The regular monthly meeting of the ITHACA LANDMARKS PRESERVATION COMMISSION will be held at 5:30 p.m., Tuesday, September 10, 2019, in Common Council Chambers, Third Floor, City Hall, 108 E. Green Street, Ithaca, NY.

I. PUBLIC HEARINGS
   A. 408 Stewart Avenue, East Hill Historic District — Proposal to Reconstruct the East Porch, Including New Railings, Decking, Brackets and Roof Details; Reconstruct the East and South Retaining Walls, with Changes in Design and the Addition of Metal and Concrete Railings; and Replace Rear Wood Exit Stair with Metal Stairs and Railings.

II. PUBLIC COMMENT ON MATTERS OF INTEREST

III. OLD BUSINESS
   • The Clinton House, 116 North Cayuga Street, Clinton Block Historic District — Proposal to Replace Metal Railings and Metal Screens on the East Elevation. [Certificate of Appropriateness Application, draft resolution and staff notes previously distributed; material samples available at the meeting]

IV. NEW BUSINESS
   • [if any]

V. APPROVAL OF MINUTES
   • 08/13/19 [under separate cover]

VI. ADMINISTRATIVE MATTERS
   • National Alliance of Preservation Commissions CAMP Training
   • 2019 ILPC Retreat – September 17, 2019 at 5:15 PM to 7:00 PM at the Argos Warehouse Lounge

VII. ADJOURNMENT
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, 408 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, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated August 23, 2019, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Jagat Sharma on behalf of property owner James L. Goldman, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) a Project Narrative dated August 23, 2019; (3) eight sheets of architectural drawings, dated August 23, 2019 and titled “Survey, Existing Street Façade” (A100), “Existing Photos – Front Façade” (A101), “Existing Photos – Retaining Walls” (A102), Existing Photos – Rear Exit” (A103), “Basement Plan” (A104), “First Floor Plan” (A105), “Renderings” (A106), and “Proposed Street Façade” (A107), and

WHEREAS, the ILPC has also reviewed the New York State Building-Structure Inventory Form for 408 Stewart Avenue, 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: the rehabilitation of the east porch, including the replacement of the roofing, decking, railings, and steps and the installation of decorative wood brackets; the replacement of deteriorated stone retaining walls and steps on the east and south elevations; the construction of stone-clad concrete piers and installation of metal railings on the east façade; the installation of a metal guardrail and ballards on the south elevation; and replacing a wood-frame rear exit stair with a steel-framed exit structure, 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 September 10, 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 New York State Building-Structure Inventory Form, 408 Stewart Avenue was constructed between 1890 and 1907.

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

At some point between 1975 and 1992, grey vinyl siding was installed over the property’s wood clapboard and shingle siding. Some of the primary facades architectural details were removed, as well.

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 rehabilitation of the porch, replacement of the retaining walls, installation of metal railings and guardrails, and replacement of the rear wood exit stair with a steel structure (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 shown in the submitted photographs, the severity of the deterioration of the retaining walls requires their replacement. The proposed new work (will/will not) visually match the old in design, color, texture, material and other visual qualities.

Also with respect to Principle #2 and Standard #9, the proposed metal railings and guardrails (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 408 Stewart Avenue and the East Hill Historic District, as set forth in Section 228-6, and be it further,

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

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

RECORD OF VOTE:
Moved by: 0
Seconded by: 0
In Favor: 0
Against: 0
Abstain: 0
Absent: 0
Vacancies: 0
Notice: Failure on the part of the owner or the owner's representative to bring to the attention of the ILPC staff any deviation from the approved plans, including but not limited to changes required by other involved agencies or that result from unforeseen circumstances as construction progresses, may result in the issuance by the Building Department of a stop work order or revocation of the building permit.
August 23, 2019

Bryan McCracken
Historic Preservation Plannerv
Ithaca Landmarks Preservation Commission
City of Ithaca
108 E. Green Street – 3rd floor
Ithaca, NY 14850

RE: 408 Stewart Avenue

Dear Bryan:

Attached please find (11) copies of the following documents in support of the Application For Certificate of Appropriateness for the proposed exterior renovations to existing building at 408 Stewart Avenue.

- Application Form
- Project Narrative
- 11” x 17” copies of the following drawings:
  - A100 – Survey, Location Plan and Street Photo
  - A101 – Existing Photos – Front Façade
  - A102 – Existing Photos – Retaining walls
  - A103 – Exiting Photos – Rear Exit
  - A104 – Basement Plan
  - A105 – First Floor Plan
  - A106 – Renderings
  - A107 – Proposed Street Facade

Please let me know if additional information is required for this submission.

