Ithaca Landmarks Preservation Commission (ILPC)

NOTICE OF MEETING & AGENDA

The regular monthly meeting of the ITHACA LANDMARKS PRESERVATION COMMISSION will be held at 5:30 p.m. on Tuesday, August 18, 2020. City Hall remains closed to the public. This meeting will be conducted remotely via the online platform Zoom, pursuant to the Governor’s Executive Order 202.1. A live stream is available at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg.

Scheduled Public Hearings
There are two options to participate in a public hearing:
1. Submit comments by email no later than 4 p.m. on the day of the meeting (contacts below), and they will be read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing.
2. To speak at the meeting, sign up and receive instructions through the contact(s) listed below.

General Public Comments
Send written comments to the contact(s) listed below. All comments received will be forwarded to the ILPC for their consideration. Written comments received well in advance of the meeting give the Commission time to fully consider them. A minimum of 15 minutes will be allotted at the beginning of the meeting to read comments, if needed. Please indicate if you would like your comments read into the record. Each comment is limited to three minutes. The Chair will make an effort to read as many comments as time permits.

All comments and questions can be emailed to Anya Harris at aharris@cityofithaca.org or Megan Wilson at mwilson@cityofithaca.org or call (607) 274-6550.

I. PUBLIC HEARINGS
   A. 101 Llenroc Court, University Hill Historic District – Proposal to Demolish Fire-Damaged One-Car Garage
      https://www.cityofithaca.org/DocumentCenter/Index/1189
   B. 114 Orchard Place, East Hill Historic District – Proposal to Install 4-foot Ornamental Steel Fence in Side Yard
      https://www.cityofithaca.org/DocumentCenter/Index/1203

II. PUBLIC COMMENT ON MATTERS OF INTEREST

III. NEW BUSINESS

IV. OLD BUSINESS

IV. APPROVAL OF MINUTES
   • 6/16/20; 7/21/20

V. ADMINISTRATIVE MATTERS

VII. ADJOURNMENT

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

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

Good afternoon! I writing to share safety concerns of 101 Llenroc Court. Cornell University Police has continue to monitor and check the Llenroc Court area when time permits. We have not detected or received any reports of criminal activity since the fire at 101 Llenroc. However, I do have concerns of vandalism or another fire occurring at the vacant property. The current structures hinder an extended view for pedestrians while walking south on the sidewalk of vehicles traveling east on Cornell Avenue as well. Along with our university responsibilities, Cornell University Police will continue patrolling the Cornell Avenue neighborhood. Be well!

Anthony G. Bellamy, MPA

Deputy Chief

Law Enforcement Operations and Community Engagement

117 Statler Drive,

Ithaca NY 14853-1701

Desk: (607) 255-8950

Fax: (607) 255-5916

email: agb33@cornell.edu
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 | bmmcacken@cityofithaca.org
www.cityofithaca.org/boardscommittees/ilpc/index.cfm

Date: _______  Building Permit Application # (REQUIRED): ___________

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

Property Address: 101 Llenroc Court

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

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

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

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

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

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

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

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

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

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

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

Reasons for Proposed Changes (use additional sheets if necessary):
— 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 $15.00 each. Alternatively, an applicant may create their own signs, as long as the following required content is included and the signs have dimensions of at least 18"x23":

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

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

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

Applicant’s Signature [REQUIRED]: _____________________________ Date: __________

STAFF USE ONLY:
Date Received: ________________
Staff Review:  □ yes  □ no  Approved:  □ yes  □ no  Referred to ILPC:  □ yes  □ no
ILPC Review:  □ yes  □ no
Date of Public Hearing: ___________
SUBMITTED TO: Ashley Management                              DATE: 6/4/2020
ATTN: Maria Maynard

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

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

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

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

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

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

BASE BID: $30,560.00 TAX EXEMPT
Price: See Above
Terms: See Attached General Conditions on Following Page
Please Sign and Return one copy.

Accepted: __________________________________________
(Purchaser)
By: __________________________________________
(Name and Title)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TERMS OF PAYMENT WHEN INSTALLATION IS INCLUDED:

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

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

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

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

Significance:
Contributing. Architecturally significant.

