ITHACA LANDMARKS PRESERVATION COMMISSION (ILPC)

NOTICE OF MEETING & AGENDA

The regular monthly meeting of the ITHACA LANDMARKS PRESERVATION COMMISSION will be held at 5:30 p.m. on Tuesday, March 21, 2023. This meeting is open to the public and will be held in Common Council Chambers, Third Floor, City Hall, 108 E. Green Street, Ithaca, NY, and also conducted remotely using videoconferencing technology. In-person attendance at City Hall may be limited and will be permitted on a first-come, first-served basis. Members of the public are strongly encouraged to participate remotely. Virtual participation in public meetings is authorized by Part WW of Chapter 56 of the Laws of 2022 of New York State and Local Law 2022-05. More information, including the written procedures governing the use of videoconferencing technology, is available at http://www.cityofithaca.org/339/Boards-Committees.

For remote viewing/attendance: A live stream of the proceedings is available at https://www.youtube.com/channel/UC7RjJN1P_REaFW2IVCnTrDg; a recording will made available through the same link following the conclusion of the proceedings. If you are a member of the public wanting to observe the meeting, please simply watch the live stream. If you are an applicant or member of the public wishing to comment during the proceedings, you should both follow the meeting via the live stream and join the meeting via Zoom. (You will be placed in a waiting room until your allotted time to speak.) Members of the public wishing to be heard are strongly encouraged to register by 3:00 PM on the day of the meeting. To register, please send your name and physical address to bmccracken@cityofithaca.org, subject line: “ILPC Speaker Registration – March 2023”. Written comments may be submitted to the aforementioned email address no later than 3:00 p.m. on the day of the meeting. Use the subject line: “ILPC Comments – March 2023,” and include your legal name and physical address along with your comments in the body of the email. Each comment is limited to three minutes and will be read aloud at the meeting.

I. PUBLIC HEARINGS

A. 302 Wait Avenue, Cornell Heights Historic District – Proposal to Install Metal Hand and Guard Rails on the Porch Steps.

B. 319 North Tioga Street, DeWitt Park Historic District – Proposal to Replace Asphalt Shingle Roofing with Standing Seam Metal Roofing.

II. PUBLIC COMMENT ON MATTERS OF INTEREST

III. OLD BUSINESS

A. 702 East Buffalo Street, East Hill Historic District – Retroactive Request for Approval for the Removal of Railroad Tie Retaining Walls and Landscape Stairs as well as Non-historic Flagstone Walkways in the Front Yard, Regrading the Front Yard, and the Installation of a Concrete Walkway

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.
IV. APPROVAL OF MINUTES
  • 02.21.2023

V. ADMINISTRATIVE MATTERS
A. Sibley Hall, 921 University Avenue, Cornell Arts Quad Historic District – Certificate of Appropriateness Application Withdrawal.
B. Update: Stewart Park National Register of Historic Places Nomination – Approval by State Review Board
C. Ithaca Gun Smokestack Public Input Survey

VI. ADJOURNMENT

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

WHEREAS, 302 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 February 28, 2023 was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by John Pillar on behalf of property owner Cornell University, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) a floor plan of the property identifying the locations of the proposed alterations; (3) two photographs documenting existing conditions; (4) an image of the proposed design element, and

WHEREAS, the ILPC has reviewed the New York State Building-Structure Inventory Form for 302 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 metal hand and guardrails at the north and south steps leading to the property’s porch, 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 March 21, 2023, 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 Queen Anne Style residence at 302 Wait Avenue was constructed in 1899.

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

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

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

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 metal railings (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 railings (are/are not) compatible with the massing, size, scale, and architectural features of the property and its environment. [if “not”, describe qualities of the project that are not compatible and in what ways they are not ]

With respect to Standard #10, the railings (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: 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

Date: 2/28/2023  Building Permit Application # (REQUIRED): ______________________

Applicant's Name: John Pillar  Phone: 443-831-1246
Applicant's E-Mail address (REQUIRED): jp2495@cornell.edu

Property Address: 302 Wait Ave, Ithaca NY 14850

Owner's Name (if different from Applicant): Cornell University
Owner's Mailing Address: 223 Thurston Avenue, Ithaca NY 14850

Proposed Work Includes (check all that apply):

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

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

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

ILPC REVIEW:
Submit eleven (11) hardcopies and (1) one electronic copy of application form and all attachments. Complete applications must be received by 4:00 p.m. on the last Tuesday of the month, 21 days prior to the regular ILPC meeting at which the application will be reviewed. ILPC meetings are held the third 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):

Reconstructed wooden stairs that lead to the front porch are proposed to include code compliant handrails. Current pipe rails were granted a variance (petition No. 2019-0114).

