ITHACA LANDMARKS PRESERVATION COMMISSION (ILPC)

NOTICE OF MEETING & AGENDA

The regular monthly meeting of the ITHACA LANDMARKS PRESERVATION COMMISSION will be held at 6:00 p.m. on Tuesday, June 21, 2022. This meeting is open to the public and will be held in Common Council Chambers, Third Floor, City Hall, 108 E. Green Street, Ithaca, NY, and also conducted remotely using videoconferencing technology. In-person attendance at City Hall may be limited and will be permitted on a first-come, first-served basis. Members of the public are strongly encouraged to participate remotely. Virtual participation in public meetings is authorized by Part WW of Chapter 56 of the Laws of 2022 of New York State and Local Law 2022-05. More information, including the written procedures governing the use of videoconferencing technology, is available at http://www.cityofithaca.org/339/Boards-Committees.

For remote viewing/attendance: A live stream of the proceedings is available at https://www.youtube.com/channel/UC7RtJN1P_RFaFW21VCnTrDg; a recording will made available through the same link following the conclusion of the proceedings. If you are a member of the public wanting to observe the meeting, please simply watch the live stream. If you are an applicant or member of the public wishing to comment during the proceedings, you should both follow the meeting via the live stream and join the meeting via Zoom. (You will be placed in a waiting room until your allotted time to speak.) Members of the public wishing to be heard are strongly encouraged to register by 3:00 PM on the day of the meeting. To register, please send your name and physical address to aharris@cityofithaca.org, subject line: “ILPC Speaker Registration – June 21, 2022”.

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

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

I. PUBLIC HEARINGS

A. 534 Thurston Avenue, Cornell Heights Historic District – Proposal to Remove Two Historic Steel-Frame Skylights on the North Roof Slope.
https://www.cityofithaca.org/DocumentCenter/Index/1453

B. 210 Eddy Street, East Hill Historic District – Proposal to Reconfigure Parking Spaces along the South Property Line, and Construct Additional Parking Spaces and a Bioswale. (Application Submitted in lieu of a Retroactive Request for Approval for the Construction of a Five Car Parking Area in the Rear Yard.)
https://www.cityofithaca.org/DocumentCenter/Index/1474

C. 314 West State Street, Downtown West Historic District – Proposal to Enclose the Front Yard with a Black Metal Fence.
https://www.cityofithaca.org/DocumentCenter/Index/1253

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.
II. PUBLIC COMMENT ON MATTERS OF INTEREST

III. OLD BUSINESS

IV. NEW BUSINESS

V. APPROVAL OF MINUTES
   • May 19, 2022

VI. ADMINISTRATIVE MATTERS

VII. ADJOURNMENT

ACCESSING ONLINE MEETING MATERIALS:
Online meeting materials, like applications for a Certificate of Appropriateness and supporting materials, are available electronically via the “Document Center” on the City web site (www.cityofithaca.org/DocumentCenter), under "Ithaca Landmarks Preservation Commission” > “Applications for Certificates of Appropriateness” and in the relevant address folder. Please do not hesitate to contact our office if you have any questions or you need any assistance accessing the meeting materials.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Ithaca Landmarks Preservation Commission (ILPC)
Planning & Economic Development Division
City of Ithaca, 108 E. Green St., 3rd Floor, Ithaca, NY 14850
Bryan McCracken | Ph: 607-274-6555 | bmccracken@cityofithaca.org
www.cityofithaca.org/boardscommittees/ilpc/index.cfm

Date: 5/18/2022

Building Permit Application # (REQUIRED): ________________________

Applicant’s Name: Nicholas Fanelli Phone: (631)974-0945
Applicant’s E-Mail address (REQUIRED): nf233@cornell.edu
Property Address: 534 Thurston Ave

Owner’s Name (if different from Applicant): Cornell University - Zeta Psi
Owner’s Mailing Address: 223 Thurston Ave, Ithaca NY 14850

Proposed Work Includes (check all that apply):

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

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

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

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

Applications must be accompanied by thorough documentation of existing conditions and proposed changes, including (as applicable): photographs of existing conditions; site plans showing location and dimensions of proposed change; drawings or sketches showing proposed changes on each affected elevation; description of design details and materials to be used (manufacturer’s data sheets may be used); samples of proposed materials; scale drawings of any proposed signs including colors, typeface, and illumination details; historic photographs, if the intention of the project is to return a property to a documented prior condition; and a statement from a qualified contractor or design professional attesting to the physical condition of any element that is proposed for replacement due to deterioration.
Removal of (2) Skylights on the rear facade of the 534 Thurston Ave Roof.

We have already received approval to reroof the facility entirely in kind, with slate tiles, refurbishment of existing windows, new flat roof membranes etc. As we finalize the drawings, we are seeking not to replace the (2) skylights on the rear facade that currently provide auxiliary light over the back stairwell.

The owners’ concerns revolve around maintenance and future costs. The skylights will likely need to be replaced multiple times over the lifespan of the roof. Rather than go through with this recurring maintenance and leave an opportunity for future leaks or poor workmanship, the owner is requesting to remove the skylights entirely as they are not needed.

The skylights also have caused a slip hazard in the past, as any water (whether it be a leak or just regular condensation) drips directly on the stairwell.

