

Historic and/or Architectural Advisory Board  
City of Cortland  
April 11, 2011

A regular meeting of the Historic District Commission was held on April 11, 2011 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: Zoning Officer Bruce Weber, Capt. William Knickerbocker and Cheryl Massmann, Deputy City Clerk

Item No. 2 - Minutes - March 14, 2011

Motion to approve the minutes of March 14, 2011 as amended.

Motion: Comm. Dineen  
Seconded: Comm. Abbott

Motion passed.

Item No. 1 - 35 Main St. - (Andrews)(CB) - Signage

Richard Andrews was present. Chair Kline explained that the proposed sign will be hung on the same bracket as the previous sign. Mr. Andrews is proposing a one (1) foot by two (2) foot forest green background sign with gold lettering and black shadowing on the upper thirty-five percent of the letters. The sign material will be made of PVC and there will be no lighting of the sign.

Comm. Schaffer asked if Mr. Andrews had any other renters in the building. Mr. Andrews stated that he rented a room to a band for practice upstairs. Comm. Schaffer wanted to know what would be done about signage if there were more tenants renting space. Mr. Andrews thought that a menu board could be put inside of the building. He also noted that the entrance to the upstairs office space was on Central Avenue and signage would also be there. Comm. Schaffer was concerned about future tenant signage on the Main Street side. Chair Kline told him that he will have to come before the Historic Board for all signage. She also suggested that he might want to consider vinyl letters on the door. Mr. Andrews stated that he has control of signage for all of his tenants. Comm. Schaffer was concerned about multiple signage.

Chair Kline asked Zoning Officer Weber to discuss requirements for projected signage. Zoning Officer Weber noted that the signs had to be at least nine (9) feet from the ground and his proposed sign is ten (10) feet from the ground. He also stated that some projected signs required an Area Variance and he had asked Mr. Andrews to apply to the Zoning Board of Appeals for an Area Variance and he was going to check to be sure that variance was actually required. He also asked that the Historic Board approved this sign, that they also put in their motion a recommendation to the Zoning Board of Appeals for the Area Variance as it would be reviewed at their meeting this evening.

Comm. Schaffer noted that she felt that projecting signs on Main Street visually disturbing to her. Mr. Andrews noted that there was no place to put a flat sign on the building as all of the flat areas on the building was decorative masonry. Mr. Andrews also noted that Ultimate Music had a projecting sign hanging from that bracket until last fall and their sign was larger than his proposed sign.

Chair Kline noted that proposals for projecting signs didn't come up very often and they usually were replacing existing projecting signs. Mr. Andrews noted that Ultimate Music had moved out in June 2010 and their sign came down in September 2010.

Comm. Delaney asked Mr. Andrews if he felt that the green sign background was too dark. Mr. Andrews stated that the green is in his logo. Comm. Delaney felt that it might look almost black. Mr. Andrews stated that he had seen the actual colors together on a banner and it all looked very sharp.

Chair Kline noted that there appeared to be a white outline shown in the photo enclosed with his proposal. Mr. Andrews noted that would not be the case; there would be no white edge.

Comm. Wineburg was concerned that the picture showed the location of the hanging bracket to be located just below the clock. Chair Kline explained that it was just her camera angle and that was not the case.

Comm. Kane agreed with Comm. Schaffer's concern regarding projecting signage, but felt that Mr. Andrews has been very forthcoming with this Board and that he works with them. Chair Kline agreed that Mr. Andrews had been very good to work with in the past.

A motion was made to approve the sign project as presented.

Motion: Comm. Delaney  
Seconded: Comm. Kane

Motion passed.

A motion was made to recommend approval of the Area Variance to the Zoning Board of Appeals.

Motion: Comm. Schaffer  
Seconded: Comm. Kane

Motion passed.

### New Business

Chair Kline noted that she had been contacted by GEA Architects regarding a proposed project at the Dark Horse on Main Street. She asked if Comm. Kane would do some research regarding the building.

Chair Kline stated that she will talk with the Code Office with regards to watching this property to see that no unapproved work begins there. This has been the case in the past.

Chair Kline also discussed talking with realtors regarding their informing potential buyers of properties within the Historic District to come to this Board before changes are made to their properties.

Chair Kline noted that she had also received an e-mail from the 1890 House with regards to their having to replace an old wheelchair lift and install a new lift. They indicated that the old one is beyond repair.

Chair Kline reported that the property on the Corner of Owego Street and Tompkins Street had a garage/stall building that was in danger of collapsing. She noted that the building has now been demolished and removed and that any further changes will come before this Board.

Comm. Schaffer asked if the Historic Board could buy a subscription to the National Trust for Historic Preservation magazine and the magazines be stored for reference to the Board. It was noted that there was no place where these magazines could be stored at the present time and it was decided not to obtain a subscription.