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

Change is proposed for safety concerns and is an opportune time to remedy a non-compliance with the replacement of the stair framing.
— REQUIRED PUBLIC NOTIFICATION —

Upon application for a Certificate of Appropriateness, a public notice of the proposal must be posted by the owner or owner’s representative on the property for a minimum of 10 days. This notice must remain in place until a decision to approve or deny the Certificate of Appropriateness has been made. The notice must be placed at or near the property line in the front yard, so it is 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” x 23”:

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: 2/28/2023

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: ______________
BUILDING-STRUCTURE INVENTORY FORM

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

FOR OFFICE USE ONLY

UNIQUE SITE NO. 10940.001669 0
QUAD 0
SERIES 0
NEG. NO. 0

YOUR NAME: Judith Dulberger

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 TOWN/CITY: Ithaca VILLAGE: 
3. STREET LOCATION: 302 Wait Avenue
4. OWNERSHIP: a. public[ ] b. private[X]
5. PRESENT OWNER: ADDRESS: 
6. USE: Original: residential Present: residential
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes[X] No[ ]
   Interior accessible: Explain

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard[X] b. stone[ ] c. brick[ ] d. board and batten[ ]
   e. cobblestone[ ] f. shingles[X] g. stucco[ ] other:

9. STRUCTURAL SYSTEM: (if known) 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[ ]  b. zoning[ ]
     d. developers[ ]  e. deterioration[ ]
     f. other:
15. RELATED OUT BUILDINGS AND PROPERTY:
     a. barn[ ]  b. carriage house[ ]  c. garage[ ]
     d. privy[ ]  e. shed[ ]  f. greenhouse[ ]
     g. shop[ ]  h. 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[ ]
     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: 1899

   ARCHITECT: unknown

   BUILDER: _____ Wanzer

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
     See Continuation Sheet

21. SOURCES:
     See Continuation Sheet

22. THEME:
     See Continuation Sheet
CONTINUATION SHEET

11.

15i. Large front and side lawns extend down to Wait Avenue. There are tall shade and conifer trees to the front and rear of the house.

15j.

16h.

17. This building is located on a large triangular lot at the heavily trafficked intersection of Wait Avenue and Triphammer Road. There are other period homes to the north, south, and west but large university dormitories to the east. This 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 Ithaca.

18. This building exhibits features of the Queen Anne style with its cross-gabled roof and wide, open veranda wrapping around two facades. Pent roofs enclose gables giving the effect of a continuous boxed eave. The building is sided in clapboard with patterned wood shingles in the gables, on the porch, and on the lower portion of wall surfaces. The veranda is raised and extends the full-width of the west facade and angles along the building’s chamfered southwest corner to a side entrance on the south facade. The main entrance consists of a small vestibule projecting onto the veranda (southwest corner of the building). Windows are mostly 1/1 double-hung sash in wooden enframements with simple molded cornices. The building rests on a coursed, rough-faced stone foundation. A fire door and iron fire escape lead from a rear dormer (later addition) at the east elevation.

20. This house was built for John L. Stone, professor of agronomy and farm practices at Cornell University. Stone lived here through the 1920’s. The house has been occupied by Cornell University students since after World War II.


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

WHEREAS, 319 North Tioga 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 February 28, 2023, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Stephen Fisher on behalf of property owner Anne Brous, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); and (2) a sample of the proposed material, and

WHEREAS, the ILPC has also reviewed the New York State Building-Structure Inventory Form for 319 North Tioga Street, and the City of Ithaca’s DeWitt Park Historic District Summary Statement, and

WHEREAS, the proposed project involves replacing the existing asphalt shingle roofing with standing seam metal roofing, with 16” pans and a light gray color, 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 , 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, the Free Classic Queen Anne style residence at 319 North Tioga Street was constructed before 1888.

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.