This is likely the best chance we will have to make this change in the most proper manner as we will be removing all roof material and installing a roof we hope will last us for the next century.
— 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): Nicholas Fanelli

Digitally signed by Nicholas Fanelli
Date: 2022.05.27 14:12:51 -04'00'

STAFF USE ONLY:

Date Received: ______________
Staff Review: ☐ yes ☐ no
Approved: ☐ yes ☐ no
Referred to ILPC: ☐ yes ☐ no
ILPC Review: ☐ yes ☐ no
Date of Public Hearing: ______________
1. NORTH FACADE

2. NORTH FACADE

3. SOUTH FACADE

4. SOUTH FACADE

5. SOUTH FACADE

PHOTO KEY PLAN - EXISTING CONDITIONS
Building-Structure Inventory Form

Division for Historic Preservation
New York State Parks and Recreation
Albany, New York (518) 474-0479

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  Town/City: Ithaca  Village:

3. Street Location: 534 Thurston Avenue

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

5. Present Owner:

6. Use: Original: fraternity house  Present: fraternity house

7. Accessibility to Public: Exterior visible from public road: Yes[X] No[ ]  Interior accessible: Explain

Description

8. Building Material:
   a. clapboard[ ]  b. stone[ ]  c. brick[X]  d. board and batten[ ]
   e. cobblestone[ ]  f. shingles[ ]  g. stucco[ ]  other:

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

10. Condition:
    a. excellent[ ]  b. good[X]  c. fair[ ]  d. deteriorated[ ]

11. Integrity:
    a. original site[X]  b. moved[ ] if so, when?
    c. list major alterations and dates (if known):
       See Continuation Sheet

13. Map:
14. THREATS TO BUILDING: a. none known[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[X]  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: 1930

   ARCHITECT: unknown
   BUILDER: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
   See Continuation Sheet

21. SOURCES:
   See Continuation Sheet

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

Large women's dormitories

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

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

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

Ithaca City Directories; Cornell University Staff Directories
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 | bmcscracken@cityofithaca.org
www.cityofithaca.org/boardscommittees/ilpc/index.cfm

Date: ___________ Building Permit Application # (REQUIRED): ___________________________
Applicant’s Name: Gregory Halkiopoulos                 Phone: 607-800-9900
John Barradas, agent

Applicant’s E-Mail address (REQUIRED): mb@barradasandpartners.com / agent

Property Address: 210 Eddy Street

Owner’s Name (if different from Applicant): Gregory Halkiopoulos
Owner’s Mailing Address: 155 Westview Lane
Ithaca, NY 14850

Proposed Work Includes (check all that apply):

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

Submittal Requirements
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Staff-Level Review:
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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.

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

We propose to increase the parking spaces at the combined site of 210 and 214 Eddy Street from the current 11 to 14 spaces. There is enough land to allow this condition. We further suggest the addition of landscape buffers, and a small lawn, in order to mitigate the visual impact of the increased number of vehicles, which are best stored behind, rather than to the side of the houses. 210 Eddy St. is a large rooming house; whereas 214 Eddy St. is a sorority house with an adjacent (recently renovated) barn, in keeping with its historicism. The barn has an occupancy rate of 3 unrelated persons, but only two parking spaces. A third parking space is needed. The 210 Eddy St. house is currently allocated 2 parking spaces, however 5 are needed (due to its size and number of bedrooms).

This section of Eddy Street is often clogged with on-street parking. Viable rooming house tenants need to park their cars as if in a community. These three structures have a combined ownership. Hard surface asphalt drives are more effectively maintained than gravel surfaces. A large bioswale has been applied to the area to both slow run-off and improve general drainage.

jb

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

This is stated above.
— REQUIRED PUBLIC NOTIFICATION —

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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:

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■ 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: 6/3/22

STAFF USE ONLY:

Date Received: ___________________
Staff Review: □ yes □ no Approved: □ yes □ no Referred to ILPC: □ yes □ no
ILPC Review: □ yes □ no
Date of Public Hearing: ____________
BUILDING-STRUCTURE INVENTORY FORM

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

YOUR NAME: Sarah Adams Hector DATE: April 1979

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

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

IDENTIFICATION

1. BUILDING NAME(S):

2. COUNTY: Tompkins X COUNTY/CITY: Ithaca VILLAGE:

3. STREET LOCATION: 210 Eddy St.

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

5. PRESENT OWNER: Tom & Kathleen Hanna ADDRESS: 210 Eddy St., Ithaca, N.Y.

6. USE: Original: Residence Present: Residence

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

Interior accessible: Explain: Owner invited me in

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

   (if known)

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):
   This house was extensively remodeled in 1912. The south section with the sloping roof to the porch which allowed a move of the staircase, the bay window on the north side and the interior oak paneling were added at this time.

12. PHOTO: At this time the gunite was also filled which the present owners covered with shingles.
14. THREATS TO BUILDING: a. none known b. zoning c. roads
d. developers e. deterioration
f. other: ___________________

15. RELATED OUTBUILDINGS AND PROPERTY:
   a. barn b. carriage house c. garage
d. privy e. shed f. greenhouse
g. shop h. gardens
i. landscape features: Terraced garden in rear.
j. other: ___________________

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

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
   (Indicate if building or structure is in an historic district)
   The modest scale of this residence has enabled it to remain a single family
house unlike many of the other larger homes on Eddy St. built later in the
century. It was probably built at approximately the same time as #206 Eddy St.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
   A modest mid-19th century residence, what original details it may have had have been
lost in remodelling.

