

Historic and/or Architectural Advisory Board
City of Cortland
March 8, 2016

A regular meeting of the Historic and/or Architectural Review Board was held on Tuesday, March 8, 2016, in the Mayor's Conference Room at City Hall at 8:00 am.

Present: Chairman Linda Kline, Commissioners Dan Dineen, Chris Barnes, Karina Murphy, Richard Stock

Absent: Commissioners Mary Ann Kane, Pam Abbott

Staff Present: Secretary Devon Rainbow, Zoning Officer Bob Rhea

Minutes of February 9, 2016: a motion was made to approve the minutes as amended.

Motion by: Comm. Barnes

Seconded by: Comm. Stock

Approved: Ayes – 4
Nays – 0

Item #1 – 100 Tompkins St/Reeners

➤ Modifications

Linda explained that the material on the house is a vinyl, the railing spindles are straight with no twisting effect. There is a deck on the front and back of the house that will be made of composite planking and they will match in color. The windows are a vinyl colonial style. The front door will have side lights with a rain glass finish for privacy purposes. There will be 8 columns, squared 8"x8" x8' on the porch the same color as the trim of the house. The sidewalks are a poured concrete and the driveway is a black asphalt with 6 parking spaces. The landscaping includes a variety of greenery surrounding the house. There is a tree in the front yard that will need to come down and will not be replaced. Linda voiced that she felt the house could use some elements in the gables to add some character.

Jim and Mike Reeners were present for the meeting. They explained that the house is a 2 family house but they didn't want it to appear as a 2 family house. They thought that by having a single entrance would help alleviate that. The house is designed as a colonial. When they designed this house they took into consideration where the front line of the other homes on the street were. This house sits on the same front line as the other houses within the community. The driveway will remain where it is and circle around the house. There is a small forest area in back of the house that they will clean up and

make look nicer. There is a wider trim on the windows of the house to represent more of a historic look. The back parking area will be lit up with recess lighting and the property will have security cameras. When they considered the coloring of the house and trim, they looked at the colors that are considered in the historic line. There can be a third color added as an accent color to help add character. The front steps are widened and do not require railings.

Comm. Murphy expressed that she likes the simplicity of the house and the columns.

There was some discussion on the variety of different color options for the doors, decking, and roof with the various samples that were presented and possibly decorative vents on the gable.

A motion was made to accept the Ivy Green color for the siding of the house, the gables in the Terra Cotta color, the trim, railings, windows and spindles in the natural clay. The top front gable of the house will have a vent that is oval in shape with keys in the Natural Clay color.

Motion By: Comm. Stock
Seconded By: Comm. Dineen

Approved: Ayes – 4
Nays – 0

A motion was made to accept the composite planking material for the decks in the Charcoal TUF Braud color.

Motion By: Comm. Dineen
Seconded By: Comm. Murphy

Approved: Ayes – 4
Nays – 0

A motion was made to accept the solid panel door with sidelights. The door is made of fiberglass material in a Sable Brown color and the sidelights will have a rain glass finish.

Motion By: Comm. Dineen
Seconded By: Comm. Stock

Approved: Ayes – 4
Nays – 0

A motion was made to accept the asphalt shingles for the roof in the Weatherwood featured color by IKO.

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

Approved: Ayes – 4
Nays – 0

A motion was made to accept the proposed columns that measure 8"x8"x8' with the Natural Clay color and Terra Cotta accents on the capital and base of the columns. With an addition of two ½ columns on each end of the porch.

Motion By: Comm. Dineen
Seconded By: Comm. Barnes

Approved: Ayes – 4
Nays – 0

A motion was made to accept the site plan and landscaping as presented with the removal of the tree in the front yard.

Motion By: Comm. Murphy
Seconded By: Comm. Dineen

Approved: Ayes – 4
Nays – 0

A motion was made to accept the sidewalk and driveway as proposed

Motion BY: Comm. Dineen
Seconded By: Comm. Stock

Approved: Ayes – 4
Nays – 0

A motion was made to accept the recessed lighting as proposed

Motion By: Comm. Dineen
Seconded By: Comm. Barnes

Approved: Ayes – 4
Nays – 0

New Business/Old Business:

77-79 Main Street still has 3 windows to replace.

Bagel shop still has not put the approved color line on their sign. There is still conflict between the business owner and building owner. A violation was issued last spring. The applicant went against the original application that was approved and the Historic Commission agreed to approve the error with stipulation. Nothing about the project is as originally proposed. The Zoning officer will be visiting them again.

45 Main Street, The Wild Ginger Restaurant has been spoken to regarding the mailbox they have in front of the business. They were told they need to go get a PO Box at the Post Office. They were also spoken to regarding the dumpster in the back. The Zoning Officer is working on helping them resolve these issues despite some language barriers.

Adjournment:

Motion by: Comm. Dineen

Seconded by: Comm. Barnes

Approved: Ayes – 4

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 8th DAY OF March, 2016.

LINDA KLINE, CHAIRPERSON