

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

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

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

Staff Present: Zoning Officer Bruce Weber, Captain William Knickerbocker and Cheryl Massmann, Deputy City Clerk

Item No. 1 - Minutes - February 8, 2010

Motion to approve the minutes.

Motion: Comm. Delaney

Seconded: Com. Dineen

Motion Passed.

Item No. 2 - 89 Main St. - (MIA Holding, LLC)(CB) - Replacement Windows

Mr. Sami Abdelazim was present. He stated that he plans to do seventeen (17) window replacements on the Tuscan Grill building. He plans to do the upper transoms and there will be no grids just double hung wooden windows. He noted that the windows will be white. Mr. Abdelazim had also looked at aluminum clad exterior wooden windows. He noted that the aluminum clad windows looked close to the original wooden windows and that they didn't look like vinyl. Mr. Abdelazim noted that he is working on a grant and Paul Yaman Construction and Seven Valley Glass had recommended that he go with the aluminum clad wooden windows. It was noted that similar windows had been approved in the past for downtown buildings in the Historic District. He stated that he is trying to turn the property around and will be back for some other projects. He was asked to sign the decision sheet and given instructions regarding making an appeal if he wanted to.

A motion was made to approve the application as proposed with the aluminum clad wooden windows pending the submission of the window cut sheet brochure.

Motion: Comm. Dineen

Seconded: Comm. Delaney

Motion passed.

Item No. 2 - 31 Main St. - (Terwilliger)(CB) - Various Replacement Windows, Replace Awnings, Repair Store Front & Paint.

Mr. Tom Terwilliger was present. He is planning to replace the windows and paint them with a Valspar paint product. He will not be doing the third and fourth floors. As far as the façade improvements, he plans to replace the glass and aluminum storefront with a thermally broken aluminum frame and insulated glass. The storefront will remain the same style with just more efficient glass. The color will be Wineberry and the green will be Hartford Green V392F217. He will be repairing the acrylic stucco to match what is currently there. Chair Kline noted that the current colors will remain in their same locations, they just will be freshened. He will be replacing the awning. The style of the awning will remain the same and the fabric will be replaced with Burgundy Transitional Sunbrella #4905-0000 which picks up all of the colors of the building. Chair Kline noted that the front door will look the same and will have more efficient glass with Wineberry. Chair Kline also noted that he plans to remove and replace the cast stone cornice with a new one that will look exactly like the one it will be replacing. Chair Kline noted that the plan was to remove the large window on the second floor and it will be replaced with an aluminum clad window with more efficient glass, the mullions will remain the same style and the color will be the same as the existing, which is Wineberry. The upper transoms will remain and more efficient glass will be placed in them and the wooden frames will be re-glazed once the new glass is placed in them. Mr. Terwilliger stated that this is a time sensitive grant project and is SHIPO approved. He noted that everything will stay the same. It will just be improved materials and will look fresher.

A motion was made to approve the application and project as described.

Motion: Comm. Kane
Seconded: Comm. Dineen

Motion passed.

Item No. 3 - 35 Main St. - (Andrews)(CB) - Replacement Windows, paint Trim and Clean, Re-Point and Repair Masonry.

Mr. Richard Andrews was present. He plans to replace nine (9) casement windows on the North façade of the building, do minor masonry repair, re-glaze and re-caulk and install new hardware to the upper and lower windows. He plans to repaint the existing trim. He proposed to paint all of the windows a dark green. Chair Kline noted that the then owner in 2009 came before this Commission with essentially the same proposal as is being

presented today. For some reason, they never went forward with the approved project. Chair Kline noted that the property has changed hands and Mr. Andrews is the owner.