SIGNIFICANCE
19. DATE OF INITIAL CONSTRUCTION: 1872-1874

ARCHITECT: ____________________________

BUILDER: ____________________________

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
   This is one of the oldest houses on Eddy St. Built somewhere around 1872
it has only had three owners.

21. SOURCES:
   CITY DIRECTORIES
   Maps of Ithaca - 1866, 1872, 1898
   Bird's eye views - 1872, 1882

22. THEME: INTERVIEW WITH OWNER, MRS. HANNA.
<table>
<thead>
<tr>
<th>DATE</th>
<th>OCCUPANTS</th>
<th>OCCUPATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1867-8</td>
<td>Cornelius Carmody Living on Williams Street</td>
<td>Laborer</td>
</tr>
<tr>
<td>1874-5</td>
<td>Cornelius Carmody</td>
<td>Laborer</td>
</tr>
<tr>
<td>1888-9</td>
<td>Cornelius Carmody</td>
<td>Laborer</td>
</tr>
<tr>
<td>1894-5</td>
<td>C. Carmody</td>
<td>Laborer</td>
</tr>
<tr>
<td>1899</td>
<td>C. Carmody--shows No #210 At #208</td>
<td></td>
</tr>
<tr>
<td>1903</td>
<td>C. Carmody</td>
<td>Gardener</td>
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<tr>
<td>1910</td>
<td>C. Carmody</td>
<td>Gardener</td>
</tr>
<tr>
<td>1912</td>
<td>Remodeled</td>
<td></td>
</tr>
<tr>
<td>1919-20</td>
<td>Fred H. Blackmer</td>
<td>Egbert and Blackmer</td>
</tr>
<tr>
<td></td>
<td>(Mr. Egbert lived at 222 Eddy St.)</td>
<td>Pharmacy at 414 Eddy</td>
</tr>
<tr>
<td>1929</td>
<td>same as above</td>
<td>Retired</td>
</tr>
<tr>
<td>1940</td>
<td>Same as above</td>
<td>Retired</td>
</tr>
<tr>
<td>1957</td>
<td>Camilla C. Blackmer</td>
<td></td>
</tr>
<tr>
<td>1968</td>
<td>Camilla C. Blackmer</td>
<td>Widow of Fred</td>
</tr>
</tbody>
</table>
Address: 210 Eddy Street
Local Historic District: East Hill

View: South & East Facades

View: East Facade

Documentation: John Auwaerter
Date: 2/92
Alterations: None apparent
Date: 6/10/22  
Building Permit Application # (REQUIRED): In process

Applicant's Name: John Barry  
Phone: (607) 206-3851

Applicant's E-Mail address (REQUIRED): jbarry@stapinc.org

Property Address: 314 West State Street, Ithaca, NY 14850

Owner's Name (if different from Applicant): Southern Tier AIDS Program

Owner's Mailing Address: 22 Riverside Drive Binghamton, NY 13905

Proposed Work Includes (check all that apply):

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

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

We would like to fence the front yard and the porch off with an entrance gate at the sidewalk, so that the porch can be secured at night.

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

Community members are using our porch as a nighttime gathering spot. This has resulted in damage to the porch, such as decorative panels being punched out and recently a fire from unattended candles. We would like to repair and repaint the porch, but without a way to protect it when staff is not there the repairs seem like wasted money.
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Applicant's Statement:

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- [ ] 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): Contractor quote and picture of proposed fence.

Applicant's Signature (REQUIRED): [Signature] Date: 6/10/22

---

STAFF USE ONLY:

DateReceived: ________________

StaffReview:  □ yes  □ no  Approved: □ yes  □ no  Referred to ILPC: □ yes  □ no

ILPCReview: □ yes  □ no

Date of Public Hearing: ________________
Customer: Southern Tier AIDS
Job Location: 314 W State St, Ithaca, NY
Mailing Address: jbarry@stapinc.org
Job Supervisor: John Barry
Phone: 607-206-38

Diagram:
- Porch
- 16' length
- Sidewalk
- 4'
- Exit Fence
Montage Plus ornamental steel fence has the versatility to fit many different project applications. With its ability to traverse varying grades, variety of distinct product styles and unmatched coating performance, Montage Plus is the preferred choice for ornamental fence.

PRIMARY APPLICATIONS

- Commercial Developments
- Self Storage
- Apartments (Multi-Family)
- Parks & Recreation
- Schools & Universities

FENCE PRODUCTS

AMERISTARFENCE.COM | 888-333-3422

ASSA ABLOY, the global leader in door opening solutions
MONTAGE PLUS®

ORNAMENTAL STEEL FENCE

.75" sq x 18ga PICKETS | 1.4375" x 1.5" x 14ga RAILS | 2.5" sq x 16ga POSTS

Each picket is precisely welded at each rail intersection providing all-terrain flexibility and aesthetics.

STYLE OPTIONS

CLASSIC™ MAJESTIC™ GENESIS™ WARRIOR™

Also available in Pool, Pet & Play (3" air spacing) – styles vary

PROFUSION WELDED STEEL

All Montage fence panels are fabricated using Ameristar’s ProFusion welding process. This technique combines laser and fusion technology to create a virtually invisible structural connection at every picket to rail intersection. Unlike typical aluminum fence systems that are held together with unsightly screws, the ProFusion weld used with Montage promotes a “good neighbor” profile with sleek lines and no exposed picket to rail fasteners. When compared to aluminum fencing, Montage’s welded steel construction is unmatched in strength and durability.