With respect to Principle #2, Standard #2, and Standard #9, the replacement of the asphalt shingle roofing with standing seam metal roofing will not remove distinctive materials 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 metal roofing 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]

**RESOLVED**, that, based on findings set forth above, the proposal will have a substantial adverse effect on the aesthetic, historical, or architectural significance of the 319 North Tioga 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.
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: _______________ Building Permit Application # (REQUIRED): __________________________

Applicant’s Name: Siegara Fisher  Phone: 607-277-4760

Applicant’s E-Mail address (REQUIRED): littlebrowncoyote@outlook.com

Property Address: 319 W Tioga St, Ithaca

Owner’s Name (if different from Applicant): Anne Bros

Owner’s Mailing Address: 243 Curtis Rd, Ithaca

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.
**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](http://www.hightail.com), [www.dropbox.com](http://www.dropbox.com), [www.google.com/drive](http://www.google.com/drive), etc., or split documents into smaller parts and send multiple e-mails/files to: aharris@cityofhbacha.org and/or bmccracken@cityofhbacha.org.

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

Remove existing layers of asphalt shingles and install synthetic roof underlayment. Install 26 gauge 10' wide panels of 40 yr warranty standing seam roofing. A light grayish color. All necessary finish roof trim work included.

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

Existing shingle roof has met its life expectancy. Roof is worn out and needs to be changed before leak occurs.
— REQUIRED PUBLIC NOTIFICATION —

Upon application for a Certificate of Appropriateness, a public notice of the proposal must be posted by the owner or owner’s representative on the property for a minimum of 10 days. This notice must remain in place until a decision to approve or deny the Certificate of Appropriateness has been made. The notice must be placed at or near the property line in the front yard, so it is 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" x 23":

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: SMCCREACKEN@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: 1-28-23

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: ______________________
BUILDING-STRUCTURE INVENTORY FORM

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

FOR OFFICE USE ONLY

UNIQUE SITE NO. 109-40-10830D01
QUAD
SERIES
NEG. NO.

YOUR NAME: Mary Donohue DATE: 10/30/78

YOUR ADDRESS: 111 Cascadilla Avenue TELEPHONE: 277-0486

ORGANIZATION (if any): Landmarks Commission of Ithaca, NY

IDENrIFICATIONS
1. BUILDING NAME(S): Larkin Insurance
2. COUNTY: Tompkins TOWN/CITY: Ithaca VILLAGE:
3. STREET LOCATION: 319 N. Tioga St
4. OWNERSHIP: a. public ☑ b. private ☐
5. PRESENT OWNER: Larkin, Clarence C. ADDRESS: 319 North Tioga Street Present: Offices
6. USE: Original: Private Residence Present: Offices
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☑ No ☐ Interior accessible: Explain Open during business hours

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):

1910 Open porch added to rear

13. MAP:
14. THREATS TO BUILDING: a. none known [x] 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 [x] e. commercial [x]
   f. industrial [ ] g. residential [ ]
   h. other: __________________________

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: (Indicate if building or structure is in an historic district)
   The 300 block of North Tioga was originally a residential area. The buildings on the west side of the street have been replaced with modern construction between 1930 and 1967, but the residences on the east, with 2 exceptions, have been retained and converted into offices. The structure was included in the DeWitt Park Historic District which was nominated to the National Register in 1971.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
   This 2 story, clapboarded house has a long, rectangular plan which follows the shape of the lot. On the north side the house shares a party wall with a row of three brownstones. The facade contains a stained glass window, oval, on the second level and a handsome porch with paired columns on the first.

SIGNIFICANCE
19. DATE OF INITIAL CONSTRUCTION: c. 1890

ARCHITECT: __________________________

BUILDER: __________________________

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
   The house is a well maintained example of late nineteenth century eclectic design and it occupies an important position in the block.
   City Maps show that the house was occupied by Frank Eschenburg from 1893 to 1910. City Directories give his occupation as proprietor of the New Ithaca Hotel, Barbershop, and Bath rooms.
   The buildings facade is a handsome composition which features a porch with paired columns on the first floor. The columns are translated into paired pilasters on the second level and pilasters are used to surround the windows of the second level. An irregular roofscape and a variety of window shapes add complexity to the composition. Window shapes include Palladian, oval, and rectangular.

