originally purchased to be torn down and tennis courts installed. Both house and garage are in very poor condition. High levels of concentration of mold was found in a report dated 6/2008.

The garage is a target for future vandalism and we request that we can demolish the damaged structure.

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

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

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

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

- [x] photographs of existing conditions
- [x] site plans showing location and dimensions of proposed change
- [ ] drawings or sketches showing proposed changes on each affected elevation
- [x] description of design details and materials to be used
- [ ] samples of proposed materials
- [x] scale drawings of any proposed signs, including colors, typeface, and illumination details
- [x] historic photographs, if the intention of the project is to return a property to a documented prior condition
- [x] 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: 6/14/2023

**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: __________
SUBMITTED TO: Ashley Management  
DATE: 6/4/2020  
ATTN: Maria Maynard

NAME OF JOB: 101 Llenroc  
TYPE OF WORK: Apartment upgrades

Subject to all terms and conditions contained herein, we submit this proposal for:

To provide all material, labor and equipment required to complete the following work:

All work is based on the following bid documents:
Drawings: N/A  
Specifications: N/A  
Addenda: N/A

General scope:
- Demo section of existing burnt roof structure.
- Demo existing burnt wall framing and siding.
- Provide and install new roof framing, sheathing and shingles to match existing.
- Provide and install new wall framing, sheathing, and siding to match existing.
- Provide and install new garage door and man door to match existing.
- Scrape and paint entire building.
- Supervision
- Lay out
- Union labor force

Exclusions:
- Electrical work
- Range
- Refrigerator
- Dishwasher
- Fire protection work
- Temporary heat, light, power and water
- Design engineering
- Overtime
- Extra work without a fully executed change order signed by RW Dake Inc. and authorized person as designated by the contract documents to do so.
- All building codes that are not incorporated into contract documents, the work is based on that which is indicated
- Mold or mildew clean-up created by unsatisfactory working conditions

BASE BID: $30,560.00 TAX EXEMPT
Price: See Above
Terms: See Attached General Conditions on Following Page

Please Sign and Return one copy.

Accepted: ____________________________  (Purchaser)
By: _______________________________  (Name and Title)

Respectfully Submitted,
R.W. Dake & Co., Inc.

By: Kyle Drum
Kyle Drum – Project Manager
GENERAL CONDITIONS:

a) R.W. Dake & Co., Inc. shall not be responsible for delays or defaults where occasioned by any causes of any kind and extend beyond its control, including, but not limited to, armed conflict or economic dislocation resulting there from: embargoes, shortages of labor, raw materials, production facilities or transportation; labor difficulties; civil disorders of any kind; action of civil or military authorities (including priorities and allocations); fires, floods and accidents.

b) You will receive, and properly protect from all damage and loss, the materials necessary for the carrying out this contract, and allow up free and reasonable use of light, heat, water, power, available elevators, hoists, etc.

c) Surfaces on which the materials are to be applied shall be given to us to work on at one time so that work will not be interrupted, and the surfaces shall be in a clean, dry and accessible condition, and suitable for receiving our work.

d) No credit or allowance shall be made for alterations, unless we have agreed to such credit or allowance in writing before such alterations are made.

e) We shall not be responsible for any damages or expenses resulting from specifications not conforming to the requirements of the law.

f) Work called for herein is to be performed during our regular working hours. Overtime rates will be charged for all work performed outside such hours.

g) Expenses of sending our men to the job on your notifications before surfaces are ready for the applications of our materials as agreed, or expenses due to any delays for which you may be responsible during the progress of the work shall be borne by you.

h) All electrical fixtures and other obstructions to our work shall be taken care of by others, unless specifically described in our work on this proposal.

i) Any sales, excise, processing or any other direct tax hereafter put into effect upon the manufacture, sale or applications of materials supplied in accordance with this proposal or any contract based thereon shall be added to the contract price.

j) We carry liability, property damage, workman’s compensation, etc., insurance, as required by the current laws.

k) Actions on claims arising hereunder shall be barred unless brought within one year after they arise.

l) Any expense incurred by us for insurance or bond to cover our liability under any "hold harmless” or “indemnity” clause or clause of a similar nature in any contract, specifications, letter or acceptance notice submitted by you or your contractors which in any way requires us to assume any liability which is not imposed on us by law shall be paid by you.

m) This proposal does not include costs associated with testing for asbestos or lead paint. Customer must certify that the existing materials on site are free from asbestos and lead paint.

