

Historic and/or Architectural Advisory Board
City of Cortland
February 8, 2010

A regular meeting of the Historic District Commission was held on February 8, 2010 at 8:00 a.m. in the Mayor's Conference Room at City Hall.

Present: Chair Kline, Comm. Abbot, Delaney, Dineen, Kane and Wineburg

Staff Present: Cheryl Massmann, Deputy City Clerk

Item No. 1 - 60 Main St. - (BRIX/Petrella)(CB) - Signage

Rob Petrella was present. He noted that the proposed sign change in this application was back to the original color suggestion by the Historic Board which was for black lettering for the "BRIX" sign. He noted that once the artist's rendering came back depicting the black lettering, the owners loved it. Mr. Petrella also noted that was the only change to the application, that sign materials, lighting and lettering style would remain the same as what was originally approved.

A motion was made to approve the application as presented.

Motion: Comm. Dineen
Seconded: Comm. Wineburg

Motion passed.

Item No. 2 - Adam Megivern, Downtown Partnership - Expansion of Historic District Presentation

Adam Megivern was present to further discuss the expansion of the historic district. He would like to create a buffer zone around the original historic district. A map was shown on the 2002 proposed expanded buffer zone and a historic district map derived from a tax map. Chair Kline noted that there may be some concern amongst property owners regarding more restrictions being placed on them.

Adam Megivern brought a topographic map to help target which buildings should be chosen. He is writing a grant for funding to do a target survey. Tony Alpaco from SHPO wants pictures of various buildings. Adam Megivern noted that he was most interested in commercial buildings. He also noted that the timing was good for expansion of the historic district as the district had not been updated since 1982. Chair Kline noted that the 2002

proposal did not pick individual buildings, but had chosen planned expansion into neighboring areas.

Adam Megivern noted that he would like to see the historic district area expand up Tompkins Street to the Rural Cemetery. Comm. Wineburg would like to see the district go down South Main Street. There was discussion regarding the Cobblestone Church and whether that was already included in the historic district. It was decided that it had already been included. Adam Megivern noted that not all churches on Church Street had been included in the historic district. He also noted that for properties, fifty-one (51) percent support had to be received from the property owners before an area could be added to the historic district. He felt that this could be more readily accomplished in commercial districts than in some residential districts. Various streets were discussed. Adam Megivern noted that he would need a starting point and SHPO agreed to write a letter of support for the historic district expansion so that he could include that in his application for the study grant to do the cultural survey. He noted that he was thinking of expanding onto Clinton St., Pt. Watson St., Court St. and S. Main St. Mr. Megivern noted that he was looking to expand the current district not create a new one. He also was looking for someone to take photos of buildings in the proposed expansion area. Comm. Wineburg nominated Chair Kline.

Comm. Wineburg asked Mr. Megivern what his interest was on Pt. Watson St. Mr. Megivern stated that he was looking at the bowling alley and the Gable Inn. Comm. Abbot asked how far down he was thinking of on Pt. Watson St. Mr. Megivern thought the Youth Bureau building and the one next to it. Comm. Kane noted that the Youth Bureau and the building next to it were both of significant historic interest. The Republican office had one been a brewery.

Adam Megivern noted that he was also looking at Groton Ave. up to the Hollywood on that side of the street. He was asked what the incentive was to be included in an expanded historic district. He stated that there were state and federal tax credits available for work done on buildings in the district and grant money was also available. It was also noted that this was not a property tax credit. Comm. Dineen felt that the Historic and/or Architectural Advisory Board should establish criteria to determine historic expansion. Chair Kline noted that residents on Court Street were eager to be on the register. This included both sides of Court Street all the way to the college. Mr. Megivern noted that he would like to see all buildings on Court Street included from Church Street to Graham Avenue on both sides of the street. Comm. Dineen felt that by establishing criteria, which would encourage property owners to lend support to the expansion. Mr. Megivern noted that he would like to start with work on adding commercial buildings and add residential later with the exception of properties on Court Street. He also noted that he would like to include part of Clinton Avenue to Church Street. Comm. Kane noted that she was not excited about that section as much as some others. Mr. Megivern noted that he would like

to include Clinton Avenue to Church Street, but maybe not both sides of Church Street. He also would like them to consider Clinton down Charles Street from Kinney Drugs. He also noted that South Main Street was commercial, but he wondered how far down they should go with the residential. Comm. Kane noted that from the corner of Pt. Watson St. to Williams Street had not been developed until after 1910. She went on to explain that the right hand side was where the houses had been build. Mr. Megivern stated it was the commercial properties that interested him. He also asked if the Clock Tower Building would have to wait to be added to the list or if it could be added now. Chair Kline noted that it was already on there. There was discussion regarding ownership of various commercial properties on South Main Street from Pt. Watson to Williams Street. Comm. Wineburg noted that she had to leave to open her store at 9:00 a.m.

Mr. Megivern outlined the areas he would like to see added to the district. He noted that on Pt. Watson Street he would like to include the Gable Inn and the bowling alley, now owned by Cortland Repertory Theater, added and across the street, the Youth Bureau and the Republican headquarters building. On Groton Avenue, he would like to see it expanded from Main Street to the Hollywood Restaurant and only on that side of the street. On West Court Street, he would like to see the expansion to Graham from Church and on both sides of the street. He would also like to see the district expanded on Clinton Street from Shaw & Boehler Florists to Main Street and to wrap onto Church Street, but not the other side of Church Street. He noted that they would have to keep in mind the fifty-one (51) percent agreement from property owners. He also noted that he would like to see the expansion go down South Main Street to DP Dough and the credit union building, stopping at Williams Street.

Mr. Megivern will set up a committee to work on building identification and expansion of the historic district. Some members of the Historic and/or Architectural Advisory Board agreed to serve on his committee.

Item No. 3 - Minutes - January 11, 2010

Motion to approve the minutes.

Motion: Comm. Dineen
Seconded: Comm. Abbot

Motion passed.

New Business

There was discussion regarding the signage for the Chat Cell Phone store recently opened on Main Street. Chair Kline had given the owner the criteria for signage and an application for the Historic Board. She had not heard further from them.

Comm. Kane announced that she had been reappointed as City Historian.

Chair Kline stated that she would like to suggest some changes to the Historic and/or Architectural Advisory Board's application and various other forms used by the Historic Board. Various revised forms were distributed for the commissioner's consideration.

Adjournment at 9:30 a.m.

Motion: Comm. Dineen
Seconded: Comm. Abbott

Motion passed.

Linda Kline, Chairperson