Thank you for your time and guidance.

Sincerely,

Jagat P. Sharma

Copy: Building Division,
Owner, James Goldman

Phone (607) 272-9361
Fax (607) 272-0505
Web www.sharma-arch.com
Email info@sharma-arch.com
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

August 23, 2019
Date: 39418

Building Permit Application # (REQUIRED):  

Applicant's Name: Jagat Sharma
Phone: 280 0469

Applicant's E-Mail address (REQUIRED): sharma@clarityconnect.com

Property Address: 408 Stewart Avenue

Owner's Name (if different from Applicant): James L. Goldman
Owner's Mailing Address: 3316 Chatham Place, Media PA 19063

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.
**ELECTRONIC SUBMISSIONS:** You must provide electronic versions of all submitted documents. **LARGE FILES:** Incoming e-mails to the City must be under 10 MB in size (incl. message envelope), so either provide CD-ROM, flash/thumb drive, use a free file-sharing website, like: www.hightail.com, www.dropbox.com, www.google.com/drive, etc., or split documents into smaller parts and send multiple e-mails/files to: cpvotti@cityofithaca.org and/or bmccracken@cityofithaca.org

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

See attached Project Narrative

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

See attached Project Narrative
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: 8.23.19

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: ___________
408 Stewart Avenue, Ithaca, NY
Proposed Exterior Renovations.

Project Narrative: August 23, 2019

Existing conditions:

Existing building is a three story plus basement wood structure used for multiple dwellings. In its current stage it lacks any resemblance to any known architectural character or style. It can easily be characterized as an ‘ordinary building’. The building is clad with vinyl siding and wood windows. A porch defines the main entrance from the street. The porch structure has been compromised over the years with random railings.

A lower walkway runs along the east and south face of the building providing light and ventilation to the basement floor apartment. The stone retaining walls and steps supporting the grade difference are in bad shape. A driveway on the south side leads to the rear parking area. Vehicular traffic has caused considerable movement in the stone retaining wall and will continue to do so.

A second means of egress from the third floor consists of a metal stair fire escape running along the south face and turning onto the west side. The metal stair ends at a wood platform inside a wood framed enclosed porch on the rear of the second floor. From there the fire escape route continues via a wood stair all the way down to grade level.

Proposed Exterior Renovations:

Proposed renovations will cover three areas:
A. Reconstruct front porch and front retaining wall. On the east side facing the street replace first floor vinyl siding with Hardi Board.
B. Reconstruct south retaining wall.
C. Replace wood exit stair at the rear with metal stair and railings.

A. East side Renovations: (Front facing Stewart Avenue)
   • Reconstruct porch roof, deck and steps and install metal railings. Install decorative wood brackets.
   • Reconstruct stone retaining wall. New stone clad piers and metal railing.
   • Replace vinyl siding at first floor with Hardi Board capped by a narrow roof projection across the front façade, extending the front porch entry awning roof across the building and covered with shingles to match (as closely as possible) the shingles used elsewhere on the building’s roof, in order to give a visual interest to the front façade and to tie the building’s horizontal lines with the porches on the neighboring buildings both left and right (406 and 410 Stewart Ave.)
   • Remove existing stone steps near the sidewalk. Install new stone steps down to the walkway both on the east and the south side, providing pedestrian access from the existing driveway.

B. South side retaining wall:
   • Reconstruct stone retaining wall. Install bollards and railing as required by code.
C. Rear exit stair:
   - Replace wood decking and stairs with steel structure. The work to be done in phases so as to maintain second means of egress from the second and third floors.

The proposed selective renovations will greatly enhance the architectural character of the building facing the street. The intent is to continue the style and materials of the buildings recently completed at 406 Stewart Avenue. Reconstructed stone walls will stabilize them adding to the overall safety of the pedestrian traffic. Replacement of the wood decking and wood stair will provide greater safety to the occupants of the building in case of fire.

