

Historic and/or Architectural Advisory Board
City of Cortland
October 17, 2011

A regular meeting of the Historic District Commission was held on October 17, 2011 at 8:00 a.m. in the Mayor's Conference Room at City Hall.

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

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

Item No. 3 - Minutes - September 12, 2011

Motion to approve the minutes of September 12, 2011.

Motion: Comm. Wineburg

Seconded: Comm. Schaffer

Motion passed.

Item No. 1 - 5 Main St. - (VanDeusen)(CB) - Signage

Mr. VanDeusen was not present and Chair Kline tried to reach him by phone, but was not successful. It was decided to postpone his application until later in the meeting giving him a chance to attend and answer questions.

Item No. 2 - 14 Clayton Ave. - (YWCA)(CB) - Roof and Façade Revisions

Architect Jeff Taw and YWCA Director Amy Simrell were present. Mr. Taw indicated that there were some change orders being presented. He noted that there was a change from the approved metal roof over the entryway to a proposed architectural asphalt shingle. Director Amy Simrell stated that this was a cost saving measure. Comm. Delaney noted that she like the shingles better than the metal roofing.

Chair Kline noted that another change was the proposed split face block for the bottom band of the addition. Comm. Wineburg noted that she like the darker color better than the originally approved lighter color. Mr. Taw noted that this block can be cleaned with a power washing and it would maintain its color.

Comm. Schaffer expressed concerns about the texture of the split block being too rough for being placed along a walkway, as she felt pedestrians, especially children, could be hurt if they rubbed or fell against the blocks. Comm. Wineburg asked if the reason for the change was due to cost. Mr. Taw stated that the split block was cheaper.

Chair Kline noted that there had also been a redesign of the windows on the second floor gym area to accommodate a new support column. She showed the EFIS field color and noted that the second floor windows were not actual windows, but recesses.

Comm. Schaffer asked how deep the portico was over the entrance. Mr. Taw indicated that it was ten (10) feet. Comm. Schaffer noted that she was still concerned regarding the three (3) foot high block surface near a walkway and that there was no greenery along the walkway or barrier. Mr. Taw stated that people would be walking towards the entrance and not along the side of the building along the rough block wall. Comm. Schaffer stated that she was sensitive to their financial issue and the need to cut costs, but she is concerned about small children and injuries and was interested in a flatter surface siding.

Comm. Schaffer made a motion to accept the proposal, but to have them use a flatter surface split block. There was no second to the motion and it therefore failed.

Chair Kline suggested that they plant bushes between the sidewalk and the side of the building. Amy Simrell stated that there was no room and that the cost difference to use the flat block was in the thousands of dollars. Mr. Taw stated that they could go with a standard plain concrete block, but it wouldn't look very nice. Chair Kline asked if there were any other alternatives and perhaps the applicant could take more time to look and then come back with another idea.

Mr. Taw stated that concrete block is the cheapest. Chair Kline noted that the new Lowe's has used colored block, but thought it probably was more expensive. Amy Simrell stated that she wanted a decision and didn't want to drag this out, because that also would incur more expense. Mr. Taw noted that they needed to order materials as soon as possible.

There was some discussion regarding a retaining wall, but Ms. Simrell stated that the YWCA did not have a retaining wall.

Comm. Delaney asked if there was any difference in the longevity of flat block to rough surface split block. Mr. Taw stated that it was the same. Chair Kline asked