E-COAT™ PROTECTIVE FINISH

Montage galvanized steel framework is subjected to a multi-stage pre-treatment/wash (with zinc phosphate), followed by a duplex cathodic electrocoat system consisting of an epoxy primer, which significantly increases corrosion protection, and an acrylic topcoat, which provides the protection necessary to withstand adverse weathering effects. This process results in years of maintenance-free ownership.

20 YEAR LIMITED WARRANTY

The Montage families of fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry. Ameristar is confident in offering Montage with a 20 year limited warranty.

DOMESTIC MANUFACTURING

Ameristar is committed to providing products that are manufactured in the USA. We have made significant investments in technology, process improvement, and employee training in an effort to secure American jobs and combat inferior import products.
DOUBLE RING Adornment option

\[ \text{1/2" MONTAGE PLUS™ Rail} \]

(See Cross-Section Below)

Post 2\(\frac{1}{2}\)" x 16ga

\[ \frac{3}{4}\text{"} \times 18\text{ga Picket} \]

Bracket Options

\[ \text{Varying With Height} \]

Standard Height

3', 3\(\frac{1}{2}\)', 4', 5', 6'

2' Nom.

36' Min.

Footing Depth

3\(\frac{3}{4}\)" TYPICAL

NOTES:

1.) Post size depends on fence height and wind loads. See MONTAGE PLUS™ specifications for post sizing chart.

2.) Third rail required for Double Rings.

3.) Available in 3" air space and/or Flush Bottom on most heights.

RAKING DIRECTIONAL ARROW

Welded panel can be raked 30° over 8' with arrow pointing down grade.

PROFUSION™WELDING PROCESS

No exposed welds, Good Neighbor profile - Same appearance on both sides

MONTAGE PLUS™ RAIL

Specially formed high strength architectural shape.

E-COAT COATING SYSTEM

Base Material
Uniform Zinc Coating (Hot Dip)
Zinc Phosphate Coating
Epoxy Primer
Acrylic Topcoat

COMMERCIAL STRENGTH WELDED STEEL PANEL

PRE-ASSEMBLED

MONTAGE PLUS MAJESTIC 2/3-RAIL

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com
AMERISTAR FENCE PRODUCTS
Montage Plus® - Steel Ornamental Fence System – Fusion Welded and Rackable
CONSTRUCTION SPECIFICATION - SECTION 32 31 00

PART 1 - GENERAL
1.01 WORK INCLUDED
The contractor shall provide all labor, materials and appurtenances necessary for installation of the welded ornamental steel fence system defined herein at (specify project site).

1.02 RELATED WORK
Section ___ ___ - Earthwork
Section ___ ___ - Concrete

1.03 SYSTEM DESCRIPTION
The manufacturer shall supply a total fence system of (specify Montage Plus® standard picket space or Montage Plus® Pool, Pet & Play® 3” air space) Welded and Rackable (ATF - All Terrain Flexibility) Ornamental Steel (for standard picket space, specify Classic™, Majestic™, or Genesis™; for 3” air space, specify Classic™, Majestic™, or Genesis™) design. The system shall include all components (i.e., panels, posts, gates and hardware) required.

1.04 QUALITY ASSURANCE
The contractor shall provide laborers and supervisors who are thoroughly familiar with the type of construction involved and materials and techniques specified.

1.05 REFERENCES
- ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy Coated (Galvannealed) by the Hot-Dip Process.
- ASTM B117 - Practice for Operating Salt-Spray (Fog) Apparatus.
- ASTM D523 - Test Method for Specular Gloss
- ASTM D1654 - Test Method for Evaluation of Painted or Coated Specimens Subjected to Corrosive Environments.
- ASTM F2408 – Ornamental Fences Employing Galvanized Steel Tubular Pickets.

1.06 SUBMITTAL
The manufacturer’s literature shall be submitted prior to installation.

1.07 PRODUCT HANDLING AND STORAGE
Upon receipt at the job site, all materials shall be checked to ensure that no damage occurred during shipping or handling. Materials shall be stored in such a manner to ensure proper ventilation and drainage, and to protect against damage, weather, vandalism and theft.

PART 2 - MATERIALS
2.01 MANUFACTURER
The fence system shall conform to (specify Montage Plus standard picket space or Montage Plus® Pool, Pet & Play® 3” air space) Welded and Rackable (ATF – All Terrain Flexibility) Ornamental Steel, (for standard picket space, specify Classic, Majestic, or Genesis; for 3” air space, specify Classic, Majestic, or Genesis) design, (specify extended picket or flush) bottom rail treatment, (specify 2-Rail, 3-Rail or 3-Rail with Double Rings) style manufactured by Ameristar Fence Products, Inc., in Tulsa, Oklahoma.
2.02 MATERIAL
A. Steel material for fence panels and posts shall conform to the requirements of ASTM A653/A653M, with a minimum yield strength of 45,000 psi (310 MPa) and a minimum zinc (hot-dip galvanized) coating weight of 0.60 oz/ft² (184 g/m²), Coating Designation G-60.

B. Material for pickets shall be 3/4” square x 18 Ga. tubing. The rails shall be steel channel, 1.5” x 1.4375” x 14 Ga. Picket holes in the rail shall be spaced (specify 4.675” o.c. for standard picket space or 3.500” o.c. for 3” air space). Fence posts and gate posts shall meet the minimum size requirements of Table 1.

