OUT OF CONSIDERATION FOR THE HEALTH OF OTHER INDIVIDUALS, PLEASE TRY TO REFRAIN FROM USING PERFUME/COLogne AND OTHER SCENTED PERSONAL CARE PRODUCTS AT CITY OF ITHACA MEETINGS. THANK YOU FOR YOUR COOPERATION AND UNDERSTANDING.

IF YOU HAVE A DISABILITY AND WOULD LIKE SPECIFIC ACCOMMODATION IN ORDER TO PARTICIPATE, PLEASE CONTACT THE CITY CLERK’S OFFICE AT 274-6570 BY 12:00 P.M., NO LATER THAN 2 DAYS (NOT INCLUDING WEEKENDS AND HOLIDAYS) BEFORE THE MEETING.
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, 40 Ridgewood Road 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 June 25, 2019, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Dean Shea of Sunnybrook Builders on behalf of property owner Alpha Xi Delta Cornell, LLC, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) a June 24, 2019, letter to Bryan McCracken, Historic Preservation Planner, from the applicant concerning the proposed project; (3) a June 24, 2019, letter to Julie Leonard, Agent, Alpha Xi Delta, from the applicant concerning the scope of work of the proposed project; and (4) three black and white photographs documenting existing conditions, and

WHEREAS, the ILPC has reviewed the New York State Building Structure Inventory Form for 40 Ridgewood Road, 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 in-kind replacement of isolated areas of wood trim on the railings of the south porch, in-kind repair/replacement of wood trim on the enclosed north porch, and repairs to two dormers on the east roof slope, including the replacement of deteriorated window sills with a composite wood material and the replacement of the painted-clay-tile dormer cheek cladding with wood shingles, and

WHEREAS, the in-kind repairs to the north and south porches were approved by the Secretary of the Commission on June 26, 2019, 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 July 9, 2019, now therefore be it
RESOLVED, that the ILPC has made the following findings of fact concerning the property and the proposal:

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

As indicated in the New York State Building Structure Inventory Form, the Colonial-Revival-Style residence at 40 Ridgewood Road was constructed between 1924 and 1929.

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 window sills and dormer cheek cladding with alternative materials (will/will not) remove distinctive materials (but will/and will not) alter features and spaces that characterize the property. [If “will” describe feature or space and how it will be inappropriately altered]

With respect to Principle #2 and Standard #6, as reported by the applicant and [need addition documentation of the deterioration], the severity of the deterioration of the window sills require their replacement. The proposed new work (will/will not) match the old in design, color, texture, and other visual qualities. [if material will not match, explain why not and why that's acceptable].

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

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

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

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

- If any

RECORD OF VOTE:
Moved by: 0
Seconded by: 0
In Favor: 0
Against: 0
Abstain: 0
Absent: 0
Vacancies: 0
Notice: Failure on the part of the owner or the owner’s representative to bring to the attention of the ILPC staff any deviation from the approved plans, including but not limited to changes required by other involved agencies or that result from unforeseen circumstances as construction progresses, may result in the issuance by the Building Department of a stop work order or revocation of the building permit.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Ithaca Landmarks Preservation Commission (ILPC)
Planning & Economic Development Division
City of Ithaca, 108 E. Green St., 3rd Floor, Ithaca, NY 14850
Bryan McCracken | Ph: 607-274-6555 | bmccracken@cityofithaca.org
www.cityofithaca.org/boardscommittees/ilpc/index.cfm

PLEASE PRINT OR TYPE

Date: 6/25/19 Building Permit Application # (REQUIRED): ____________________________

Applicant’s Name: ____________________________________________ Phone: 607-539-6284
Applicant’s E-Mail address (REQUIRED): desimea@sunnybrookbuilders.com

Property Address: 40 Ridgewood Rd. Ithaca, Alpha X: Delta

Owner’s Name (if different from Applicant): Alpha X: Delta Cornell, LLC
Owner’s Mailing Address: 8702 Founders Rd. Ithaca, NY 14850

Proposed Work Includes (check all that apply):

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

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

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

ILPC REVIEW:
Submit eleven (11) hardcopies and (1) one electronic copy of application form and all attachments. Complete applications must be received by 4:00 p.m. on the last Tuesday of the month, 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):

see scope of work attached

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

see letter 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 plainly visible from the street, and, in cases where a property has frontage on more than one street, an additional sign must be placed at or near the property line on any additional street frontage.

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

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

Applicant’s Statement:

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

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

Applicant’s Signature (REQUIRED): __________________________ Date: 6/25/19

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: ________________
June 24, 2019

Bryan McCracken, Historic Preservation Planner  
Ithaca Landmarks Preservation Commision  
108 E. Green St.  
3rd Floor  
Ithaca, NY 14850

RE:  
Alpha Xi Delta  
40 Ridgewood Rd.  
Ithaca, NY 14850

Job Number 3128

Dear Bryan:

Per our discussion, it is our intent to complete work on the front 2 dormers at AXD in a fashion that will preclude additional maintenance in the short term.

Given the moisture concerns of rain, snow and ice for sills and trims near contact with the roof, we would use Boral composite trims in those areas for it’s stability (does not grow or shrink substantially), it’s closed cell nature that does not absorb moisture or rot, holds paint well and looks and works like wood.

The siding on the front 2 dormers, at a glance from the ground, appears to be shakes painted white. A closer examination reveals that they are in fact the same clay roof tiles glazed green and painted white. These tiles are installed like shakes, but are so thick that they stick out past the corner trims in an unusual and unsightly fashion. It is our intent to remove these tiles and salvage them for the owner’s future use. We would install appropriate flashing and new cedar shakes to replace the tile siding which as you can imagine is a very standard siding system and would be more straight forward to install and maintain.

I will be forwarding you an application for this work along with photos tomorrow.

Regards,

Dean E. Shea, V.P.
Job Number 3128

Schedule A Scope of work

General scope of work:
Procure permit from City of Ithaca (Building and ILPC);
Repair south porch railing;
Repair rot at north cook’s entrance;
Replace siding and paint 2 dormers on east (front) roof;
Owner to remove personal items from work area;
Owner to provide access to sanitary facilities, electric and water on site;
Remove all construction debris and dispose of off site;

Scope of work for south porch railing:
The bottom trim is punky and rotting/deteriorating;
Remove the bottom trim on entire length below railing bottom rail, replace with Boral trim using stainless steel fasteners, caulk and paint;

Scope of work for north cook’s porch entrance:
For the east cook’s porch entrance, there is rot at the right hand side of the door frame and along the bottom of the wall (both finished exterior paneling and trims) over to the corner column;
Remove the rotted trims and panel, replace rotted framing, replace damaged insulation, install new paneling and trims, caulk, prepare the immediately surrounding area, prime and paint new work and immediately surrounding area;

Scope of work for 2 east dormers:
Use the back fire escape for access as required and install scaffold in front of the building as needed;
Install roof jacks and planks on the back roof and install 2 permanent harness anchor points high up on the back roof directly opposite the dormers;
Use harness during the roof work;
Lay a plywood assembly down on the roof to protect it and work from "chicken ladders" (ladders laid on the roof with a specialty bracket that goes over the peak to hold the ladders in place) with ladder jacks and planks at the bottom to allow work on the front face of the dormers as well as the sides;
Strip the shake (tile) siding from each dormer side (4 sides in all) and salvage tiles to be left on site for owner’s disposition;

Page 1 of 2

Job 3128 Initials SBB: _______ Owner: _______
Remove the front corner trims on both (4 corner boards), remove rotted portion of sills (2 sills) and remove rotting trim under the sills (2 trims with returns);
Dormers would be weathered in with Tyvek wrap, Tyvek would be flashed to the sheathing and roofing with 3M flashing tape and aluminum flashing;
Install Boral composite trims;
Shake siding will be spray primed all sides and pre-painted on exterior face prior to installation;
Shakes will be western red cedar squared and rebutted with reveal to match existing and installed with stainless nails;
Existing trims and window sash that remain will be scraped, primed, caulked and painted with 1 coat before installation;
New siding will be top coated in place;
Existing screens will be removed, scraped, primed and painted and then reinstalled;
End of scope of work

Dean E. Shea, V.P.
### Property Information

<table>
<thead>
<tr>
<th>Address</th>
<th>40 Ridgewood Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Name</td>
<td>NA</td>
</tr>
</tbody>
</table>
| Owner                        | Alpha Xi Delta Cornell, LLC  
8702 Founders Rd  
Indianapolis IN 46268 |
| Year Purchased               | 2017              |
| Date of Construction         | Between 1924 and 1929 |
| Architect/Builder            | Unknown           |
| Historic District/Individual Landmark | Cornell Heights Historic District |
| Period of Significance       | 1898-1937         |
| Local Designation            | 1989              |
| State and National Register Listings | 1989 |
| Significance Resources       | Architectural    |
| Historic Structure Inventory Form | Attached         |
| Incentive Programs           | □ Local Property Tax Exemption  
□ State Homeowner Tax Credit:  
□ State Commercial Tax Credit:  
□ Federal Commercial Tax Credit: |
A. Staff Photographs of Existing Conditions

![Image: Detail - North Dormer](image)

B. Evaluation/Review Criteria and Relevant Design Guidelines Sections

**Standards and Principles**

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

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

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

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

City of Ithaca Historic District and Landmark Design Guidelines

Exterior Siding and Foundations (p. 67)
Exterior siding is a highly visible and significant feature that contributes to the character of a structure and district through its pattern, scale, texture, finish, and details. The different historic cladding materials that are most commonly found in Ithaca, which include wood lap siding, wood shingle siding, brick, stone, and stucco, often relate directly to a particular historic period or architectural style and are therefore considered character-defining features.

Some modern exterior siding materials do exist on locally designated historic structures. These include asbestos siding, cement-based siding, vinyl siding, and aluminum siding. These materials are not appropriate for use as replacement sidings because they impart a different character than is historically accurate and some have the potential to allow damage to the original structure. Removal of synthetic replacement siding from historic structures is encouraged.

C. Issues and Considerations

- Significance of the clay tile wall cladding and the appropriateness of its removal and replacement;
- Appropriateness of the proposed wood shingles;
- Visual compatibility and appropriateness of the proposed composite wood material.

D. Additional Information
See attached information from the Applicant that was not included in the initial Certificate of Appropriateness Application submission.
BUILDING-STRUCTURE INVENTORY FORM

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

YOUR NAME: Judith Dulberger

DATE: 05/15/87

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

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

IDENTIFICATION

1. BUILDING NAME(S): Phi Tau Alumni of P.S.E.
2. COUNTY: Tompkins
3. STREET LOCATION: 40 Ridgewood Road
4. OWNERSHIP: a. public [ ] b. private [X]
5. PRESENT OWNER: c/o Tompkins Co. Trust Co.
6. USE: Original: residential 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 [ ]
   d. board and batten [ ]
   e. cobblestone [ ] f. shingles [ ]
   g. stucco [ ] other: aluminum

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

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

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

13. MAP:
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. garden[ ]
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[X]
c. scattered buildings[X]
d. densely built-up[ ]  e. commercial[ ]
f. industrial[ ]  g. residential[X]
h. other: See Continuation Sheet

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

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

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: after 1924

   ARCHITECT: unknown

   BUILDER: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
   See Continuation Sheet

21. SOURCES:
   See Continuation Sheet

22. THEME:
   See Continuation Sheet
151. There is a large front lawn extending eastward to Ridgewood Road. Some small shrubs are planted at the edge of the property. A conifer is situated to the right of the front door and the remainder of the property is unlandscaped but for the tall, indigenous conifers and shade trees surrounding the house on the north and south.

15h.

16h.

17. This house is located on a wooded, secluded street in the proposed Cornell Heights Historic District. There are only four other large residences along this street all now used as fraternity or sorority houses. Number 40 Ridgewood is set back from the road on a large lot that slopes sharply downward into a wooded ravine at the rear.

18. This two-story Colonial Revival residence has a side-facing gabled roof with boxed eave. A five-bay facade is symmetrically composed around a central entry gable. A recessed doorway here is flanked by engaged columns supporting an entablature above. There are dentils under the cornice. A decorative iron railing encloses a large 8/12 window above this entrance and the entire gable end has corner pilasters rising into a pediment with a decorative oval window in the tympanum. Full-width, two-story porches extend along north and south facades. These porches are incorporated under the building's main roof. The first floor porch on the north elevation has been enclosed. The south-facing portico retains its original integrity. There are full-height (two-story) Doric columns here as well as decorative railings and some latticework in end walls. Two small gabled dormers with pediments project from the main facade. Other windows include floor-length 12/12 double-hung sash with molded cornices on the first floor and 8/8 double-hung sash on the second floor; all have shutters. The house is sided with aluminum and rests on a coursed ashlar foundation.

20. It is uncertain when this house was constructed. The property was under the ownership of George F. Atkinson professor of botany at Cornell University. Atkinson had planted a "wild garden" on three acres of ground surrounding the present house several years before he constructed a small stucco-covered dwelling house here (ca. 1909). For a description of that garden see the attached article from the Ithaca Daily Journal, 5 May 1907. George Atkinson resided at this home only until about 1918. The house was subsequently occupied by Ernest T. Paine, also a professor at Cornell. Since the 1950's, Cornell University fraternities have resided here. Tau Delta Phi was here during
the 1950's and 1960's and the Phi Sigma Epsilon Society has been at this location since at least the mid-1970's. The house was probably built during Paine's ownership. It does not appear on Sanborn Insurance Maps of 1924 but was very likely built before Tau Delta Phi occupied the site in the 1950's.