TERMS OF PAYMENT WHEN INSTALLATION IS INCLUDED:

Net cash 30 days on all work started and completed in one calendar month. On all other work: On the 10th of each month, the value of all materials and labor furnished during the preceding month is due and payable. All accounts overdue as per above payment schedule are subject to a 1 ½% per month service charge unless other arrangements are made prior to acceptance of this proposal.

This proposal is subject to written acceptance within 30 days of its date and will only become binding upon us as a contract when approved for credit and signed below.

R.W. Dake & Co., Inc.
101 Llenroc Court 1922 Photo 4, 5

Description:
This two-and-one-half-story, Craftsman-style house, located on the northeast corner of Cornell Street and Llenroc Court facing Cornell streets, has a front-facing gable roof with exposed rafter tails and projecting beams. The first story is covered with stucco. Large curving brackets support a gable roof-entrance canopy near the east corner of the south façade. A square bay window with a shed roof is located beside the entrance canopy. The second story is covered in wood shingle siding. The front gable, which is covered in stucco, features a double multi-pane window and decorative half timbering. The east elevation features another short, square bay window covered by a shed roof. An enclosed first-story porch sits above an attached one-car garage located downhill and west of the residence.

A freestanding one-car garage is located uphill and east of the home, facing Cornell Avenue. It is an intact structure, contemporary with the original house with a high horizontal triple sash window with six-lites per sash on the east elevation and a single door with a four-lite single sash window to the north aligned at the header on the west elevation. The original door is paneled.

Significance:
Contributing. Architecturally significant.

This modest Craftsman-style home contributes architecturally to the district. The Craftsman style was popularized by furniture maker Gustav Stickley in the pages of Craftsman Magazine, published from 1901-16. This uniquely American style was commonly employed in the small bungalow. This home possesses strong integrity of form and is an intact representative of the Craftsman Bungalow. Craftsman style features include the entry porch with typical Craftsman style brackets and squared oriel windows protected by a shed roof. Minor alterations, in the form of one-story shed additions at the rear of the property to the east and above the attached garage on the west, detract slightly from the overall integrity of the property.

This house is one of a group of Craftsman-style homes built in the second decade of the twentieth century on land subdivided and sold from the original Ezra Cornell estate. Mary Cornell and Emma C. Blair inherited the Villa Cornell “with all the land used and embraced in the grounds about said residence” upon the death of their mother, Mary Ann Cornell, in 1889. 101 Llenroc Court was the first of the Llenroc Court lots sold, and was bought by Cornell University instructor George Coleman in 1921. Coleman rented the free standing, single-family residence immediately following its construction to Francis M. Molleson, an accountant with Thomas-Morris Aircraft Corporation. In 1928, Molleson purchased the house, remaining in the residence for an additional nine years. The property was sold to the Cornell Newman Foundation in 1956. Thirteen years later, the building and surrounding vacant land were transferred to the Diocese of Rochester, which used the structure as a parish house for Cornell University priests. The vacant lots to the north and east (Llenroc Lots #1, 2, 20, and 21) had been purchased by Vladimir Karapetoff in 1923 and sold to the Cornell Newman Foundation in 1947.
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, 106 Highland 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 April 30, 2020 was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by property owner Susan Lewis, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) three photographs of the existing doors and a photo of the existing railing; (3) two contractor estimates; and (4) two photographs of the proposed railing design (located at 308 Fall Creek Drive), and

WHEREAS, the proposal was discussed at the May 19, 2020 ILPC meeting and was tabled to allow the applicant to submit additional information on the proposed replacement doors and railing design, and the applicant has submitted product specifications for the Therma-Tru Smooth Star S108-FXG fiber glass door and a hand-drawn sketch of the proposed railing design, and

WHEREAS, the ILPC has reviewed the New York State Building-Structure Inventory Form for 106 Highland 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 (1) the replacement of the deteriorated railing on the second-story balcony with a code-compliant wood railing and balusters; and (2) the replacement of two damaged French doors leading to the balcony with fiberglass patio doors with double-paned glass lights with interior grids, 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 19, 2020; now therefore be it
RESOLVED, that the ILPC has made the following findings of fact concerning the property and the proposal:

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

As indicated in the New York State Building-Structure Inventory Form, the Tudor Revival Style residence at 106 Highland Avenue was constructed between 1923-1925 for George L. Coleman, director of the University band and orchestra. The home’s one-story side wing and second-story balcony project southward from the main façade and feature ribbons of multi-pane casements.

