

Historic and/or Architectural Advisory Board  
City of Cortland  
October 18, 2010

A regular meeting of the Historic District Commission was held on October 18, 2010 at 8:00 a.m. in the Mayor's Conference Room at City Hall.

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

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

Item No. 9 - Minutes - September 13, 2010

A motion was made to approve the minutes of September 13, 2010.

Motion: Comm. Schaffer  
Seconded: Comm. Abbott

Motion passed

Item No. 5 - 107 Main St. - (Wineburg)(CB) - Signage

Comm. Wineburg asked to be excused from this item. Steven Wineburg was present. Chair Kline presented two (2) proposals for signage for this location. She explained that there will be three (3) businesses at this store. The first proposal was for two (2) ovals signs with a rectangular sign in the center. The signs will be made out of dense foam board and each oval will be two and a half ( $2\frac{1}{2}$ ) feet by six (6) feet. The center rectangular sign will be three and a half ( $3\frac{1}{2}$ ) feet by ten (10) feet.

The second proposal was for three (3) oval signs. All three ovals would be the same at two and a half ( $2\frac{1}{2}$ ) feet by six (6) feet.

The colors will be as shown and the space between the signs will be six and a half ( $6\frac{1}{2}$ ) feet.

Mr. Wineburg explained that he plans to remove the awning and the metal strip underneath which will allow him to place the ovals flat. There will be a Pt. Watson Street sign as that will be allowed. The signs will be attached to two (2) metal strip brackets.

Comm. Schaffer noted that she likes the continuity of the sign shapes in the ovals. The Historic Board members were in agreement with that. She asked if the yellows in both signs would match. Mr. Wineburg stated that they would. Comm. Schaffer noted that she liked the Bernard's sign and felt that two (2) of the ovals should have the black background as opposed to one (1) with black and one (1) with blue. The other commissioners agreed with her. There was some discussion regarding the use of a bright yellow and Mr. Wineburg stated that the bright yellow will only be used minimally in some of the lettering on the Graphic Tees sign. Comm. Schaffer also noted that some of the temporary window signs needed to come down.

A motion was made to approve the second proposal which was for the three (3) oval signs and that both the Bernard's signs will be with black backgrounds.

Motion:	Comm. Dineen
Seconded:	Comm. Schaffer
Abstained:	Comm. Wineburg

Motion passed

Item No. 1 - 3 Groton Ave. - (Cuthbert)(CB) - Signage

Greg Cuthbert was present. He is the owner of the tattoo parlor, but the Simon brothers own the building. He made the sign out of wood. It has Times Roman lettering with two (2) carved birds, one in each corner. The sign is three (3) feet by six (6) foot, nine (9) inches and is made of three quarter (3/4) inch birch plywood. It has black trim. The sign will hang inside the window as indicated as the material the sign is made of is not weather resistant.

The letters will be eight (8) inches tall with a half (1/2) inch elevation. The wood letters are painted Obstinate Orange with black tops and the birds are multi-colored.

Comm. Schaffer expressed concern with the sign being hung in the window. Mr. Cuthbert stated that he would like to clean the aluminum façade area and paint it with a tan (Ralph Lauren Cymric Silver THO9) to clean it up, but he doesn't plan to put his sign there as it is not an outdoor sign. Comm. Schaffer asked him how long he planned to be in that location. Mr. Cuthbert stated that he planned to be there for about three (3) years. Comm. Schaffer felt that if the sign remains in the window for three (3) years, he should return to this Commission for further review.

A motion was made to approve the project as presented and to allow the proposed sign and to approve the façade paint color of Ralph Lauren Cymric Silver THO9, if the owners allow him to paint the façade area.

Motion: Comm. Delaney  
Seconded: Comm. Schaffer

Motion passed

Item No. 2 - 21 Court St. - (City Fire Dept.)(CB) - Garage Door Replacements

Assistant Chief Wayne Friedman was present. The fire department would like to replace their three (3) front overhead garage doors with new doors that have raised panels and are made of hot dipped galvanized embossed steel with metal foam insulation. The new doors will have two (2) rows of windows. The new doors will be painted Dorset Gold as will the left front entry door.

The Fire Department also plans to freshen up the building by repainting it. They will be using a close match to all of the existing colors. They'll be using Audubon Russet and Heppelwhite Ivory and will match the existing blue on the porch ceiling. It was again noted that all existing colors will be replaced with the same colors.

