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., Tuesday, November 12, 2019, in Common Council Chambers, Third Floor, City Hall, 108 E. Green Street, Ithaca, NY.

I. Public Hearings
   A. 115 Llenroc Ct, University Hill Historic District – Proposal to Replace Three Non-Historic Casement Windows With Two Double-Hung Windows on the Primary (north) Elevation.

II. Public Comment on Matters of Interest

III. Old Business
   • First Presbyterian Church, 315 North Cayuga Street, DeWitt Park Historic District – Proposal to Install an Illuminated 42- by 50-inch Glass and Metal Sign Cabinet on the North Elevation.

   • 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.

   [Revised application materials and draft resolution enclosed; Historic Resource Inventory Form and Staff Notes previously distributed.]

IV. New Business
   • McGraw Hall, Cornell Ag Quad Historic District – Rehabilitation Project Introduction and Discussion

V. Approval of Minutes
   • 9/10/19
   • 10/10/19

VI. Administrative Matters
   • 2020 Meeting Schedule

VII. Adjournment

Out of consideration for the health of other individuals, please try to refrain from using perfume/cologne and other scented personal care products at City of Ithaca meetings. Thank you for your cooperation and understanding.

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

WHEREAS, 115 Llenroc Court is located within the University Hill Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 2003, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated October 15, 2019, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Maria Maynard on behalf of property owner Cornell University Real Estate, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) four photographs documenting existing conditions and the proposed project, and

WHEREAS, the ILPC has reviewed the entry in the annotated list of properties included within the University Hill Historic District for 115 Llenroc Court, and the City of Ithaca’s University Hill Historic District Summary Statement, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves the replacement of three non-historic casement windows on the primary (north) façade with two double-hung windows, 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 November 12, 2019, now therefore be it

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

The period of significance for the area now known as the University Hill Historic District is identified in the City of Ithaca’s University Hill Historic District Summary Significance Statement as 1867-1927.

As indicated in the entry in the annotated list of properties included within the University Hill Historic District, 115 Llenroc Court was constructed in 1927 by Robert H. Treman as a wedding present for his son and daughter-in-law, Allan
H. Treman and Ellen Frances Barton, respectively. It is architecturally significant as a highly intact example of a Dutch Colonial Revival Style residence.

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

The project involves replacing three windows that appear to have been installed in the mid-20th century.

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

With respect to Principle #2, Standard #2, and Standard #9, the replacement of three casement windows with two double hung windows (will/will not) remove distinctive materials (and 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]
ILPC Meeting – [date]
Resolution –

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

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

Please print or type

Date: 10/15/19 Building Permit Application # (REQUIRED): 38561

 Applicant’s Name: Maria Maynard, As Agent Phone: 607-327-1815

 Applicant’s E-Mail address (REQUIRED): maria.maynard@ashleyco.com

 Property Address: 115 Lenore Court

 Owner’s Name (if different from Applicant): Cornell University, Real Estate

 Owner’s Mailing Address: 15 Thornwood Drive, Ithaca.

Proposed Work Includes (check all that apply):
- [ ] New Construction
- [ ] Addition
- [ ] Accessory Structure
- [x] 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 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 web site, 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: ep@ott.cityofhacca.org and/or bmcclarren@cityofhacca.org

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

See attached.

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

See attached.
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 plain 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: 10/15/19.

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: ________________
The existing residential structure, constructed in 1928, was rented as a single congregate, non-transient unit with four to five bedrooms. Because the City's housing standards allow a maximum of three unrelated residents in a single unit, space will be altered to provide two separate apartment units, each with three bedrooms. The family room/sun room has been converted to a bedroom which, by code, will require window opening of at least 24 inches. The existing window units on the sun porch do not provide the required window opening.

The family room / sun room added is not part of the historic fabric; however, the proposed window replacement (located to the far right of the primary façade) may have an impact on the historic visual character of the property and district.

We are proposing window replacements resembling the existing windows on the front of the house.