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

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

Ithaca Landmarks Preservation Commission (ILPC)
Planning & Economic Development Division
City of Ithaca, 108 E. Green St., 3rd Floor, Ithaca, NY 14850
Bryan McCracken | Ph: 607-274-6555 | bmccracken@cityofithaca.org
www.cityofithaca.org/boardscommittees/ilpc/index.cfm

Date: July 23, 2020  Building Permit Application # (REQUIRED): 40538
Applicant’s Name: Chloe & Victor Kessler  Phone: 240.281.6039
Applicant’s E-Mail address (REQUIRED): chloeahmann@gmail.com
Property Address: 114 Orchard Pl, Ithaca, NY 14850
Owner’s Name (if different from Applicant): 
Owner’s Mailing Address: 114 Orchard Pl ...

Proposed Work Includes (check all that apply):

☐ New Construction  ☑ Site Changes (paving, fencing, patios, etc.)
☐ Addition  ☐ Signage
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Description of Proposed Changes (use additional sheets if necessary):

We would like to install an ornamental steel fence to enclose our side yard. We are working with Fred Whitmore.

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

We have a toddler and we'd like to create a safe space for her to roam around.
— REQUIRED PUBLIC NOTIFICATION —

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

Applicant’s Signature (REQUIRED): ____________________________ Date: July 21, 2020

STAFF USE ONLY:

Date Received: ______________
Staff Review: ☐ yes ☐ no Approved: ☐ yes ☐ no Referred to ILPC: ☐ yes ☐ no
ILPC Review: ☐ yes ☐ no
Date of Public Hearing: ______________
Quotation

TO:  
Chloe and Victor Kessler  
114 Orchard Place  
Ithaca, N.Y.

Estimate By: Fred Whitmore  
QUOTATION DATE: 7/7/2020  
PHONE: 240-286-6039  
FAX:  
CELL:  

Material: Ornamental  
Linear Ft: 143  
Height: 3.5'  
Style: Ameristar Ornamental Steel  

Hole Depth: 36"  
Hole Width: 8"  
Face: N/A  
Terrain: Flat Lawn  
Top Line: With Grade  
Obstructions: None  
Removal By: na  
Distance off Property Line: na  
Height off Grade, Low: 1"  
Height off Grade, High: 3"  
Height off Grade, Ideal: 2"  

Specifications:  
143 ln ft of 4' high Ameristar Ornamental steel Genesis with triad finials  
$0.00  
1 - 4' gate and 1 - 3' gate posts set in concrete  TOTAL LABOR & MATERIALS  
$10,680.00  

Sub-Total: $10,680.00  
Sales Tax:  
Total: $10,680.00  
Deposit Due: $5,340.00

WHITMORE FENCE COMPANY agrees to guarantee above fence to be free from defects in materials and workmanship for one year. WHITMORE FENCE COMPANY shall advise the customer as to local zoning regulations but responsibility for complying with said regulations and obtaining any required permits shall rest with the customer. WHITMORE FENCE COMPANY will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does WHITMORE FENCE COMPANY assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed. WHITMORE FENCE COMPANY will assume the responsibility for having underground public utilities located and marked. However, WHITMORE FENCE COMPANY assumes no responsibility for unmarked sprinkler lines, or any other unmarked buried lines or objects. The customer will assume all liability for any damage caused by directing WHITMORE FENCE COMPANY to dig in the immediate vicinity of known utilities. The final billing will be based on the actual footage of fencing built and the work performed. Partial billing for materials delivered to the job site and work completed may be sent at weekly intervals. Adjustments for material used on this job and adjustments for labor will be charged or credited at the currently established rates. Additional charges for any extra work not covered in this contract that was requested by the customer will also be added. The full amount of this contract along with any additional charges will become payable upon completion of any work whether or not it has been invoiced. A finance charge of 1 1/2% per month (or a minimum of $1.00), which is an annual percentage rate of 18%, shall be applied to accounts that are not paid within 15 days after completion of any work invoiced. All materials will remain the property of WHITMORE FENCE COMPANY until all invoices pertaining to this job are paid in full. The customer agrees to pay all interest and any costs incurred in the collection of this debt.

Customer Signature:  
Date:  

Whitmore Fence Representative Signature:  
Date:  

Chloe and Victor Kessler  
114 Orchard Place  
Ithaca, N.Y.  