Chair Kline noted that in going down Central Avenue, there are nine (9) casement windows. They are sliders. Mr. Andrews would like to replace them with the same style and type of window. The Historic Commission had already approved that proposal for the previous owner. Chair Kline noted that the new owner would like to re-glaze and re-caulk the first and second floor windows in the front. He won't be replacing the glass. He plans to put on interior storm windows, which will not be seen. He also plans to point the building in a few places where it is necessary. He would also like to wash and clean the building with a gently cleaning with a mild detergent. He will not sandblast it or chemically clean it. Chair Kline also noted that the beautiful clock on the corner does not work. Mr. Andrews would like to possibly put the clock back in working order and put a new face on it. Chair Kline noted that Mr. Andrews would like to paint the side door for now with the thought of possibly replacing it later on. Her thought was that for the time being, he could paint the door black and it would be more invisible being that it was tucked back in a recess. Chair Kline thought that a dark green would be a good color for the window trim and sashes. Chair Kline then went on to the wooden raised panels. She and Mr. Andrews have been trying to come up with a color scheme for painting those wooden panels which are between the upper and lower windows along Central Avenue. Mr. Andrews was thinking that maybe he could paint the panels a light green with a dark green trim. Mr. Andrews stated that he would take any input on the color scheme. It was noted that this building is a Greek style building. Chair Kline noted that the front entry has light colored panels with detail that is highlighted in brown.

Chair Kline also thought if the Commission didn't want to see those side panels pop, that perhaps the side wooden panels and the windows could be detailed in dark green and that the panels could be painted the color of the building stone. Mr. Andrews stated that he is also looking at another wooden window option which is made by Marvin. He plans to come back before the Commission with possibly another window option as well as the color theme. Comm. Kane will help Mr. Andrews research the history of the building. Mr. Andrews would like to return at another time. There was also some discussion regarding whether he should clean the brass grills on the side of the building, or to just clean the building surface and leave the brass grills with their patina.

A motion was made to approve the repair of the clock, to approve that the building surface be cleaned, to approve the replacement of broken window glass, to approve the installation of interior storm windows and to approve the re-pointing of the building masonry.

Motion: Comm. Delaney
Seconded: Comm. Dineen

Motion passed.

Item No. 4 - 23 Tompkins St. - (Youmans)(R4) - Front Porch and Rear Stair Handrails.

Mr. Phillip Youmans was present representing the owner, Nancy Sinclair. He stated that his client's insurance company wants to have three (3) railings installed on the front due to the width of the stairs. He has two (2) options, doing a wooden newel post with wooden spindles or doing a wooden newel post with a painted aluminum grill instead of the spindles as he can't match the spindles to those on the porch without incurring a lot of expense. He plans to copy the existing porch railing to create the handrails on either side of the rear stairs.

Chair Kline noted that she would like to see a newel post that was matching the column bases on the front porch. One newel post would be on the porch and lower one would be on the concrete at the base of the steps. Mr. Youmans stated that the insurance company wanted three (3) handrails installed on the front steps due to the width of the steps, which was about one hundred twenty-two (122) inches. That would be a railing on either side of the front steps as well as one down the middle. He didn't realize that the materials for the newel post could be made out of Azak. Chair Kline noted that Asak was acceptable as long as it was painted. She also wondered if he could install a brass pipe railing as a handrail as opposed to wood. There was discussion regarding the fact that metal bar railings were not permitted without guards. Mr. Youmans noted that the porch deck was forty-two (42) inches above grade. It was felt that this project needed more thought and work to come up with a better plan.

Captain Knickerbocker noted that upon inspection of the front steps that he had noted that there were holes where there had once been a center railing. It was thought that perhaps a center railing had once been installed to accommodate the chiropractor's office that was located in the building at one time. It was noted that the building was now a single family home.

Comm. Kane felt that they perhaps could approve the rear stair handrail proposal and then allow Mr. Youmans more time to come up with a different front handrail proposal. Mr. Youmans stated that the insurance company also wanted him to go to a rear railing height of thirty-four (34) inches instead of the thirty-three (33) inch height he had submitted in the application. He noted that he could accomplish the increase in rail height by replacing the exiting rear newel post with a post that was two (2) inches taller and putting the original cap back on the new post. The rest of the project will be tabled.

A motion was made to approve the rear porch railing as proposed with the increase in height of the post as noted by the contractor.

Motion: Comm. Kane
Seconded: Comm. Dineen

Motion passed.

Chair Kline introduced Zoning Officer Bruce Weber and Chief William Knickerbocker to the Historic and/or Architectural Advisory Board and to those people in attendance.

Adjournment

Motion: Comm. Dineen
Seconded: Comm. Kline

Motion passed.

Linda Kline, Chairperson