2.03 FABRICATION
A. Pickets, rails and posts shall be pre-cut to specified lengths. Rails shall be pre-punched to accept pickets.

B. Pickets shall be inserted into the pre-punched holes in the rails and shall be aligned to standard spacing using a specially calibrated alignment fixture. The aligned pickets and rails shall be joined at each picket-to-rail intersection by Ameristar’s proprietary fusion welding process, thus completing the rigid panel assembly (Note: The process produces a virtually seamless, spatter-free good-neighbor appearance, equally attractive from either side of the panel).

C. The manufactured panels and posts shall be subjected to an inline electrode position coating (E-Coat) process consisting of a multistage pretreatment/wash (with zinc phosphate), followed by a duplex application of an epoxy primer and an acrylic topcoat. The minimum cumulative coating thickness of epoxy and acrylic shall be 2 mils (0.058 mm). The color shall be (specify Black or Bronze). The coated panels and posts shall be capable of meeting the performance requirements for each quality characteristic shown in Table 2 (Note: The requirements in Table 2 meet or exceed the coating performance criteria of ASTM F2408).

D. The manufactured fence system shall be capable of meeting the vertical load, horizontal load, and infill performance requirements for Industrial weight fences under ASTM F2408.

E. Gates shall be fabricated using fusion welded ornamental panel material and 1-3/4” sq. x 14ga. gate ends. All rail and upright intersections shall be joined by welding. All picket and rail intersections shall also be joined by welding.

PART 3 - EXECUTION
3.01 PREPARATION
All new installation shall be laid out by the contractor in accordance with the construction plans.

3.02 INSTALLATION
Fence post shall be spaced according to Table 3, plus or minus ½”. For installations that must be raked to follow sloping grades, the post spacing dimension must be measured along the grade. Fence panels shall be attached to posts with brackets supplied by the manufacturer. Posts shall be set in concrete footers having a minimum depth of 36” (Note: In some cases, local restrictions of freezing weather conditions may require a greater depth). The “Earthwork” and “Concrete” sections of this specification shall govern material requirements for the concrete footer. Posts setting by other methods such as plated posts or grouted core-drilled footers are permissible only if shown by engineering analysis to be sufficient in strength for the intended application.

3.03 FENCE INSTALLATION MAINTENANCE
When cutting/drilling rails or posts adhere to the following steps to seal the exposed steel surfaces; 1) Remove all metal shavings from cut area. 2) Apply zinc-rich primer to thoroughly cover cut edge and/or drilled hole; let dry. 3) Apply 2 coats of custom finish paint matching fence color. Failure to seal exposed surfaces per steps 1-3 above will negate warranty. Ameristar spray cans or paint pens shall be used to prime and finish exposed surfaces; it is recommended that paint pens be used to prevent overspray. Use of non-Ameristar parts or components will negate the manufacturer’s warranty.

3.04 GATE INSTALLATION
Gate posts shall be spaced according to the manufacturers’ gate drawings, dependent on standard out-to-out gate leaf dimensions and gate hardware selected. Type and quantity of gate hinges shall be based on the application; weight, height, and number of gate cycles. The manufacturers’ gate drawings shall identify the necessary gate hardware required for the application. Gate hardware shall be provided by the manufacture of the gate and shall be installed per manufacturer’s recommendations.

3.05 CLEANING
The contractor shall clean the jobsite of excess materials; post-hole excavations shall be scattered uniformly away from posts.
### Table 1 – Minimum Sizes for Montage Plus Posts

<table>
<thead>
<tr>
<th>Fence Posts</th>
<th>Panel Height</th>
<th>Gate Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-1/2&quot; x 16 Ga.</td>
<td>Up to &amp; Including 6’ Height</td>
<td>Up to &amp; Including 4’</td>
</tr>
</tbody>
</table>

**Gate Leaf**
- **Up to 4’**: 2-1/2" x 14 Ga.
- **4’1” to 6’**: 3” x 12 Ga.
- **6’1” to 8’**: 3” x 12 Ga.

**Gate Height**
- **Over 4’ Up to & Including 6’**: 3” x 12 Ga.

### Table 2 – Coating Performance Requirements

<table>
<thead>
<tr>
<th>Quality Characteristics</th>
<th>ASTM Test Method</th>
<th>Performance Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adhesion</td>
<td>D3359 – Method B</td>
<td>Adhesion (Retention of Coating) over 90% of test area (Tape and knife test).</td>
</tr>
<tr>
<td>Corrosion Resistance</td>
<td>B117, D714 &amp; D1654</td>
<td>Corrosion Resistance over 1,500 hours (Scribed per D1654; failure mode is accumulation of 1/8” coating loss from scribe or medium #8 blisters).</td>
</tr>
<tr>
<td>Impact Resistance</td>
<td>D2794</td>
<td>Impact Resistance over 60 inch lb. (Forward impact using 0.625” ball).</td>
</tr>
<tr>
<td>Weathering Resistance</td>
<td>D822 D2244, D523 (60° Method)</td>
<td>Weathering Resistance over 1,000 hours (Failure mode is 60% loss of gloss or color variance of more than 3 delta-E color units).</td>
</tr>
</tbody>
</table>