[Signature]
EXISTING STREET FACADE

SURVEY

LOCATION PLAN

EXTerior RENovATIONS
408 Stewart Avenue, Ithaca, New York

TITLe: SURVEY, EXISTING STREET FACADE, LOCATION PLAN
SCALE: NTS
DATE: 8/23/19
## Property Information

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>Address:</strong></td>
<td>408 Stewart Avenue</td>
</tr>
<tr>
<td><strong>Historic Name:</strong></td>
<td>N/A</td>
</tr>
</tbody>
</table>
| **Owner:**              | 408 Stewart Avenue, LLC  
                        | 3316 Chatham Place  
                        | Media, PA 19063    |
| **Year Purchased:**     | 2016                                                  |
| **Date of Construction:** | 1890-1907                                           |
| **Historic District/Individual Landmark:** | East Hill Historic District                          |
| **Period of Significance:** | 1830-1932                                           |
| **Local Designation:**  | 1988                                                  |
| **State and National Register Listings:** | 1986                                                  |
| **Significance:**       | Architectural                                         |
| **Resources:**          | residence                                             |
| **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
C. 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

Porches
Elements of a Porch (p. 63)
Porches usually include: a roof; columns, posts or piers; a flooring system; railings; and steps. Each element is important both individually and in its relationships to the whole.

Railings are often referred to as balustrades, with each individual vertical component being a baluster. Railings both act as safety devices to prevent falls and add decorative detail to many architectural styles. Depending upon the building’s style and date of construction, balusters may be simple 1 X 1 squares, thin turned pieces, flat sawn elements, or solid panels that span the distance between posts or columns.

Site Materials and Features (p.78)
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 affects 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.

When considering changes to site materials and features, it is important to ensure that those changes are consistent not only with the individual historic structure itself but with the historic character of the area as a whole. The most significant features of a site typically include: parking, drives, sidewalks, and patios; fencing and walls; lighting; accessory structures; and signs.

Parking, Drives, Sidewalks, and Patios (p.79)
All properties have a means of pedestrian access that typically includes a public sidewalk and connecting walkways, which, given Ithaca’s topography, may include steps and landscape stairs.
Most, but not all, properties also have a means of vehicular access through driveways and parking areas. Patios were not a characteristic feature of Ithaca’s historic properties during their period of significance, but are a desirable amenity for many modern-day homeowners. The importance of these features, or their absence, to maintaining the character of an historic area is often overlooked. Where historic site components such as this exist, they should be maintained and preserved; where new site components are proposed, or where historic site components have deteriorated to the point that replacement is required, careful consideration must be given to materials, placement, ornamentation, and details.

Materials (p. 80)
Traditional materials for driveways, parking areas, walkways, and outdoor hard-surfaced areas, such as patios, include standard concrete, brick, large bluestone slabs, and smaller bluestone flags. Modern material options continue to evolve and include asphalt, stamped and/or colored concrete, and permeable paver systems. Historic materials should be replaced in-kind whenever possible. Bluestone, in particular, is a significant material in Ithaca, where it is naturally abundant and was extensively quarried during the period when Ithaca’s historic districts gained significance.

Where new materials must be used it is important to consider both the character of the property being accessed and the character of the surrounding area, but where buildings from different historic periods exist side by side in an historic district the materials that are most appropriate to the individual structure itself should be used. A material that is quite appropriate in one context may not be appropriate in another.

Fencing and Walls (p. 82)
Fences and walls are often desired to mark a boundary or to keep people and animals 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 walls 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 fences or walls proposed for a designated historic site.

Fences and walls 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 districts and range from simple, rustic, dry-laid stone to formal tooled stone with colored and tuck-pointed mortar. Fence materials that may be appropriate include wood, iron, steel, or aluminum, all of which are available in a wide variety of configurations and picket styles.

Mechanicals, Utilities, and Fire Escapes (p. 94)
Where allowed by code, alternatives to exterior fire escapes, such as a sprinkler system, an interior fire-retarded stair, or modification on the proposed interior floor plan, should be explored. If an exterior fire escape is required, it should be located as far back as possible from the primary façade and should be painted black, or the base color of the structure to which it is attached, to minimize its visual impact.
G. Questions and Considerations

- The building is currently clad in vinyl siding that was installed between 1975 and 1992 without a Certificate of Appropriateness. Some of the vinyl siding on the south side of the building was damaged during a fire at the adjacent apartment building and it was revealed that the original wood siding and trim is extant beneath the current cladding material.
- The feasibility of restoring the wood clapboard siding, porch ceiling and window, door, corner and porch roof trim beneath the existing non-historic materials.
- The appropriateness of the use of fiber cement siding on a contributing resource in a historic district.
- The architectural and/or historical significance of the porch’s stone piers and the appropriateness of their replacement and enlargement.
- The design compatibility of the porch railings, brackets, post and truncated shed roof along the full width of the east façade. The Commission should consider the design for the proposed brackets as it relates to the original architectural style of the residence, which was likely Queen Anne. Members should also consider whether the design creates a false sense of history. The treatment of the 4x4 wood post should be reviewed to ensure the finished element’s quality and character reflect those of the historic neighborhood. The architectural precedent for the truncated shed roof should also be considered.
- Design compatibility of the proposed window trim.
- Material specifications for the porch floor and roof.
- The severity of the deterioration of the stone retaining walls and steps.
- The architectural and/or historic significance of the tooled stone cap stones and their retention in the finished project.
- The design compatibility of the stone-clad piers and metal railings along the east elevation.
- Material samples for the stone veneer and cap stones.
- The design compatibility of the concrete bollards and metal guardrail along the south retaining wall. Additional information on the design is needed.
BUILDING-STRUCTURE INVENTORY FORM

