



## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Ithaca Landmarks Preservation Commission

108 E. Green Street – 3<sup>rd</sup> floor

Ithaca, NY 14850

Ph: 607-274-6550

[ltruame@cityofithaca.org](mailto:ltruame@cityofithaca.org)

[www.cityofithaca.org/boardscommittees/ilpc/index.cfm](http://www.cityofithaca.org/boardscommittees/ilpc/index.cfm)

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Date: \_\_\_\_\_ Building Permit Application # (required): \_\_\_\_\_

Applicant's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant's E-mail address (required): \_\_\_\_\_

Property Address: \_\_\_\_\_

Owner's Name (if different from Applicant): \_\_\_\_\_

Owner's Mailing Address: \_\_\_\_\_

Proposed Work Includes (check all that apply):

- |                                                        |                                                                       |
|--------------------------------------------------------|-----------------------------------------------------------------------|
| <input type="checkbox"/> New Construction              | <input type="checkbox"/> Site Changes (paving, fencing, patios, etc.) |
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Signage                                      |
| <input type="checkbox"/> Accessory Structure           | <input type="checkbox"/> Demolition                                   |
| <input type="checkbox"/> Alteration: primary structure | <input type="checkbox"/> Alteration: accessory structure              |

### Submittal Requirements

All documents are to be sent to the attention of Lynn C. Truame at the above address.

#### Staff level review:

Submit one hard copy and one electronic copy of application and attachments. See the [City of Ithaca Historic District and Landmark Design Guidelines](#) for a description of work that is eligible for this expedited review process.

#### ILPC Review:

Submit eleven (11) hard copies and one electronic copy of application form and all attachments. Complete applications must be received by 4:00 pm on the last Tuesday of the month, 14 days prior to the regular ILPC meeting at which the application will be reviewed. ILPC meetings are held the second Tuesday of each month.

Applications must be accompanied by thorough documentation of existing conditions and proposed changes, including (as applicable) photographs of existing conditions; site plans showing location and dimensions of proposed change; drawings or sketches showing proposed changes on each affected elevation; description of design details and materials to be used (manufacturer's data sheets may be used); samples of proposed materials; scale drawings of any proposed signs

including colors, typeface, and illumination details; historic photographs, if the intention of the project is to return a property to a documented prior condition; and a statement from a qualified contractor or design professional attesting to the physical condition of any element that is proposed for replacement due to deterioration.

**Description of Proposed Changes** (use additional sheets if necessary):

**Reasons for Proposed Changes** (use additional sheets if necessary):

### Required Public Notification

Upon application for a Certificate of Appropriateness, a public notice of the proposal must be posted by the owner or owner's representative on the property for a minimum of 10 days. This notice must remain in place until a decision to approve or deny the Certificate of Appropriateness has been made. The notice must be placed at or near the property line in the front yard so that it will be plainly visible from the street, and, in cases where a property has frontage on more than one street, an additional sign must be placed at or near the property line on any additional street frontage.

Standard signs for this purpose are available for purchase from the City of Ithaca, Department of Planning and Development, at a cost of \$10.50 each. Alternatively, an applicant may create their own signs, as long as the following required content is included:

PROPOSED EXTERIOR OR SITE ALTERATIONS TO THIS PROPERTY WILL BE  
REVIEWED BY THE ITHACA LANDMARKS PRESERVATION COMMISSION ON  
[insert date], BEGINNING AT 5:30 pm IN THE [insert location of meeting]  
PUBLIC COMMENT MAY BE SUBMITTED IN ADVANCE OF, OR DURING, THE  
ABOVE-REFERENCED PUBLIC HEARING. FOR MORE INFORMATION  
CONTACT: [LTRUEAME@CITYOFITHACA.ORG](mailto:LTRUEAME@CITYOFITHACA.ORG), 607-274-6555

### Applicant's Statement

I understand that incomplete applications cannot be processed and will result in delay. This application is complete to the best of my knowledge and includes the following attachments (check all that apply):

- ☐ photographs of existing conditions
- ☐ site plans showing location and dimensions of proposed change
- ☐ drawings or sketches showing proposed changes on each affected elevation
- ☐ description of design details and materials to be used
- ☐ samples of proposed materials
- ☐ scale drawings of any proposed signs including colors, typeface, and illumination details
- ☐ historic photographs, if the intention of the project is to return a property to a documented prior condition
- ☐ statement from a qualified contractor or design professional attesting to the physical condition of any element that is proposed for replacement due to deterioration
- ☐ other (specify):