### Table 3 – Montage Plus – Post Spacing By Bracket Type

<table>
<thead>
<tr>
<th>Span For CLASSIC, GENESIS, &amp; MAJESTIC 8’ Nominal (91.95” Rail)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Post Size</td>
</tr>
<tr>
<td>Bracket Type</td>
</tr>
<tr>
<td>Post Settings ± ½” O.C.</td>
</tr>
</tbody>
</table>

*Note: When using BB113 swivel brackets on either or both ends of a panel installation, care must be taken to ensure the spacing between post and adjoining pickets meets applicable codes. This will require trimming one or both ends of the panel.*
MONTAGE PLUS ATF®
WELDED ORNAMENTAL FENCE WARRANTY

AMERISTAR® Montage Plus ATF® Welded Ornamental Fences are manufactured from the highest quality materials by skilled craftsmen to meet the highest standards of workmanship in the industry. Galvanized steel framework is subjected to a multi-stage pretreatment/wash (with zinc phosphate), followed by a duplex cathodic electrocoat system consisting of any epoxy primer, which significantly increases corrosion protection, and an acryllic liquid topcoat, which provides the protection necessary to withstand adverse weathering effects.

The electrocoated surface on all Montage Plus ATF® Welded Ornamental panels, posts, and gates is guaranteed under normal and intended usage, against cracking, peeling, chipping, blistering or corroding commencing with the original purchase date and extending according to the applications defined in the table below. Normal and intended usage does not include physical damage, abrasion, or heavy salt spray exposure to the protective coating.

The following acts and/or omissions will void the subject warranty:

- Damage to the product caused by the property owner by use of landscape, gardening equipment, chemicals that may cause damage, and/or water sprinklers with high mineral content;
- Damage caused by adhesion of chicken wire or other similar substance to the product;
- Damage caused by allowing plant life of any sort to grow directly upon or in contact with any portion of the product or sap from trees;
- Any alteration to the product itself by the property owner including any on-site cutting or welding; and/or,
- Failure to follow any and all maintenance instructions provided by AMERISTAR at the time of sale to the original purchaser even if these instructions are not forwarded to the ultimate claimant under this warranty.
- When cutting Montage rails immediately seal the exposed surfaces by 1) removing all metal shavings from cut area. 2) Apply zinc-rich primer to thoroughly cover cut edge and drilled hole; let dry. 3) Apply 2 coats of custom finish spray paint matching fence color. Failure to seal exposed surfaces per steps 1-3 above will negate warranty.
- If contractor uses non Ameristar parts/components this will negate the warranty.

AMERISTAR® Montage Plus ATF® Welded Ornamental Fences are also guaranteed for the same period of time against defects in workmanship or materials. Should any Montage Plus ATF® Welded Ornamental panel, post, or gate manufactured by Ameristar Fence Product fail in accordance with any of the above conditions, Ameristar Fence Products warrants to the original purchaser their redemption through replacement, renewal or issuance of a pro-rated credit. The choice of redemption method is solely at the discretion of Ameristar. If the pro-rated alternative is chosen, the amount will be based on the original cost of materials at the date of purchase multiplied by the appropriate time and exposure factor from the table below.

<table>
<thead>
<tr>
<th>Application</th>
<th>Length of Warranty</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Welded Steel Gates</td>
<td>1 Year</td>
</tr>
<tr>
<td>Fence Installations: 0 to 1 Miles from Salt Water Coast Line</td>
<td>5 Years</td>
</tr>
<tr>
<td>Fence Installations: 1 to 20 Miles from Salt Water Coast Line</td>
<td>10 Years</td>
</tr>
<tr>
<td>Fence Installations: Over 20 Miles from Salt Water Coast Line</td>
<td>20 Years</td>
</tr>
</tbody>
</table>

Note: Regardless of Location and Years in Service, evidence of historical salt spray exposure shall be considered as grounds to void any warranty obligations.

Notice of failure under the conditions of this warranty shall be sent to Ameristar Fence Products or its authorized representative, in writing, together with proof of purchase and shall specify the nature of the defect and when it was first observed as well as photographs of current site conditions. Should the fence be improperly installed, Ameristar Fence Products shall not be responsible for guaranteed performance or appearance of the material. Neither does this guarantee apply when failure or damage is due to improper use or application, abuse or misuse, salt spray exposure (see Table and Note), vandalism, or acts of God. Ameristar Fence Products reserves the right to inspect the material to determine validity of the claim.

Upon acceptance of the claim by Ameristar Fence Products or its authorized representative, redemption by replacement, renewal or issuance of a pro-rated credit shall be made by Ameristar Fence Products. Reimbursement for the cost of removal of existing material and the freight and installation of replacement material is not included in the guarantee, nor will Ameristar Fence Products provide these services.

The above constitutes the complete warranty by the manufacturer. No other agreement, written or implied, is valid. Ameristar Fence Products does not authorize any other person or agent to make any other express warranties. Ameristar Fence Products neither assumes nor authorizes any other person or agent to assume any other liability in connection with the Montage Plus ATF® Welded Ornamental Fence System.

