

Historic and/or Architectural Advisory Board
City of Cortland
May 14, 2013

A regular meeting of the Historic District Commission was held on Tuesday, May 14, 2013 at 8:00 AM in the Mayor's Conference Room.

Present: Chair Linda Kline, Commissioners Shawn Smith, Dan Dineen, Leslie Wineburg, Pam Abbott, Mary Ann Kane and Richard Stock.

Staff Present: Deputy Chief William Knickerbocker

Item #1 - Tompkins Trust Bank - Signage

Present to speak was Helen Talty. The only thing to be addressed today is the rear sign and the front façade sign.

The rear existing back-lit sign will remain, and just the name will be changed, TOMPKINS TRUST COMPANY REAR ENTRANCE with acorn graphics.

The front façade sign will be 11' 6", the material is a vinyl on plastic, and the color is the Essex deep green. The lettering font is Roman, upper case letters for Tompkins are 17" high and the lower case letters are 11" high. Depth of the letters is 4".

The Trust Company, all upper case letters, 10" high and a depth of 4". A sample of the proposed lighting was reviewed. The Board was given the graphics of the acorn and the leaves. From the wall to the free floating letters, there will be a space of 1 ½" to allow room for the splash of light.

Chair Kline noted that NBT Bank and First Niagara Bank went through the same process, the same projecting signs, with the backlighting. The Board did not approve those signs. Her feeling was that the 17" high letters were readable at 240', and identifying the Bank was not a problem.

Comm. Pam Abbott did not see the need to illuminate the signs.

Comm. Shawn Smith stated that illumination would create a lot of light.

Other members of the Board were in agreement.

Comm. Richard Stock noted that the sign was an attractive sign. There already exists a corner projection sign, which is back-lit. He thought the newly proposed illuminated façade sign would be distracting.

Ms. Talty reminded the Board that the Bank had removed the sign above in anticipation that this illuminated sign would be approved. With so many trees lining the street, visibility is limited. Also, the letters would not appear so large when mounted up on the building. Only the T would be 17", the rest of the letters would only be 11".

Motion: Comm. Richard Stock

Seconded: Comm. Pam Abbott

Ayes -7
Nays -0

Decision: To accept the front façade signage as proposed without the lighting and to accept the existing rear sign as presented.

Item #2 - 23 Tompkins Street - Fence

Present to represent Nancy Sinclair was Jack Kaumo.

Chair Kline explained that the applicant would like to put a fence up to enclose the open area in the backyard and a small section in the front for privacy. Part of the property has a 6 foot high wood fence and Ms. Sinclair (the owner who lives in California) would like to continue the existing fence to match. Chair Kline explained when a fence is installed and your property borders a neighbor, the good side of the fence goes toward the neighbor. This type of fence has the same profile on both sides. The fence toward the front of the property will be 4 feet high, and matches the existing fence. The added fencing will enclose an open area to prevent anyone from cutting through the back yard. This would be compliant with City Code.

Motion: Comm. Dan Dineen
Seconded: Comm. Shawn Smith

Ayes - 7
Nays - 0

Decision: To approve the fence as presented.

Item #3 - 32 Tompkins Street - New Roof

There was no one present to speak on behalf of Paul Lorenzo's project. Chair Kline made a phone call to see if she could contact anyone. She left a message on their answering machine.

Chair Kline stated that she had gone to Paul Lorenzo's office to help with the application and suggested that he or a representative attend the meeting.

Motion: Comm. Pam Abbott
Seconded: Comm. Dan Dineen

Ayes - 7
Nays - 0

Decision: The application was tabled.

Minutes of the March 12, 2013 meeting

It was suggested that on the second page, half way down the page, the sentence be deleted "If this Board had been in place when this building was erected, this building would Not have been built here".

The next sentence rewording of the following sentence should be "which is the reason to change the ground floor".

Last sentence of that paragraph, change the wording to "get the building ready for business".

Page 2, forth paragraph, should read "Cortland County Historical Society".

The next paragraph, delete "The Board agreed" and delete the last sentence.

Motion: Comm. Wineburg

Seconded: Comm. Dineen

Approved the minutes of the March 12, 2013 meeting, as amended.

