

Historic and/or Architectural Advisory Board
City of Cortland
September 13, 2010

A regular meeting of the Historic District Commission was held on September 13, 2010 at 8:00 a.m. in the Mayor's Conference Room at City Hall.

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

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

Item No. 5 - Minutes - August 9, 2010

Motion to approve the minutes of August 9, 2010.

Motion: Comm. Schaffer
Seconded: Comm. Wineburg

Motion passed.

Item No. 1 - 58-60 Main St. - (Calabro)(CB) - Air Conditioning Unit Screening

Chairman Kline did the presentation of the application as Mr. Calabro was not present. She noted that the proposed air conditioning cover would be made of fine steel mesh gridwork screen which would be boxed around the air conditioning unit. The mesh would be coated with a black substance. The box would blend with the staircase. This is for the air conditioning units for BRIX. Comm. Schaffer asked that Mr. Calabro or any of his tenants be told that they need to come before this Board first before any of their projects are done.

Motion was made to approve the project as presented.

Motion: Comm. Wineburg
Seconded: Comm. Dineen

Motion passed.

Item No. 3 - 14 Clayton Ave. - (YWCA)(CB) 0 Solar Panel Installation

protruded out and didn't look good and that perhaps they could be eliminated or perhaps made flush with the windows. Mr. Andrews stated that the building was difficult to ventilate and he was unsure if he could do central air.

Comm. Schaffer asked him to put in his lease agreements that no air conditioning units shall protrude from the windows beyond the window sill. Air conditioning alternatives were discussed. Mr. Andrews stated that the proposed windows would be a Low E window. Comm. Delaney noted that the already approved nine (9) slider windows would be the sage color painted sliders. Mr. Andrews agreed and noted that he already had those windows.

Comm. Delaney then went on to discuss the upper seven (7) windows on Central Avenue toward the front of the building. She stated that she didn't mind those windows being double hung, but she did mind the ones on the bottom being double hung. Comm. Delaney noted that she didn't care for replacing the side lights with double hung windows. She would like to see those remain large panels. Mr. Andrews stated that replacing the sidelights with eight (8) foot crank out casement windows would be very expensive and dangerous to pedestrians. Comm. Delaney asked why he didn't consider having them all non-opening. He noted that he would like to provide ventilation. He noted that he would put a bar across the center panel to match the double hung sidelight windows, but that the center panel window would not open.

Comm. Schaffer asked if he could paint the brushed aluminum front door frame the same color as the window frames. Mr. Andrews stated that he would like to replace that door some day. Chair Kline asked Comm. Kane for her opinion of the double hung versus full pane sidelight windows. Comm. Kane noted that she would prefer that the center window be left a full pane and that the sidelights should be double hung. Mr. Andrews noted that the sidelights could open now and if they weren't caulked or nailed shut, they would open.

There was discussion regarding having the building cleaned noting that once a building like that was marred from cleaning, it couldn't be reversed. Chair Kline suggested that he contact the VFW to find out who had cleaned their building and find out if they had liked his work.

Chair Kline noted that the bottom windows were aluminum and the top ones were wooden. It was also noted that the glass in the transoms was painted, but the old paint had cracked. Mr. Andrews would like to paint or coat the transoms on the inside as they were between the dropped ceiling and the actual seventeen (17) foot original ceilings and it would look terrible if they were left clear glass. The Board agreed with that. Some options to do this, such as vinyl film, were discussed. The

application, there was just a different box to check, and there was really no difference.

He noted that he had come to Linda Kline for a letter of support, but that any letter she wrote would be reflective of the Board. He also noted that he was getting letters from Alderman Michales and the Alderman of the Ward where he was living. Chair Kline asked him to forward those letters to her so she could get some idea of what he was looking for.

He also noted that the owner of the 77 Main Street property was also planning to do replacement windows and the owner had asked him to manage the project. Chair Kline asked him to first look at the building and to not use vinyl. Comm. Schaffer asked him to do the signage and bring it before this Commission. Chair Kline noted that there was a \$500 grant for downtown signage and she would help him with the application.

New Business

Chair Kline noted that the Alumni House would be coming back in October with a new design for their new barn building. She noted it would still be the same footprint, but would have some embellishments, such as a cupola.

After some discussion and checking of calendars, the Board agreed to change its October meeting to Monday, October 18 at 8:00 am. The submission deadline date will remain the same.

Zoning Officer Weber noted that the tattoo business was moving from the Marketplace Mall to Groton Avenue and will be here next month. He also noted that Zonies will be coming to the Clock Tower building and they will be coming before this Commission for signage.

Anne Doyle asked about the status of Jones Jewelry. Comm. Schaffer read the minutes from the last Historic meeting where that topic was discussed. It was noted that the owner had kept up with the taxes and there was nothing that could be done. Chair Kline thought there were broken and open windows and couldn't anything be done. She noted that the Historic Board dealt with aesthetics and asked if the Board had any power to make the owner paint the plywood or take care of the windows and that the back of the building was open and crows were in there. The Board did not want the building deteriorating any further. Capt. Knickerbocker noted that the building door was secured this summer and he hoped that it was still buttoned up as tight as a drum. Chair Kline asked him to take a walk with her today to look the building over. She even offered to wash the windows, so the building