- The windows on the main part of the house are 57 ½ W x 50 ½ H in size.
- New windows will be total of 55.5” W and 53 ¼ H. Grilles will be identical to the existing windows on the main part of the house.
- Windows will be side by side with approx. 1-1/2 inch in between. They will be slightly taller by 2 ½ inches.
Current Windows on front of house – Shown on Exhibit “A” and “B”

57” ¾ W x 50” ½ H

TWO - New Windows side by side with 2 ¾ spacer between windows – Shown on Exhibit “C” and “D” (sun porch converted to bedroom)

27” ¾ W x 53 ¾ H - (total width 55.5”)

2” ¾ W Spacer Between Windows
### Property Information

<table>
<thead>
<tr>
<th>Address:</th>
<th>115 Llenroc Court</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Name:</td>
<td>Allen H. Treman House</td>
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</tbody>
</table>
| Owner:          | Cornell University Real Estate  
                    15 Thornwood Drive  
                    Ithaca, NY  14850 |
| Year Purchased: | 1999 |
| Year Built:     | 1927 |
| Historic District/Individual Landmark: | University Hill Historic District |
| Period of Significance: | 1867-1927 |
| Local Designation: | 2003 |
| State and National Register Listings: | N/A |
| Significance:   | Architectural/Historical |
| 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 #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**

**Windows**

*Replacement Windows and Energy Efficiency*

True divided lights should be included, utilizing muntins rather than a grid embedded between two pieces of glass or snapped in. The use of an applied exterior grid and internal spacer bar in lieu of true divided lights for replacement windows will be considered on a case by case basis. Certain fiberglass replacement windows may also be approved for use on a case by case basis, particularly when the use of fiberglass would allow for thinner stiles, rails, and muntins that are more visually similar to the original window. Vinyl replacement windows are not allowed on designated historic buildings in Ithaca.

**G. Questions and Considerations**

- The property’s primary façade faces north and not south as the address on Llenroc Court suggests. The Dutch Colonial Style residence was built to face the trio residences built by the Treman family on land purchased for Ezra Cornell’s estate in 1901-02.
- The compatibility of the proposed window product. Product specifications for the windows were not submitted with the application.
- The potential to create a false sense of history with the introduction of 6/6 sash in the existing window opening. (Given the detailing of the engaged columns and what appear to be the ends of tongue-and-groove flooring, this one story projection is likely an enclosed porch. The 6/6 configuration could suggest that this enclosed space was an original element.)
- Will the exterior trim or detailing be altered as part of the project? The proposed windows are approximately 2 ½” taller than the existing, suggesting the window opening will need to be modified to accommodate them. The existing trim is wrapped in aluminum.
115 Llenroc Court
Allan H. Treman House

Description:
The Allan H. Treman House at 115 Llenroc Court is located at the northern end of Llenroc Court west of Stewart Avenue. The Treman House was built with the front façade facing north and the home of Robert H. Treman, Allan’s father. A white picket fence encloses the former front yard and follows the westward slope of the hill. The picket fence also separates the front yard from the driveway for the Robert H. Treman House at 640 Stewart Avenue. The house is currently accessed by a private driveway, continued from the end of Llenroc Court, ending at a garage door on the basement level to the rear of the house.

The Allan H. Treman House is a one-and-one-half-story, clapboard sided, largely symmetrical, Dutch Colonial Revival-style residence with a rectangular plan. It has a single-story wing addition on the west elevation and a single-story porch on the east elevation. A three-bay, shed-roof dormer is centered in the gambrel roof on both the front façade and rear elevation. The front façade has a double six-over-six sash window centered in the dormer of the second story flanked by evenly spaced six-over-six sash windows. A small, single-story, gable-roof porch supported by two smooth columns and featuring cornice returns covers the central entrance door. Large black strap hinges decorate the simple, solid wood door. The door is flanked by two six-over-six sash windows on either side. Black louvered shutters accentuate every window on the main block of the front façade. A triple casement window without shutters is located toward the east corner of the front façade of the wing. Two engaged columns are west of the window with one at the corner.

