

Historic and/or Architectural Advisory Board
City of Cortland
May 10, 2010

A regular meeting of the Historic and/or Architectural Advisory Board was held on May 10, 2010 at 8:00 a.m. in the Mayor's Conference Room at City Hall.

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

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

Item No. 1 - Minutes - April 12, 2010

Motion to approve the minutes as amended.

Motion: Comm. Schaffer

Seconded: Comm. Wineburg

Motion passed.

Item No. 2 - 101 Main St. - (Wainwright)(CB) - Signage

Jodi Wainwright was present. She explained that she plans to use the same sign with the same frame and she will repeat what already exists for Kelly Services only it will be her store's name. The background color is Iron Sides #2C19-5 and the border will be Manhattan Mist #2C19-2 and the sign lettering will be Pharaoh's Gold. Comm. Schaffer noted that temporary signs should be in character with the Historic District and are limited to two (2) feet by three (3) feet, with a white background with black lettering and should be up for no more than thirty (30) days unless the applicant comes back for an approved extension. Chair Kline noted that there is a process and a form for temporary signage. Ms. Wainwright noted that the new sign will have no lighting. She also stated that she is waiting for funding from Thoma Development for the proposed sign. Comm. Schaffer noted that she

would like to see this sign and application preserved to show other applicants what the Commission is looking for.

A motion was made to approve the application as presented.

Motion: Comm. Schaffer
Seconded: Comm. Wineburg

Motion passed.

Item No. 3 - 44 - 46 Main St. - (JFM)(CB) - Replacement Windows

Joe Giordano was present to answer questions. Chair Kline noted that she had spoken with Mr. Douglas from the GlassSmith on Saturday as well as Mr. Markunis of SHIPO regarding the proposed front replacement windows. He indicated that they should keep the profile of the front windows the same. Chair Kline noted that the April 12, 2010 motion approved the aluminum clad wood windows for the front. Mr. Douglas had told Chair Kline that the front windows that were approved were hard to find in the sixty (60) inch by eighty (80) inch size. He had found a composite window that can be painted. Chair Kline gave the previously approved window colors to Mr. Douglas and he wrote a letter to Mr. Giordano regarding the composite frame windows. The previously approved colors were Georgian Brick HC50 and Audubon. Mr. Douglas wrote a letter indicating that the company could only make a fixed window in the sixty (60) by eighty (80) size that looks like a double hung, but can't be opened. He stated in the letter that the smaller front windows can be opened.

Zoning Officer Weber noted that window sample that Mr. Giordano presented would probably come from the company in the color that was chosen and approved. Comm. Schaffer noted that she would like to see the custom color on a sample, to be sure that the color would be correct. Chair Kline thought that they might not make a sample. She did go on to note that all the front windows would be replaced, but that the lead glass transoms would remain and would not be replaced. Comm. Schaffer asked who was responsible for the window color, the local vendor or the manufacturer and who would the Commission go to if the color was not right. Zoning Officer Weber noted that the Board would turn to the GlassSmith if the color

wasn't right and that they in turn would go to the manufacturer. Chair Kline felt that Mr. Douglas should be present to answer questions and asked if a special meeting could be called to review this application.

A motion was made to table this application until a special meeting on May 20, 2010 at 8:00 am or as soon as the color samples come in. Chair Kline asked Mr. Giordano to plan to bring samples of the color, style and materials of the side and rear windows to that meeting for consideration.

Motion: Comm. Schaffer
Seconded: Comm. Abbott

Motion passed.

Item No. 4 - 77 Main St. - (Mancini)(CB) - Façade Color Change

Damian Mancini was present. He indicated that his proposal was to do a temporary clean up of the front of the building so that he could open soon. His proposal is to paint the white panels below and above the windows and the sign façade with Fairview Taupe HC-65 by Benjamin Moore and to paint the aluminum trim with Benjamin Moore Black. He would like to open his business by May 15, 2010. He would like to put up temporary signage and later come back before the Historic Commission with a proposal for an awning with signage incorporated in that. He noted that time wise and money wise, he can't do that by this Saturday.

Chair Kline told him that he should talk with Adam Megivern of the Downtown Partnership regarding their sign program. She also explained that there was an application for temporary signage that he should fill out and that he'd be allowed a two (2) foot by three (3) foot temporary sign, white background with black lettering and if his proposal for painting is approved, he could begin on that. Chair Kline also noted that if he wasn't ready with his new signage proposal in thirty (30) days, he could come back before this Commission to ask for an extension of the temporary sign permit. Comm. Wineburg noted that the Historic Commission had guidelines that they, too, must follow in the Historic District.

A motion was made to approve a temporary sign for 77 Main Street and that he will return in thirty (30) days with his proposed signage and/or awning.

Motion: Comm. Wineburg
Seconded: Comm. Dineen

Motion passed.