21. SOURCES:
   City Maps, City Planning Department, 1893, 1899, Ithaca, NY
   Sanborn Maps, 1904, 1910
   City Directories-1898, 1903, 1909
   Real Property Valuation Report, Tompkins County, 1972, Number 61-3-22
Pursuant to the Governor’s Executive Order 202.1, this meeting was conducted remotely via the online meeting platform Zoom. Chair E. Finegan called the meeting to order at 5:35 p.m. and read the Public Notice.

I. PUBLIC HEARINGS

A. SAGE HALL 114 FEENEY WAY (CENTRAL AVENUE), INDIVIDUAL LOCAL LANDMARK

Proposal to Replace a Set of Monolithic Brownstone Steps and a Landing with Monolithic Red Granite Steps and a Landing.

Margaret Carney, University Architect, appeared on behalf of property owner Cornell University, to present the proposed project. Sage Hall, 114 Feeney Way, is a locally designated Individual Landmark.

M. Carney gave a presentation on the current state of condition of the foundation of the building as well as the new materials proposed and the anticipated schedule for the repairs.

S. Gibian discussed with the applicant the existing stone material and how maintenance will address future cracking.

PUBLIC HEARING
On a motion by S. Stein, seconded by D. Kramer, Chair E. Finegan opened the Public Hearing.
There being no members of the public appearing and wishing to speak, and no written comments submitted to be read aloud, Chair E. Finegan closed the Public Hearing on a motion by D. Kramer, seconded by S. Stein.

The commission agreed that the repairs need to be done, and the new material is satisfactory.

B. McCracken confirmed for the commission that the steps are original to the building.

RESOLUTION: Sage Hall, Individual Local Landmark

WHEREAS, Sage Hall, 114 East Avenue (Feeney Way) is an individual local landmark, as designated under Section 228-3 of the City of Ithaca Municipal Code in 1990, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated February 3, 2023, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by J Shermeta, Associate University Architect on behalf of property owner Cornell University, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) a document prepared by MCWB Architects titled Sage Hall: Building Foundation Waterproofing and Drainage and dated January 31, 2023, and

WHEREAS, the ILPC has reviewed the New York State Building Structure Inventory Form for Sage Hall, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves the replacement of a set of monolithic brownstone steps and a landing at the secondary south entrance with monolithic red granite steps and a landing, and

WHEREAS, other aspects of the project, including waterproofing the building’s foundation and constructing a new foundation for the stone steps, meet criteria for a staff-level review and have been approved by the Secretary of the Commission per the provisions of the Landmarks Ordinance and the City of Ithaca Historic District and Landmark Design Guidelines, 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 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 February 21, 2023, now therefore be it
RESOLVED, that the ILPC has made the following findings of fact concerning the property and the proposal:

As indicated in the New York State Building-Structure Inventory Form, Sage Hall was constructed in 1875 as Cornell University’s women’s dormitory. Designed by Cornell’s first professor of architecture, Charles Babcock, Sage Hall is an outstanding example of the High Victorian Gothic style. It is the third of the three buildings that comprise the informal Red Brick Group.

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 #1 The historic features of an individual landmark shall be altered as little as possible and any alterations made shall be compatible with the historic character of the landmark.

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.

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 #1, Standard #2, and Standard #9, the replacement of the steps and landing will remove distinctive materials but will not alter features and spaces that characterize the property.

With respect to Principle #1 and Standard #6, as shown in the submitted photographs and observed by members of the Commission, the severity of the deterioration sandstone steps and landing require their replacement. The proposed new work will match as closely as possible the old in design, color, texture, and other visual qualities. The ILPC notes that the in-kind replacement of the brownstone is not possible because this once readily available building material is no longer quarried. While the retention of the original historic material is preferred, the use of an alternate material is required in this case. The ILPC finds that the proposed red granite adequately replicates the historic characteristics of the brownstone, including color, texture and tooling, as evidenced by the physical sample presented at the Public Hearing. The ILPC also considered the location of the stairs, which are on a secondary elevation and not used as a primary entrance to the building.

Also with respect to Principle #1 and Standard #9, the proposed replacement steps and landing are compatible with the massing, size, scale, and architectural features of the property and its environment.

With respect to Standard #10, the steps and landing can be removed in the future without impairment of the essential form and integrity of the historic property and its environment.

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 Sage Hall, 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: S. Stein
Seconded by: D. Kramer
In Favor: S. Gibian, D. Kramer, A. Smith, E. Finegan, S. Stein, J. Smith
Against: 0
Abstain: 0
Absent: K. Olson, A. Smith
Vacancies: 0
B. 123 ROBERTS PLACE, CORNELL HEIGHTS HISTORIC DISTRICT—Proposal to Install a Fence Enclosing the Front, Side and Rear Yards.

