

Historic and/or Architectural Advisory Board
City of Cortland
June 14, 2010

A regular meeting of the Historic and/or Architectural Advisory Board was held on June 14, 2010 at 8:00 a.m. in the Mayor's Conference Room at City Hall.

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

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

Item No. 1 - 76 Main St. - (VFW)(CB) - Emblem on Front Door

Mr. Bushnell was present to answer questions. He noted that the neon is done and is on a timer as requested. The sign painter, Mr. Campney, provided color samples in red, white and blue for the emblem. The lettering for "VFW" would be three (3) inches high and the lettering for "Members Only" would be two (2) inches high.

A motion was made to approve the application as presented.

Motion: Comm. Dineen
Seconded: Comm. Wineburg

Motion passed.

Item No. 2 - 44-46 Main St. - (JFM)(CB) - Replacement Windows - South Façade

Mr. Douglas from the GlassSmith was present. He noted that the sample he brought with him was for the windows for the south side and the rear of the building. He noted that Lisa's Bakery had already installed the sand-colored windows and that these would blend in with the building and the existing windows installed for the bakery. The sample he brought with him was for a Farley Window in Mocha.

A motion was made to accept the colors as shown.

Motion: Comm. Wineburg
Seconded: Comm. Dineen

Motion passed.

Item No. 3 - 77 Main St. - (Mancini)(CB) - Café Tables

Damian Mancini was present. He would like to place two (2) or three (3) café tables outside. The tables are steel with hammered steel table tops and the stools are black with black leather seats. He plans to put up a black post and chain barrier. The table tops are eighteen (18) inches across. Comm. Schaffer asked that he place a butt can and a garbage can outside for the use by his patrons.

A motion was made to approve the proposal as presented with the addition of attractive butt cans.

Motion: Comm. Schaffer
Seconded: Comm. Kane

Motion passed.

Item No. 4 - 64 Main St. - (Murphy)(CB) - Café Tables

Karina Murphy was present. She would like to expand her outdoor café tables. She would like addition tables for a total of ten (10). She indicated that she now has a barrier of black plastic chain with potted flowers in stands. When it was indicated that there might not be enough room going up W. Court Street for pedestrians she indicated that the trash can installed by the City was bolted down and could not be moved. She noted that it was once installed closer to the corner, but had recently been moved. It was noted by Comm. Schaffer that a wheel chair could not get through that area. Chair Kline stated that she would speak with Chris Bistocchi of the DPW regarding moving the trash can. Comm. Wineburg noted that the outdoor seating was very attractive if that trashcan could be moved.

Comm. Schaffer asked if her seating area was smoke free. Ms. Murphy stated that she would like it to be during the day and to have the area posted as such, but she would allow smoking at night. She went on to state that she will arrange the tables so that they will allow sufficient access to the W. Court Street sidewalk until the garbage can issue can be resolved. Ms. Murphy also agreed to move the front corner tablet o the Main Street side to allow angling of the corner barrier to provide sufficient sidewalk access.

A motion was made to approve the proposed seating plan with the provision that the ninety (90) degree angle of the barrier at W. Court and Main Streets go to a forty-five (45) degree angle to allow sidewalk access, but if the garbage can is moved, she can go back to her original plan as presented.

Motion: Comm. Schaffer
Seconded: Comm. Dineen

Motion passed.

Item No. 5 - 64 Main St. - (Beardslee)(CB) - Signage

Rebecca Beardslee was present to answer questions regarding her signage proposal. Chair Kline explained that in 2003 the Subway chain came to this Board regarding signage. After discussion and resolution, the chain agreed to follow art modern signage more appropriate to the building style rather than their corporate signage. Chair Kline noted that she would like to have continuity in signage on a multi-use building such as this. She noted that the applicant could be creative, but to have their signage inside a silver metal edging like that used by Subway. She noted that Ms. Beardslee could use the graphics of the pumpkins and vines. The sign material would be aluminum. The words "Little Pumpkin" would be ten (10) inch capitals and five (5) inch lower case letters. The words "Gentle Used Clothing for Your Little One" would be five to six (5 to 6) inch capital letters and three to four (3 to 4) inch lower case letters. The proposed colors provided by the sign painter will be leaves of Emerald Green 142-L, Black lettering 199-L, Ivory background 401-0116 and Pumpkin Orange 124-L by Spraylot Co.