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

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

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

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

Standard #6 Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
Standard #9  New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

With respect to Principle #2, Standard #2, and Standard #9, the replacement of the second-story balcony railing and the replacement of the two wood balcony doors (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 photographs of existing conditions, the severity of the deterioration of the wood balcony railing requires its replacement and is required by NYS Residential Code. The proposed new work (will/will not) match the old in color, texture, and material and (will/will not) be compatible with the old in design and other visual qualities.

With respect to Principle #2 and Standard #6, as shown in the photographs of existing conditions, the severity of the damage of the wood French style balcony doors (requires/does not require) their replacement. The proposed new work (will/will not) match the old in design, color, texture, and other visual qualities.

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

With respect to Principle #2, and Standard #9, the proposed fiberglass patio doors with double-paned class with internal grids (are/are not) compatible with the massing, size, scale, and architectural features of the property and its environment.

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
ILPC Meeting – 6/16/20
Resolution – RD

Against: 0
Abstain: 0
Absent: 0
Vacancies: 0

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

Date: 4/30/2020  Building Permit Application # (REQUIRED): 

Applicant’s Name: Susan L. Lewis  Phone: 607-227-3700
Applicant’s E-Mail address (REQUIRED): sllewis@lightlink.com

Property Address: 106 Highland Ave., Ithaca, NY 14850
Owner’s Name (if different from Applicant): same as above
Owner’s Mailing Address: 

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

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

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

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

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

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**Reasons for Proposed Changes** (use additional sheets if necessary):
See Attached
— 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): Roofing proposal from Hale Roofing; Description of replacement patio doors from Carvalho Construction

Applicant’s Signature (REQUIRED): Susan Lewis  Date: 4/30/2020

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: ________________
Continuation Sheet:

Description of Proposed Change:

The house has a 3-season 10 x 27 sunporch with access to the roof via french patio doors from 2 upstairs bedrooms. There is a balustrade. All the repairs are associated with the sunporch and access to it.

The flat roof over the sunporch has had on-going active leaking and is seriously deteriorated. Hale Roofing has been contracted to replace the roof, in coordination with Carvalho Construction for the carpentry required, including replacement of the deteriorated balustrade and french doors.

Reason for Change:

The flat roof of the sunporch has had ongoing active leaking and requires replacement. Hale Roofing has been contracted to do a tear-off and replacement with a new EPDM roof, coordinating with Carvalho Construction who will do the carpentry, including rebuilding the ballustrade and replacing the french patio doors. The roofing proposal with specifications will be provided to accompany the application.

The ballustrade is deteriorated with missing railings and a dislocated support post. It must be rebuilt in coordination with the reroofing. Because the current design does not meet code, a design that meets code and is appropriate for the period of the house must be decided upon and approved by the LPDC. I propose a design similar to the wood ballustrade on the sunporch of 308 Fallcreek Drive which is also a stucco home and I think is similar in period. Bryan McCracken suggested that the interior staircase gives clues to the appropriate design. The banister in my home is very simply designed with a simple square flat-topped newel post and unpainted railing with painted rectangular ballusters. Just this Tuesday I was notified that the railing system must be upgraded to code and I haven't yet had the chance to ask Lew Carvalho to revise his proposal. I know it will be much more costly in both materials and labor than replacement in-kind.

The french patio doors that lead from two bedrooms to the roof and open outward have warped over time and can not be secured or locked. As a result, strong winds can catch the doors flinging them open and against the side of the house. The door from the southeast bedroom was already damaged and during a windstorm in early winter, it was flung so violently against the side of the house that it was completely broken apart. The door from the southwest room looks good by comparison, but it is also damaged and must be tied from the inside or the wind flings it open and slams it repeatedly against the side of the house. If these doors were in sound functional condition I would not consider replacing them. Given that they do need to be replaced, I propose insulated patio doors with double-paned glass and the same multi-paned french door appearance. They would be able to be painted to match my trim. The contractor’s description of the proposed doors will be provided to accompany the application.