**Applicant's Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

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### STAFF USE ONLY:

Date Received: \_\_\_\_\_

Staff Review: ☐ yes ☐ no    Approved: ☐ yes ☐ no    Referred to ILPC: ☐ yes ☐ no

ILPC Review: ☐ yes ☐ no

Date of Public Hearing: \_\_\_\_\_



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Sage Chapel  
Cornell University  
John Milner Associates, Inc., Architects

# The Design Team

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## Preservation Architects

John Milner Associates, Inc.  
Alexandria, Virginia

## Structural Engineers

Robert Silman Associates, PC  
Boston, Massachusetts

## Mechanical Engineers

Princeton Engineering Group, LLC  
Princeton, New Jersey

## Civil Engineers

T.G. Miller, PC  
Ithaca, New York

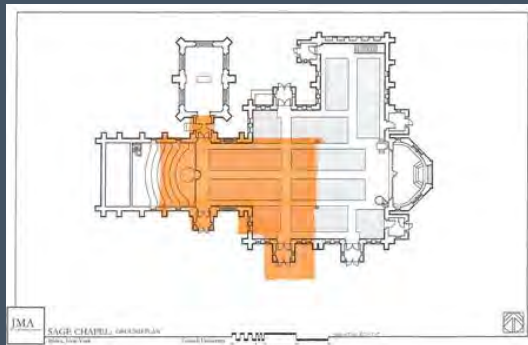
## Stained Glass Conservator

E.S. Taylor Studio, LLC  
Richmond, Virginia

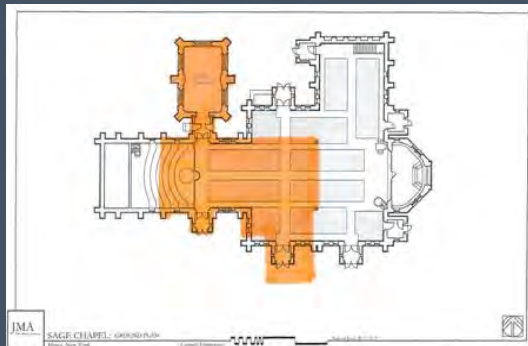
## Decorative Painting Consultant

John Tiedemann, Inc.  
North Arlington, New Jersey

# Chapel Evolution – Original Building 1873-1875

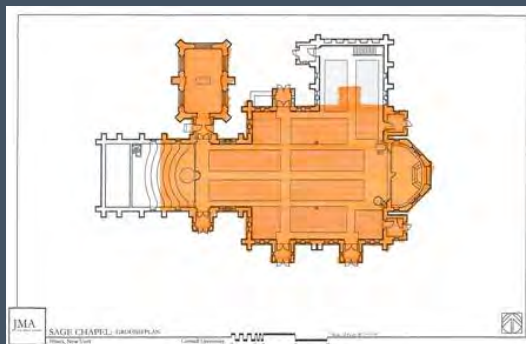


# Chapel Evolution – Memorial Chapel, 1882-84



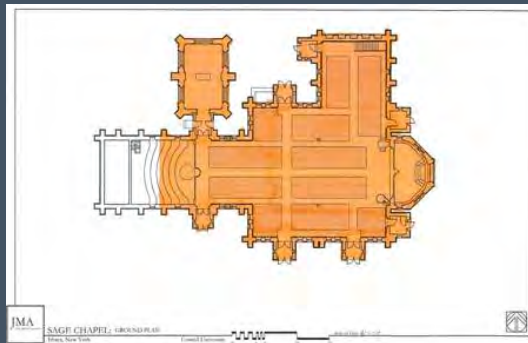
# Chapel Evolution – 1898-1899 Addition

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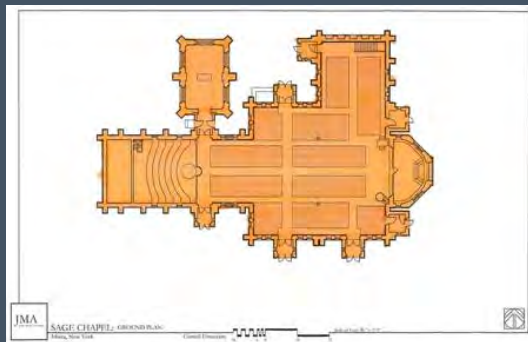
# Chapel Evolution – 1903-1905 Addition

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# Chapel Evolution – 1940 Addition

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# Chapel Evolution – Design Consistency

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HABS Report: “The four additions made to the nave after 1880 demonstrate a remarkable concern to continuity of architectural design, of assuring that additions made over time contributed to a feeling of unity and harmony.