Minutes of the April 9, 2013 meeting

Chair Kline noted a typo, on page 1, half way down the page, the word "was", and then "separated by"

On page 2, second paragraph, Comm. Smith stated that the directional sign be placed on the sandwich board, which she had meant to say "incorporate that sign into the sandwich board sign"

Under New Business, change to "Historic District and requirements"

Motion: Comm. Smith

Seconded: Comm. Dineen

Approved the minutes of the April 9, 2013 meeting as amended.

Item #3 - 32 Tompkins Street - New Roof, arrived late

Mark Curran arrived late to represent Paul Lorenzo regarding the new roof at 32 Tompkins Street. His proposal was reviewed. Chair Kline explained that the house is next to the YMCA, and the roof is in need of repair. The proposal is to re-roof the house, not the carriage house in the back. It is a Timberline asphalt single, in black with a hint of green. The shingle name is "Shakewood".

Motion: Comm. Abbott

Seconded: Comm. Dineen

Approved as presented.

Old business

Pita Gourmet still has not met the requirements this Board asked of him. He has more signage in the window. He did sign our agreement stating that he would follow the Board's suggestion and have it done by April, and has not done so. Now the matter will be turned over to the Code Office.

Mr. Falso, TATOO PIERCING, removed the rose from the sign as agreed but now put an "Open" sign where the flower was. Removing the rose between the wording and closing the space between the words put him in compliance. Putting the OPEN sign in the location of the rose put the sign once again over the 25% allowed. The wall area where the entrance sign was placed and then removed still needs to be painted the same as the existing wall color.

New Business

Chair Kline noted that she had a topic of new business.

On the application for 2 Main Street, in the minutes of the July 9, 2013 meeting, Dan Ross stated that he would "paint the façade of the building in a combination of Hedge Green, Indian Buff, and Red River all the way down to Sheridan's and those colors will match Sheridan's façade colors exactly. It will be newly painted in the same pattern and color scheme as it is now". Dan Ross began the painting and the colors were not anything like the existing. The Code Office contacted Mr. Ross and explained the situation. Chair Kline called Mr. Ross and tried to meet with him to select colors that were like the existing. They were unable to get together before the Commission's meeting the very next day. Chair Kline selected colors from the Valu Home Center, where Mr. Ross purchased his paint hoping to present them and resolve the problem. Another issue was that the corner pillar was supposed to be repaired and re-pointed and then painted green.

Chair Kline asked the Commission if they would like to resolve the color issue now or propose to Mr. Ross that he return with a color selection and his sign.

Motion was made to present the colors Linda selected to Mr. Ross for his review or have Mr. Ross return in June with a new proposal if he wished. Until this was resolved, Mr. Ross was to discontinue work until approved by this Board.

Motion: Comm. Stock

Seconded: Comm. Smith

Approved, with Comm. Dineen abstaining.

Comm. Smith presented the project she and some business students had been working with, under the supervision of Professor Emerson, similar to what they had done for the East End Community project.

Chair Kline turned the floor over to Mayor Brian Tobin.

Mayor Tobin first thanked Richard Stock for serving on this Commission. One concern, in looking through the City Charter: it refers to the Downtown Business Association and having two members of that Association as members. The Downtown Business Association no longer exists, now there is a Downtown Business Partnership. His suggestion was for the Commission to review and come up with some recommendations as far as membership, and taking the membership out of the Code. To change it in the Code, it has to be passed as a Local Law, which is more involved, more expensive and more time consuming for more people. If taken out of the Code, stipulating that membership can be passed by a Resolution, it still would go before Common Council but would not need to be sent to Albany, involving legal power as opposed to being able to do it legislatively and locally. The Charter has items that over time should be reviewed, to look at what should be updated to make things easier for the Boards and Commissions to function, with the end goal being to make things easier for the general public.

Motion was made to review the Charter and make the desired changes. A committee, less than a quorum, might want to meet to review and present any changes to the entire Commission.

Mayor Tobin suggested that the entire Commission review the section on the Charter and then discuss it at the next meeting.

Adjournment

Motion: Comm. Dineen

Seconded: Comm. Kane

Motion passed.

Linda Kline, Chairperson