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

YOUR NAME: Tania Werbizky
DATE: 11-12-75

YOUR ADDRESS: Ithaca, New York
TELEPHONE: 607-273-0468

ORGANIZATION (if any): Cornell Preservation Planning Workshop

IDENTIFICATION
1. BUILDING NAME(S): 
2. COUNTY: Tompkins
TOWN/CITY: Ithaca
VILLAGE: 
3. STREET LOCATION: 408 Stewart Avenue
4. OWNERSHIP: a. public ☐ b. private ☑
5. PRESENT OWNER: Theron Johnson
ADDRESS: 138 Linn Street, Ithaca, N.Y.
6. USE: Original: 1-family house
Present: 6-apartments
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☑ No ☐ Interior accessible: Explain partially, halls

DESCRIPTION
8. BUILDING MATERIAL: a. clapboard ☑ b. stone ☐ c. brick ☐ d. board and batten ☐
   e. cobblestone ☐ f. shingles ☑ g. stucco ☐ other: 
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐
   b. wood frame with light members ☑
   c. masonry load bearing walls ☐
   d. metal (explain) ☐
   e. other ☐
10. CONDITION: a. excellent ☑ b. good ☑ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☑ b. moved ☐ if so, when?
   c. list major alterations and dates (if known):
   910-1919: 1 story addition to rear or west facade, evidenced by cement base. A complete 3rd story appears to have been added to the front or East facade, creating a rectangular block appearance. East facade, this area may have been a gable front, the present owner suggests this possibility but date of such alteration is unknown.
12. PHOTO:

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

13. MAP:

[Map Image]
14. THREATS TO BUILDING: a. none known ☑ b. zoning ☐ c. roads ☐
d. developers ☐ e. deterioration ☐
f. other: ________________________________________________

15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn ☐ b. carriage house ☐ c. garage ☑
d. privy ☐ e. shed ☐ f. greenhouse ☐
g. shop ☐ h. gardens ☐
i. landscape features: _____________________________________
j. other: ________________________________________________

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

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district) This building appears related to #406 Stewart Avenue in their rough stone basements, use of clapboards on the 1st floor and shingles on the 2nd and 3rd stories, this with a slight overhand. Like #406, there is a bracketed refection (a rectangular bay) on the South facade.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known): a 3 story structure; basement of rough faced cut stone, 1st story of clapboard, 2nd and 3rd floors of overlapping shingles. Asymmetrical front (E) facade with door to one side with a projecting porch resembles a stoop) with an overhanging slope roof, this supported by large "pigeon-breasted"urbed brackets. A smaller version of these brackets appear under the south facade's rectangular bay and under the projecting cornice line. Viewing the front or East facade, the roof appears flat. This flat section begins at the ridge of gable (gable ends are on the N & S) and appears as the roof of a possible addition. The W facade has a gable roof dorm

19. DATE OF INITIAL CONSTRUCTION: 1890-1910, known to exist in 1907

ARCHITECT: unknown

BUILDER: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
ike other properties in this area; Osmun Place, Stewart Ave. to Cascadilla Creek, this property once belonged to H. C. Williams a mill proprietor of mid 1900 c. Ithaca. This house site also belonged to Elizabeth Whittaker of #414 Stewart Ave. until 1900.

rchitectural: Detail, door window is of beveled glass. N & S gable ends (peaks) treated as half-timber structure - has diagonal + rectilinear membering. The "fill-in" is actually diagonal boards layed under the aforementioned members.


Theme: Residence
Address: 408 Stewart Avenue
Local Historic District: East Hill

View: East & North Facades

View: East & South Facades

Documentation: J. Auwaerter
Date: 2/92
Alterations: Vinyl sided; brackets removed from front porch, from north gable, and from south bay window; flare removed from second story wall