Property owners Erin and David Cuddihy appeared before the Commission to present the proposed project. 123 Roberts Place is a contributing resource in the locally designated Cornell Heights Historic District.

E. Cuddihy presented the application giving a brief history of the occupants of the home and the surrounding neighborhood at the time of construction. The applicants went into detail about the work they have already put into the home. The original wooden gate of the house was presented and the applicants stated they desire to find a visually similar gate for their project. E. Cuddihy gave more details around the location and placement of the wire fencing and proposed plantings. The applicant stated that they intend to have the plantings grow through the fence, eventually blocking it from view.

The commission discussed with the applicants the details of the plantings, including species, intended aesthetic and maintenance.

PUBLIC HEARING
On a motion by S. Gibian, seconded by S. Stein, Chair E. Finegan opened the Public Hearing.

There being no members of the public appearing and wishing to speak, and no written comments submitted to be read aloud, Chair E. Finegan closed the Public Hearing on a motion by S. Stein, seconded by D. Kramer.

The commission discussed the precedent of the proposed fencing type in relation to the property and neighborhood, as well as a setback requirement of the plantings as to not intrude along the sidewalk.

Avi Smith joined the meeting at 6:22 PM and took his seat on the commission.

RESOLUTION: 123 Roberts Place, Cornell Heights Historic District

WHEREAS, 123 Roberts Place 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 February 13, 2023, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by property owners Erin and David Cuddihy, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); and (2) a seven (7) page presentation documenting the proposed project layout, design details, and materials, and
WHEREAS, the ILPC has reviewed the New York State Building-Structure Inventory Form for 123 Roberts Place, 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 a 4’ 6” fence with five wood gates around the perimeter of the front and side yards; the east and north sections will be constructed of wood, and the west and south sections will be wood and metal, and

WHEREAS, a revised proposal was presented at the regularly scheduled ILPC meeting on February 21, 2023 and included the installation of a 5’ metal wire fence with metal posts and five wood gates around the perimeter of the front and side yards; hedges and landscape plantings will be installed along the east and north sides to obscure the fence, and

WHEREAS, the revised proposal was based on historic photographs of the property found in The Small Place: Its Landscape Architecture by Elsa Rehmann, published in 1918, 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 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 February 21, 2023, 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 123 Roberts Place was designed by Clarence Martin, Dean of the School of Architecture at Cornell University, and constructed in 1902 for Cornell University librarian Mary Fowler. It was most notably the home of John Henry and Anna Botsford Comstock, professors of entomology and natural sciences respectively at Cornell University. Anna Comstock was the first female professor at Cornell University.

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

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

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 a fence will remove distinctive materials and will not alter features and spaces that characterize the property.

Also with respect to Principle #2, Principle #3, and Standard #9, the proposed fence is compatible with the massing, size, scale, and architectural features of the property and its environment.
With respect to Standard #10, the proposed fence can be removed in the future without impairment of the essential form and integrity of the historic property and its environment.

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 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 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: J. Smith
Seconded by: D. Kramer
In Favor: S. Gibian, D. Kramer, A. Smith, E. Finegan, S. Stein, J. Smith
Against: 0
Abstain: 0
Absent: K. Olson
Vacancies: 0

C. 702 EAST BUFFALO STREET, EAST HILL HISTORIC DISTRICT - Retroactive Request for Approval for the Removal of Railroad Tie Retaining Walls and Landscape Stairs as well as Non-historic Flagstone Walkways in the Front Yard, Regrading the Front Yard, and the Installation of a Concrete Walkway

Mark Haag appeared on behalf of property owner, HAAG Properties, LLC, to present the proposed project. 702 East Buffalo Street is contributing resource in the locally designated East Hill Historic District.

M. Haag gave a history of the renovations and changes made to the building without a certificate of appropriateness and detailed the efforts he has gone through to maintain the aesthetics of building, while making the property easier to maintain. M. Haag proceeded to present a series of images detailing the changes made to the exterior in contrast to the previous conditions.

The commission discussed the pathing change from the original stone walkway leading to the sidewalk to a concrete walkway leading to the driveway. The commission commented on the “welcoming feel” of the previous layout and stated that the new walkway was more “suburban”.