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

WHEREAS, 115 West Green Street is located within the Henry St. John Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 2013, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated June 25, 2019, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Noah Demarest of STREAM Collaborative on behalf of property owner Laura Larsen, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) twelve sheets of product specifications for three proposed pieces of mechanical equipment; and (3) six sheets of architectural drawings documenting existing conditions and depicting the proposed alterations, and

WHEREAS, the ILPC has reviewed the entry in the annotated list of properties included within the Henry St. John Historic District for 115 West Green Street, and the City of Ithaca’s Henry St. John Historic District Summary Statement, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves the following:

- the construction of an accessible ramp to a basement entrance on the north elevation in the landscape along the east side of property; ramp elements include concrete paving, stone-veneered retaining walls with large stone caps, and metal handrails;
- the installation of a semi-circular awning above the basement entrance on the north elevation;
- the replacement of a chain link fence along the east property line with a black metal, picket-style fence;
- the installation of two, three-over-three wood windows in the basement level of the south elevation near an existing porch;
- the installation of three air source heat pump condensers along the east elevation of the rear, two-story addition, 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 July 9, 2019, now therefore be it

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

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

As indicated in the individual property entry in the annotated list of properties included within the Henry St. John Historic District, the transitional Federal-Greek Revival Style residence at 115 West Green Street was constructed ca. 1837 and is architecturally significant as the City’s only extant building of this style constructed in stone.

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

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

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

Principle #3 New construction located within an historic district shall be compatible with the historic character of the district within which it is located.
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 construction of accessible ramp and the installation of an awning, two windows, three air source heat pump condensers, and a metal picket style fence (will/will not) remove distinctive materials (but will/and will not) alter features and spaces that characterize the property. **Proposed additional language:** The ILPC notes several large (approximately 3’x4’) stone slabs used as a walkway between the primary and secondary basement entrance will be removed as part of this project. Stone slabs or flags were used extensively throughout the historic district’s period of significance for sidewalks, walkways and other paving purposes and are considered character defining features of the properties at which they are located and the Henry St. John neighborhood in general. Their unavoidable removal will result in the loss of distinctive materials in this particular location.

Also with respect to Principle #2, Principle #3, and Standard #9, the proposed accessible ramp, awning, fence and windows (are/are not) compatible with the massing, size, scale, and architectural features of the property and its environment. [if “not”, describe qualities of the project that are not compatible and in what ways they are not ]

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

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

**RESOLVED**, that the Ithaca Landmarks Preservation Commission determines that the proposal (meets/does not meet) criteria for approval under Section 228-6 of the Municipal Code, and be it further
RESOLVED, that the ILPC (approves/denies) the Application for a Certificate of Appropriateness with the following conditions:

- The stone slabs removed during the construction of the accessible ramp will be stored in a secure location on the property for future reuse.

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

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

PLEASE PRINT OR TYPE

Date: 6/25/19  Building Permit Application # (REQUIRED): 

Applicant’s Name: Noah Demarest  Phone: 607-216-8802

Applicant’s E-Mail address (REQUIRED): noah@streamcolab.com

Property Address: 115 W. Green St

Owner’s Name (if different from Applicant): Laura Larson

Owner’s Mailing Address: 1151 Taughannock Blvd

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):

The project involves the construction of an accessible ramp from the public sidewalk to the lower level basement.

The applicant proposes to construct a ramp that descend down from the street level and will require retaining walls to support the earth on both sides. The wall will be constructed with random dry-stacked stone walls made from native bluestone.

The wall will be capped with approximately 3" thick by 18" wide by 36" long blue stone with natural cleft tops and sawn edges with a thermal and hammered treatment to give a rusticated look compatible with the existing stone building.

The ramp walking surface will be poured in place concrete with a broom finish for slip resistance.

Graspable handrails will be black metal to coordinate with the existing railings on the front steps as well as the fence on the adjacent hotel property. The handrails won't match exactly as the ornamental railings but square tubes will be used instead of round to be more consistent with the style.

New plantings will be added to restore and enhance the garden and trees that need to be removed in order to accommodate the new ramp.

A curved awning will be added over the basement level door with signage along the vertical face.

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

The basement level is being converted into a retail bookstore thus requiring a fully accessible entrance.
— REQUIRED PUBLIC NOTIFICATION —

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

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

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

Applicant’s Statement:

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

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

Applicant’s Signature (REQUIRED): ____________________________ Date: 6 1
EXISTING PHOTO FROM PUBLIC SIDEWALK

EXISTING PHOTO OF FRONT STEPS
EXISTING PHOTO OF WALKWAY TO BASEMENT STEPS

EXISTING PHOTO OF BASEMENT STEPS
PROPOSED RENOVATION FROM GREEN STREET
PROPOSED RENOVATION LOOKING AT RAMP

PROPOSED RENOVATION LOOKING AT BASEMENT ENTRANCE
- Painted wood double-hung windows to match basement level green sf facing windows

3. Proposed window location

1. Plan - Windows & condenser locations

2. Proposed condenser location

CONDENSER KEY
A. MXZ-3C24NH2Z: Bookstore unit
B. MXZ-3C50NH2Z: Law office unit
C. MXZ-4C48NH2Z: Law office unit

EXISTING PORCH
(2) Proposed new windows
(1) Proposed bookstore condenser location
(2) Proposed law office condenser locations

EAST PROPERTY LINE
## SUBMITTAL DATA: MXZ-3C24NAHZ2
MULTI-INDOOR INVERTER HEAT-PUMP SYSTEM

### ACCESSORIES
The outdoor unit is delivered with the base pan heater factory installed.
- Airflow Guide (PAC-SH96SG-E)
- 3/8” x 1/2” Port Adapter (MAC-A454JP-E)
- 1/2” x 3/8” Port Adapter (MAC-A455JP-E)
- 1/2” x 5/8” Port Adapter (MAC-A456JP-E)
- M-NET Adapter (PAC-IFG1MNT-E)

---

**Outdoor Unit: MXZ-3C24NAHZ2**

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

<table>
<thead>
<tr>
<th>Specifications</th>
<th>Model Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Unit Type</strong></td>
<td>MXZ-3C24NAHZ2</td>
</tr>
<tr>
<td><strong>Cooling</strong> (Non-ducted / Ducted)</td>
<td></td>
</tr>
<tr>
<td>Rated Capacity</td>
<td>Btu/h</td>
</tr>
<tr>
<td>22,000 / 23,600</td>
<td></td>
</tr>
<tr>
<td>Capacity Range</td>
<td>Btu/h</td>
</tr>
<tr>
<td>6,000 - 23,600</td>
<td></td>
</tr>
<tr>
<td>Rated Total Input</td>
<td>W</td>
</tr>
<tr>
<td>1,630 / 2,360</td>
<td></td>
</tr>
<tr>
<td><strong>Heating at 47°F</strong> (Non-ducted / Ducted)</td>
<td></td>
</tr>
<tr>
<td>Rated Capacity</td>
<td>Btu/h</td>
</tr>
<tr>
<td>25,000 / 24,600</td>
<td></td>
</tr>
<tr>
<td>Capacity Range</td>
<td>Btu/h</td>
</tr>
<tr>
<td>7,200 - 30,600</td>
<td></td>
</tr>
<tr>
<td>Rated Total Input</td>
<td>W</td>
</tr>
<tr>
<td>1,725 / 1,871</td>
<td></td>
</tr>
<tr>
<td><strong>Heating at 17°F</strong> (Non-ducted/Ducted)</td>
<td></td>
</tr>
<tr>
<td>Rated Capacity</td>
<td>Btu/h</td>
</tr>
<tr>
<td>14,000 / 14,000</td>
<td></td>
</tr>
<tr>
<td>Maximum Capacity</td>
<td>Btu/h</td>
</tr>
<tr>
<td>25,000 / 24,600</td>
<td></td>
</tr>
<tr>
<td>Rated Total Input</td>
<td>W</td>
</tr>
<tr>
<td>1,622 / 1,635</td>
<td></td>
</tr>
<tr>
<td><strong>Heating at 5°F</strong></td>
<td></td>
</tr>
<tr>
<td>Maximum Capacity</td>
<td>Btu/h</td>
</tr>
<tr>
<td>25,000</td>
<td></td>
</tr>
<tr>
<td><strong>Energy Star</strong> (ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.)</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Electrical Requirements</strong></td>
<td></td>
</tr>
<tr>
<td>Power Supply</td>
<td>Voltage, Phase, Hertz</td>
</tr>
<tr>
<td>208 / 230V, 1-Phase, 60 Hz</td>
<td></td>
</tr>
<tr>
<td>Recommended Fuse/Breaker Size</td>
<td>A</td>
</tr>
<tr>
<td>40</td>
<td></td>
</tr>
<tr>
<td>MCA</td>
<td>A</td>
</tr>
<tr>
<td>30.5</td>
<td></td>
</tr>
<tr>
<td><strong>Voltage</strong></td>
<td></td>
</tr>
<tr>
<td>Indoor - Outdoor S1-S2</td>
<td>V</td>
</tr>
<tr>
<td>AC 208 / 230</td>
<td></td>
</tr>
<tr>
<td>Indoor - Outdoor S2-S3</td>
<td>V</td>
</tr>
<tr>
<td>DC ±24</td>
<td></td>
</tr>
<tr>
<td><strong>Compressor</strong></td>
<td>DC INVERTER-driven Twin Rotary</td>
</tr>
<tr>
<td><strong>Fan Motor (ECM)</strong></td>
<td>F.L.A.</td>
</tr>
<tr>
<td>2.43</td>
<td></td>
</tr>
<tr>
<td><strong>Sound Pressure Level</strong> (Non-ducted/Ducted)</td>
<td></td>
</tr>
<tr>
<td>Cooling</td>
<td>dB(A)</td>
</tr>
<tr>
<td>54</td>
<td></td>
</tr>
<tr>
<td>Heating</td>
<td>58</td>
</tr>
<tr>
<td><strong>External Dimensions (H x W x D)</strong></td>
<td>In / mm</td>
</tr>
<tr>
<td>41-9/32 x 37-13/32 x 13</td>
<td></td>
</tr>
<tr>
<td>1048 x 950 x 330</td>
<td></td>
</tr>
<tr>
<td><strong>Net Weight</strong></td>
<td>Lbs / kg</td>
</tr>
<tr>
<td>189 / 86</td>
<td></td>
</tr>
<tr>
<td><strong>Exterior Finish</strong></td>
<td>Munsell No. 3Y 7.8/11</td>
</tr>
<tr>
<td><strong>Refrigerant Pipe Size O.D. — Eight Ports</strong></td>
<td></td>
</tr>
<tr>
<td>Liquid (High Pressure)</td>
<td>In / mm</td>
</tr>
<tr>
<td>1/4 / 6.35</td>
<td></td>
</tr>
<tr>
<td>Gas (Low Pressure)</td>
<td>In / mm</td>
</tr>
<tr>
<td>A:1/2 / 12.7 ; B: C: 3/8 / 9.52</td>
<td></td>
</tr>
<tr>
<td><strong>Max. Refrigerant Line Length</strong></td>
<td>Ft / m</td>
</tr>
<tr>
<td>230 / 70</td>
<td></td>
</tr>
<tr>
<td><strong>Max. Piping Length for Each Indoor Unit</strong></td>
<td>Ft / m</td>
</tr>
<tr>
<td>82 / 25</td>
<td></td>
</tr>
<tr>
<td><strong>Max. Refrigerant Pipe Height Difference</strong></td>
<td>Ft / m</td>
</tr>
<tr>
<td>If IDU is Above ODU</td>
<td></td>
</tr>
<tr>
<td>49 / 15</td>
<td></td>
</tr>
<tr>
<td>If IDU is Below ODU</td>
<td></td>
</tr>
<tr>
<td>49 / 15</td>
<td></td>
</tr>
<tr>
<td><strong>Connection Method</strong></td>
<td>Flared/Flared</td>
</tr>
<tr>
<td><strong>Refrigerant</strong></td>
<td>R410A</td>
</tr>
</tbody>
</table>

---

* Rating Conditions per AHRI Standard:
  - Cooling | Indoor: 60°F (26°C) DB / 67°F (19°C) WB
  - Heating: 47°F | Indoor: 70°F (21°C) DB / 60°F (16°C) WB
  - Heating: at 17°F | Indoor: 70°F (21°C) DB
  - Heating: at 47°F | Indoor: 70°F (21°C) DB
  - Heating: 43°F (6°C) WB
  - Heating: at 17°F | Indoor: 47°F (8°C) DB / 15°F (-9°C) WB

Specifications are subject to change without notice.

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**SPECIFICATIONS: MXZ-3C24NAHZ2**

### OPERATING RANGE:

<table>
<thead>
<tr>
<th></th>
<th>Outdoor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cooling</td>
<td>D.B. 14 to 115°F [ D.B. −10 to 46°C]¹</td>
</tr>
<tr>
<td>Heating</td>
<td>W.B. −13 to 65°F [ W.B. −25 to 18°C]</td>
</tr>
</tbody>
</table>

¹ D.B. 5 to 115°F [ D.B. −15 to 46°C], when an optional Air Outlet Guide is installed.