Pictures of the conditions described will be provided to accompany the application.
**CARVALHO CONSTRUCTION, INC.**  
2182 E. Church Street / Lodi, NY 14860-9780  
Phone: (607) 582-7746 / Fax: (607) 474-5000 lewiscarvalho@gmail.com

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**Quote**  
Number: E19-0000121  
Date: October 26, 2019

**Bill To:**  
Susan Lewis  
9186 Booth Road  
Trumansburg, NY 14886 (Phone: 607-227-3700)

**Ship To:**  
Sunroom Carpentry

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<table>
<thead>
<tr>
<th>Description</th>
<th>Tax 1</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition labor &amp; materials; to remove outside handrails from balcony roof; remove 2 exterior single patio entry doors and cover with sheathing in preparation of roof replacement by others.</td>
<td>N.A.</td>
<td>398.44</td>
</tr>
<tr>
<td>Framing labor; to re-frame deck over sunroom, after roofers remove roof system and wood deck, so they can finish their work.</td>
<td></td>
<td>1,440.00</td>
</tr>
<tr>
<td>Framing materials, dimensional lumber, joist hangers, and fasteners.</td>
<td></td>
<td>1,646.91</td>
</tr>
<tr>
<td>Door &amp; trim labor; to install 2 exterior pre-hung doors and trim; interior and exterior.</td>
<td></td>
<td>720.00</td>
</tr>
<tr>
<td>2 - ThermaTru 28&quot;x68&quot; Smooth Star exterior outswing fiberglass 15 lite patio doors w/ flat grids inside argon filled low E clear safety glass, double bore, 6-9/16&quot; composite jambs and sills, exterior: Bamboo Forest, interior: Alaskan Storm, SS hardware.</td>
<td></td>
<td>2,263.90</td>
</tr>
<tr>
<td>Installation materials; shims, 100% clear silicone, trim around doors.</td>
<td></td>
<td>223.02</td>
</tr>
<tr>
<td>Labor to rebuild window sills, jambs, casing, and install 3 new windows on each end of sun porch.</td>
<td></td>
<td>3,800.00</td>
</tr>
<tr>
<td>6 - Anderson 400 series IYW24410 AA double hung windows w/ 4 over 4 fixedlight grilles inside high performance low E glass, insect screen, exterior: Forest Green, interior: pine, hardware: Stone &amp; 6-9/16&quot; pine jambs @ $58.01 each.</td>
<td></td>
<td>4,098.06</td>
</tr>
<tr>
<td>Installation materials; shims, 100% clear silicone, pvc exterior sill and casing, interior #1 clear pine casing and jill, and fasteners.</td>
<td></td>
<td>1,757.43</td>
</tr>
</tbody>
</table>

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Thank you for allowing us to quote your project!

"Though the job be big or small, do it right or not at all!"
August 12, 2019

Susan Lewis
106 Highland Ave.
Ithaca, NY 14850

Re: New EPDM roof over the south facing flat roof area.

We propose the following scope of work:

1. Remove existing railings, roof system and the wood deck down to the joists.
2. Install ¼” CDX plywood over wood joists.
3. Mechanically Fastened Carlisle ¼” HD SecurShield Insulation over the ½” CDX plywood.
4. Install a .060 mil EPDM Fully Adhered roof system in accordance with the manufacturer’s specifications.
5. Properly flash all roof penetrations, parapet walls and tie-in to the existing building in accordance with the manufacturer printed details.
6. Install new 24 ga. edge metal the roof perimeter.
7. Leave the grounds and roof free from all debris created by this work.
8. Furnish a Hale Roofing Two Year Labor only warranty.

Cost: Thirteen Thousand Six Hundred Dollars $13,600.00

Exclusions:

- Asbestos abatement.
- Gutters and downspouts.
- Structural repairs.
- Modification to the existing two (2) doors that allow access to the roof.
  This is required for installation of the new roof system.
- Repairs to fascia or soffits.
- Interior work
- Painting
- Masonry
- Reinstallation or flashing of railings.

Respectfully submitted,

Steve Hale
Drawing of proposed railing for 106 Highland Ave.

Railings will be built of pressure-treated wood to current codes.

Total length of railing on South 26'
Distance between each post approx 6'
max 4" between spindles  Approx 15 ballustrades  between each post  Spindles 1¼" sq.
Railing 36"-38" high  Posts 3½" sq. Face rail 3½"x1½"  Top plate would be 5¼"x1½"

• East & West side are approx 9½' with 3 windows. (See pics in application.)
  Will have total of 3 posts, each side, with middle post centered
  over middle window. Number of spindles will be determined by contractor
to meet code, max 4" between each. Other specs to match South side.