PURCHASE DATE ____________________
DEALER SIGNATURE ____________________

1555 N. MINGO RD. TULSA, OKLAHOMA 74116
www.ameristarfence.com

Effective: 02-01-08
<table>
<thead>
<tr>
<th>Quantity</th>
<th>Description</th>
<th>Unit Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Provide &amp; Install 64' In ft of 6'h Montage Plus Majestic 3 Rail</td>
<td>$12,000.00</td>
<td>$12,000.00</td>
</tr>
<tr>
<td></td>
<td>Ornamental Steel Fence</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>Posts: 2 1/2&quot; x 14 ga set in concrete</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>Panels: Montage Plus Commercial Grade</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>Includes 1 ea. 4' Single Swing Gate w/Panic Bar &amp; Lockable Handle</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>Includes expanded metal on either side of the gate to prevent reach through access to panic bar</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Price reflects tax exempt/non-prevailing wage

Due to the volatile steel market prices are subject to change without notice!!!

Sub-Total $12,000.00
Sales Tax $0.00
TOTAL: $12,000.00

NOTE: Price assumes reasonable ground conditions ie: clay, loam, native cobbles, etc. Additional excavation charges will be applied for bedrock, blasted/chunk rock, gravel that requires sonotube. Please disclose adverse soil conditions to Whitmore Fence prebid if possible.
314 West State St.  1885-86
Alvah B. Wood
Description:

314 West State Street is located on the north side of West State Street a few blocks west of downtown Ithaca in a principally commercial area (formerly residential and commercial). It sits on the third lot to the west of the corner of West State Street and Albany Street. The main façade of the house is separated from the public sidewalk by a small strip of grass. A paved asphalt driveway on the east side of the house runs from the street to the rear of the property. It is a two-and-a-half story wood frame house largely covered in clapboard and shingles and built in 1885-86 in the Queen Anne style. Painted cement block can be found on the west elevation rear addition. It is rectangular in plan with a large single-story porch roofed with modern shingles extending across two-thirds of the main façade and several rear additions and alterations. The foundation is local stone but it is largely obscured by the wooden shingled skirt extending around the house at the basement level.

The main body of the house has a cross-gabled roof covered with modern asphalt shingles. One gabled roof is present on the front (south) façade with a broad and low sweeping roof to its left interrupted by a single eyebrow window. Cross gables punctuate the east and west elevations. A hipped roof extends from the rear of the house with a gabled roof on the north elevation, creating a varied roofline typical of the Queen Anne style. A low, single-story lean-to addition roofed in
modern asphalt connects the rear of the house with a former two-story wooden garage structure covered with modern roofing material.

The main façade of the house faces West State Street and is distinguished by the single-story wooden porch that extends two-thirds of the way across the front façade and then wraps around to the west elevation. Carpeted wooden steps lead up to the front porch. Turned wooden posts form the balusters and the rail portion consists of wood panels that are repeated across the lower porch enclosure. The main façade’s single-story porch is supported by turned wooden post with decorative wooden carved brackets and curved ornamentation under the porch eaves. An original double wooden door with glass panels is located at the top of the porch steps, serving as the main entrance to the building. To the left of the main entrance doors on the first floor, there is a set of paired windows with fifteen panes of glass each. To right of the main entrance door on the first floor, there is a three-sided projecting bay with the first window on the left covered by the porch roof. Each window is a one over one with a smaller upper pane than lower pane.

The second story of the main façade is dominated on the left side by the broad expanse of a long, sloping roof that is punctuated by a single eyebrow dormer window. This roof is covered in modern asphalt shingles. On the right side of the main façade, a projecting gable bay extends up as a vertical contrast to the sloping roof on the left. The first floor three-sided bay has a projecting wooden string course separating the floors and marking the transition to a rectangular projection on the second floor. This rectangular projecting bay is covered in wooden shingles with two wooden one over one sash windows. Above these second-story windows, a short roof projection is capped with a gable faced in shingles and containing two rectangular windows with a carved, wooden pent extension forming an elaborate lintel over these windows. The two rectangular windows each consist of a large horizontal pane surrounded by multiple, square stained glass panes to form a border.

The east elevation of 314 West State Street extends back to the full length of the lot and shows evidence of several additions and alterations. The basement/foundation level is covered with a wooden shingled skirt pierced by three windows: one in the area under the three-sided bay window that is now blocked up with a modern pipe protruding from it, and two more to the rear of the building covered with screens. The first floor is covered with clapboard and the second floor is covered with shingles. The majority of the windows on this elevation are one-over-one with painted aluminum storms affixed to the exterior. The first floor has a three-sided bay projection located approximately in the middle that is designed in a similar fashion to the one found on the front façade. This bay is set against a rectangular bay projection extending from the wall and framed by large, decorative wooden scroll brackets that support the molded wooden string course that continues from the front façade. On the second story above, the projecting rectangular bay is enlivened by a small porch at the southeast corner that contains its own door and window. Above the wooden string course of the second floor, the projecting gable is covered in shingles and has a group of three windows, each with a central large pane surrounded by a border of smaller panes of glass. Above these windows, a coved wooden molding supports a pent extension within the gable. A brick chimney extends from the roof on this side. The far right side of the east elevation features the use of smaller-sized windows on the first and second floors than were used on the rest of the house. This area of the house corresponds with the addition visible in
the change between the Sanborn maps of 1888 and 1893. A modern steel door is located on the first floor and a single-story modern extension with another steel door with steel steps leading up to it connects the house to the rear of the building, which was formerly a garage. This garage is covered in tongue and groove wooden siding and has a gabled roof covered in modern asphalt roofing. This garage structure has one single-paned square windows on the east elevation, boarded up windows on the north and west elevations, and ventilation panels in the gable on the east and west.