### ENERGY EFFICIENCIES:

<table>
<thead>
<tr>
<th>Indoor Unit Type</th>
<th>SEER</th>
<th>EER</th>
<th>HSPF</th>
<th>COP @ 47°F</th>
<th>COP @ 17°F</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-ducted (06 + 06 + 09)</td>
<td>19.0</td>
<td>13.5</td>
<td>10.0</td>
<td>4.25</td>
<td>2.53</td>
</tr>
<tr>
<td>Ducted and Non-ducted</td>
<td>17.3</td>
<td>11.75</td>
<td>9.5</td>
<td>4.03</td>
<td>2.52</td>
</tr>
<tr>
<td>Ducted (09 + 09 + 09)</td>
<td>15.5</td>
<td>10.0</td>
<td>9.0</td>
<td>3.80</td>
<td>2.51</td>
</tr>
</tbody>
</table>

### NOTES:

- Minimum of two Indoor Units must be connected to the MXZ-3C24NAHZ2.
- Minimum installed capacity cannot be less than 12,000 Btu/h.
- Total connected capacity must not exceed 130% of outdoor unit capacity.
- System can operate with only one Indoor Unit turned on.
- Information provided at 208/230V.
- For Reference:
  - MXZ-C Technical & Service Manual for detailed specifications and additional information per Indoor Unit Combination.
  - MXZ Series Multi-Zone Indoor/Outdoor Combination Table for allowed unit combinations.

### MVZ CONNECTION RULES:

- Only 1 MVZ may be used on any system.
- When an MVZ is connected, total connected capacity must be 100% or less.
- When an MVZ is connected, no P-Series indoor units can be used (PCA, PLA, or PEAD).

---

Notes:
**Outdoor Unit: MXZ-3C30NAHZ2**

**ACCESSORIES**
The outdoor unit is delivered with the base pan heater factory installed.
- Airflow Guide (PAC-SH96SG-E)
- 3/8" x 1/2" Port Adapter (MAC-A454JP-E)
- 1/2" x 3/8" Port Adapter (MAC-A455JP-E)
- 1/2" x 5/8" Port Adapter (MAC-A456JP-E)
- 1/4" x 3/8" Port Adapter (PAC-493P)
- 3/8" x 5/8" Port Adapter (PAC-SG76RJ-E)
- M-NET Adapter (PAC-IF01MNT-E)

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

<table>
<thead>
<tr>
<th>Specifications</th>
<th>Model Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Unit Type</strong></td>
<td>MXZ-3C30NAHZ2</td>
</tr>
<tr>
<td>Cooling* (Non-ducted / Ducted)</td>
<td></td>
</tr>
<tr>
<td>Rated Capacity</td>
<td>Btu/h</td>
</tr>
<tr>
<td>Capacity Range</td>
<td>Btu/h</td>
</tr>
<tr>
<td>Rated Total Input</td>
<td>W</td>
</tr>
<tr>
<td>Heating at 47°F* (Non-ducted / Ducted)</td>
<td></td>
</tr>
<tr>
<td>Rated Capacity</td>
<td>Btu/h</td>
</tr>
<tr>
<td>Capacity Range</td>
<td>Btu/h</td>
</tr>
<tr>
<td>Rated Total Input</td>
<td>W</td>
</tr>
<tr>
<td>Heating at 17°F* (Non-ducted/Ducted)</td>
<td></td>
</tr>
<tr>
<td>Rated Capacity</td>
<td>Btu/h</td>
</tr>
<tr>
<td>Maximum Capacity</td>
<td>Btu/h</td>
</tr>
<tr>
<td>Rated Total Input</td>
<td>W</td>
</tr>
<tr>
<td>Heating at 5°F*</td>
<td>Btu/h</td>
</tr>
<tr>
<td><strong>Energy Star®</strong> (ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.)</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Electrical Requirements</strong></td>
<td></td>
</tr>
<tr>
<td>Power Supply</td>
<td>Voltage, Phase, Hertz</td>
</tr>
<tr>
<td>Recommended Fuse/Breaker Size</td>
<td>A</td>
</tr>
<tr>
<td>MCA</td>
<td>A</td>
</tr>
<tr>
<td>Voltage</td>
<td>V</td>
</tr>
<tr>
<td>Indoor - Outdoor S1-S2</td>
<td>AC 208 / 230</td>
</tr>
<tr>
<td>Indoor - Outdoor S2-S3</td>
<td>DC ±24</td>
</tr>
<tr>
<td><strong>Compressor</strong></td>
<td>DC INVERTER-driven Twin Rotary</td>
</tr>
<tr>
<td><strong>Fan Motor (ECM)</strong></td>
<td>F.L.A.</td>
</tr>
<tr>
<td><strong>Sound Pressure Level</strong></td>
<td></td>
</tr>
<tr>
<td>Cooling</td>
<td>dB(A)</td>
</tr>
<tr>
<td>Heating</td>
<td></td>
</tr>
<tr>
<td><strong>External Dimensions (H x W x D)</strong></td>
<td></td>
</tr>
<tr>
<td>Net Weight</td>
<td>Lbs / kg</td>
</tr>
<tr>
<td><strong>External Finish</strong></td>
<td>Munsell No. 3Y 7.8/11</td>
</tr>
<tr>
<td>Refrigerant Pipe Size O.D. — Eight Ports</td>
<td></td>
</tr>
<tr>
<td>Liquid (High Pressure)</td>
<td>mm / m</td>
</tr>
<tr>
<td>Gas (Low Pressure)</td>
<td>mm / m</td>
</tr>
<tr>
<td><strong>Max. Refrigerant Line Length</strong></td>
<td>mm / m</td>
</tr>
<tr>
<td><strong>Max. Piping Length for Each Indoor Unit</strong></td>
<td>mm / m</td>
</tr>
<tr>
<td><strong>Max. Refrigerant Pipe Height Difference</strong></td>
<td>mm / m</td>
</tr>
<tr>
<td>If IDU is Above ODU</td>
<td></td>
</tr>
<tr>
<td>If IDU is Below ODU</td>
<td></td>
</tr>
<tr>
<td><strong>Connection Method</strong></td>
<td>Flared/Flared</td>
</tr>
<tr>
<td><strong>Refrigerant</strong></td>
<td>R410A</td>
</tr>
</tbody>
</table>

*Rating Conditions per AHRI Standard:

**Cooling**
- Indoor: 60°F (21°C) DB / 67°F (19°C) WB
- Heating: 47°F | Indoor: 70°F (21°C) DB / 60°F (16°C) WB
- Heating: 17°F | Indoor: 70°F (21°C) DB

**Cooling**
- Outdoor: 95°F (35°C) DB / W.B. 23.9°C (75°F)
- Heating: 47°F | Outdoor: 47°F (8°C) DB / 43°F (6°C) WB
- Heating: 17°F | Outdoor: 17°F (-8°C) DB / 15°F (-9°C) WB

Specifications are subject to change without notice.

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SPECIFICATIONS: MXZ-3C30NAHZ2, contd.

**OPERATING RANGE:**

<table>
<thead>
<tr>
<th>Mode</th>
<th>Outdoor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cooling</td>
<td>D.B. 14 to 115°F [D.B. -10 to 46°C] (^1)</td>
</tr>
<tr>
<td>Heating</td>
<td>W.B. -13 to 65°F [W.B. -25 to 18°C]</td>
</tr>
</tbody>
</table>

\(^1\) D.B. 5 to 115°F [D.B. -15 to 46°C], when an optional Air Outlet Guide is installed.

**ENERGY EFFICIENCIES:**

<table>
<thead>
<tr>
<th>Indoor Unit Type</th>
<th>SEER</th>
<th>EER</th>
<th>HSPF</th>
<th>CO@47°F</th>
<th>CO@17°F</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-ducted (06 + 06 + 09)</td>
<td>18.0</td>
<td>12.5</td>
<td>11.0</td>
<td>4.00</td>
<td>2.65</td>
</tr>
<tr>
<td>Ducted and Non-ducted</td>
<td>17.0</td>
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<td>10.4</td>
<td>3.85</td>
<td>2.58</td>
</tr>
<tr>
<td>Ducted (09 + 09 + 09)</td>
<td>16.0</td>
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<td>9.8</td>
<td>3.70</td>
<td>2.50</td>
</tr>
</tbody>
</table>

**NOTES:**

- Minimum of two Indoor Units must be connected to the MXZ-3C30NAHZ2.
- Minimum installed capacity cannot be less than 12,000 Btu/h.
- Total connected capacity must not exceed 130% of outdoor unit capacity.
- System can operate with only one Indoor Unit turned on.
- Information provided at 208/230V.
- For Reference:
  - MXZ-C Technical & Service Manual for detailed specifications and additional information per Indoor Unit Combination.
  - MXZ Series Multi-Zone Indoor/Outdoor Combination Table for allowed unit combinations.

**MVZ CONNECTION RULES:**

- Only 1 MVZ may be used on any system.
- When an MVZ is connected, total connected capacity must be 100% or less.
- When an MVZ is connected, no P-Series indoor units can be used (PCA, PLA, or PEAD).

Notes:
**M SERIES**

**SUBMITTAL DATA: MXZ-8C48NAHZ**

**4-TON MULTI-INDOOR INVERTER HEAT-PUMP SYSTEM**

---

**ACCESSORIES**
The outdoor unit is delivered with the base pan heater factory installed.
- Airflow Guide (PAC-SH96SG-E)
- Three-port Branch Box (PAC-MKA30BC)
- Five-port Branch Box (PAC-MKA50BC)
- Distribution Pipe for Flare Connection (MSDD-50AR; necessary for installing two branch boxes)
- Distribution Pipe for Brazed Connection (MSDD-50BR; necessary for installing two branch boxes)
- 3/8" x 1/2" Port Adapter (MAC-A454JP)
- 1/2" x 3/8" Port Adapter (MAC-A455JP)
- 1/2" x 5/8" Port Adapter (MAC-A456JP)
- 1/4" x 3/8" Port Adapter (PAC-493PI)
- 3/8" x 5/8" Port Adapter (PAC-SG76RJ)

---

## Specifications

<table>
<thead>
<tr>
<th>Specified Field</th>
<th>Specification</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cooling</strong></td>
<td><strong>Rated Capacity</strong></td>
<td>Btu/h</td>
</tr>
<tr>
<td></td>
<td><strong>Capacity Range</strong></td>
<td>Btu/h</td>
</tr>
<tr>
<td></td>
<td><strong>Rated Total Input</strong></td>
<td>W</td>
</tr>
<tr>
<td><strong>Heating at 47°F</strong></td>
<td><strong>Rated Capacity</strong></td>
<td>Btu/h</td>
</tr>
<tr>
<td></td>
<td><strong>Capacity Range</strong></td>
<td>Btu/h</td>
</tr>
<tr>
<td></td>
<td><strong>Rated Total Input</strong></td>
<td>W</td>
</tr>
<tr>
<td><strong>Heating at 17°F</strong></td>
<td><strong>Rated Capacity</strong></td>
<td>Btu/h</td>
</tr>
<tr>
<td></td>
<td><strong>Maximum Capacity</strong></td>
<td>Btu/h</td>
</tr>
<tr>
<td></td>
<td><strong>Rated Total Input</strong></td>
<td>W</td>
</tr>
<tr>
<td><strong>Heating at 5°F</strong></td>
<td><strong>Maxtimum Capacity</strong></td>
<td>Btu/h</td>
</tr>
<tr>
<td><strong>Electrical Requirements</strong></td>
<td><strong>Power Supply</strong></td>
<td>Voltage, Phase, Hertz</td>
</tr>
<tr>
<td><strong>Recommended Fuse/Breaker Size</strong></td>
<td>A</td>
<td>50</td>
</tr>
<tr>
<td><strong>MCA</strong></td>
<td>A</td>
<td>42</td>
</tr>
<tr>
<td><strong>Voltage</strong></td>
<td>Indoor - Outdoor S1-S2</td>
<td>V</td>
</tr>
<tr>
<td></td>
<td>Indoor - Outdoor S2-S3</td>
<td>V</td>
</tr>
<tr>
<td><strong>Compressor</strong></td>
<td></td>
<td>Hermetic</td>
</tr>
<tr>
<td><strong>Fan Motor (ECM)</strong></td>
<td></td>
<td>F.L.A. 0.4±0.4</td>
</tr>
<tr>
<td><strong>Sound Pressure Level</strong></td>
<td><strong>Cooling</strong></td>
<td>dBA</td>
</tr>
<tr>
<td></td>
<td><strong>Heating</strong></td>
<td>54</td>
</tr>
<tr>
<td><strong>External Dimensions</strong></td>
<td>(H x W x D)</td>
<td>In / mm</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Net Weight</strong></td>
<td>Lbs / kg</td>
<td>276 / 125</td>
</tr>
<tr>
<td><strong>External Finish</strong></td>
<td>Munsell No. 3Y 7.8/11</td>
<td></td>
</tr>
<tr>
<td><strong>Refrigerant Pipe Size O.D.</strong></td>
<td><strong>Liquid (High Pressure)</strong></td>
<td>In / mm</td>
</tr>
<tr>
<td></td>
<td><strong>Gas (Low Pressure)</strong></td>
<td>5/8 / 15.88</td>
</tr>
<tr>
<td><strong>Max. Refrigerant Line Length</strong></td>
<td>Ft / m</td>
<td>492 (150)</td>
</tr>
<tr>
<td><strong>Max. Piping Length between outdoor unit and branch boxes</strong></td>
<td>Ft / m</td>
<td>180 (55)</td>
</tr>
<tr>
<td><strong>Max. Piping Length after branch box</strong></td>
<td>Ft / m</td>
<td>82 (25)</td>
</tr>
<tr>
<td><strong>Max. Total Piping Length between branch boxes and indoor units</strong></td>
<td>Ft / m</td>
<td>311 (95)</td>
</tr>
<tr>
<td><strong>Max. Refrigerant Pipe Height Difference</strong></td>
<td>If IDU is Above ODU</td>
<td>Ft / m</td>
</tr>
<tr>
<td></td>
<td>If IDU is Below ODU</td>
<td>164 (50)</td>
</tr>
<tr>
<td><strong>Connection Method</strong></td>
<td></td>
<td>Flared/Flared</td>
</tr>
<tr>
<td><strong>Refrigerant</strong></td>
<td></td>
<td>R410A</td>
</tr>
</tbody>
</table>

*Rating Conditions per AHRI Standard:
Cooling | Indoor: 80°F (27°C) DB / 47°F (19°C) WB
Cooling | Outdoor: 95°F (35°C) DB / 75°F (24°C) WB
Heating at 47°F | Indoor: 70°F (21°C) DB
Heating | Outdoor: 47°F (8°C) DB / 43°F (6°C) WB
Heating at 17°F | Indoor: 70°F (21°C) DB
Heating | Outdoor: 17°F (-8°C) DB / 15°F (-9°C) WB

---

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SPECIFICATIONS: MXZ-8C48NAHZ, contd.

