

Historic and/or Architectural Advisory Board
City of Cortland
March 14, 2011

A regular meeting of the Historic District Commission was held on March 14, 2011 at 8:00 a.m. in the Mayor's Conference Room at City Hall.

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

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

Item No. 3 - Minutes - February 14, 2011

Motion to approve the minutes of February 14, 2011.

Motion: Comm. Wineburg

Seconded: Comm. Dineen

Motion passed.

Item No. 1 - 14 Clayton Ave. - (YWCA)(CB) - Rear Addition - Colors

Jeff Taw and Amy Simrell were present. Chair Kline showed various building material samples. She showed the brick, EFIS material and roofing materials provided by Jeff Taw. Chair Kline stated that she still thinks that brick would be the best. She understands that the additional can't be all brick due to the cost. She proceeded to show some color sheets she downloaded from the internet that indicated that some EFIS manufacturing companies have brick colored EFIS. She also showed some pictures of Lourdes Hospital which used various shades of brick colored EFIS in one of their additions. Chair Kline also noted that EFIS can be painted and the paint would adhere quite well and probably wouldn't have to be repainted for fifteen (15) years or so. She showed a picture of Chris Calabro's building at 60 Main Street where he had painted the EFIS material on the upper rear portion of the building. She noted that it looked very good.

Comm. Wineburg asked what might be involved in painting the EFIS. Jeff Taw stated that there is the cost of the EFIS as well as the cost to paint the material and you are obligated to repaint it periodically. He noted that EFIS was not his first choice for this addition, but he had to consider costs. He noted that was not a cost that the YWCA was willing to bear.

Chair Kline noted that EFIS will fade. Jeff Taw commented that it would fade over time and the material does collect dirt. He wanted to create the lowest maintenance building that he could. Chair Kline noted that other companies offered other colors. Mr. Taw indicated that there was a variety of colors that could be selected from.

Comm. Delaney asked if Chair Kline would prefer the EFIS material be in a brick color. Jeff Taw indicated that he had looked at different color schemes for this project and he could get an EFIS material color that was close to brick, but not quite. He noted that he was more comfortable with a lighter color scheme as he was unable to get close enough to the brick color to make him comfortable with that choice.

Chair Kline noted that there is a company that can match and recreate any color out there. Jeff Taw noted that neighboring buildings have a similar color scheme. Amy Simrell noted that to paint the East and North sides of the building they would have to access the Post Office and VFW properties and to bring in a lift on to their properties so they would have to get permission from each of them to do this.

Chair Kline reminded everyone that once this addition was built there was not going back and changing anything. She noted that there was good quality paint. Comm. Dineen stated that he didn't like the idea of using paint. He noted that it peels and chips over time. Comm. Delaney was also not in favor of paint. Comm. Kane stated that she would like to see all brick or a material that looks like brick. Comm. Wineburg noted that she liked the new roof color and the darker EFIS that was being presented, but she would love to see it all brick. She also felt that if the EFIS color couldn't match the brick, then it shouldn't be tried, because it would look worse. She felt that a different, darker contrast would be better. Comm. Delaney liked the darker EFIS material and the red roof being presented. She was unsure if the new addition should be all red. Chair Kline asked if there were any other issues other than color.

The other Commissioners present indicated that they had no other problems or questions. Comm. Kane did ask Mr. Taw and Amy Simrell if the YWCA had given any consideration to the total removal of the old building. Comm. Kane noted that the old house was historic, but so many changes have been made, that the original character of the building has been lost.

Amy Simrell stated that some thought had been given to purchasing other properties downtown to build a new facility, but to build from scratch was beyond their financial and fundraising abilities.

Chair Kline asked the YWCA had enough funding in place to begin this project. Amy Simrell stated that they had enough to begin construction and would continue with their capital campaign to raise the total amount. Comm. Delaney asked if the other commissioners wanted to look at other color samples of EFIS. It was decided that they were ready to make a decision.

Motion to accept the project materials and colors as presented today in the brick, EFIS, stone trim and metal roofing.

Motion: Comm. Delaney
Seconded: Comm. Dineen

Motion passed.