# Memorial Chapel –

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Visual Deficiencies:

Roof Conditions

Brick Masonry Conditions

Stone Masonry Conditions

Window Conditions

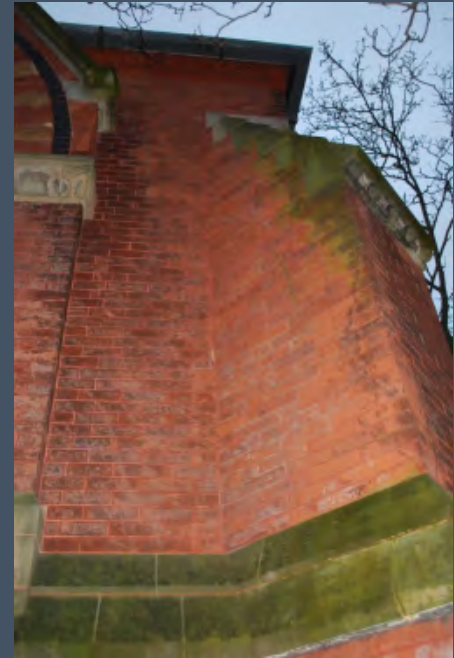
# Memorial Chapel – Gable Rake (North Gable)

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# Memorial Chapel – Deteriorated Brick

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# Memorial Chapel – Slate at the end of its Service Life

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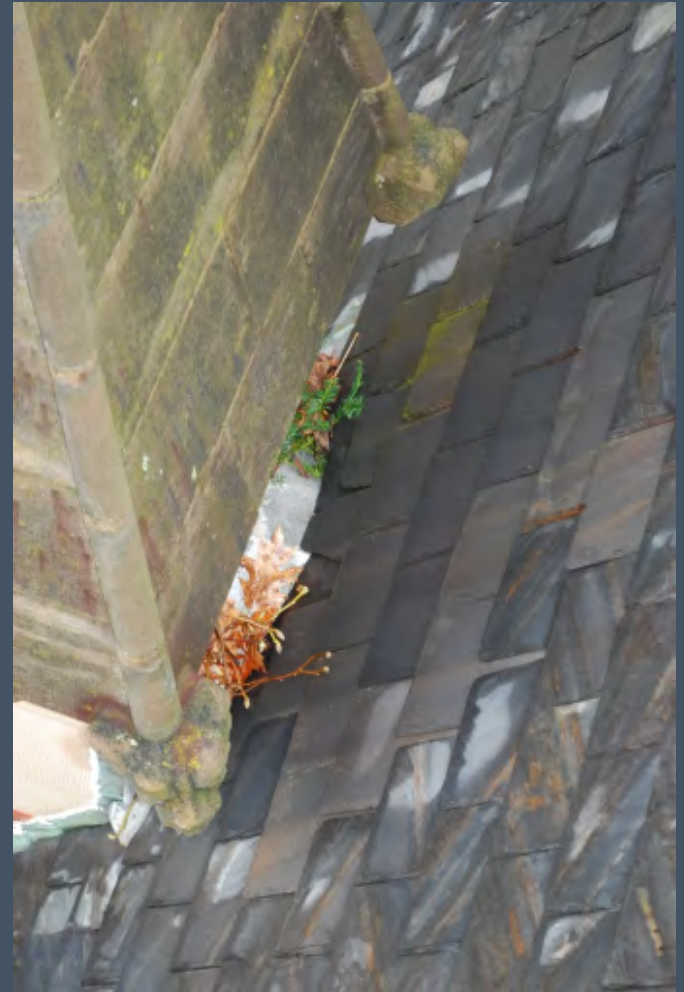
Ribbon slate – life expectancy 100-120 years