OPERATING RANGE:

<table>
<thead>
<tr>
<th></th>
<th>Outdoor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cooling</td>
<td>D.B. 23 to 115°F [ D.B. −5 to 46°C ]*1</td>
</tr>
<tr>
<td>Heating</td>
<td>W.B. −13 to 59°F [ W.B. −25 to 15°C ]</td>
</tr>
</tbody>
</table>

*1. D.B. 5 to 115°F [ D.B. −15 to 46°C ]. when an optional Air Outlet Guide is installed.

ENERGY EFFICIENCIES:

<table>
<thead>
<tr>
<th>Indoor Unit Type</th>
<th>SEER</th>
<th>EER</th>
<th>HSPF</th>
<th>COP @ 47°F</th>
<th>COP @ 17°F</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-ducted</td>
<td>18.9</td>
<td>12.0</td>
<td>11.0</td>
<td>3.75</td>
<td>2.70</td>
</tr>
<tr>
<td>Ducted and Non-ducted</td>
<td>16.80</td>
<td>10.75</td>
<td>10.50</td>
<td>3.46</td>
<td>2.55</td>
</tr>
<tr>
<td>Ducted</td>
<td>14.7</td>
<td>9.5</td>
<td>10.0</td>
<td>3.17</td>
<td>2.40</td>
</tr>
</tbody>
</table>

NOTES:

• Minimum of two Indoor Units must be connected to the MXZ-8C48NAHZ.
• Minimum installed capacity cannot be less than 12,000 Btu/h.
• Total connected capacity must not exceed 130% of outdoor unit capacity.
• System can operate with only one Indoor Unit turned on.
• Information provided at 208/230V.
• For Reference:
  - MXZ-C Technical & Service Manual for detailed specifications and additional information per Indoor Unit Combination.
  - MXZ Series Multi-Zone Indoor/Outdoor Combination Table for allowed unit combinations.

MVZ CONNECTION RULES:

• Up to 2 MVZ’s may be connected to this system*.
• When 2 MVZ’s are connected, no additional indoor units can be used*.
• When 1 MVZ is connected, additional indoor units can be connected.
• When 1 MVZ is connected, total connected capacity must not exceed 130%.

*No limitation to the number of units connected when the SPTB1 accessory is used, total connected capacity must not exceed 130% (refer to SPTB1 documentation for more information).
### MXZ-8C48NAHZ SYSTEM DESIGN

<table>
<thead>
<tr>
<th>Outdoor unit</th>
<th>MXZ-8C48NAHZ</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rated capacity (kBTU/h)</td>
<td>5HP</td>
</tr>
<tr>
<td>Heating</td>
<td>48</td>
</tr>
<tr>
<td>Cooling</td>
<td>54</td>
</tr>
<tr>
<td>Refrigerant</td>
<td>R410A</td>
</tr>
</tbody>
</table>

#### Connectable indoor unit

<table>
<thead>
<tr>
<th>Capacity</th>
<th>MXZ-8C48NAHZ</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of branches</td>
<td>5 branches (MAX. 5 units)</td>
</tr>
<tr>
<td>Number of units</td>
<td>2 to 8 units</td>
</tr>
<tr>
<td>Total system wide capacity</td>
<td>25 to 130% of outdoor unit capacity (12 to 62.4 kBTU/h)</td>
</tr>
</tbody>
</table>

#### Connectable branch box

| Number of units | 1 or 2 units |

<table>
<thead>
<tr>
<th>Branch box</th>
<th>PAC-MKA50BC</th>
<th>PAC-MKA30BC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of branches (Indoor unit that can be connected)</td>
<td>5 branches (MAX. 5 units)</td>
<td>3 branches (MAX. 3 units)</td>
</tr>
</tbody>
</table>

Note: A maximum of 2 branch boxes can be connected to 1 outdoor unit.

#### Branch Box Combinations

<table>
<thead>
<tr>
<th>Three-port</th>
<th>Five-port</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>0</td>
<td>2 (Up to 8 IDU)</td>
</tr>
</tbody>
</table>

#### Piping connection size

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liquid</td>
<td>6.952 mm (3/8 inch)</td>
</tr>
<tr>
<td>Gas</td>
<td>6.1588 mm (5/8 inch)</td>
</tr>
</tbody>
</table>

### Branch box

- **If Using One Branch Box**
  - Flare connection employed (No brazing)

- **If Using Two Branch Boxes**
  - 2 branches pipe (joint) : optional parts

---

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1. Method for obtaining system cooling and heating capacity:
To obtain the system cooling and heating capacity and the electrical characteristics of the outdoor unit, first add up the ratings of all the indoor units connected to the outdoor unit (see table below). For Standard Capacity Diagram, please refer to the MXZ-C Technical & Service Manual.

(1) Capacity of indoor unit

<table>
<thead>
<tr>
<th>Model Number for indoor unit</th>
<th>Model 06</th>
<th>Model 09</th>
<th>Model 12</th>
<th>Model 15</th>
<th>Model 18</th>
<th>Model 24</th>
<th>Model 30</th>
<th>Model 36</th>
</tr>
</thead>
<tbody>
<tr>
<td>M series</td>
<td>6.0</td>
<td>9.0</td>
<td>12.0</td>
<td>14.0*1</td>
<td>17.2*2</td>
<td>22.5</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>P series</td>
<td>—</td>
<td>—</td>
<td>12.0</td>
<td>—</td>
<td>18.0</td>
<td>24.0</td>
<td>30.0</td>
<td>35.0</td>
</tr>
<tr>
<td>SEZ</td>
<td>8.1</td>
<td>11.5</td>
<td>14.1</td>
<td>17.2</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>SLZ</td>
<td>8.4</td>
<td>11.1</td>
<td>15.0</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>MVZ</td>
<td>—</td>
<td>—</td>
<td>12.0</td>
<td>—</td>
<td>18.0</td>
<td>24.0</td>
<td>30.0</td>
<td>36.0</td>
</tr>
</tbody>
</table>

*1 The value is for MSZ-GE15NA.
*2 The value is for MSZ-FH15NA.
*3 The value is for MSZ-GE/FH18NA.
*4 The value is for MSZ-FE18NA or MFZ-KA18NA.

(2) Sample calculation
1 System assembled from indoor and outdoor unit (in this example the total capacity of the indoor units is greater than that of the outdoor unit)
   • Outdoor unit MXZ-5C42NAHZ
   • Indoor unit MSZ-GE09NA × 2 + MSZ-FH15NA × 2
2 According to the conditions in 1, the total capacity of the indoor unit will be: 9.0 × 2 + 15.0 × 2 = 48.0
3 The following figures are obtained from the 16.8 total capacity of indoor units, referring the standard capacity diagram in "4-3-3. MXZ-5C42NAHZ <cooling>* and "4-3-4. MXZ-5C42NAHZ <heating>*.

<table>
<thead>
<tr>
<th>Capacity (kBTU/h)</th>
<th>Outdoor unit power consumption (kW)</th>
<th>Outdoor unit current (A) 230 V</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cooling</td>
<td>Heating</td>
<td>Cooling</td>
</tr>
<tr>
<td>A 420</td>
<td>B 48.0</td>
<td>3.46</td>
</tr>
<tr>
<td>15.26</td>
<td>19.31</td>
<td></td>
</tr>
</tbody>
</table>

2. Method for obtaining the heating and cooling capacity of an indoor unit:

(1) The capacity of each indoor unit (kW) = the capacity A (or B) o model capacity total model capacity of all indoor units

(2) Sample calculation (using the system described above in 4-1-1. (2)):

- During cooling:
  - The total model capacity of the indoor unit is:
    $9.0 \times 2 + 15.0 \times 2 = 48.0$ kBTU/h
  - Therefore, the capacity of MSZ-GE09NA and MSZ-FH15NA will be calculated as follows by using the formula in 4-1-2. (1):
    Model 09 = $42.0 \times \frac{9.0}{48.0} = 7.88$ kBTU/h
    Model 15 = $42.0 \times \frac{15.0}{48.0} = 13.13$ kBTU/h

- During heating:
  - The total model capacity of the indoor unit is:
    $10.9 \times 2 + 16.0 \times 2 = 57.8$ kBTU/h
  - Therefore, the capacity of MSZ-GE09NA and MSZ-FH15NA will be calculated as follows by using the formula in 4-1-2. (1):
    Model 25 = $48.0 \times \frac{10.9}{57.8} = 9.05$ kBTU/h
    Model 30 = $48.0 \times \frac{18.0}{57.8} = 14.95$ kBTU/h

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DIMENSIONS: PAC-MKA30BC AND PAC-MKA50BC BRANCH BOXES

PAC-MKA30BC

When installing the conduit, set the attachment to the inner side of each panel.

When installing the conduit, set the attachment to the inner side of each panel.

When installing the conduit, set the attachment to the inner side of each panel.

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## Property Information

<table>
<thead>
<tr>
<th>Address</th>
<th>115 West Green Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Name</td>
<td>N/A</td>
</tr>
<tr>
<td>Owner</td>
<td>Deena Crossmore</td>
</tr>
<tr>
<td></td>
<td>115 W. Green St</td>
</tr>
<tr>
<td></td>
<td>Ithaca NY 14851</td>
</tr>
<tr>
<td>Year Purchased</td>
<td>2004</td>
</tr>
<tr>
<td>Date of Construction</td>
<td>Ca. 1837</td>
</tr>
<tr>
<td>Architect/Builder</td>
<td>Unknown/Unknown</td>
</tr>
<tr>
<td>Historic District/Individual Landmark</td>
<td>Henry St. John Historic District</td>
</tr>
<tr>
<td>Period of Significance</td>
<td>1898-1937</td>
</tr>
<tr>
<td>Local Designation</td>
<td>2013</td>
</tr>
<tr>
<td>State and National Register Listings</td>
<td>Certified 2013</td>
</tr>
<tr>
<td>Significance</td>
<td>Architectural; historical</td>
</tr>
<tr>
<td>Resources</td>
<td>Residence</td>
</tr>
<tr>
<td>Historic Structure Inventory Form</td>
<td>Attached</td>
</tr>
<tr>
<td>Incentive Programs</td>
<td>□ Local Property Tax Exemption</td>
</tr>
<tr>
<td></td>
<td>□ State Homeowner Tax Credit:</td>
</tr>
<tr>
<td></td>
<td>□ State Commercial Tax Credit:</td>
</tr>
<tr>
<td></td>
<td>□ Federal Commercial Tax Credit:</td>
</tr>
</tbody>
</table>
A. Staff Photographs of Existing Conditions

Figure 1: Project Site - General

Figure 2: Project Site - General
Figure 3: Basement Entrance - View from North

Figure 4: Detail - Stone Flags
B. Evaluation/Review Criteria and Relevant Design Guidelines Sections

Standards and Principles

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

**Principle #3** New construction located within an historic district shall be compatible with the historic character of the district within which it is located.

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

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

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

*City of Ithaca Historic District and Landmark Design Guidelines*

**Site Materials and Features** (p.77)
The character of a property or historic district is defined not just by its structures but by the context within which those structures exist. For that reason, work that affect the site of a locally designated historic property is subject to review and approval by the ILPC and/or its staff. This includes, but may not be limited to, repair, replacement, rehabilitation, reconstruction and alteration of hardscape features such as walks drives, fences, steps, retaining walls, site lighting, patios, and outbuildings.

**Fencing and Walls** (p. 81)
Fences and wall are often desired to mark a boundary or to keep people and animal either in, or out, of the enclosed space. Due to Ithaca’s topography, walls are also frequently used to manage dramatic changes in grade. Historic fences and wall are character-defining features and, as such, should be maintained. These existing features should also be used to provide guidance for the appropriate placement and appearance of any new fence or walls proposed for a designated historic site.