A central brick chimney dominates the west elevation. The chimney is flanked by two small, four-light casement windows topped by quarter round lunettes in the attic story. Two shuttered, six-over-six sash windows flank the chimney on the second story. A Chicago-style window is centered in the west elevation of the west wing flanked by engaged columns to either side and at the corners. Six-over-six sash windows are located to the north and south of the wing on the first story of the main block. Black louvered shutters accentuate every window on the main block of the front façade.

A small, flat-roof porch is flush with the east corner of the front façade. The porch is supported by matching columns and features decorative lattice. The porch covers an entrance door on the north corner. Between the porch and a three-sided bay window at the south corner is another double window on the first story. A double window with a half-round window above is located in the attic story of the east elevation. Two larger windows flank a smaller window on the second story.
The rear, or south elevation features two small sash windows and two larger six-over-six sash windows evenly spaced in the dormer on the second story. Five six-over-six sash windows and another smaller window are located on the first story of the main block. Louvered shutters flank all of the windows. Engaged columns at both corners and another engaged column toward the west corner accentuate the west wing rear elevation. The basement story is partially exposed, with a single-car garage door under the wing with a window to the east. The foundation is cement.

**Significance:**
Contributing. Architecturally significant. Historically significant.

The Allan H. Treman House is architecturally significant as the only Dutch Colonial Revival-style building in the district. The Colonial Revival style enjoyed the longest popularity of any of the Revival styles, employed between 1880 and 1955. Typical Dutch Colonial style elements exhibited in this building are the gambrel roof, symmetrical façade with accentuated front door, prominent front and rear dormers and entry porch. This structure retains a high level of architectural integrity.

The Allan H. Treman House is significant for its relationship to the Treman family. The house was built in 1927 for Allan H. Treman following his marriage to Ellen Frances Barton by his father, Robert H. Treman as a wedding present. This house is sited adjacent to Robert’s own home (640 Stewart Avenue) and is a later addition to a trio of homes constructed in 1901-2 by the Treman family on land purchased from Ezra Cornell’s son Alonzo in 1900. Robert Treman and his siblings purchased this land, Llenroc Lots 11, 12, 13, and 14 of the Villa Cornell estate, from Mary Cornell and Emma C. Blair in 1908. The property, immediately south of the three Treman family homes, was originally accessed by a drive off located on Stewart Avenue between the Robert H. Treman and Van Cleef House. The drive continued south, passing to the north of the Allan H. Treman House, between that of Allan and his father. The property, now owned by Cornell University, is accessed by a drive at the end of Llenroc Court.

Allan Treman was a member of the Cornell University Class of 1921 and received a law degree from Cornell in 1924. He practiced law in the firm established by his uncle Mynderse Van Cleef and succeeded him as Cornell University counsel, serving on Cornell’s Board of Trustees from 1955-60. Like his father, he served on the Board of the Tompkins County Trust Co. and the Finger Lakes Park Commission. The Allan H. Treman State Marine Park was dedicated in his memory following his death in 1975. The Allan H. Treman House contributes to the architectural and historic significance of the Treman complex.
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, First Presbyterian Church, 315 North Cayuga Street, is located in the DeWitt Park Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 1971, and as listed on the New York State and National Registers of Historic Places in 1971, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness dated September 10, 2019 was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Susanne Scholten on behalf of property owner First Presbyterian Church of Ithaca, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) two renderings of the proposed project; (3) product specifications for proposed materials; (4) a site plan showing the location of the proposed project; and (5) a scope of work from an electrician for the installation of the proposed product, and

WHEREAS, the ILPC conducted a Site Visit at the subject property on October 22, 2019 to examine the proposed sign and installation location, and

WHEREAS, the ILPC has also reviewed the New York State Building-Structure Inventory Form for the First Presbyterian Church, 315 North Cayuga Street and the City of Ithaca’s DeWitt Park Historic District Summary Statement, and