Chair Kline noted that the sign frame should be the same height and depth as the Subway sign and that the frame needs to be aluminum paint not grey. This will match the Subway sign. There will be no lighting for this sign. Comm. Kane asked for the sign dimensions. Chair Kline noted that it should be the same height as the Subway sign with a metallic silver (aluminum) frame Spraylot 193-L.

A motion was made to approve the Little Pumpkin exterior sign on 64 Main Street. It should follow the existing dimensions of the Subway sign and be the same height and width (two (2) feet by eight (8) feet) with the same aluminum colored framing which shall be the same depth as the Subway sign. The applicant will return if the sign painter cannot fit all of the lettering in that size sign. The colors presented on the Spraylot chart are approved as presented.

Motion: Comm. Schaffer
Seconded: Comm. Wineburg

Motion passed.

Minutes - May 20, 2010

A motion was made to accept the minutes.

Motion: Comm. Schaffer
Seconded: Comm. Kane

Motion passed.

New Business

She passed around photographs of porch work that had been done at 100 Tompkins Street. The side porch is done, but the front has not been done. The contractor was not the owner. The owner did not know the property was in the historic district. The Code Office had put a stop work order on this property. Capt. Knickerbocker noted that the work that was performed was not what the contractor showed him in his office. Capt. Knickerbocker stated that he also asked the contractor to get in touch with Chairman Kline

with regards to this work. It was noted that this was student housing and that there was no one living in the building currently. Chair Kline noted that the Historic Board forms and meeting dates had been given to the contractor.

Zoning Officer Bruce Weber arrived.

Chair Kline asked that the Commissioners try to get to the Alumni House property on Tompkins Street prior to the next meeting to inspect the large red structure to the left of the Carriage House. It cannot be seen from the street and sits far back on the property. Most people don't even know it exists. She explained that it had once been through a fire. She will be meeting with Mike Stohl this week with regards to their plans for rebuilding this structure. The Alumni House plans to come before this Board next month. There was some discussion regarding the use of the Alumni House by others than SUNY alumni. Zoning Officer Weber noted that they had the right to review the usage records of the Alumni House. Zoning Officer stated that he would request the usage records for the Planning Commission's review.

Comm. Wineburg had to leave.

Some discussion took place regarding who should review these plans first, Planning Commission or Historic Board. Zoning Officer Weber felt that the Historic Board could get the plans first for architectural review.

Comm. Schaffer brought up the proposed Vacant/Blighted Building Registry. She would like to see a Historic District Building clause added to this law and she asked if Comm. Dineen and Zoning Officer Weber had reviewed this proposed law. They had not seen it.

Zoning Officer Weber brought up the Blue Frog café table seating. He noted that they have consistently pushed the envelope on encroachment into the sidewalk walkway area. Comm. Schaffer asked if the plan that was presented, amended and approved was legitimate. Zoning Officer Weber noted that it was not in his estimation because there was not enough room left going up W. Court Street. In his estimation, the barrier should've been placed back farther and maintaining a six (6) foot walk space. He noted that

the brick area is not considered sidewalk. He was sorry he had not arrived earlier. He felt that planters should be in line with the tree and that she should put down markers so that the barrier could not travel. He would speak with Karina Murphy.

A motion was made to have Zoning Officer Weber visit with Karina Murphy owner of the Blue Frog and to speak with her about putting the barrier to the appropriate spots on the sidewalk to define the seating arrangements for the Blue Frog and to put paint markers down to keep the planters and barrier in line with the tree and angle the corner of that defined area if the garbage can is not moved and the Historic Board would review the placement of the tables, barrier and planters to determine if this needed further review once that was done.

Motion: Comm. Schaffer
Seconded: Comm. Abbott

Motion passed.

Comm. Dineen left the meeting.

Zoning Officer Weber will visit the Blue Frog and he asked that the Historic Board review the placement of the tables, barrier and planters once they were in place. He would explain to Karina Murphy that this was because the Board had concerns.

Adjournment

Motion: Comm. Schaffer
Seconded: Comm. Kane

Motion passed.

Linda Kline Chairperson