Fences and wall can be found in a variety of materials, styles and degrees of ornamentation. As with other site features, the degree of ornamentation should relate to that present on the primary historic structure. Historic landscaping and retaining walls abound in Ithaca’s historic district and range from simple, rustic, dry-laid stone to formal tooled stone with colored and tuck-pointed mortar.

**Mechanicals, Utilities, and Fire Escapes** (p. 94)
Mechanicals, utility connections, and fire escapes are often vital to the function of a building or are required by code. When evaluating the addition of such elements the ILPC looks for installation in locations that will have the least possible visual or physical impact.

Equipment that is attached to the structure should be located on non-primary elevations, preferably the rear elevation or in another location that is not significantly visible to the public. In all cases, care should be taken to minimize the physical damage to the structure caused by penetrations or attachments and to maximize the reversibility of the work. This type of consideration may have implications for the layout of an internal system. For example, the required cap for a kitchen vent might be located on a non-primary elevation by simply moving the stove from one wall to another, or a bathroom fan might be vented through the roof rather than through the sidewall to reduce the visual impact of the duct termination.
Equipment that is not attached to the structure, such as compressors or generators, should again be located behind the rear elevation, if possible, or in another location that is not significantly visible to the public. Plantings may be utilized to screen site-based equipment.

**Incorporating Accessibility** (p. 103)

*Accessibility* refers to ease of access for individuals with lessened mobility. Accessibility is generally required for businesses and public spaces and may be desired for residential properties on either a permanent or temporary basis.

Accessibility can often be gained without compromising the character of a landmark structure or historic district. As with any other addition, the potential for a negative visual impact will be reduced if the ramp or lift is installed on a non-primary elevation. Sometimes, however, a primary entrance can be made fully accessible by creatively combining a short ramp of some type with some site regrading. The ILPC recognizes and supports the goal of universal access and will work with applicants to arrive at a design solution that preserves both the dignity of individuals accessing a structure and the historic character of the structure itself.

When contemplating an addition to a primary elevation, determine where the feature can be least obtrusive and best blend in with the site. The side of a front porch can often be used as a place to attach ramps or lifts without severely disrupting the visual characteristics of the main elevation. Materials should bear some relationship to those of the main structure and, ideally, the access feature should be installed in such a way that if removed in future the essential form and physical integrity of the historic structure would be unimpaired.

**Windows and Doors** (p. 55)

*Rhythm and Solid to Void Ratio*

Most historic structures incorporate a regular rhythm in the placement of door and window openings across each elevation. This is known as the solid (wall surface) to void (wall opening) rhythm. Typically, a common head height is maintained for all windows on each story and a vertical alignment is maintained for windows and doors on different stories. Historic structures tend to have openings on every elevation and often these align with one another to facilitate cooling airflow during hot summer months. While modern air conditioning has largely ended our dependence on architecture for cooling, such design details are important to understanding the historic structure and should therefore be preserved. When adding a new door or window, the solid to void rhythm of the historic structure must be carefully considered so that the new opening does not disrupt that rhythm.

**Awnings** (p. 76)

Prior to the availability of modern air conditioning, awnings were used at doors and windows to provide shade and cooling. In commercial areas, awnings were also used to shelter entrances.
from rain. During the 19th century awnings were primarily made of canvas; after World War II aluminum awnings gained popularity.

Because of the material’s short life span, canvas awnings from the 19th century have not survived in Ithaca’s historic districts. New canvas awnings are allowed, even in the absence of firm evidence of their previous existence, if they are of an appropriate size and shape for the opening they are intended to shield. Aluminum awnings are not considered appropriate, since none of Ithaca’s designated historic properties have a post-World War II period of significance.

C. Issues and Considerations

• The visual impact of installing the masonry accessibility ramp in the front yard of the property;
• Compatibility and appropriateness of the selected materials for the ramp, retaining walls and hand rails;
• Appropriateness of the removal of the stone flags on the east side of the building and their reuse or storage on the property;
• The compatibility of the proposed fence;
• The appropriateness and visibility of the proposed location of the three heat pump condensers and associated line hides;
• The appropriateness of inserting two windows into the basement level of the south elevation and the compatibility of the proposed window units with the historic fabric;
• The compatibility of the awning with the historic fabric;
• The reversibility of the individual components of the project, including the insertion of new windows, the construction of the accessible ramp, and the installation of the heat pump condensers.

D. Additional Information

After receiving the initial Certificate of Appropriateness Application submission on June 25, 2019, staff contacted the project team with questions about the proposal. Please review the attached email exchanges for more information on specific project details, including the proposal to modify the basement door, install a black metal fence, relocate the stone flags, and install Marvin windows. Staff questions are in black; applicant responses are in green.
Emily and Noah,

After reviewing the application I have a few questions and need a bit of additional information. I’d like to share the information you provide with the Commission before the meeting, but if you cannot get it to me by the end of the day tomorrow, you can address my questions and provide the additional information at the meeting on July 9.

**Can you provided the dimensions of the awning and the proposed size of the lettering?** The awning will act as a sign, so you need to make sure that it meets the requirements of the sign ordinance. I know there are other signs on the property that might have some impact on the awning signs.

We are going to have to do the signage at a separate meeting. The concept is pretty well thought out in terms of the awning and we have the logo but it needs a little more work before we can present to the board.

**Will there be a separate landscape sign for the bookstore?** I know we had discussed another sign closer to the sidewalk. If this is still TBD, the ILPC can consider the proposed sign at a later meeting.

Yes, separate meeting to review.

**Does the door meet ADA requirements or will it need to be enlarged?**

The entry door will be more than 24" deep, and so we will be enlarging it to 36" wide from it's current 34" opening. This can be achieved by modifying the wood jamb and without touching the stone.

**Can you provide the window specifications for the two new units?** Do you plan to have custom wood sashes made to match the existing or are you going to use a major manufacturer?

We plan to use Marvin Ultimate Single Hung windows: Low E2 double glazing, painted wood interior/painted wood exterior, with top and bottom sashes divided into three with simulated-divided-lites and dividing bars between the double glazing.

**Can you provide elevations drawings showing the locations of the line hides of the air source heat pumps on the exterior of the building?** Will most of the tubing be concealed on the interior? Are you altering the basement window in the proposed location of the condensers as part of this project?

Most of the tubing will be concealed on the interior, yes. The line sets will exit the building under the existing porch, and follow the stone south to the units. See the attached elevation. The line set cover would be painted to match the stone. No - we will not alter the basement window that will be behind the condensers.

**What is the plan for the large slabs of blue stone that currently comprise the walkway to the basement entrance?** Will they be reused or stored on site?

There is no room in the front so they could be incorporated into the garden in the back or stored on site for future use.
Can you provide an elevation drawing of the north facade showing the ramp? Please include heights on some of the elements, particularly the stone wall along the sidewalk.
   I can work on this. Would it be ok to provide a hand out or present on screen at the meeting?

How does the stone retaining wall interface with the window to the right of the basement entrance? It appears the retaining wall hits the wall of the building at the window sill level but I want to confirm that this is the case.
   The new retaining wall ties into the existing set of concrete steps in order to preserve the existing relationship between that basement window and grade.

Are you planning to replace the chain link fence along the east property line with a new black metal fence? This was included in the rendering but not included in the application narrative.
   Yes! I forgot to note that. The fence is actually on the hotel property but was originally installed by the owner. The owner is proposing to replace the chain link fence with the same type of square post fence that is currently at the front property line of the hotel. This will make it run continuous along the hotel's property line and look much cleaner.

Thanks,
Bryan

Bryan McCracken
Historic Preservation Planner
City of Ithaca, Planning Division
108 E. Green Street
Ithaca, NY 14850
Thanks Emily and Noah for the additional information. Couple additional questions:

Emily: is the existing basement door historic? If it is, can it be modified to fit the new, wider opening? If it is not historic, have you identified a replacement door? If a specific door has not been identified, the Commission may approve the replacement of the door but may require the specific unit be reviewed by staff. I might be worth bringing some photos of the door to the meeting to aid in the discussion. It is great a wider door can be accommodated in the existing stone opening.

I’ll check out the existing door - I’m not sure if it’s historic. I do know that it’s in pretty bad shape, but I’ll dig deeper to see if it’s original and able to be saved/modified. If not, I will bring our suggested replacement door to the meeting. There is currently an aluminum screen door that will be removed and not replaced.

Is there an exterior lighting plan?

Noah: you can provide an elevation drawing at the meeting, but I would be sure to go over the details of the drawing with the board as they will not have the opportunity to review it in advance.

I will note the fence in the public notice announcement so the Commission can act on the proposal at the meeting.

Thanks,
Bryan
**Description:**
115 West Green Street is located mid-block on a deep lot on the south side of West Green Street. The house marks the transition from Ithaca’s downtown commercial area to the residential area of the Henry Saint John district south of Green Street. It is a two-story house of stone construction, built ca. 1837 in a transitional Federal-Greek Revival style. The side-gabled central mass is rectangular in plan, with east and west additions set back from the three-bay primary (north) façade.

Walls are stone, of random ashlar construction with tooled stone quoins at the corners of the north façade. The north façade features a single recessed door framed by an unornamented stone surround. A modern glass and metal enclosure shelters the recess. The first story is raised above the street level to accommodate large windows in the full basement story. The roof is clad in raised seam metal roofing and the wide cornice below the roof has returns on the east and west façades. An interior brick chimney projects from the roof near the center of the west façade. Windows are 2/2, symmetrically arranged and have unornamented stone lintels and sills.
The two-story east wing is constructed of stone and brick, with stone on the north façade. The east façade of the wing has a stone first story and brick second story. A one-story shed-roofed addition is on the south side of the wing.

A two-story brick bay addition is located at the south corner of the west façade. It has a flat roof, wide cornice, and window openings with slightly arched tops. Windows in the bay are 1/1.

A two-tracked paved driveway is located along the west side of the house. Immediately east of the house, a chain link fence separates the property from the gas station parking lot. The deep lot runs east to the McGraw House property (221 South Geneva Street).

Significance:
Contributing. Architecturally significant. Historically significant.

115 West Green Street is architecturally significant as Ithaca’s only remaining transitional Federal-Greek Revival style building constructed of stone. The building has a high level of integrity and retains nearly all of its original exterior features.

115 West Green Street is historically significant for its association with the Mack and Williams families. This is the only surviving house of a row of three Green Street houses owned by early village presidents, formerly known as “Presidential Row.” The other houses were located to the east of this house.

This was one of the first residential lots developed west of Cayuga Street on the south side of Green Street. In 1821, Samuel Hill, a “Nurseryman, Seedsman, and Florist,” purchased from Simeon DeWitt a 231-foot deep parcel of land on the south side of Green Street between Geneva and Cayuga streets. Hill operated a large garden on the property before selling a section or the entire lot to Charles E. Hardy and Jeremiah S. Beebe in 1831. Hardy and Beebe, major village landowners, subdivided the parcel and sold the lot now known as 115 West Green Street to Henry and Amanda Moore in 1835. The Moores sold the lot five months later to Thomas Downing, who conveyed the property to Horace and Eliza Ann Mack in 1836.

The house at 115 West Green Street was built ca. 1837 for Horace Mack by Samuel Halliday, the mason who later supervised the construction of Cornell University’s Cascadilla Hall (1864-1868). Mack was the twentieth village president (1851) and held numerous other public positions, including village trustee, township supervisor, and county clerk. Mack worked in the mercantile business independently and with other prominent village residents, including Jeremiah S. Beebe, Steven B. Munn, and Daniel T. Tillotson. His wife Eliza Ann was the sister of Benjamin G. Ferris, the fifteenth village president (serving terms in 1841 and 1852). The Mack family owned multiple properties in the Henry St. John district.

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In 1846, Mack sold the property to Timothy Shaler Williams, part of the prominent Williams family. Brothers Timothy, Josiah, and Manwell Russell Williams operated a canal boat business in Ithaca, ferrying goods produced near Ithaca to Albany; they also owned a lumber business in Albany. During the 1836-37 financial panic, the Williams brothers’ businesses continued to prosper and they opened the Merchants and Farmers Bank in 1838 or 1839.\textsuperscript{23}

Timothy Shaler (T.S.) Williams was the seventeenth village president, serving three terms, 1844-1846, and was elected to the New York State Senate in 1847. He was one of the first directors of the Tompkins County Bank, chartered in 1836.\textsuperscript{24} After T.S. Williams’ death in 1849, his wife and children lived in the house and the family retained ownership of the property until 1913, when it was sold to Lucie Wilkinson Bolton.

**Alterations:**
Multiple additions have been made to the east, west and south façades of the house. The first depiction of the house on the 1851 map of Ithaca shows an L-plan structure. This corresponds to the primary stone mass of the house and east stone wing. An outbuilding appeared on the 1851 map slightly southwest of the house. The 1872 map of Ithaca appears to indicate a rear (south) addition to the house. The 1888 Sanborn company map indicates that the front L-shaped mass of the house was two-story and the rear addition was one-story. The existing east addition is stone on the first story and brick on the second; the brick second story was likely added prior to 1888. The west two-story, brick bay addition appears on the 1898 Sanborn company map. In 1904, the west bay and west half of the rear addition were depicted as two stories, and a one-story addition and one-story porch were added on the northwest side of the house. Between 1898 and 1904, the outbuilding was removed and between 1919 and 1929 an automobile garage was constructed in the southeast corner of the lot. The garage was demolished after 1961.

