

**Historic and/or Architectural Advisory Board**  
**City of Cortland**  
**March 10, 2015**

A regular meeting of the Historic and/or Architectural Review Board was held on Tuesday, March 10, 2015, in the Mayor's Conference Room at City Hall at 8:00 a.m.

**Present:** Chairman Linda Kline, Commissioners Christine Barnes, Karina Murphy, Mary Ann Kane, Richard Stock, Dan Dineen

**Absent:** Commissioner Pam Abbott

**Staff Present:** Deputy Fire Chief Bill Knickerbocker, Zoning Officer Bob Rhea

**Item #1 – 29 Tompkins Street/SUNY Cortland Alumni House – (Kent Duane, Repair Department Superintendent)**  
**– Tenant house roof project**

Kent Duane presented application – due to the deterioration, a proposal to remove the front portion of roof, which are terra cotta tiles, was made. The terra cotta tile will be stored for future repair use on the main house. A Monaco designer shingle is proposed to replace the terra cotta tile. When installed it will give the impression of a Spanish tile. Due to moisture infiltration and damage from above dormer poor flashing details as well as what appears to be improper design and construction of the existing header behind the porch the North facing front porch will be demoed to make repairs. The brick face will be removed and stored for later reinstallation. Rebuild front entrance porch (after repairs are done) back to original position and reinstall brick face (using the stored brick that was removed) back to original state. Re-roof porch roof with same proposed asphalt designer shingles and complete flashing using bright 20oz. copper. The existing side brackets on porch wall will remain. All flashing will have bright copper to match everything on the Alumni House project. The lower section for the roof is locking flat seam, copper panels which will be soldered together. Will be applied to dormers in front and at the rear entrance in back. Commercial copper gutters to be installed on three sides of the building with downspouts. There is chimney work to be included in the repairs. Gussets will stay intact. Chimney will receive new copper flashings and crickets. Pointing, sealing and a chimney cap need attention.

The Commission strongly suggests to do the entire roof in one phase to provide consistency. If completed in several phases there is risk of colors not matching due to different purchase dates of material, fading or weathering material.

**Decision of Commission:**

A motion was made by Comm. Stock to approve the application using the 20 oz. copper and continuing with same proposed Monaco designer asphalt shingle throughout the entire project whether it is completed in phases or all at one time. The motion was seconded by Comm. Murphy.

**Motion by:** Comm. Stock  
**Seconded by:** Comm. Murphy

**Approved:** Ayes – 5  
 Nays – 0

**New Business/Old Business:**

There is confirmation from 77-79 Main Street they will be removing the windows installed in error last summer and replacing them with the Historic Commission approved aluminum clad wood windows in the front. (The back side was approved for vinyl). There is a commitment to complete the installation during the summer break of 2015.

The Beach House Mall is still in violation of signs in the window. Zoning Officer will continue to follow up.

84 Tompkins Street intend to appear at the April meeting with their application for a ramp in the back of the house.

**Adjournment:**

**Motion by:** Comm. Dineen  
**Seconded by:** Comm. Barnes

**Approved:** Ayes – 5  
Nays – 0

**I, LINDA KLINE, CHAIRPERSON OF THE HISTORIC AND/OR ARCHITECTURAL BOARD OF THE CITY OF CORTLAND, NY, DO HEREBY CERTIFY THAT SAID RESOLUTION(S) WERE ADOPTED AT A MEETING OF THE HISTORIC AND/OR ARCHITECTURAL BOARD OF THE CITY OF CORTLAND, NY, HELD ON THE 10<sup>TH</sup> DAY OF MARCH, 2015.**

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**LINDA KLINE, CHAIRPERSON**