

CONTACT:

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City of Ithaca

DESIGN REVIEW APPLICATION

BUILDING PERMIT NUMBER:
37570 (REQUIRED)

APPLICANT: Name: Noah Demarest Title/Role: Architect
Address 1: 108 West State St
Address 2: 2nd floor City, State, & Zip Code: 14850
Telephone: 216-8802 Cell Phone: _____ E-Mail: noah@streamcolab.com

— **PROJECT DESCRIPTION** —

Project Title: 327 W Seneca Project Address: 327 W Seneca St, Ithaca NY 14850

Project Type (check one): Residential Commercial Industrial Institutional Mixed-Use
Historic District or
Project Location (check one): Collegetown Downtown Landmark Other

Brief Project Description:

Applicant proposes to demolish an existing 2-story house to construct a new code compliant 3-story, 12-unit, wood frame apartment building.

— **QUICK APPLICATION CHECKLIST** —

Item

- Application Form (completely filled out and signed)
- Colored Elevations Keyed to Building Materials
- Landscape Plan – if relevant
- Information about building materials (samples should be brought to the Design Review meeting)
- Detail sheets and/or other materials that provide relevant design information

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 please either provide a CD-ROM, flash/thumb drive, or use a free file-sharing web site, like: www.hightail.com, www.dropbox.com, www.google.com/drive, etc. You can also split documents into smaller parts and send multiple e-mails/files to: lnicholas@cityofithaca.org and aharris@cityofithaca.org.

Applicant's Signature:

Date: 2018 | 10 | 01

By signing this application form, the applicant acknowledges City staff may visit the site in order to fully understand the proposed development.

For properties within the Collegetown Design Guidelines Area, please continue to page 2.
For properties within the Downtown Design Guidelines Area, please skip to page 5.

Project Title:
 Project Address:

Collegetown Design Guidelines
 Design Review Application

Priority Guidelines

For properties within the Collegetown Design Guidelines Area, projects must satisfy each of the priority guidelines noted below. Please indicate how the project has met each of the priority guidelines. The design guidelines are available at <http://www.cityofithaca.org/DocumentCenter/Home/View/6923>

<i>Site Design</i>					
Guideline #	Guideline	Met	Not Met	NA	Brief description of how the guideline is met or why it is not met:
SD.1	Orient a building to the public realm.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SD.2	Provide a physical pedestrian connection between the sign and the public realm.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SD.7	If a surface parking area is visible from a street, screen it from view.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SD.8	Minimize the number of vehicular access points to a site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SD.10	Locate a service area so that it is not visible from the public street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SD.17	Use landscaping to screen a sensitive edge.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SD.29	Minimize light spill onto adjacent properties and toward the sky.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SD.31	Design a site to integrate with and take advantage of existing topography.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SD.33	If in the Neighborhood Periphery, site a building to include side setbacks in the range of those used for nearby traditional homes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Project Title:
Project Address:

<i>Building Design</i>					
Guideline #	Guideline	Met	Not Met	NA	Brief description of how the guideline is met or why it is not met:
BD.1	Design the primary entrance to a building to be clearly identifiable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BD.2	Use an authentic, functional entry on a street-facing façade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BD.5	Locate and space windows to express a traditional rhythm and create visual continuity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BD.6	Place a window opening to correspond to an actual interior space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BD.7	Size and proportion a window to be in the range of heights and widths of nearby traditional windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BD.8	Design a window to create depth and shadow on a façade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BD.9	Design a roof to be architecturally consistent with the overall architectural design and detailing of the structure in terms of form and material.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BD.11	Use materials to convey a sense of human scale and visual interest.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BD.12	Use a material that is compatible with the surrounding context.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BD.13	Use a high quality material that is proven durable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Project Title:
Project Address:

<i>Building Design (Continued)</i>					
Guideline #	Guideline	Met	Not Met	NA	Brief description of how the guideline is met or why it is not met:
BD.19	Consider including a building design feature that conserves energy.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BD.24	Design a ground floor to engage the public realm and provide visual interest for pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BD.25	Use a combination of "façade articulation" and "massing variation" methods to reduce the perceived and/or actual mass and scale of a building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Secondary Guidelines

Secondary guidelines will also be used in the design review process, and while not all will be relevant to each project, secondary guidelines should be met, if applicable. Please indicate which secondary guidelines have been met by the project and how, and attach additional pages as necessary.

Guideline #	Guideline	Met	Not Met	NA	Brief description of how the guideline is met:
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Project Title:
Project Address:

Downtown Design Guidelines
Design Review Application

Priority Guidelines

For properties within the Downtown Design Guidelines Area, projects must satisfy each of the priority guidelines noted below. Please indicate how the project has met each of the priority guidelines. The design guidelines are available at <http://www.cityofithaca.org/DocumentCenter/Home/View/6924>