**Sources:**


\textsuperscript{23} Sisler, *Enterprising Families*, 35.
\textsuperscript{24} Burns, *Initial Ithacans*, 58-69.


RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, 214 Eddy Street is located in the East Hill Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 1988, and as listed on the New York State and National Registers of Historic Places in 1986 and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated June XX, 2019, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by John Barradas of Barradas Partners Architects on behalf of property owner Greg and Matoula Halkiopoulos, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) seven sheets of architectural drawings dated June 25, 2019 and titled “Cover Specifications” (C-100), “Site Conditions” (S-100), “First Floor Section and Details” (A-101), “Second Floor Plan Section and Roof” (A-201), “Elevations” ((A-300), “Mechanical” (M-100), and “Electrical RCP & Details” (E-100), and

WHEREAS, the ILPC has reviewed the entry in the annotated list of properties included within the East Hill Historic District for 214 Eddy Street, and the City of Ithaca’s East Hill Historic District Summary Statement, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves converting the property’s two-story carriage barn into a three-bedroom dwelling unit; exterior alterations include:

- moving the carriage barn 5 feet east, raising its elevation 2 feet, and placing it on a formed concrete foundation;
- repairing or replacing in-kind localized areas of deteriorated board-and-batten siding;
- replacing the deteriorated asphalt shingle and corrugated metal roofing with architectural-style asphalt shingle roofing;
- on the east elevation alterations include replacing the doors in the first-story south bay with three, six-panel, wood doors, replacing the doors in the first-story north bay with three, four-light wood doors, and the insertion of four, four-light windows, two each in the second and attic stories;
- on south elevation alterations include the insertion of two three-quarter-glazed, four-light wood doors in the first story, the insertion of two four-light wood window in the second story, and the insertion of two skylights in the roof slope;
- on the west elevation alterations include the insertion of six four-light windows, two each in the first, second and attic stories;
- on the north elevation alterations include the insertion of two three-quarter-glazed, four-light wood doors in the first story, the construction of a stoop at the door in the east bay, the insertion of two four-light wood windows in the second story, and the insertion of two skylights in the roof slope, 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 July 9, 2019, now therefore be it

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

As identified in the City of Ithaca's 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 individual property entry in the annotated list of properties included within the East Hill Historic District, the transitional Queen-Anne-Style residence at 214 Eddy Street was constructed in 1878. A carriage barn also sets on this property and was constructed before 1893.

Constructed within the period of significance of the East Hill Historic District and possessing a high level of integrity, the residence and the carriage barn are contributing elements of the East Hill 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 #3 Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

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

With respect to Principle #2, Standard #2, and Standard #9, the proposed modifications to the historic carriage barn, more specifically outlined above, [will/will not] remove distinctive materials [and will/but will not] alter features that characterize the property. Proposed additional language:

However, the ILPC finds the alterations to be sensitive to the historic fabric and necessary for the adaptive reuse of a carriage barn as a residential structure. In making this determination, the ILPC examined the following: the new window and door penetrations are required to provide adequate natural light and pedestrian access to the building; the changes to the exterior are relatively minor and the proposed windows and doors are proportionally and aesthetically compatible with the existing historic fabric; and the subject resource is an accessory structure on the property and not the principle historic structure.

Also with respect to Principle #2 and Standard #9, the proposed windows, doors and skylights [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 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 with the following conditions:
• Plans and/or specifications for the windows and doors shall be submitted to the ILPC for review and approval prior to their installation.

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

NOTE: You can complete this form electronically, but it will still require an original handwritten signature.

Date: 6/27/19
Building Permit Application # (REQUIRED): TBD
Applicant’s Name: John Barradas, AIA
on behalf of Gregory Halkiopoulos
Phone: 607-277-2756
Applicant’s E-Mail address (REQUIRED): jb@barradasandpartners.com

Property Address: 214 Eddy Street
Owner's Name (if different from Applicant): Gregory Halkiopoulos
155 Westview Lane
Owner’s Mailing Address: Ithaca, NY 14850

Proposed Work Includes (check all that apply):

☑ New Construction
☑ Addition
☑ Accessory Structure
☑ ALTERATION: Primary Structure

☑ Site Changes (paving, fencing, patios, etc.)
☑ Signage
☑ Demolition
☑ ALTERATION: Accessory Structure

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

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

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

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

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

We are proposing to use an existing carriage barn, move it 5' northerly and 5' easterly. The existing loose stone wall on the west side will be repaired to remain. The rest of the foundation will be removed to allow for a new foundation. The underused structure that could be demolished. We intend to lift and set it 2' above current grade.

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

Make the needed renovations to pay for the rehabilitation of the historic barn.
— REQUIRED PUBLIC NOTIFICATION —

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

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

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

Applicant’s Statement:

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

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

Applicant’s Signature (REQUIRED): ___________________________ Date: 6/27/19

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: ________________
ANCHOR BOLT DTL

TYP. WINDOW SECTION

FIRST FLOOR FRAMING PLAN

ROOM FINISH SCHEDULE

REUSE EXISTING JOISTS BATHROOM

TYP. SINGLE BATH ARRANGEMENT 3" WASTE DOWN

TUB 1 1/2" VAT. UP

LAV 1 1/2"

WC 1 1/4" 3"

MICROW HOOD GE

1.6 CU. FT. OVER THE RANGE MICROWAVE

12" GAS RANGE

TYP BATH DRAIN/WASTE ISOMETRIC

1" TRAP FOR SINK

1 1/2" WASTE DOWN, VENT UP

1 1/2" TRAP FOR TUB/SHOWER

3" RING FOR TOILET 3" VENT UP

TYP. BATH DRAIN/WASTE ISOMETRIC

3" WASTE OR 1" DRAIN FOR TOILET 3" WASTE DOWN

1 1/2" DRAIN FOR TUB/SHOWER

4" ROOF BASE

TILE BACK SPLASH

OPEN JOISTS AT KITCHEN AND CORRIDOR

OPEN JAMBS AT DOOR AND WINDOW

DOORS PAINTED WHITE

1 1/2" SF A MUST IN DOORS 1 1/2" WIDEP Hi 1/2" LOCATION VENT

MICROW HOOD GE 500 CFM OVER THE RANGE MICROWAVE

CEILING CHASE

FREEZE PROOF PIPING

ANSI B 182.2 - POLYESTER RESIN

3" RING FOR TOILET 3" VENT UP

CLOSED CELL FOAM INSULATION R 25 EXTERIOR WALLS AND R 49 ROOF

RM# C F WB

BASE B1: PROVIDE 1/2"X 2 1/4" TYP PAINTED TRIM, B2: PROVIDE PORCELAIN TILE, B3: PROVIDE RUBBER COVED BASE, B4: PROVIDE NO BASE

FLOORS F1: PROVIDE DECKING, F2: PROVIDE PORCELAIN TILE, F3: LVT, F4: PROVIDE CONCRETE MIRROR FINISH, F7: DOT ITEM 4 GRAVEL, F8: PINE WITH 2 COATS POLYURETHANE

WALLS WALLS W1: PROVIDE GYP. BD. (1/2"), W2: MOISTURE RESIST. GYP. BD., W3: EXTERIOR CEMENT BD FINISH

BLINDS/SHADES S1: LIGHT PROOF SHADES GRABER OPENNESS FACTOR 14%, PROVIDE BLOCKING

ROOM FINISH KEY

CEILING C1: PROVIDE GYP. BD. CEILING PTD., C2: PROVIDE MOISTURE RESIST. GYP. BD., C3: 1HR. FIRE RATED CEILING, C4: CEMENT BOARD

RESIDENTIAL CONSTRUCTION 1/2"X6" OR 8" ANCHOR BOLTS ARE USED TO HOLD DOWN THE SILL PLATE FOR FLOOR JOISTS OR THE BOTTOM PLATE FOR WALLS.
NOTE: SUBMIT MANUFACTURER DOOR AND WINDOW OPENING SCHEDULE TO ARCHITECT
**Heat-Base 750**

**Residential**

- Slim and compact, the low profile Model 750 is designed to fit efficiently within any residential applications.
- Standard CEJ valve for cover and optional venting kit, sp. n. 18
- Enhanced finish with painted finish, model 750
- **Required with 3/8" copper**

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**Technical Data**

- **Heat exchanger**
  - Stainless steel heat exchanger for last performance and reliability
  - Modulating Matrix cylinder gas burner, Vitodens 100-W wall-mounted condensing boiler is the perfect combination of value, quality, and Viessmann technology.

**Outstanding efficiency**
- 95.0% of the best overall models.

**Low emission**
- with Viessmann-made SA240 / S43622 stainless steel inox-Radiant heat exchanger constructed to ASME Section IV and CSA 651
- with full-modulating stainless steel Matrix cylinder burner, factory calibration eliminates adjustments in the field.
- with 45 ppm NOx at 3% O2

**Hi-Altitude**
- with integral boiler control interfaces with any level of external control from room thermostat to outdoor reset and more.
- Composite, lightweight wall mount design
- No clearance for combustibles make it a great choice for limited space installations.
- Extremely quiet operation quieter than most refrigerators.
- 52 dBA (3.3 ft. (1 m))

**Easy installation, service and maintenance**
- with all pipes connections located at the bottom and serviceable components (including electrical connections) easily accessible from the front.

---

**Checkered by**
- Arch Civil
- Arch Elec
- Arch Mech
- Arch Struct
- Arch Energy

**Date:**
- 6/25/19

**Scale:**
- Project No.
- REVISED: 6.25.19
- 18-915

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**M-100**

**Mechanical Specifications**

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**Viessions 100-W, B1HA series & B1KA Combi Technical Data**

### Specifications (continued)

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<td>connection</td>
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<td>Coaxial flue diameter</td>
<td>2 1/4&quot; (60)</td>
<td>2 1/4&quot; (60)</td>
<td>2 1/4&quot; (60)</td>
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<td>Combustion air supply</td>
<td>4 (100)</td>
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<td>- with 1 meter</td>
<td>2 1/4&quot; (60)</td>
<td>2 1/4&quot; (60)</td>
<td>2 1/4&quot; (60)</td>
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<tr>
<td>- with 2 meter</td>
<td>45</td>
<td>45</td>
<td>45</td>
<td></td>
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<tr>
<td>- with 3 meter</td>
<td>81</td>
<td>81</td>
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<tr>
<td>- with 4 meter</td>
<td>111</td>
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<td>High altitudes (over 5000 ft.)</td>
<td>0.8</td>
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---

**Mechanical Specifications**

- **Multiple venting options**
  - Horizontal or vertical sealed combustion (with or without mechanical ventilation system).
  - Horizontal, vertical, or hybrid sealed combustion:
    - Double pipe, CPVC vent system (field supplied).
    - Horizontal or vertical single pipe, CPVC vent system (field supplied).
    - Horizontal or vertical single or double pipe, PPSI, flexible vent system (Viessmann supplied).

- **Suitable for high altitude levels**
  - of up to 10,000 ft. (3,000 m).

- **Built-in automatic reset protection**
  - Allows boiler to shut off for extended periods of time while protecting it against freeze-up.

- **Reliable on demand domestic hot water (B1KA)**
  - Plate type heat exchanger
  - Built-in diverting valve
  - Built-in Grundfos 3-speed pump
  - Built-in pressure bypass valve
  - Built-in water hammer arrestor
  - Built-in flow sensor
  - Built-in temperature sensor
  - Supplied with a pressure relief valve rated at 150 psig

- **Limited lifetime warranty**
  - Residential applications.