Item No. 5 - Main Street Benches - (Megivern)(CB) - Bench Design

Adam Megivern from the Downtown Partnership was present to describe and show design renderings of the proposed benches. They have received a grant from the National endowment for the Arts for the design of the benches. The first bench design is the Brockway "Huskie" bench. It will be made of cast iron and hardwood. Each bench will be unique and there will be two (2) benches produced for each design and will be brought before this Commission for approval. Each design will be unique to the culture of this community. Chair Kline would like to see a plaque on each bench to help identify the significance of the design. Chair Kline inquired if a composite material could be used instead of wood. She thought that wood would require maintenance.

Comm. Wineburg asked how many benches were planned for the downtown and noted that there had been benches downtown before and that there were so many problems that the benches were removed. Mr. Megivern noted that the plan was to produce one (1) bench design per semester as the designer, Vaughn Randall, is a SUNY are professor and he and his students would be working on this as a semester long project. The result would be two (2) benches per semester. Comm. Wineburg requested that no bench be placed in front of her store. Mr. Megivern stated that the Common Council had approved the bench concept and the next step was to come before this Board for their approval and the last step would be to request a Zoning variance for the locations of the various benches along Main Street.

Chair Kline wondered if the bench slats and back could be made of metal. It was noted by Zoning Officer Weber that the misuse of the benches by certain individuals was not a concern of this Board, but a concern for the City Police. Mr. Megivern noted that each bench would be five (5) feet long.

A motion was made to approve the concept of the bench project as presented and Mr. Megivern will return if there are any changes to the bench from what was presented and he will come back before the Historic Commission with the stain color and iron casting color and drawings giving a better size relationship of the bench and castings.

Motion: Comm. Kane
Seconded: Comm. Delaney

Motion passed.

Item No. 6 - 58-60 Main St. - (BRIX)(CB) - Café Tables

Rob Petrella was present to answer questions. Chair Kline reviewed the proposal for the café seating for W. Court Street and Main Street. She noted that there would be black wire mesh top tables that would fold up against the building. The black wire mesh matching chairs would be stackable. The proposed barrier would be plain heavy metal fencing with four (4) plain spindles with the fifth spindle being a twisted or spiral one. It will not be a fixed barrier and would be movable. The fencing would be thirty-six (36) inches high.

Zoning Officer Weber explained to the Commission that the applicant should allow six (6) feet of sidewalk for pedestrian traffic movement on a downtown sidewalk. He went on to note that a movable barrier would enable the applicant to maintain a six (6) foot wide pedestrian traffic aisle during heavy traffic events downtown in that area and to have a bit more space when there is less pedestrian traffic. It was noted that they had spoken with Rob Ferri, the engineer for Access to Independence and a five (5) foot wide pedestrian aisle was recommended. Rob Petrella acknowledged that his outdoor café table design plans had changed since he had submitted his application. He now plans to put all small, twenty-four (24) inch by twenty-four (24) inch tables on Main Street and the larger ones on the Court Street side for a total of seventeen (17) tables. He noted that the fencing (barrier) would not be attached and there were floodlights already installed that would illuminate the West Court Street area and that street lights would illuminate the Main Street area. He noted that he would like to have

awnings or umbrellas for the tables. Zoning Officer Weber reminded him that there was to be no advertising on the umbrellas if BRIX decided to go that way. Comm. Schaffer noted that umbrellas came in square shapes as well as round shapes.

A motion was made to approve the café table and barrier proposal as presented and that the tables, chairs and fencing are to meet Code.

Motion: Comm. Delaney
Seconded: Comm. Wineburg

Motion passed.

Old Business

Adam Megivern introduced a letter that he and Zoning Officer Weber had sent out to landlords regarding the historic district and their need to comply with regulations regarding that district. Comm. Wineburg and other commissioners would like to see that letter sent out to area realtors as well. Zoning Officer Weber noted that the responsibility to comply with historic district regulations fell to the business owners. Comm. Schaffer asked that the information on compliance be placed in a newspaper article in the local paper.

Adam Megivern noted that he had proposed an expansion of the historic district earlier. He had contacted SHIPO with his wish list of properties and the areas. He validated that the properties were historic. He noted that the grant is written and a letter from SHIPO was needed. Unfortunately they had noted that there were gaps on South Main Street and on Pt. Watson Street, so there would be no expansion of the Historic District there. It was recommended that he go with a Multiple Property Document which includes some downtown businesses. He explained that a Multiple Property Document would give the framework of residential and commercial properties which can be added to the historic district, building by building enabling the addition of historic buildings throughout the community. He also noted that a cultural resource survey needed to be done.

Mr. Megivern noted that West Court Street would be the first to be included. Comm. Delaney asked once properties were approved for the Multiple Property Document, would they fall under the purview of the Historic Board. Mr. Megivern noted that only the spur on West Court Street would be added to the district, but other buildings which were approved to be added must come before the Historic Board with their projects.

Comm. Wineburg left at 9:30 a.m.

New Business

Comm. Schaffer noted that the proposed Comprehensive Plan will be discussed before the Planning Commission at their next meeting.

Adjournment

Motion: Comm. Schaffer

Seconded: Comm. Abbott

Motion passed.