# Memorial Chapel – Misc. Details

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Finials



Behind tabernacles

# Memorial Chapel – Roof Conditions

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East & West Gables

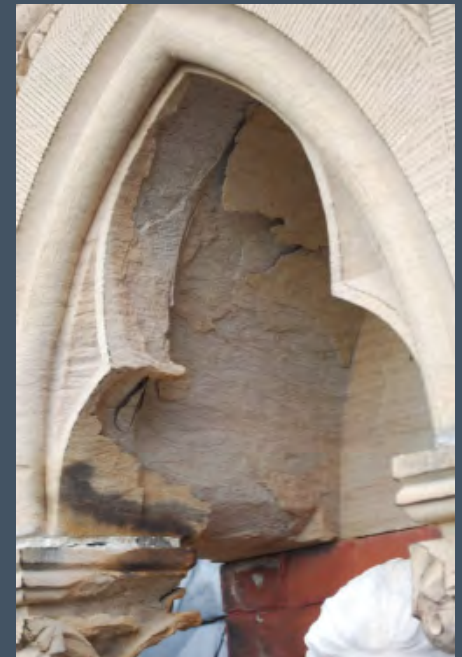


Gutters – size, installation



# Memorial Chapel – Stone Masonry Conditions

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# Memorial Chapel – Brick Masonry Conditions

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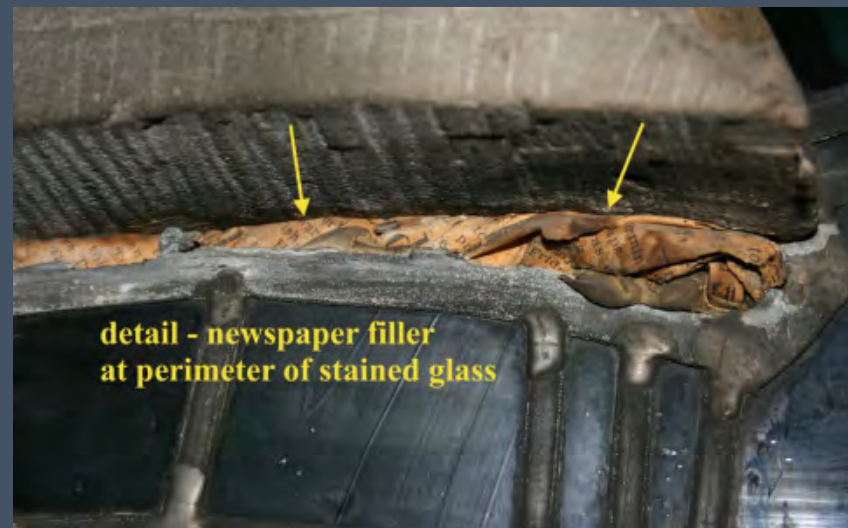
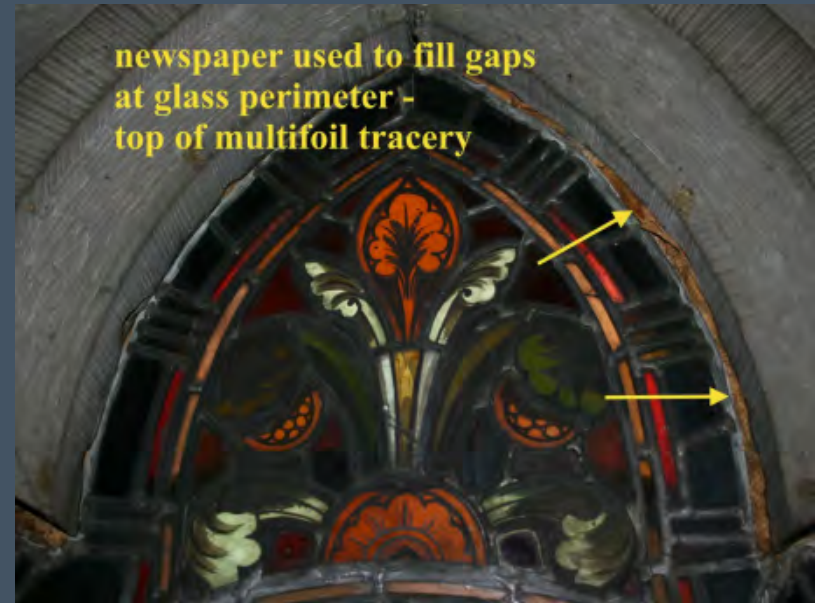