- **The B1KA boiler**
  - Meets the requirements of NFPA/ANSI 372 for "lead free" Plumbers products as defined by the US state laws and by section 1417 of the US Safe Drinking Water Act.
Light Fixture Schedule

**FIRST FLOOR**
- **BEDROOM 3** - 5' 6" LED Downlight, White Recessed Ceiling Light with Lensed Shower Trim (Wet rated trim, designed for showerlight applications, 2700K)
- **BATH** - 2' 6" LED Downlight
- **KIT** - 5' 6" LED Downlight
- **LIV** - 5' 6" LED Downlight
- **HALL** - 3' 6" LED Downlight

**SECOND FLOOR**
- **BEDROOM 2** - 4' 6" LED Downlight
- **BEDROOM 3** - 4' 6" LED Downlight
- **BATH** - 2' LED Downlight
- **HALL** - 4' 6" LED Downlight
- **STAIR** - 4'

**FINISH TUBE LENGTHS**
- **FIRST FLOOR**
  - **BEDROOM 3** - 5'
  - **BATH** - 5'
  - **KIT & LIV** - 5'
  - **HALL** - 5'

**LIGHT SCHEDULE**

- **BASEBOARD LENGTHS**
  - **SCALE 1/4" = 1'-0"**

**MEDICINE CABINET**

- **SCALE 1/4" = 1'-0"**

**ELECTRICAL NOTES**

- **SERVICE - 200 AMP OVERHEAD**
- **ELECTRICAL LEGEND**
- **ELECTRICAL NOTES SCALE**
- **ELECTRICAL RISER DIAGRAM**
- **SCALE 1/4" = 1'-0"**

**RECEPTACLE OUTLETS**

- **SINGLE POLE SWITCH**
- **DUPLEX RECEPTACLE 110V**
- **SWITCHED DUPLEX**
- **WEATHER PROOF DUPLEX**

**ELECTRICAL REQUIREMENTS**

- **H99 series TAT, RTAT and ICAT recessed cans**
- **DIMMERS**
- **THREE WAY SWITCH**
- **DATA OUTLET**
- **PHONE OUTLET (CABLE)**
- **TV OUTLET**
- **THERMOSTAT**

**ELECTRICAL PANELS**

- **HOME PANEL - HP**
- **EXTERIOR FAN - HP**
- **CABIN MONITOR DETECTOR**

**POWER AND LIGHTING DISTRIBUTION**

- **FACTORY-INSTALLED RECEPTACLE OUTLETS, OR OUTLETS PROVIDED AS A SEPARATE ASSEMBLY BY THE BASEBOARD MANUFACTURER SHALL BE PERMITTED AS THE REQUIRED OUTLET OR OUTLETS FOR THE WALL SPACE UTILIZED BY SUCH PERMANENTLY INSTALLED HEATERS. SUCH RECEPTACLE OUTLETS SHALL NOT BE CONNECTED TO THE HEATER CIRCUITS.**

**GROUNDED FIXTURES**

- **GROUND-FAULT CIRCUIT INTERRUPTER**, OR **GFCI**
- **CABIN MONITOR DETECTOR**
- **CARBON MONOXIDE DETECTORS**

**MANUFACTURING**

- **Designed for Halo H99 series TAT, RTAT and ICAT recessed cans**

**LIGHTING**

- **RECESSED DOWNLIGHT TRIM**
- **6" LED Downlight**

**FINISH TUBES**

- **6" LED Downlight**

**MEDICINE LIGHTING**

- **3-LIGHT BRUSHED NICKEL VANITY**
- **791 LED MEDICINE CABINET**
- **WHITE MEDICINE LIGHT**

**LISTING**

- **BROAN 60 CFM**
- **MINKA 52" SCALE**
- **WHITE 4-BLADE DASH SCALE**
- **WHITE 791 LED MEDICINE CABINET**
- **WHITE 3-LIGHT BRUSHED NICKEL VANITY**
- **WHITE OPAL GLASS MEDICINE LIGHT**

**LIGHT ALUMINUM**

- **WHITE MEDICINE LIGHT**

**DAMPROOF DETAIL**

- **ETCHED FLAT ACRYLIC**

**REVISIONS**

- **6.25.19**

**NOTES**

- **ALL OUTLETS SHALL BE SPACED AT RATIO OF 1 OUTLET TO 2 FEET OF WALL SPACE.**

**SCALE:**

- **1/4" = 1'-0"**

**PROJECT NO.:**

- **18-915**
### Property Information

<table>
<thead>
<tr>
<th>Property Information</th>
<th>Details</th>
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<td><strong>Address:</strong></td>
<td>214 Eddy Street</td>
</tr>
<tr>
<td><strong>Historic Name:</strong></td>
<td>NA</td>
</tr>
<tr>
<td><strong>Owner:</strong></td>
<td>Gregory and Matoula Halkiopoulos</td>
</tr>
<tr>
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<td>155 Westview Lane</td>
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<tr>
<td></td>
<td>Ithaca NY 14851</td>
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<td><strong>Year Purchased:</strong></td>
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<td><strong>Date of Construction:</strong></td>
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<td>F.A. Wright/Unknown</td>
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<td><strong>Historic District/Individual Landmark:</strong></td>
<td>East Hill Historic District</td>
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<td><strong>Period of Significance:</strong></td>
<td>1830-1932</td>
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<td><strong>Local Designation:</strong></td>
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<td><strong>Resources:</strong></td>
<td>Residence and Carriage Barn (both contributing)</td>
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<td><strong>Historic Structure Inventory Form</strong></td>
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<td><strong>Incentive Programs:</strong></td>
<td>□ Local Property Tax Exemption</td>
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<td></td>
<td>☐ State Homeowner Tax Credit:</td>
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<tr>
<td></td>
<td>☐ State Commercial Tax Credit:</td>
</tr>
<tr>
<td></td>
<td>□ Federal Commercial Tax Credit:</td>
</tr>
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</table>
A. Staff Photographs of Existing Conditions

Figure 1: East Elevation

Figure 2: East and North Elevations
Staff Notes – 214 Eddy Street, East Hill Historic District
Ithaca Landmarks Preservation Commission Meeting – July 9, 2019

Figure 3: East and South Elevations

Figure 4: Detail - Gable on East Elevation
B. Evaluation/Review Criteria and Relevant Design Guidelines Sections

Standards and Principles

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

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

**Standard #3** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

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

*City of Ithaca Historic District and Landmark Design Guidelines*

**Accessory Structures** (p. 85)
Accessory structures found in Ithaca’s historic areas range from original carriage houses and early garages to garden sheds, and many existing accessory structures are either historically or architecturally significant in their own right. The alteration of an historic accessory structure will be reviewed using the same criteria as alterations to a primary structure.

For new accessory structures or additions to existing structures, regardless of the original, current, or proposed use, the overriding principle is that they be customarily incidental and subordinate to the main structure. This subordinate nature is achieved through attention to placement, orientation, scale, massing, materials, and degree of detailing. These criteria do not necessarily preclude the use of pre-fabricated accessory structures. Such structures may be allowed provided that the chosen design and materials comply with the review criteria. The ability of such structures to easily comply will vary between individual properties due to the complexities of each main structure and the lot constraints.

**Placement and Orientation**
Subordinate placement requires that any new accessory structure be located behind the front building plane of the main structure. With larger building lots this might include to the side of the main structure; however, the most appropriate location will often be behind the rear wall plane of the main structure. This placement is common to historic structures. It is generally inappropriate to relocate historic accessory structures as doing so can alter the understanding of the historic development of the site.
Windows and Doors (p. 55)

Rhythm and Solid to Void Ratio

Most historic structures incorporate a regular rhythm in the placement of door and window openings across each elevation. This is known as the solid (wall surface) to void (wall opening) rhythm. Typically, a common head height is maintained for all windows on each story and a vertical alignment is maintained for windows and doors on different stories. Historic structures tend to have openings on every elevation and often these align with one another to facilitate cooling airflow during hot summer months. While modern air conditioning has largely ended our dependence on architecture for cooling, such design details are important to understanding the historic structure and should therefore be preserved. When adding a new door or window, the solid to void rhythm of the historic structure must be carefully considered so that the new opening does not disrupt that rhythm.

C. Issues and Considerations

- Moving the carriage barn 5′ east toward Eddy Street and elevating the building 2′:
  - Impact on the historic context of the resource and the historic district;
  - Visual impact of the relation and elevation from the public way;
- Architectural significance of the doors on the east elevation and appropriateness of their replacement;
- Compatibility of the proposed windows and door products;
- Appropriateness of the number of new windows and doors and fenestration composition all elevations;
- Visibility and appropriateness of the proposed skylights;
- Visual compatibility and appropriateness of the exposed formed concrete foundation;
- Significance of the building’s existing windows and wood sashes, including two, two-lite sashes on the north and south elevations, a Queen-Ann-Style sash on the west elevation, and the window openings on the north and south elevations.
BUILDING-STRUCTURE INVENTORY FORM

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

FOR OFFICE USE ONLY
UNIQUE SITE NO. __________________
QUAD __________________ SERIES __________________
NEG. NO. __________________

YOUR NAME: Sarah Adams Hector DATE: APRIL 1979

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

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

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

IDENTIFICATION
1. BUILDING NAME(S): ___________________________
2. COUNTY: Tompkins TOWNSHIP/CITY: Ithaca ___________________________
3. STREET LOCATION: 214 Eddy St. Owned by T.M. Tameron, 1899
4. OWNERSHIP: a. public □ b. private □
5. PRESENT OWNER: Frank Flannery ADDRESS: 58 Buck Rd., Lansing, NY
6. USE: Original Single family residence Present: apartments
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes □ No □
Interior accessible: Explain ___________________________

DESCRIPTION
8. BUILDING MATERIAL:
   a. clapboard □ b. stone □ c. brick □ d. board and batten □
   e. cobblestone □ f. shingles □ g. stucco □ other: ___________________________
9. STRUCTURAL SYSTEM:
   a. wood frame with interlocking joints □
   b. wood frame with light members □
   c. masonry load bearing walls □
   d. metal (explain) ___________________________
   e. other ___________________________
10. CONDITION: a. excellent □ b. good □ c. fair □ d. deteriorated □
11. INTEGRITY: a. original site □ b. moved □ if so, when?
   Converted to apartments between 1929 and 1940
   wood second floor exterior stairs in rear; the story bay on
   south has asbestos tile brick siding.
12. PHOTO: ___________________________
13. MAP: Scale 1 = 200' ___________________________

HP.1
14. THREATS TO BUILDING:  
   a. none known X   b. zoning □   c. roads □  
   d. developers □   e. deterioration □  
   f. other:  

15. RELATED OUTBUILDINGS AND PROPERTY: converted to rear garage  
   a. barn X   b. carriage house □   c. garage □  
   d. privy □   e. shed □   f. greenhouse □  
   g. shop □   h. gardens □  
   i. landscape features:  
   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 X X   e. commercial □  
   f. industrial □   g. residential X X  
   h. other:  

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
   (Indicate if building or structure is in an historic district)  
   This is a late 19th C. brick residential structure on a street of predominantly  
   19th C. brick and frame houses (see included overview)  

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE  (including interior features if known):  
   This house combines elements from the Second Empire Style in its use of a  
   mansard roof and the Queen Anne Style with its irregular plan, decorative  
   dormer overhangs and wood grillwork in the gambrel roofline of the two-story  
   projection.  

SIGNIFICANCE.  
19. DATE OF INITIAL CONSTRUCTION: Between 1873 and 1882 □  
  ARCHITECT: F. A. Wright, 1878 (Ithaca Daily Journal)  
   BUILDER:  

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:  
   This was the residence of Mr. J. N. Jamieson, during the turn of the Century.  
   He owned a very successful plumbing and heating business  
   (see included article).  

21. SOURCES:  
   1872 Map, 1882 Bird's Eye View  
22. X X X X X X City Directories
<table>
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<tr>
<th>DATE</th>
<th>NAME</th>
<th>OCCUPATION</th>
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<td></td>
<td></td>
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<td>1974-5</td>
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<tr>
<td>1888-9</td>
<td></td>
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<tr>
<td>1894-5</td>
<td>J. M. Jamieson living at 25 Green Street.</td>
<td>House built between 1895 and 99?</td>
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<tr>
<td>1899</td>
<td>J. M. Jamieson at 214 Eddy</td>
<td></td>
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<tr>
<td>1903</td>
<td>J. M. Jamieson</td>
<td>(See Ithaca and Its Resources)</td>
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<tr>
<td></td>
<td></td>
<td>Jamieson and McKinney</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Plumbing, gas, steam and hot water heating at 121 S. Cayuga Street</td>
</tr>
<tr>
<td>1910</td>
<td>Frederick A. Peek</td>
<td>no occupation stated</td>
</tr>
<tr>
<td>1919-20</td>
<td>Mrs. Harriet J. Smold</td>
<td>widow of Chas. J.</td>
</tr>
<tr>
<td>1929</td>
<td>Eugene R. Bajderston</td>
<td>student</td>
</tr>
<tr>
<td>1940</td>
<td>Geo. W. Sharp</td>
<td>widow of Stanford G.</td>
</tr>
<tr>
<td></td>
<td>Mrs. Josephine H. Lyon</td>
<td>grad student at C.U.</td>
</tr>
<tr>
<td></td>
<td>Averett Howard</td>
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<td>1957</td>
<td>George W. Sharp</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Mrs. Allie W. Kibler</td>
<td></td>
</tr>
<tr>
<td></td>
<td>vacant</td>
<td></td>
</tr>
<tr>
<td>1968</td>
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JAMIESON & MCKINNEY.

