

Historic and/or Architectural Advisory Board  
City of Cortland  
May 9, 2011

A regular meeting of the Historic District Commission was held on May 9, 2011 at 8:00 a.m. in the Mayor's Conference Room at City Hall.

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

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

Item No. 4 - Minutes - April 11, 2011

Motion to approve the minutes of April 11, 2011.

Motion: Comm. Schaffer  
Seconded: Comm. Wineburg

Motion passed.

Item No. 1 - 9 N. Main St. - (Lilley)(CB) - Signage

Jason Lilley was present for this project. He is the owner of the Cortland Flower Shop. He would like to place a sign for his new store in the same place as the Jackson Hewitt sign.

Chair Kline described the project. It will be the same size twelve (12) feet by three (3) feet with chamfered corners. The sign will have vinyl lettering in the Albermerle Demo font. There will be no lighting of the sign. The letters will be eleven and three quarters ( $11 \frac{3}{4}$ ) inches high and will be in FDC Burgundy with Oracel Black trim around the outside of the sign. The sign will be installed with stainless steel screws. The sign field will be white. Mr. Lilley was told that he will have to come before this Board if he wants to put any window signage in.

Mr. Lilley noted that he would like to put his phone number in the window.

Chair Kline told him that signage can be no more than twenty-five (25%) percent of the window space per panel.



Chair Kline described that the balcony railing will be made of hollow core steel. The balusters will be straight and every third one will have a knuckle. There will be decorative finials on the top of each railing section. The east façade balcony will be fifty-four feet and ten inches (54' 10") and the north side will be fifty-two feet (52'). The balcony bay height will be three and a half (3 ½) feet. The span will be five feet eight inches (5' 8") from bay to bay, projecting from the building wall, five (5) feet.

Chair Kline explained that there will be nineteen (19) support brackets and that each bracket will extend five (5) feet from the wall and will be three and a half (3 1/3) feet tall from the underside of the balcony to the building wall.

Comm. Schaffer asked how the support brackets will be anchored to the building.

Chair Kline stated that they will be supported by plates and bolted through the building with four (4) bolts. She also explained the placement of the two (2) balcony access doors. There will be one (1) in the front and the material will be aluminum and will mimic the framing of the window. The second door will be on the north side and the style of that one has not yet been determined.

Mr. Guisadoa noted that they will be matching the front windows as much as possible with the same material and construction and all will fit within the opening of the window and they won't enlarge or diminish the opening on the east side. He noted that the east window transom will remain and there will be the two (2) side windows on each side of the door.

Chair Kline noted that there will be lighting on the balcony. Five (5) lights will be mounted on the building both on the east side and the north side.

Comm. Schaffer asked him what was planned for the two (2) awnings that are currently there.

Mr. Guisadoa noted that the thought was that the canopies will be removed and replaced.

Comm. Dineen asked if a variance was needed because the balcony.

Zoning Officer Bruce Weber noted that he has asked the Legal Department for an opinion on this project. He stated that the front of the building is on the property line and as such, would be encroaching on the right of way. He noted that it appears that it requires some sort of review by Common Council. He noted that the

Central Business District doesn't have any district regulations, so it doesn't appear that a variance would be the way to go, but to have the review done by the Common Council.

Chair Kline noted that there was some concern regarding the span.

Comm. Wineburg stated that she would like to see something more decorative used for the brackets.

Mr. Guisadoa stated that the bracket function was to support the balcony. He noted that they would be made out of tubular steel, but they have all types of curvatures and scrolls which can be used to accentuate the brackets.

Chair Kline asked how far it was from the sidewalk to the bracket bottoms.

Mr. Guisadoa noted that it was about nine (9) feet to ten (10) feet.

Comm. Schaffer stated that she felt that there were lots of unknowns with this request. She felt that this was a preliminary look at the project and she felt that the Historic Board needed to discuss the SCHIPO letter and their comments

Zoning Officer Weber also noted that at this time he has received no opinion from the Legal Department regarding the encroachment into the legal right of way.

Mr. Guisadoa felt that would be the number one point to resolve.

Zoning Officer Weber also stated that this project would require site plan review by the Planning Commission as a change to the façade.

A motion was made to postpone discussion on this project application until an opinion is received from the Legal Department regarding encroachment and that it be sent to the Planning Commission for review.

Motion: Comm. Schaffer

Seconded: Comm. Dineen

Motion passed.

Comm. Schaffer noted that she appreciated all of the work done by Mr. Guisadoa and Chair Kline on this professional presentation of this project.

Item No. 3 - 37 Main St. - (Dallaire)(CB) - Café Tables



There was a discussion regarding having a work session in regards to this application. No date was set. Chair Kline would like both Zoning Officer Weber and Capt. Knickerbocker to find out about the balcony application encroachment issue and to obtain a legal opinion.

Adjournment

Motion: Comm. Schaffer

Seconded: Comm. Dineen

Motion passed.

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Linda Kline, Chairperson