WHEREAS, the proposed project involves the installation of an illuminated 42”x 50” metal cabinet sign adjacent to the north elevation of the church, 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 Certificate of Appropriateness was conducted at the regularly scheduled ILPC meeting on October 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 DeWitt Park Historic District Summary Statement, the period of significance for the area now known as the DeWitt Park Historic District is 1820-1930.
As indicated in the New York State Building Structure Inventory Form, 315 North Cayuga Street was designed in the Richardsonian Romanesque Revival Style by noted New York City architect J. Cleveland Cady and was constructed in 1900. It is the third church structure to occupy the site.

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

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

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

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

Standard #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 proposed sign (will/will not) remove distinctive materials (and 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, and Standard #9, the proposed sign (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, proposed sign (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 findings set forth above, the proposal (will/will not) have a substantial adverse effect on the aesthetic, historical, or architectural significance of the 315 North Cayuga Street and the DeWitt Park 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) the criteria for approval under Section 228-6 of the Municipal Code, and be it further

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

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.
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 removal of vinyl siding on the first story of the east façade and the restoration of the wood siding beneath; 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 not remove distinctive materials but 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 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 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 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 criteria for approval under Section 228-6 of the Municipal Code, and be it further

RESOLVED, that the ILPC approves 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.
October 24, 2019

Bryan McCracken
Historic Preservation Planner
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 revised and new drawings in support of the Application For Certificate of Appropriateness for the proposed exterior renovations to existing building at 408 Stewart Avenue.

Cover Letter.
Project Narrative update.

- 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 – Second Floor Plan
  - A107 – Third Floor Plan
  - A201 – South Retaining Wall (new)
  - A202 – East Retaining Wall (new)
  - A203 – Porch Details (new)
  - R01 - Renderings
  - R-02 – 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

Ithaca, New York 14850

Phone (607) 272-9361

Fax (607) 272-0505

Web www.sharma-arch.com

Copy: Building Division.
Owner, James Goldman

Email info@sharma-arch.com
408 Stewart Avenue, Ithaca, NY
Proposed Exterior Renovations.

Project Narrative: October 24, 2019

New Information:

As discussed at the last ILPC meeting, a portion of the existing vinyl siding was removed which revealed that the vinyl siding was installed over the existing wood siding. (See photo on A2013). ½” insulation board was applied over the vinyl siding. The wood siding also shows drill holes for blown-in insulation. Effort will be made to clean, patch and paint existing wood siding. However, if the finished product is not satisfactory, existing wood siding will be removed and replaced with Hardi Board siding.

Second floor plan is included showing scope of interior alterations around the bathroom area. This work will have no affect on the building exterior.

Concrete retaining wall details have been finalized after considering several options. In order to keep the site excavation limits to a minimum the retaining walls are designed as L-shaped with the footing extending towards the building wall. Existing stone pavers will be installed over the concrete slab.

[Signature]
EXISTING STREET FACADE

SURVEY

LOCATION PLAN

EXTERIOR RENOVATIONS
408 Stewart Avenue, Ithaca, New York

TITLE: SURVEY, EXISTING STREET FACADE
SCALE: NTS
DATE: 8/23/19
REVISED: 10/24/19
REAR PHOTO

THIRD FLOOR EXITWAY

EXTerior Renovations
408 Stewart Avenue, Ithaca, New York

Title: Existing Photos - Rear Exit
Scale: NTS
Date: 8/23/19
Revised: 10/24/19
EXISTING WOOD SIDING

HARDBOARD SIDING

BLUESTONE MATERIAL

BLUESTONE MATERIAL

DECORATIVE PORCH BRACKET DETAIL

METAL GUARDRAIL DETAIL

EXTERIOR RENOVATIONS
408 Stewart Avenue, Ithaca, New York

TITLE: PORCH DETAIL, MATERIALS
SCALE: AS NOTED
DATE: 10/24/19