Item No. 2 - 77 Main St. - (Mancini)(CB) - Signage

Damien Mancini was present. Chair Kline gave an overview of this application. Mr. Mancini has proposed eleven and a half (11 $\frac{1}{2}$) inch free floating wooden letters painted flat black for The Seventy-Seven Club sign. The colors for the sign façade are already approved and they will remain the same. The sign area is twenty-one and a half (21 $\frac{1}{2}$) feet wide and the "77" logo symbol in forty-eight (48) inches high. The actual building storefront is twenty-five feet wide. He is allowed one (1) square foot of signage for every linear foot of building, which is twenty-five (25) feet.

Zoning Officer Weber noted that Mr. Mancini may need a variance for signage because the lettering for The Seventy-Seven Club sign came to about nineteen (19) feet leaving him about six (6) square feet for the "77" symbol. He also asked the Commission to look at the issue of window signage. He noted that any window signage in the Historic District needed this Commission's approval and he felt that the Commission should be looking at those signs as well. He noted that while they don't require a permit, they do require approval. Comm. Wineburg asked him what was the round thing depicted in the window sign between the "77" symbol. Mr. Mancini stated that it was a cue or eight ball. He stated that he had wanted it included in his sign proposal, but it was inadvertently left out and he didn't want to add it back in at the last moment. Comm. Wineburg felt that it softened the "77" symbol. Mr. Mancini agreed with her.

Chair Kline noted that Mr. Mancini was only allowed to have window signage of no more than twenty-five (25) percent of each window panel space. Mr. Mancini stated

that he would remove the one (1) window sign for the Seventy-Seven Club that was currently in the window and that would leave only the two lighted signs.

Comm. Kane felt that the boldness of the "77" symbol was intimidating. Mr. Mancini noted that the picture quality doesn't show the true color which is supposed to be flat black. Chair Kline asked him if he would consider reducing the size of the "77" symbol letters. Mr. Mancini stated that the "77" was his logo symbol, but he did state that if he puts them up and they don't look good he will take them down.

Chair Kline noted that the space allowed for the "77" symbol without needing a variance was two (2) feet by three (3) feet. She explained that the "77" symbol exceeded the allowable square footage for signage by just a small amount and he could reduce the size of the "77" numbers and then he wouldn't need a variance.

Mr. Mancini noted that there's a tree that blocks the signage when it is leafed out. Comm. Delaney noted that three (3) foot high letters would be quite large. Comm. Dineen explained that the signage could not exceed twenty-five (25) feet without needing a variance. Zoning Officer Weber explained that Mr. Mancini would have to make an Area Variance application and that the Historic Commission would have to make a recommendation to the Zoning Board regarding that variance application. Zoning Officer Weber stated that they also had to realize that the dimensions for the "77" signage were of a triangle and not of a rectangle giving him more room to work with. He would have six (6) square feet of total area to work with.

Mr. Mancini stated that he would work with the six (6) square foot signage area for the "77" symbol and he would stay within code. He noted that he would make the "77" symbol smaller. Comm. Wineburg stated that the eight ball symbol could be added to the "77" symbol. Chair Kline suggested a convex eight ball within the "77" symbol would give the signage good dimension.

There was some discussion regarding whether to make the eight ball symbol flat or dimensional. Everyone felt that a dimensional one would look best.

Zoning Officer Weber told the Commission that they should take this opportunity to approve all of the signage for this application. He noted that they should look at the whole package of signage being proposed. He further explained that if Mr. Mancini wanted to do something drastically different than what you have here, he would need to come back.

Motion to accept the proposed wooden lettering at eleven and a half (11 $\frac{1}{2}$) inches tall for the name of the business and above that the "77" logo symbol at a reduced size to comply with City Code and in the center of that logo place a dimensional (not

flat) black and white eight ball symbol and to allow the two (2) window lit beer signs to remain and to remove the student housing sign and to remove the "77" Club advertising window sign.

Motion: Comm. Kane
Seconded: Comm. Dineen

Motion passed.

Adjournment

Motion: Comm. Dineen
Seconded: Comm. Wineburg

Motion passed.

Linda Kline, Chairperson