# Memorial Chapel – Brick Masonry Conditions

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# Apse of Main Building – Stained Glass Windows





# Sage Chapel

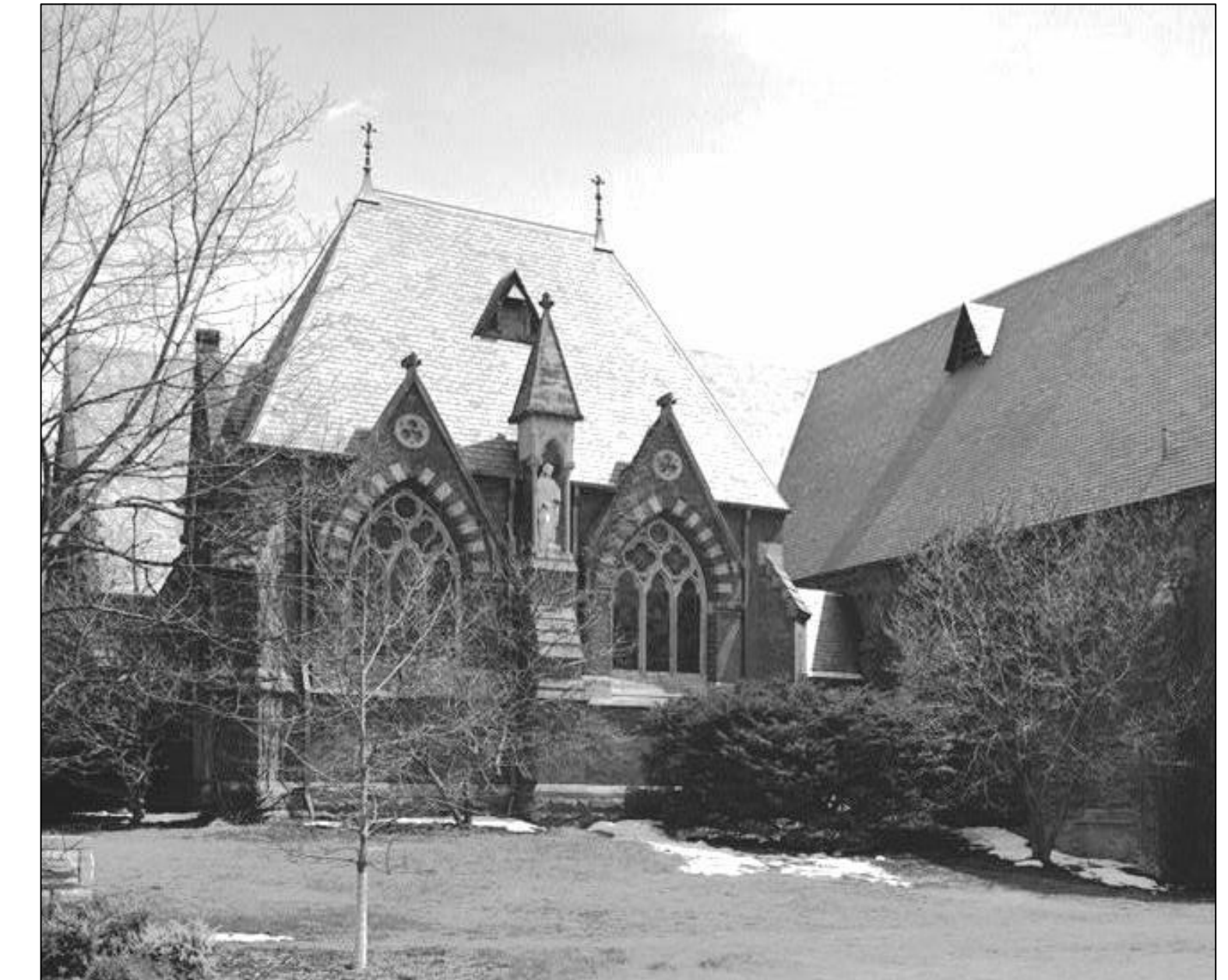
## Exterior Renovation of Memorial Chapel