The commission discussed the idea of having the applicant reinstall the original pathway and be allowed to keep the newly installed concrete path as well.
PUBLIC HEARING
On a motion by S. Gibian, seconded by D. Kramer, Chair E. Finegan opened the Public Hearing.

There being no members of the public appearing and wishing to speak, and no written comments submitted to be read aloud, Chair E. Finegan closed the Public Hearing on a motion by D. Kramer, seconded by S. Stein.

The commission discussed among themselves possible solutions for this project, agreeing that the current pathing of walkway is less welcoming. The commission also agreed that this particular project has extenuating circumstances which may allow it to be approvable, but not set a precedence.

The commission tabled the application.

II. PUBLIC COMMENT ON MATTERS OF INTEREST

Chair E. Finegan opened Public Comment.

There being no of the public appearing and wishing to speak, and no written comments submitted to be read aloud, Chair E. Finegan closed Public Comment.

III. OLD BUSINESS
A. SIBLEY HALL, 921 UNIVERSITY AVENUE, CORNELL ARTS QUAD HISTORIC DISTRICT – Proposal to Replace the Cornice on the Dome, Replace the Windows in the Dome’s Lantern and Those in the Second and Third Stories Below, Infill Two Window Openings in the Second Story on the North Elevation, and Install a Large, Contemporary Window in the Second Story of the North Elevation

Margaret Carney, University Architect, appeared on behalf of property owner Cornell University to present the proposed project. Sibley Hall, 921 University Avenue is a contributing resource in the locally designated Cornell Arts Quad Historic District.

The applicant presented the request giving information on the scope of repairs and replacements to the dome of Sibley Hall. The applicant stated that all replacements to the dome would include original materials, except for the replacement of a vent with a new window. The applicant went on to explain the window replacements for the building, detailing higher thermal performance while maintaining aesthetics. M. Carney stated that the replacements would lower energy costs and provide easier to operate windows. The applicant went on to describe the installation of new windows onto the north façade, describing 5 windows to be placed on the second floor directly above and in-line with the windows existing on the first floor. The applicant went into detail about the color, materials and installation of the proposed lintels.
The commission agreed that the proposal for new windows on the north façade was creative and effectively fit in with the character of the building.

The commission discussed the details of the windows to be replaced, and the tours the commission recently took of Sibley Hall for this project.

The commission discussed with the applicant the operability of the existing windows and those replaced several years ago.

S. Gibian gave the applicant several details and concerns over the installation of the new windows as well as issues he saw in other windows recently replaced on Sibley Hall in which the applicant should be aware of.

The commission agreed that all the proposed changes excluding the window replacements are satisfactory, expressing that further details are needed for the window replacements. The commission went on to discuss the existing conditions of the windows as well as what they saw during the recent tours of the building.

The commission went on to discuss possible alternatives to the proposal, suggesting several options that would allow the applicant to increase the energy efficiency of the windows without replacement. Consideration of the window replacements was tabled by the Commission.

RESOLUTION: Sibley Hall, Cornell Arts Quad Historic District

WHEREAS, Sibley Hall, 921 University Avenue, is located within the Cornell Arts Quad Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 1990, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated November 18, 2022, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by J Shermeta, AIA LEED AP, Associate University Architect, on behalf of property owner Cornell University, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) an aerial photographs documenting existing conditions; (3) five sheets of the photographs documenting the historic development of Sibley Hall and the surround area; (4) nine sheets of photographs and drawings documenting existing conditions and the proposed scope of the restoration of the Sibley Dome; (5) fourteen sheets of drawings and rendering illustrating proposed changes to the central three-story block beneath the dome; and (6) an appendix with additional information on the project, including specific information on the proposed window replacements, and

WHEREAS, the ILPC has reviewed the New York State Building-Structure Inventory Form for Sibley Hall, 921 University Avenue, and the City of Ithaca’s Cornell Arts Quad Historic District Summary Statement, and
WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves the renovation of the Sibley Dome and the central building block beneath it, including the following:

- in-kind replacement of the dome cornice, in-kind repairs to the metal dome cladding, and recoating all metal roof elements;
- replacement of forty wood sash windows in the dome and the two stories beneath it;
- replacement of a ventilation louver in the lantern with a window;
- installation of two rooftop exhaust vents behind the parapet on the south elevation; and
- removal of two windows on the north elevation and the insertion of a large window in the second story of the north elevation, and