It is a standing joke that plumbers invariably get very rich in a few years. While this is far from being true, there are occasionally cases, in which, as in other occupations, the honesty, fair-dealing, and enterprise of the plumber find just recognition at the hands of the public, and a fair amount of business prosperity is the result. The experience of the firm of Jamieson & McKinney, the well-known and reliable plumbers, gas and steam fitters, and wholesale dealers in plumber's goods, of this place, has fortunately been of this sort. In May, 1873, the senior member of this firm, John M. Jamieson, a practical plumber and gas fitter, bought of the Ithaca Gas & Water Company, their stock in trade and good will. There was at the time in the employ of the Gas & Water Company, a young man, who was recommended to Mr. Jamieson, as a faithful, valuable clerk and bookkeeper. The business prospered in Mr. Jamieson's hands from the first. From doing the bulk of the work in Ithaca, including the plumbing of a number of the many large and fine residences erected on East Hill during the last ten years, the business has extended into surrounding counties, in which many large contracts for steam and gas fitting have been skillfully and successfully executed. The plumbing of the splendid McGraw-Fiske mansion was done by Mr. Jamieson and his corps of workmen. In February, 1883, James A. McKinney, the young man who began with Mr. Jamieson, and had served faithfully and well during the preceding ten years, became a member of the firm. Jamieson & McKinney have now on hand the plumbing and steam fitting for the new Physical Laboratory of Cornell University, and the large depot building of the Lehigh Valley R. R. Co., at Wilkesbarre, Pa. They employ a force of from twelve to

Ithaca AND ITS RESOURCES.

fifteen men, and are wholesale dealers in pipe, steam and gas fittings, and plumber's materials. All important work is done under the personal supervision of the senior member of the firm, who is one of the most experienced and successful workmen in his line in this section of the state. There is without doubt a long and highly successful business career in store for this pushing, worthy firm.
Continuation Sheet: 1
Address: 214 Eddy Street
Local Historic District: East Hill

View: East & North Facades

View: East & South Facades

Documentation: John Auwaerter
Date: 2/92
Alterations: Alteration of parking pad in rear
RESOLUTION: Continued Repair and Maintenance of Remnant Brick and Masonry Streets

WHEREAS, Stewart Avenue 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, remnant brick and masonry streets, such as found on sections of Stewart Avenue, West State Street, East State Street and Ferris Place represent a finite historic resource available to the general public, and

WHEREAS, remnant sections on Stewart Avenue and Ferris Place are an important character-defining feature of the East Hill Historic District and provide a physical representation of the affluence, influence, and prestige of the neighborhood during the late 19th century and the achievements of the City’s first mayor, David B. Stewart, and

WHEREAS, the Common Council adopted a Green New Deal on June 5, 2019, establishing goals to address climate change and the community’s adverse impacts on the environment, and

WHEREAS, brick and masonry paving materials have several environmental and economic advantages over asphalt paving that would complement the objectives of the Green New Deal; advantages include a semi-permeable surface that reduces stormwater runoff, greater durability and reduced long-term maintenance requirements, long life expectancy, a smaller contribution to the heat island effect, a smaller carbon footprint, and reduced consumption of and reliance on fossil fuels, and

WHEREAS, Common Council endorsed a request to the State of New York to amend Vehicle and Traffic Law Title 8, Article 38, Section 1643 to allow all communities to establish a city-wide speed limit as low as 25 miles per hour in March 2019. The intent of the requested change was to improve pedestrian safety in the City, and

WHEREAS, masonry paved streets act as pieces of traffic calming infrastructure, improving pedestrian safety by reducing vehicle speeds, and

WHEREAS, the Common Council adopted resolutions in 10/86 and 10/84 (copies attached) establishing the City’s policies concerning retention and reimplacement of brick and masonry paving materials, and

WHEREAS, the policies include the following key points:
  • Prioritize the retention and reimplacement of brick and masonry paving on local streets and appurtenances within National Register listed or eligible historic districts or on which National Register buildings are located;
  • Prioritize the retention and reimplacement of brick and masonry paving on local streets and appurtenances within locally-designated historic districts or proposed districts;
  • That all utility and other openings are required to be repaired with identical historic brick and stone paving materials and reimplacement techniques;
  • That Department of Public Works personnel would be cross trained to repair/maintain such streets and appurtenances, ensuring the brick laying skill remains within the department;
• That annual maintenance scheduled be included in the Department of Public Works’ work program, and

WHEREAS, as set forth in Section 228-12 of the Municipal Code, all changes to City-owned property affecting an individual landmark or within an historic district are subject to the provisions of the Landmarks Ordinance unless “there exists…a substantial hazard to public health, safety or welfare” and immediate remedial action is required, and

WHEREAS, recent repairs to Stewart Avenue have not been in keeping with the City’s policies, most notably the overlay of brick paving in the 100 and 200 blocks with asphalt in May 2019, and

NOW, THEREFORE BE IT RESOLVED, that the Ithaca Landmarks Preservation Commission requests that the Board of Public works (BPW) continues its previous practice of repairing new cuts and openings with identical historic brick and stone paving materials and reimplacement techniques and to include the regular maintenance and systematic restoration of surviving masonry streets in the Department’s work program, and

BE IT FURTHER RESOLVED, that the BPW give particular attention to remnant brick and masonry streets within the East Hill Historic District, and

BE IT FURTHER RESOLVED, that the ILPC requests that Common Council consider including policies as part of the Green New Deal that encourage the retention, reimplacement and restoration of brick- and masonry-paved streets in the City.

RECORD OF VOTE:
Moved by: 0
Seconded by: 0
In Favor: 0
Against: 0
Abstain: 0
Absent: 0
Vacancies: 0
This is somewhat different than the normal course of events. Zoning resolutions do originate and are discussed in the Planning & Development Committee and then the procedure the committees have agreed upon is that the Planning & Development Committee would then call for a public hearing on a particular proposed zoning resolution; at that point it would be referred to the Charter & Ordinance Committee for one-month period for review and recommendation as to whether or not it should pass to Council (after the public hearing is held).

Retention/Reimplacement of Brick and Masonry Paving Materials

By Alderperson Cummings: Seconded by Alderman Romanowski

RESOLUTION, That the following be adopted as the City's policy on retention/reimplacement of brick and masonry paving materials:

Common Council shall:

1. Identify all existing brick and masonry paved streets and appurtenances in the City of Ithaca, including those with an asphalt overlay. Evaluate the condition of all brick/masonry streets and appurtenances.

2. Document the type of base, cushion and size of brick (or masonry) on each street and appurtenance. Record date of installation and known repairs.

3. Establish a system of categorizing brick/masonry streets and appurtenances. Set priorities for which streets and appurtenances will be retained. e.g.
   a. Local streets and appurtenances within National Register eligible Historic Districts or on which National Register buildings are located.
   b. Local streets and appurtenances in neighborhoods with local historic districts or proposed districts.
   c. Streets and appurtenances in residential or commercial areas that have undergone considerable revitalization efforts and that retain their original integrity.
   d. Streets and appurtenances with unique paving patterns or materials.

The Board of Public Works shall:

4. Establish stockpiling methods which conform to the following:
   a. All reasonable salvageable brick/masonry materials should be carefully removed from the site and transported to a reasonably secure storage area.
   b. All such paving materials are to be cleaned and piled in an orderly and retrievable manner, preferably on pallets, in an economically feasible fashion; the methods of cleaning and stockpiling to be investigated by the Board of Public Works.
   c. Usable paving materials shall be piled according to size and recorded, to ensure that an adequate accounting of these valuable resources is made.

5. Cross train HPW personnel to repair/maintain such streets and appurtenances in order to keep the brick laying skill within the department.

6. Require that all utility and other openings are repaired in kind with identical paving materials and replacement techniques.

7. Prepare model specifications and contract documents that reflect current technologies in brick paving.
8. Include annual maintenance schedules in the DPW work program for brick/masonry streets and appurtenances.

Discussion followed on the floor.

A vote on the resolution resulted as follows:

Ayes (8) - Peterson, Hoffman, Killeen, Dennis, Cummings, Myers, Romanowski, Schlather
Mays (2) - Haine, Holdsworth Carried

East State Street Pavement

By Alderperson Cummings: Seconded by Alderman Hoffman

WHEREAS, there are several unanswered questions regarding the condition of the brick and concrete base on East State Street, and

WHEREAS, these questions can be answered through certain tests recommended by the City Engineer, and

WHEREAS, performing these tests will greatly reduce the uncertainty regarding the cost of repaving East State Street, and

WHEREAS, the City Engineer has recommended that a demonstration brick repaving project be undertaken in 1985 on one or two blocks in downtown Ithaca to reaffirm the City's commitment to enhancement and revitalization, and

WHEREAS, the repaving project will generate further practical knowledge on brick paving and give local contractors familiarity with such projects; now, therefore, be it

RESOLVED, That the Common Council request that the necessary tests recommended by the City Engineer be undertaken as soon as practicable, and be it further

RESOLVED, That the planning, design and construction of a demonstration brick paving project be included in the 1985 Capital Budget Request List.

Discussion followed on the floor.

A vote on the resolution resulted as follows:

Ayes (9) - Peterson, Hoffman, Killeen, Haine, Dennis, Cummings, Myers, Romanowski, Schlather
May (1) - Holdsworth Carried

NYSCA Grant Award

By Alderperson Cummings: Seconded by Alderperson Peterson

WHEREAS, the City has been awarded a $3,000 grant from New York State Council on the Arts requiring a $2,500 local match to evaluate under-utilized commercial space in the City of Ithaca, to aid future planning efforts, and produce a catalogue to promote appropriate uses of commercial space, and

WHEREAS, such match will be requested for inclusion in the Planning and Development Department Budget request for 1985; now, therefore, be it

RESOLVED, That the City accept said funds to cover the cost of the above-mentioned project.

Discussion followed on the floor.

Tying Motion

By Alderman Dennis: Seconded by Alderperson Haine

RESOLVED, That the resolution concerning NYSCA Grant Award be tabled.
Amending Resolution
By Alderperson Lytel: Seconded by Alderperson Cummings
RESOLVED, That the resolution be changed to read "with the approval of two-thirds of the full Common Council," rather than three-fourths.

A vote on the amending resolution resulted as follows:

Ayes (4) - Hoffman, Dennis, Cummings, Lytel
Nays (6) - Romanowski, Schlather, Haine, Killeen, Peterson, Booth

Amendment Defeated

Main Motion
A vote on the Main Motion resulted as follows:

Ayes (8) - Peterson, Schlather, Dennis, Killeen, Romanowski, Haine, Booth, Hoffman
Nays (2) - Cummings, Lytel

Carried

It was noted by Alderperson Schlather that this local law was mailed out to all Alderpersons two weeks ago.

PLANNING AND DEVELOPMENT COMMITTEE:
Strategic Housing Plan
Alderperson Cummings stated that there is a draft report out on the Strategic Housing Plan. The report should be distributed to the Council within a week. In addition, the Planning Board and Technical Advisory Committee have been meeting and narrowing down the lists of concerns which are going to be addressed in the neighborhoods and housing plan. There are basically six categories which include many specific problems. Materials on this matter will be distributed to Council for action in early Spring.

Housing and Public Works Code Inspectors
Alderperson Cummings reported that the Planning and Development Committee is holding discussions on whether staff people should be hired in 1987 for Housing and Public Works Code Inspectors. Perhaps these people could be hired on a seasonal, part-time basis to work through the Building Department doing inspections of property for things like lawn mowing, etc. This matter is still under discussion. There will be a memo forthcoming from Tom Hoard, Building Commissioner, which will have a list of those performance standard laws which need greater clarification to more effectively implement this.

Stewart Avenue Brick Reimplacement
Alderperson Cummings reported that the Stewart Avenue brick reimplacment has been discussed in committee. The estimated cost had originally been $19.57 per sq. foot; it came in at $12.31 per sq. foot. Supt. of Public Works indicated that at least three men of a core crew received training in brick laying and will be continued on in their position dealing with brick laying. The project will continue next year.

Brick Reuse Policy
By Alderperson Cummings: Seconded by Alderperson Killeen
RESOLVED, That the following be adopted as the City's policy on reuse of stockpiled brick and masonry paving materials:

1. The highest priority for distribution of stockpiled brick and masonry paving materials is for reuse in the manner consistent with its historic function; the retention, restoration and reconstruction of the City's brick streets.
2. That brick and masonry paving materials be subject to reuse by City agencies, or sold for full value for use in both public and private sector improvements that meet the following criteria:

   a. The improvement is located in an area accessible to the public or visible from a public right-of-way.
   b. The scale and design of the improvement contributes to the identity and character of the City

3. The Ithaca Landmarks Preservation Commission will evaluate proposals for the reuse of brick and masonry paving materials to determine whether criteria are met.

4. The following uses reflect the intention of the criteria and are recommended options:

   a. Park paving: Proposed improvements at the GIAC Park, Stewart Park, Ithaca Falls Hydro Site, Cass Park walkways. Extend use to other City parks where desirable.
   b. Special public and commercial areas: West End, Inlet Island, all historic districts, and sites of private commercial development to mark entrances, exits, borders, pathways, promenades and plazas.

Discussion followed on the floor.

A vote on the resolution resulted as follows: Carried Unanimously

Bidder Responsibility Hearings
By Alderperson Cummings: Seconded by Alderperson Dennis
WHEREAS, a number of citizens have brought to Common Council their concerns about possible life safety problems at the mines of Cargill Salt, Inc. from whom the City currently purchases salt, and

WHEREAS, according to State law it is the duty of Common Council to do business with those companies that are "responsible bidders", and

WHEREAS, our current contract for salt is due to expire in October; now, therefore, be it

RESOLVED, That prior to awarding of any future bids for the purchase of salt the Budget and Administration Committee, or its designee, make a determination whether or not the prospective vendor is a "responsible bidder" within the meaning of the law, conducting appropriate inquiry by hearing or otherwise, as necessary, and be it further

RESOLVED, That the Board of Public Works and the Purchasing Department are directed not to award any bids until this determination has been made.

Discussion followed on the floor.

A vote on the resolution resulted as follows: Carried Unanimously

Stewart Park Landmarks Designation/Environmental Quality Bond Act
Alderperson Cummings reported that the Landmarks Commission has begun consideration of designating Stewart Park structures and their environs as historic landmarks. Historic Ithaca is going to be gathering information for them. If the Environmental Quality Bond Act passes there may be money available for restoration of municipally owned, designated, non-profit structures.