Cornell University  
Ithaca, New York

### DRAWING INDEX

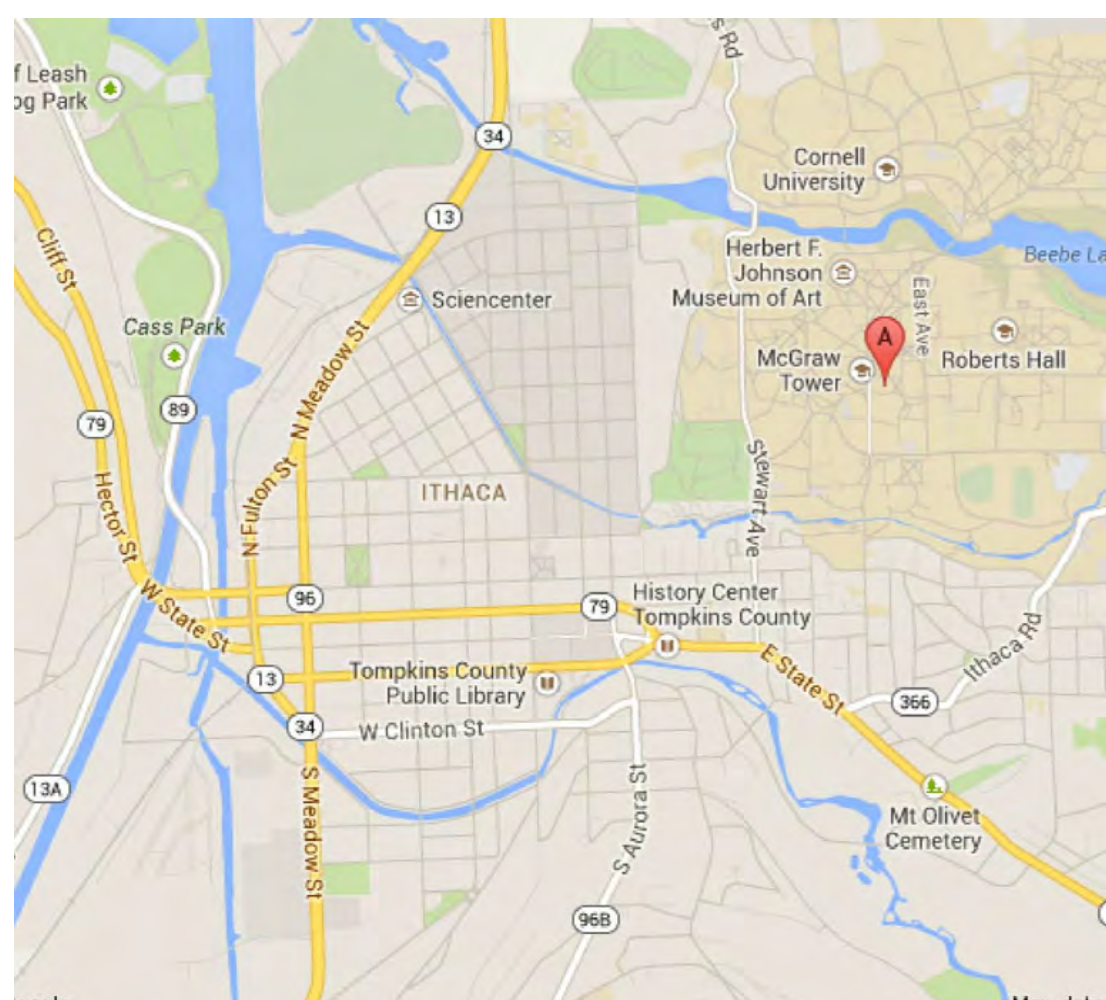
- A101 Floor Plans
- A102 Roof Plans
- A103 Roof Details
- A104 Main Chapel Apse Window Repair - Plan & Images
- A201 East and North Elevations
- A202 West Elevation
- A301 East & West Building Sections
- A302 North & South Building Sections