Fred Whitmore, Owner  
126 North Street  
Dryden, NY 13053  
(607) 844-9011
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Fred Whitmore  
Dean Whitmore  
Peter Whitmore  
Brian LaLonde
HISTORIC RESOURCE INVENTORY FORM

IDENTIFICATION
Property name (if any) ____________________________
Address or Street Location 114 Orchard Place
County Tompkins Town/City Ithaca Village/Hamlet: 
Owner D. Stinson & E. Ashford Address 114 Orchard Place
Original use residence Current use residence
Architect/Builder, if known ____________________________ Date of construction, if known 1913

DESCRIPTION
Materials -- please check those materials that are visible
Exterior Walls: □ wood clapboard □ wood shingle □ vertical boards □ plywood
□ stone □ brick □ poured concrete □ concrete block
□ vinyl siding □ aluminum siding □ cement-asbestos □ other: stucco
Roof: □ asphalt, shingle □ asphalt, roll □ wood shingle □ metal □ slate
Foundation: □ stone □ brick □ poured concrete □ concrete block
Other materials and their location: ____________________________
Alterations, if known: see continuation sheet Date: ______________
Condition: □ excellent □ good □ fair □ deteriorated
Explain: __________________________________________

ATTACHMENTS
Photos
Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features.
Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps
Attach a printed or drawn map indicating the location of the property in relation to streets, intersections or other widely recognized features so that the property can be accurately positions. Show a north arrow. Include a scale or estimate distances where possible.

Prepared by: L. Truame Address 108 E. Green St., Ithaca, NY 14850
Telephone: (607) 274-6555 Email ltruame@cityofithaca.org Date 8/1/12

(Continued on reverse)
PLEASE PROVIDE THE FOLLOWING INFORMATION

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

See continuation sheet

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

See continuation sheet
**Narrative Description of Property:**

114 Orchard Place, Ithaca, NY

114 Orchard Place is a 1 ½ story wood frame house built in 1913 or 1914 in the Craftsman style. It is one of the seven houses which have lot frontage on Orchard Place, a secluded, half-block long, dead-end street; the houses retain a high level of architectural integrity and they remain owner-occupied. 114 Orchard Place's scale, stucco wall cladding, divided light window sash, inset enclosed porch or sunroom, and deep roof eaves with brackets and exposed rafters are all characteristic of the Craftsman style.

Located at the northwest corner of Orchard Place and Blair Street, 114 is a Craftsman style single-family residence constructed in 1913 or 1914. It is situated on a lot approximately 83' x 66' with its wide end fronting Orchard Place. The site slopes down from east to west. The property is flanked by 112 Orchard Place on the west. A one-story stuccoed tile-brick auto garage with a low, hipped roof is located close to the north side of the house; it may be original as it is shown when the house first appears on the 1919 Sanborn fire insurance map of Ithaca. The garage was extended and connected to the house at some point after 1965.¹

The house is a 1 ½ story wood frame structure with its principal entrance located on the south façade fronting Orchard Place. The exterior walls and foundation are stuccoed and painted. The steeply-pitched roof has deep eaves supported on wood brackets and exposed rafters with pointed ends. Nearly full-width wall dormers are located on both the north and south facades; the roofs of these dormers have the same eave, bracket, and rafter details as the main roof. At the north façade, a third-story wall dormer is located atop the second-story wall dormer, however it lacks the detailing of the second-story dormers, suggesting it is a later addition. An

exterior brick chimney at the west façade projects through the north roof slope close to the roof ridge. The stuccoed foundation walls contain basement windows on the east and west facades.

At the first story of the principal (south) façade, a slightly off-center entry door is flanked by a grouping of three 6/1 double-hung windows to the east, and by a large glazed opening to a sunroom or former inset porch to the west. A recessed panel below the glazed opening suggests the possible earlier existence of an open, inset porch occupying the southwest corner of the first story. A grouping of three 6/1 windows is visible along the north (interior) wall of the sunroom or porch, furthering the theory that this room was originally an inset porch. The large sunroom or porch openings are rounded at the top, with a pair of side-by-side sash each containing multiple lights in the upper portion and a large single light in the lower portion. An arched entry opening contains a non-historic 12-light wood storm door which appears to lead to the enclosed sunroom or porch. A non-historic entrance porch with a low, hipped roof surmounts the wood steps leading to the principal entrance. The original entry steps appear to have been concrete with concrete piers at the sides. At the second story of the south façade, the wall dormer with stucco cladding contains three pairs of symmetrically-arranged 6/1 windows.

