ITHACA LANDMARKS PRESERVATION COMMISSION (ILPC)

NOTICE OF MEETING & AGENDA

A special meeting and site visit will be conducted by members of the ITHACA LANDMARKS PRESERVATION COMMISSION on Thursday, October 8, 2020 at 1:30 p.m.

This special meeting will convene onsite at 230 Wait Avenue and then the Commission members will proceed to a site visit to inspect the windows at 122 Wait Avenue. Interested parties are encouraged to submit comments on these items in writing by or before 4 p.m. on Wednesday, October 7. The best method to submit comment is by emailing Anya Harris at aharris@cityofithaca.org. For more information, please call the Planning Division at (607) 274-6550.

I. OLD BUSINESS

A. 230 Wait Avenue, Cornell Heights Historic District – Proposal to Install Sections of 4’ Tall Black Metal Fence in the Side and Rear Yards

II. SITE VISIT

122 Wait Avenue
Cornell Heights Historic District
Ithaca, NY 14850

(Regarding a pending Certificate of Appropriateness application to replace the property’s historic wood windows.)

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, 230 Wait Avenue is located within the Cornell Heights Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 1989, and as listed on the New York State and National Registers of Historic Places in 1989, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated August 17, 2020, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by property owner Alexandria DeLorenzo, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) five photographs documenting existing conditions, the proposed locations and layout of the alterations, the appearance of the proposed material; (3) a marked-up survey map also showing the locations of the proposed alterations; (4) a NYS Certificate of Capital Improvement for the proposed project; (5), a quote from Atlas Fence for the proposed project, dated April 14, 2020, and

WHEREAS, the ILPC has reviewed the New York State Building-Structure Inventory Form for 230 Wait Avenue, and the City of Ithaca’s Cornell Heights Historic District Summary Statement, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves the installation of several sections of the 4’ high Majestic three rail Montage fencing with matching gates at the driveway on the east elevation and the side yard on the west elevation, 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 15, 2020, now therefore be it

RESOLVED, that the ILPC has made the following findings of fact concerning the property and the proposal:
As identified in the City of Ithaca’s Cornell Heights Historic District Summary Statement, the period of significance for the area now known as the Cornell Heights Historic District is 1898-1937.

As indicated in the New York State Building-Structure Inventory Form, the Tudor-Revival Style residence at 230 Wait Avenue was constructed between 1927 and 1929 for Cornell University professor of Rural Education Clyde B. Moore.

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.

The purpose of the proposed sections of fence are to enclose the rear yard of the property. The proposed fence will match an existing fence installed at 102 Triphammer Road.

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 installation of sections of metal fence (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]

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

With respect to Standard #10, the fence (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 Cornell Heights Historic District, as set forth in Section 228-6, and be it further,

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

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

RECORD OF VOTE:
Moved by: 0
Seconded by: 0
In Favor: 0
Against: 0
Abstain: 0
Absent: 0
Vacancies: 1

Notice: Failure on the part of the owner or the owner’s representative to bring to the attention of the ILPC staff any deviation from the approved plans, including but not limited to changes required by other involved agencies or that result from unforeseen
circumstances as construction progresses, may result in the issuance by the Building Department of a stop work order or revocation of the building permit.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

Date: 8-17-2020 Building Permit Application # (REQUIRED): 40271

Applicant’s Name: Alexandra Delorenzo Phone: 757-651-8737
Applicant’s E-Mail address (REQUIRED): mom2svnn@gmail.com

Property Address: 230 Wait Avenue, Ithaca, NY 14850

Owner’s Name (if different from Applicant): 
Owner’s Mailing Address: 1146 Waters Rd, Chesapeake, VA 23322

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

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

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

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

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

- Addition of fencing to enclose the side 4 backyard of our newly purchased house.
- Fencing is identical to our neighbors at 102 Triggamur Rd (Susskind/Long) for uniformity.
- Looking at the survey of the property, the proposed fence will extend from the east side of the house, across the driveway, with double gates, along the trees that separate the Susskind/Long driveway from ours, to the east side of the garage to connect with the existing neighbor's fence (i.e. "metal fence" in survey). It will then be placed across the back edge (north) of the property and stop at the stone wall (from 111 Kelvin Place). It will restart at the southern edge of the stone wall (the stone wall is too beautiful to cover up with fencing!) and continue towards the street and connect to the side of the house at the back porch. A single gate will be placed at this location so there are two possible entrances to the backyard.