The front porch of the main façade wraps around about one-fourth of the southwest corner of the building and can be seen on the west elevation. Above the porch roof on the second floor of the west elevation, two stained glass windows are visible; one is a large square and beside it is a distinctive quarter segment shape window. The wooden string course found on the main façade and the east elevation separating the floors continues on this side of the building with a mostly over one wooden sash windows used on the exterior. The central portion of the west elevation is occupied by a cross gable projecting out from the main body of the house. In the gable above the second floor wooden string course, the projecting gable is covered in shingles in the same fashion as the one on the east elevation and takes the same form with its group of three windows, each with a central large pane surrounded by a border of smaller panes of glass. Above these windows, a coved wooden molding supports a pent extension within the gable. A square, modern slatted ventilation cover now occupies the apex of this gable on the west elevation.

The rear of the west elevation has been altered with a modern cement block extension of a story and a half that reaches back to form a hyphen with the single-story connector to the rear garage structure. Directly in front of the modern cement block is a single story storage shed with vinyl siding on a cement block foundation. Double steel doors are located in the center and a pent roof with modern asphalt roofing extends out from the cement block extension to cover the single story shed.

**Significance:**

314 West State Street (originally 50 West State) is architecturally significant as a very good example of Queen Anne residential architecture designed by the local architect Alvah B. Wood (1850-1909). It has a very good level of integrity in the main body of the house, retaining much of its original composition, massing, exterior finishes and windows. Rear additions are the major alterations to the building that are present and could be removed. 314 West State Street offers an architectural contrast to its 1880 Stick style neighbor, 310 West State Street, also designed by A.B. Wood, and provides an important side-by-side comparison of the range of his residential work.

The house is also historically significant because of its original occupants and subsequent owners. The house was built for DeForest Williams (1832-1918), who was born just outside Ithaca on a farm on Trumansburg Road. He spend most of his life in Ithaca and lived in the house with his wife, Eliza Wilson. He worked as a supervisor for the Ithaca Glass Works and
was involved in the establishment of the Lyceum Theater Company in Ithaca. He was active in the Masonic order and other fraternal organizations until his death in 1918.¹

This lot had a previous house on the site and its footprint is visible on both the 1851 and 1872 maps of Ithaca. Deed records indicate that this original house was owned in the 1860s and 1870s by Reuben DeWitt Mandeville, who was listed in city directories as a boat caulker. Mandeville sold it to DeForest Williams in 1884.² DeForest Williams had the old house removed and then hired A.B. Wood to design a new house. Local newspapers reported regularly on the site’s progress, stating the house would be a “daisy.”³ It was referred to as a “modern style structure and ornamental to the main thoroughfare.”⁴

DeForest Williams owned the house until his death in 1918 and it passed from his estate to Jester W. and Caroline E. Hook on February 1, 1919. The property then passed from the Hooks to Willard M. Kent and Helen Jane Kent on August 22, 1922. Willard M. Kent was a county judge and well-known figure in city and county legal circles.⁵ The property was sold on November 7, 1945 by the Kents to J. Edward and Anna Shea. Shea used the house as both his own residence and his funeral home and ambulance business from 1945 until 1965.⁶ His widow Anna Shea sold the property on August 16, 1965 to Vincent DePaul Tryon and Ruth Tryon. The Tryons lived in the house and continued to operate the funeral home and ambulance service.⁷ The Tryons sold the house to Planned Parenthood of the Southern Finger Lakes on August 1, 1979.⁸

**Alterations:**

The rear of the house has been significantly added to and expanded. The rear of the west elevation has been altered with a modern cement block extension of a story and a half that reaches back to form a hyphen with the single-story connector to the rear garage structure. Directly in front of the modern cement block is a single story storage shed with vinyl siding on a cement block foundation. Double steel doors are located in the center and a pent roof with modern asphalt roofing extends out from the cement block extension to cover this single story shed.

The far right side of the east elevation features the use of smaller-sized windows on the first and second floors than were used on the rest of the house and this area of the house corresponds with the addition visible in the change between the Sanborn maps of 1888 and 1893. A modern steel

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² The deed indicates that DeForest Williams will “have full possession of the premises above described on or before the first day of February 1885.” Deed 15 25, dated December 18, 1884.

³ *Ithaca Daily Journal* articles followed the site’s progress. See June 20, 1885: 3; August 28, 1885: 3; October 12, 1885: 3; October 16, 1885: 3 and October 30, 1885: 3.


⁶ Ithaca City Directories, 1946-1965.

⁷ Ithaca City Directories, 1966-7.

⁸ Deed 15 25, dated December 18, 1884.
door is located on the first floor and a single-story modern extension with another steel door with steel steps leading up to it connects the house to the rear of the building, which was formerly a garage. This garage is covered in tongue and groove wood siding and has a gabled roof covered in modern asphalt roofing and has been altered. This garage structure has one single-paned square windows on the east elevation, boarded up windows on the north and west elevation, and ventilation panels in the gable on the east and west sides.

The altered garage structure at the rear of the lot is not the original hipped roof carriage house structure that appears on Sanborn maps from 1888, 1893, 1898, 1904 and 1910. According to City of Ithaca property description reports, the current structure dates to 1940.9

**Sources:**


Ithaca Maps 1851, 1872, 1889. (Map room, The History Center in Tompkins County, Ithaca, NY)


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9 Tompkins County Property Description Report for: 314 State St W, Municipality of City of Ithaca.
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