At the west façade, the first story contains a pair of 6/1 windows to the north and a large, glazed sunroom or porch opening at the southwest corner matching the opening on the south façade. The recessed panel beneath the opening also repeats. At the second story, a single 6/1 window is located just south of the chimney with a pair of 6/1 windows further south.

At the first story of the east façade, a grouping of three windows is located close to the southeast corner of the house. The center sash contains a single light while the flanking sash each contain 12 lights. Further north is a pair of single-sash windows each containing 6 smaller lights over one large light. At the northeast corner is an arched entry opening containing a non-historic 9-light door. The entry is accessed by a small non-historic deck and wood steps. At the second story of the east façade, symmetrically-arranged pairs of 6/1 windows flank a smaller centered 6/1 window. In the attic story are a pair of 6/1 windows.

The first story of the north façade is obscured by the now-attached garage structure. At the second story wall dormer, windows are symmetrically arranged with a center pair of windows flanked by single windows. In the non-historic third-story wall dormer, two pairs of windows are symmetrically arranged.

Narrative Description of Significance:
114 Orchard Place, Ithaca, NY
The building lot upon which 114 Orchard Place stands was purchased from the estate of Franklin C. Cornell by Helen Smith Hodge of New York City in November 1910. The house was

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probably built following the sale of the lot in September 1913 to Mary, Julia Z., Catherine A., and Sara M. Kelly. Julia, Catherine, and Sara are all listed in 114’s first Ithaca city directory listing in 1915-16. The Kellys had lived nearby at 127 Blair Street. Catherine was principal of the East Hill School a few blocks away on Quarry Street, Julia was a widow later listed as a department secretary at Cornell University, and Sara was a teacher at the high school and later head of the school’s English Department. The three sisters and/or sisters-in-law resided at 114 Orchard Place until 1923, when only Catherine and Sara were listed. From 1929 to 1946 only Catherine was listed at the address. Catherine Kelly died in February 1947.

The house was sold in 1948 to Earl and Mary Clauder Brooks; Earl Brooks was a Cornell University Professor of Personnel Management in the New York State School of Industrial and Labor Relations. In 1955 he joined Cornell’s Graduate School of Business and Public Administration. The Brooks sold the house in 1961 to William and Nancy Browder; William Browder was an Associate Professor in Mathematics at Cornell. The Browders lived in the house until 1963, and in 1964 a then-visiting professor, Herbert Dieckmann, occupied the house. Dieckmann later accepted a permanent position as the Avalon Professor of the Humanities in 1967. In 1965 Dennis (a Cornell instructor) and Maria Barden were the tenants.

The Browders sold the house in 1965 to Maurice L. and Barbara A. Sill; Maurice Sill was a Professor in the Department of Rural Sociology and Barbara was a case worker for the Tompkins County Welfare Department and later a Head Start teacher. The Sills are listed as the house’s occupants in 1966 and 1967. In 1968 their tenant was Adam Kendon, a visiting assistant professor at Cornell. From 1969 to 1978, Barbara Sill is listed as living at 114 Orchard Place along with her children - Marilyn, David, and Ken - and other student tenants. In 1977 Barbara Sill sold the house to Philip J. and Ruth H. Holmes.

Philip Holmes was the Director of the Center for Applied Mathematics at Cornell from 1981-86 and currently teaches at Princeton University. The Holmes sold 114 Orchard Place in 1994 to current owners David M. Stinson and Elizabeth A. Ashford.

Though the first owners of 114 Orchard Place were Ithaca-area professionals, rather than businesspeople, the shift in ownership to Cornell faculty after midcentury remains consistent with ownership trends for the other Orchard Place houses and reflects the boom in enrollment and faculty/staff hires following the Second World War. Like the other Orchard Place residences, 114 retains a high level of integrity and remains an owner-occupied home despite the conversion of most houses on nearby streets to student rental housing.

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3 Scrapbook S-68-A, p. 73, The History Center in Tompkins County, Ithaca, N.Y.