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

- Addition of fencing to beautify the property, add decorative appeal, to keep "Mimi" the rescued greyhound safe, and to prevent individuals from cuttting across the backyard (the current situation).
- Our oldest son, Sammy, a Cornell student, will be living in the house for the next 2 years. My husband and I, proud Cornellians, plan to visit often. In 2022, we will retire to this amazing house and intend to continue to beautify it and restore it back to its former glory.
- I should like to think that the original owner, Professor Clyde B. Moore, would be pleased!
Upon application for a Certificate of Appropriateness, a public notice of the proposal must be posted by the owner or owner’s representative on the property for a minimum of 10 days. This notice must remain in place until a decision to approve or deny the Certificate of Appropriateness has been made. The notice must be placed at or near the property line in the front yard, so it is be plainly visible from the street, and, in cases where a property has frontage on more than one street, an additional sign must be placed at or near the property line on any additional street frontage.

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

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

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

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

Applicant’s Signature (REQUIRED): ___________________________ Date: 8-17-2020

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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: ________________
FRONT OF HOUSE FENCE WILL BE APPROX. WHERE MINivan IS
BACKYARD
NEIGHBOR'S FENCE
SAMMY, CORNELL
A&S 2022

"MIMI" THE GREYHOUND
After this certificate is completed and signed by both the customer and the contractor performing the capital improvement, it must be kept by the contractor. Copies of this certificate must be furnished to all subcontractors on the job and retained as part of their records.

Read this form completely before making any entries.

This certificate may not be used to purchase building materials exempt from tax.

<table>
<thead>
<tr>
<th>Name of contractor (print or type)</th>
<th>Name of customer (print or type)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALEXSCOE, LLC DBA ATLAS FENCE</td>
<td>ALEXANDRA H. DELORENZO</td>
</tr>
<tr>
<td>Address (number and street)</td>
<td>Address (number and street)</td>
</tr>
<tr>
<td>6852 MANLIUS CENTER ROAD</td>
<td>230 WAIT AVE</td>
</tr>
<tr>
<td>City</td>
<td>City</td>
</tr>
<tr>
<td>EAST SYRACUSE</td>
<td>ITHACA</td>
</tr>
<tr>
<td>State</td>
<td>NY</td>
</tr>
<tr>
<td>ZIP code</td>
<td>14850</td>
</tr>
<tr>
<td>Sales tax Certificate of Authority number (if any)</td>
<td></td>
</tr>
</tbody>
</table>

To be completed by the customer

Describe capital improvement to be performed:

4' High Majestic Zaile Montage Fencing & Gates

<table>
<thead>
<tr>
<th>Project name</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Street address (where the work is to be performed)</th>
<th>City</th>
<th>State</th>
<th>ZIP code</th>
</tr>
</thead>
</table>

I certify that:

1. I am the (mark an X in one) owner   tenant of the real property identified on this form; and
2. the work described above will result in a capital improvement to the real property as outlined in the instructions of this form; and
3. this contract (mark an X in one) includes does not include the sale of any items that will not become a permanent part of the real property (for example, a free-standing microwave or washing machine).

I understand that:

1. I will be responsible for any sales tax, interest, and penalty due on the contractor's total charge for tangible personal property and for labor if it is determined that this work does not qualify as a capital improvement; and
2. I will be required to pay the contractor the appropriate sales tax on tangible personal property (and any associated services) when the property installed by the contractor does not become a permanent part of the real property; and
3. I will be subject to civil or criminal penalties (or both) under the Tax Law if I issue a false or fraudulent certificate.

<table>
<thead>
<tr>
<th>Signature of customer</th>
<th>Title</th>
<th>Date</th>
</tr>
</thead>
</table>

To be completed by the contractor

I, the contractor, certify that I have entered into a contract to perform the work described by the customer named above, and that I accept this form in good faith. (A copy of the written contract, if any, is attached.) I understand that my failure to collect tax as a result of accepting an improperly completed certificate will make me personally liable for the tax otherwise due, plus penalties and interest.