SLL
Smooth-Star®

Full Lite W/ Stile Lines | Style No. S108-FXG

4.5 Stars 3.6 (13) Write a review

7 Available Sizes
2'6" x 6'8"  2'8" x 6'8"  2'8" x 7'0"  2'10" x 6'8"  2'10" x 7'0"  3'0" x 6'8"  3'0" x 7'0"

THERMA-TRU VIBRANT PAINT OPTIONS
On-trend variety of textures
High-definition panel embossments
Weather resistance
Security and durability
High energy-efficiency R-values

Literature

- Full-Line Catalog
- Door System Brochure
- Warranty
- Tru-Defense Warranty
- Technical Manuals
- Building Codes
- Door Specifications and Data
- 3 Part Spec
- Easy Spec
- ENERGY Star

Glass Details
Want to see other finishing options? Visit our finishing page to view all paint and stain options available through Therma-Tru.

GLASS OPTIONS

- Clear
- Colonial 15 Lite 3Wx5H Fixed Grilles

Overview

Features

- Inviting selection of door styles
- Wide choice of glass designs

Clear

Clear Glass is fully transparent, delivering an unobstructed view.

Glass Privacy Rating

1

Door Surrounds
Traditional Capped with Keystone - TDS-TRDPLN-K

Add a beautiful, finished look to the entry with a stylish, low-maintenance door surround. The Traditional Crosshead pairs best with Modern Victorian, Old World Farmhouse, Modern Tudor and Colonial-style homes. The plain pilasters provide a simple, versatile look, and the keystone provides an additional decorative touch.

Reviews & Questions

🌟🌟🌟🌟 3.6 | 13 Reviews

8 out of 12 (67%) reviewers recommend this product
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. 0
QUAD 0
SERIES 0
NEG. NO. 0

YOUR NAME: Judith Dulberger
DATE: 05/15/87

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

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

IDENTIFICATION

1. BUILDING NAME(S):
2. COUNTY: Tompkins
3. STREET LOCATION: 106 Highland Avenue
4. OWNERSHIP: a. public[ ] b. private[ X]
5. PRESENT OWNER: Richard Lewis
6. USE: Original: residential
8. BUILDING MATERIAL: a. clapboard[ ] b. stone[ ] c. brick[ ] d. board and batten[ ]
   e. cobblestone[ ] f. shingles[ ] g. stucco[ X] other:
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints[ ]
   (if known) b. wood frame with light members[ X]
   c. masonry load bearing walls[ ]
   d. metal (explain)
   e. other
10. CONDITION: a. excellent[ ] b. good[ X] c. fair[ ] d. deteriorated[ ]
11. INTEGRITY: a. original site[ X] b. moved[ ] if so, when?
   c. list major alterations and dates (if known):
   See Continuation Sheet

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

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

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

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

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

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: 1923-1925

   ARCHITECT: unknown
   BUILDER: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
    See Continuation Sheet

21. SOURCES:
    See Continuation Sheet

22. THEME:
    See Continuation Sheet
11.

15i. The house is surrounded by tall, fully grown shade trees and conifers. There are a few foundation shrubs along the main facade and a small front lawn extending to Highland Avenue.

15j.

16h.

17. This house is situated at the southern end of Highland Avenue where it overlooks Roberts Place. There is a large Classical Revival apartment house to the north and the grounds of a large fraternity house to the east. There are a number of period homes nearby to the south along Fall Creek Drive. 106 Highland Avenue is one of approximately 150 buildings in the proposed Cornell Heights Historic District.

18. This small, two-story Tudor Revival residence has a steep pitched red tile gabled roof with front-facing gable. The roof hangs low over first floor windows along the north elevation. A one-story side wing with flat roof (balcony above) and ribbons of tall multi-pane casements projects southward from the main facade. The house is covered in stucco and a stucco chimney extends along the center wall of the main facade. A small gabled entry porch features a simple Tudor arched entrance. There are square wood porch supports and wooden wainscotted benches facing inward. Windows are mostly 6/1 double-hung sash in wooden enframements. A full-height wall dormer with shed roof is located along the north facade. There is a hooded side entrance here.

20. This house was built for George L. Coleman, director of the University band, orchestra, and instrumental clubs at Cornell University. The house was subsequently occupied during the 1930's, 1940's, and 1950's by university pastors of the First Congregational Church.

21. Ithaca City Directories; Cornell University Staff Directories

22.