A motion was made to approve the paint colors and replacement overhead garage doors as presented.

Motion: Comm. Wineburg  
Seconded: Comm. Dineen

Motion passed

Item No. 3 - 29 Tompkins St. - (Alumni House)(R4) - Storage Barn Modifications

Mike Stohl and Richard Coyne were present. The Alumni House has presented a modification to their original storage barn proposal that had been approved by this Board. They would like to add a large dormer with a small door as well as a cupola to the top of the building. The cupola may have a weathervane. The material will be the same beadboard and color as already had been approved. The door will be from the existing building and it will be framed. It was noted that these additional items were approved by the Planning Commission at their last meeting contingent upon the approval of the Historic Board.

A motion was made to approve the modified design of the storage barn as presented with a weathervane included.

Motion: Comm. Wineburg

Seconded: Comm. Dineen

Motion passed

Item No. 4 - 23 Tompkins St. - (Youmans)(R4) - Change of Use - Recommend to ZBA - Tea Room

Phil Youmans and his wife were present. Zoning Office Weber explained that this application was before the Historic Board to make a recommendation to the Zoning Board and Planning Commission as to whether they should approve the change of use.

Comm. Wineburg noted that the Youmans would be living there and having a high tea business. Mrs. Youmans stated that they planned to buy the house if they were allowed the change of use so that they could live there and also run a business there.

Comm. Schaffer stated that they would need to consider signage in an R4 district and would have to submit a proposal for that as well. Chair Kline noted that they would return with a sign proposal if they were approved for the change of use.

Their application stated that there was a thirty-seven (37) foot by thirty-seven (37) foot existing paved area that they planned to put six (6) parking spaces in. Mr. Youmans stated that no further greenspace is being taken up; they would just be using the existing paved area. They were looking to put in six (6) nine (9) foot by fifteen (15) foot parking spaces. It was noted that the City Code Regulations are for ten (10) foot by eighteen (18) foot spaces and that they will have to go to the Zoning Board of Appeals for a variance for the proposed reduced size parking spaces.

Chair Kline noted that there was also street parking available on Tompkins Street. Comm. Schaffer stated that she had gone to the site and had pulled in to the proposed rear parking area and she felt that it was a tight turn around.

Mrs. Youmans stated that they would be serving tea by appointment to four (4) customers at a time. Comm. Schaffer did note that there was plenty of street parking and that perhaps would help them.

Zoning Officer Weber stated that they are required to provide parking on site and that parking is part of the decision of the Planning Commission and that they can dictate the number of parking spots that a business needs to provide on site. Comm. Schaffer asked if the garage was a barn. The Youmans indicated that it was just that.

Mrs. Youmans noted that they had planned to serve twelve (12) customers, but they could serve eight (8) in the dining room, twelve (12) in the large parlor and eight (8) in the small



A motion was made to accept the proposal as presented.

Motion:                               Comm. Abbott  
Seconded:                           Comm. Kane  
Abstain:                              Comm. Delaney

Motion passed

Item No. 7 - 14 Clayton Ave. - (YWCA)(CB) - Roof Solar Panels

Amy Simrell was present to answer questions. Chair Kline noted that a pre-installation engineering assessment had been done of the existing roof to determine if the existing YWCA roof would support the solar panels that had previously been approved for installation by this Board. The study determined that the roof will not support all of the load of the solar panels, so six (6) panels will have to go on the south gable and will be seen from the street.

Comm. Schaffer noted that in her estimation, they were not that obtrusive as most passersby would not be looking up.

A motion was made to approve the modification as proposed.

Motion:                               Comm. Dineen  
Seconded:                           Comm. Wineburg

Motion passed

Item No. 8 - 55 Tompkins St. - (Ruggiero)(R4) - Roof Replacement

Gerry Ruggiero was present to answer questions. Chair Kline explained that Mr. Ruggiero has recently purchased this property, known as the "Castle". Mr. Ruggiero stated that there are currently eleven (11) units inside. The building needs a new roof as the current one is leaking.

Chair Kline indicated that Mr. Ruggiero has chosen Timberline asphalt shingles and has brought in a color chart sample so that the Historic Board can make a recommendation on shingle color. After discussion and comparison to the existing shingles, it was thought that Timberline Williamsburg Slate was the closest color mix to the existing shingles. There was discussion that the larger section of the sample presented was a mix of a variety of colors.