<table>
<thead>
<tr>
<th>Signature of contractor or officer</th>
<th>Title</th>
<th>Date</th>
</tr>
</thead>
</table>

This certificate is not valid unless all entries are completed.
**Residential Fencing Contract**

**Name:** ALEXANDRA DELORENZO

**Address:** 230 LUPIT AVENUE

**Installation Address:** LATHOLO, NY 14805

**Home Phone:** 757-6518

**Work Phone:** 757-6518

**Cell Phone:** 757-6518

**Contract No.:** 201079

**Aprom Start Date:** 07/23

**Aprom Finish Date:**

**Contractor:** ATLAS FENCE

**Aprom Style:**

- *Any contractor, subcontractor, or material man who provides home improvement goods or services pursuant to your home improvement contract and who is not paid, may have a valid legal claim against your property known as a mechanic's lien.

**Terms:**

- **Net on Completion:** $13,450.00

**Preparation Necessary:**

- Surveyor to Locate Lines
- Plot Plans
- Survey Map
- Underground Rocky
- Underground Cables, Pipes
- Steep Gradients
- Dig Grass Accessible

**Special Instructions:**

- Level on Top (may require fill underneath fence by customer)
- Follow Ground
- Step Fence
- Fabric/Boards on Outside

**Preparation Necessary:**

- Remove Old Fence
- Haul Away
- Holes Through Concrete/ROcks
- Permit Required

**Any of Above Preparations Are Included in Contract Price:**

**Remainder of Contract Price:**

- **Do or Do Not Work:**
  - Work Order Diagram
  - Special Instructions: Level on Top (may require fill underneath fence by customer)
  - Follow Ground
  - Step Fence
  - Fabric/Boards on Outside

**Price:**

- **Agreed Price: $13,450.00**

**county of Installation:**

- **Capital Improvement**

**Sales Tax:**

- **Tax:**
  - **%: $**

**Installation:**

- **$6,500.00**

**Balance (Due on Completion):**

- **$6,950.00**

**Terms: Net on Completion**

**Note:** The Foreman is Required to Pick Up Balance ON Completion.
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):
2. COUNTY: Tompkins
3. STREET LOCATION: 230 Wait Avenue
4. OWNERSHIP: a. public[ ] b. private[X]
5. PRESENT OWNER: Jennifer H. Shea
6. USE: Original: residential
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[X] g. stucco[ ] other:
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
14. THREATS TO BUILDING: a. none known[X] b. zoning[ ] c. roads[ ] d. developers[ ] e. deterioration[ ]
   f. other:

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

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

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

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

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: ca. 1927-1929
   ARCHITECT: unknown
   BUILDER: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
   See Continuation Sheet

21. SOURCES:
   See Continuation Sheet

22. THEME:
   See Continuation Sheet
The house is nearly concealed behind a tall hedgerow on Wait Avenue. There is a small front lawn with a full ornamental tree and foundation shrubs around the house. There are fully-grown conifers and shade trees north of the site.

This house is situated at the heavily trafficked intersection of Wait Avenue and Triphammer Road. Other period houses (most of them of an earlier construction) are found to the north, east and west. The building is one of approximately 150 buildings in the proposed Cornell Heights Historic District, an early-twentieth century residence park and suburban development in the northeast section of the city of Ithaca.

This one and one-half story Tudor Revival residence features steeply pitched cross gables with no eaves in gable ends. The roof of the side facing gable (east facade) hangs low over a recessed entryway. The house is sheathed in coursed wood shingles (painted). A shed dormer projects from the east facade at the roof juncture. A tall outside brick chimney extends through the shallow eave also along this elevation. The main entrance is through the recessed entry at the intersection of the cross gables. There is also an undistinguished doorway adjacent to the entryway (east facade of the side gable). Windows are primarily paired and ribbon, multi-pane casements.

This house was built for Clyde B. Moore, professor of rural education at Cornell University. Moore lived here through the 1970's.

Ithaca City Directories; Cornell University Staff Directories