WHEREAS, consideration of this application was tabled at the December 20, 2022, meeting, as the Commission required additional information to make a determination on the proposal, including a site visit to assess the condition of windows scheduled for replacement and the impact of the proposed new window on the north elevation, and

WHEREAS, site visits were conducted on January 10, 2023 and February 7, 2023, and additional information for consideration by the Commission was submitted by the applicant on February 14, 2023, including a fifteen (15) page presentation summarizing the project’s scope of work, a summary conditions assessment of the windows scheduled for replacement, and a revised design for the new north elevation windows, and

WHEREAS, the new design of the north elevation includes: removing two second-floor windows and infilling the openings with salvaged brick; creating three new window openings, two small and one large, that approximate the first-story fenestration pattern; installing salvaged lintels above the two small window openings and aluminum framed plate glass windows in them; and installing an aluminum-framed plate-glass window with fritted glass dividers in the large central opening, and

WHEREAS, the Commission requested additional information documenting the degree of deterioration of the 40 windows scheduled for replacement to better assess the claim that the proposed action is required and again tabled the consideration of this component of the application, 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 provided sufficient documentation and information to evaluate the impacts of the dome rehabilitation and new north-elevation windows 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 December 20, 2022, 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 Cornell Arts Quad is identified in the City of Ithaca’s Cornell Arts Quad Historic District Summary Significance Statement as 1868-1919.

As indicated in the New York State Building-Structure Inventory Form, the Second Empire-style Sibley Hall was designed by multiple architects, including Archimedes Russell, Charles F. Osborne, and Arthur N. Gibb, and built in phases between 1870 and 1902.

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

*Cornice, Louvers, and Vents*

With respect to Principle #2, Standard #2, and Standard #9, the replacement of the cornice, replacement of a louver in the lantern with a window, installation of new vents, and recoating the exterior will not remove distinctive materials and will not alter features and spaces that characterize the property.

Also with respect to Principle #2, and Standard #9, the proposed cornice, new lantern window, and vents are compatible with the massing, size, scale, and architectural features of the property and its environment.

*New North-Elevation Windows*

With respect to Principle #2, Standard #2, and Standard #9, the infill of two window openings and installation of three new windows will not remove distinctive materials and will not alter features and spaces that characterize the property.

Also with respect to Principle #2, and Standard #9, the proposed windows are compatible with the massing, size, scale, and architectural features of the property and its environment.

**RESOLVED**, that, based on the findings set forth above, the proposal will not have a substantial adverse effect on the aesthetic, historical, or architectural significance of the Cornell Arts Quad 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 with the following conditions:
- Sample of the proposed glass, both clear and fritted, shall be submitted to the Secretary of the Commission for consideration and approval.
- The window sash removed from the north elevation shall be clearly labeled with their original location and dated of removal, and stored in a clean, dry, secure location at the property to allow for future potential reinstallation.

**RECORD OF VOTE:**

Moved by: A. Smith  
Seconded by: D. Kramer  
In Favor: S. Gibian, D. Kramer, A. Smith, E. Finegan, S. Stein, J. Smith  
Against: 0  
Abstain: 0  
Absent: K. Olson  
Vacancies: 0
IV. APPROVAL OF MINUTES
None

VI. ADMINISTRATIVE MATTERS

A. Update: Stewart Park National Register of Historic Places Nomination – State Review Board on March 9, 2023

VI. ADJOURNMENT

On a motion by S. Stein, seconded by D. Kramer, the meeting was adjourned unanimously at 08:25 p.m.

Respectfully submitted,
Bryan McCracken, Historic Preservation Planner
March 14, 2023

Letter to Ithaca Landmarks Preservation Commission

Re: Sibley Hall South Windows

Dear Committee:

We are withdrawing the application for a certificate of appropriateness dated November 29th, 2022 to replace the south windows on the second and third floor of Sibley Hall’s central dome space.

As design documents and cost estimates are submitted this summer, the University will have a better understanding of the options available and, if necessary, re-apply for a certificate of appropriateness at that time.

We appreciate your support, and we look forward to continuing our work with the ILPC.

Regards,

Benjamin J. Shermeta, AIA LEED AP
Associate University Architect
Office of the University Architect
Cornell University