Site Design					
Guideline #	Guideline	Met	Not Met	NA	Brief description of how the guideline is met or why it is not met:
SD.1	Orient a building to the public realm.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Though the main entry is on the side elevation due to layout constraints, a functional entry is provided on the street facing elevation
SD.2	Provide a physical pedestrian connection between the sign and the public realm.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks are provided from the public sidewalk to the main entry and individual apartment entries on the sides of the building, and to the functional entry on the front of the building. These walks are landscaped.
SD.7	Locate a surface parking area to the interior of a site, away from the public street.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is no proposed surface parking
SD.8	If a surface parking area is visible from a street, screen it from view.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
SD.9	Minimize the number of vehicular access points to a site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An existing driveway curb cut is being eliminated. There will be no vehicular access to the site.
SD.11	Locate a service area so that it is not visible from the public street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash cans will be located along the side of the building and be screened with a larch fence.
SD.19	If property is located along Six Mile Creek, provide a landscape buffer between a building and the Creek Walk.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
SD.31	Minimize light spill onto adjacent properties and toward the sky.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All exterior light fixtures at doorways are mounted to the underside of canopies pointing at the ground. Any other light fixtures will be cutoff fixtures complying with "dark-skies" standards.

Project Title:
Project Address:

<i>Building Design</i>					
Guideline #	Guideline	Met	Not Met	NA	Brief description of how the guideline is met or why it is not met:
BD.1	Design the primary entrance to a building to be clearly identifiable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Though located on the west side of the building, the walkway configuration and landscaping direct the visitor to the main entry while offering a visual cue that the functional entry on the front is secondary.
BD.2	Use an authentic, functional entry on a street-facing façade.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The functional entry on the street facing facade is the only entry to the apartment in the northwest corner of the building, and will be used by that unit's residents and visitors.
BD.5	Locate and space windows to express a traditional rhythm and create visual continuity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows are spaced in a traditional manner away from the building corners, and related to sub-centers of facade geometry. They are also aligned vertically.
BD.6	Place a window opening to correspond to an actual interior space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BD.7	Size and proportion a window to be in the range of heights and widths of nearby traditional windows.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BD.8	Design a window to create depth and shadow on a façade.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Andersen 400 series double hung windows, which have a traditional recessed sash and will further be enhanced with traditional casing, historic sill profile and drip cap molding, will be used on the street-facing facade
BD.9	Design a roof to be architecturally consistent with the overall architectural design and detailing of the structure in terms of form and material.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Traditional building with traditional pitched roof
BD.11	Use materials to convey a sense of human scale and visual interest.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building is humanly scaled due to its small size. First floor will use board and batten with horizontal trim band to break up vertical height. Stucco above will use control joint pattern to delineate human scaled stories. Columnar plantings and service area screening offer visual interest.
BD.12	Use a material that is compatible with the surrounding context.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stucco surfaces, wood siding and trim, and asphalt shingle roofing are common on other buildings in the neighborhood.
BD.13	Use a high quality material that is proven durable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stucco will be applied over cement board (as opposed to styrofoam) for a durable surface. Board and batten siding treatment will be wood battens over fiber cement panel.

Project Title:
Project Address:

<i>Building Design (Continued)</i>					
Guideline #	Guideline	Met	Not Met	NA	Brief description of how the guideline is met or why it is not met:
BD.17	Minimize the visual impact of building equipment and equipment affixed to a building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building will have electric baseboard heating and therefore no outside compressor units, nor rooftop mechanical equipment. Care will be taken to locate exhaust vent damper covers on side or rear elevations, or in the undersides of soffits at the 3rd floor, and they will be painted to match the adjacent facade material.
BD.21	Consider including a building design feature that conserves energy.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building meets latest NYS energy code. Window openings are minimized to reduce cost and energy use. Windows in apartments with south exposure are aggregated on the south wall to maximize solar gain.
BD.26	Design a ground floor to engage the public realm and provide visual interest for pedestrians.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is a residential building with no public ground floor uses. Entries and living room of NW apartment face the street. Landscaping incorporates vertical plantings to add facade interest. Building color is intended to be enlivening.
BD.27	Use a combination of "façade articulation" and "massing variation" methods to reduce the perceived and/or actual mass and scale of a building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is a small simple building already and is in scale with its neighbors. As such, there is little need to "articulate" it. This requirement is only applicable to building masses that are out of scale with surrounding buildings. We have articulated the facade in keeping with the small scale of the building, with a material change at the ground floor to give a sense of "base", and have introduced a small wall articulation and reverse gable to organize the front facade in relation to interior spaces. Further random articulation will defeat attempts to achieve affordability targets.

Secondary Guidelines

Secondary guidelines will also be used in the design review process, and while not all will be relevant to each project, secondary guidelines should be met, if applicable. Please indicate which secondary guidelines have been met by the project and how, and attach additional pages as necessary.

Guideline #	Guideline	Met	Not Met	NA	Brief description of how the guideline is met:
BD3	size of entry element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors and doorways are consistent with those on neighboring properties
SD21	use native plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See LS plan
BD10	roof form compatible with neighbors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project has a pitched roof which is typical in the area.
BD25	facade elements in scale with nearby buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trim, windows, doors, window spacing etc is within the traditional range common to the area
BD28	use articulation on no-visible facades.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Base color and horizontal trim band continue around all facades to break up 3-story height
WSS1	provide consistent built edge along the street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Facade width is maximized and consistent along front property line.
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