for  
Cornell University  
Facilities Services

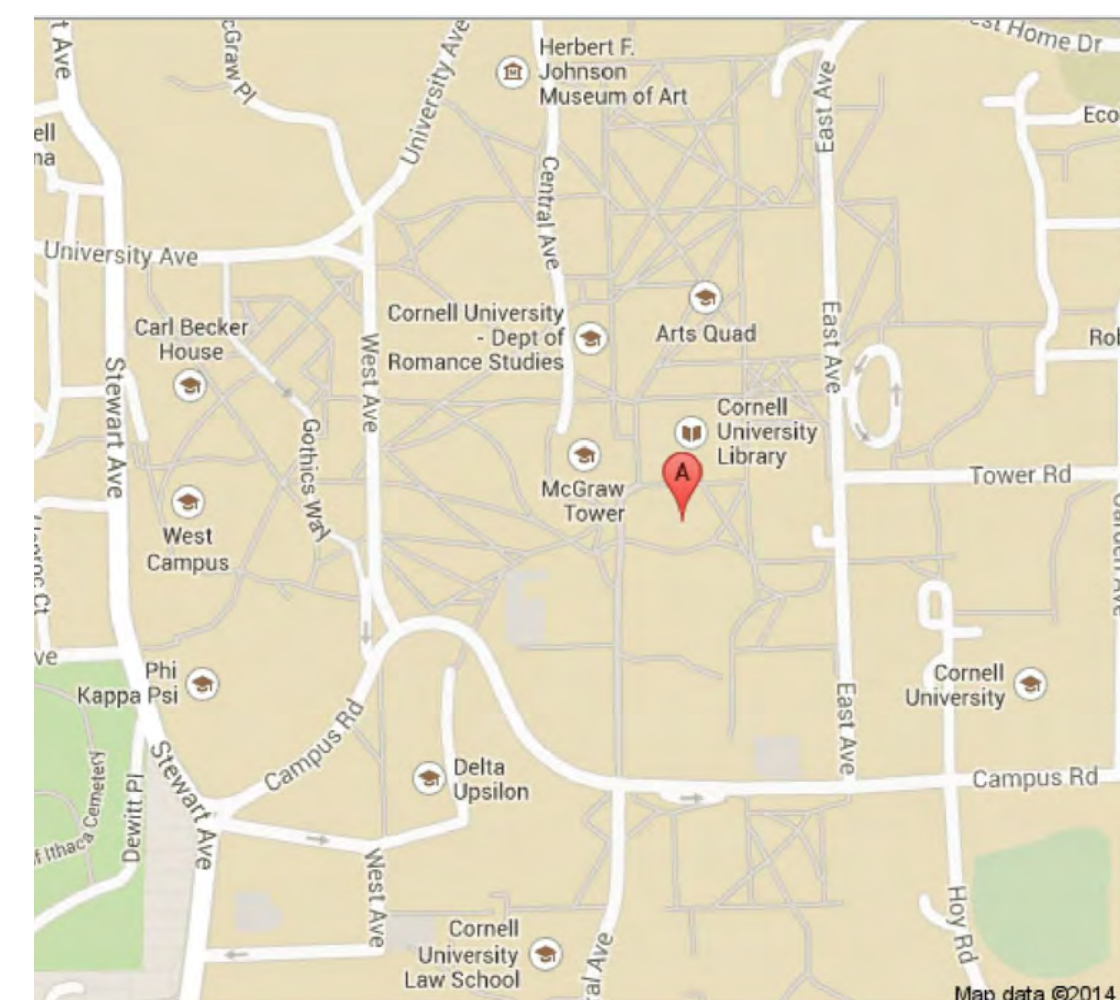


**ARCHITECT**  
**John Milner Associates, Inc.**  
5250 Cherokee Avenue, Suite 300  
Alexandria, Virginia 22312  
P: 703.354.9737  
[www.johnmilnerassociates.com](http://www.johnmilnerassociates.com)

**STRUCTURAL ENGINEER**  
**Robert Silman Associates, PC**  
111 Devonshire Street  
Boston, Massachusetts 02109  
P: 617.695.6700  
[www.silman.com](http://www.silman.com)



Area Map



Campus Vicinity Map

**Construction Documents**  
**January 22, 2014**

Sage Chapel

Exterior Renovation of  
Memorial  
Chapel

for  
Cornell University  
Facilities Services  
Ithaca, New York

JMA  
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Structural Engineer  
Robert Silman Associates  
Boston, MA

CONSTRUCTION  
DOCUMENTS



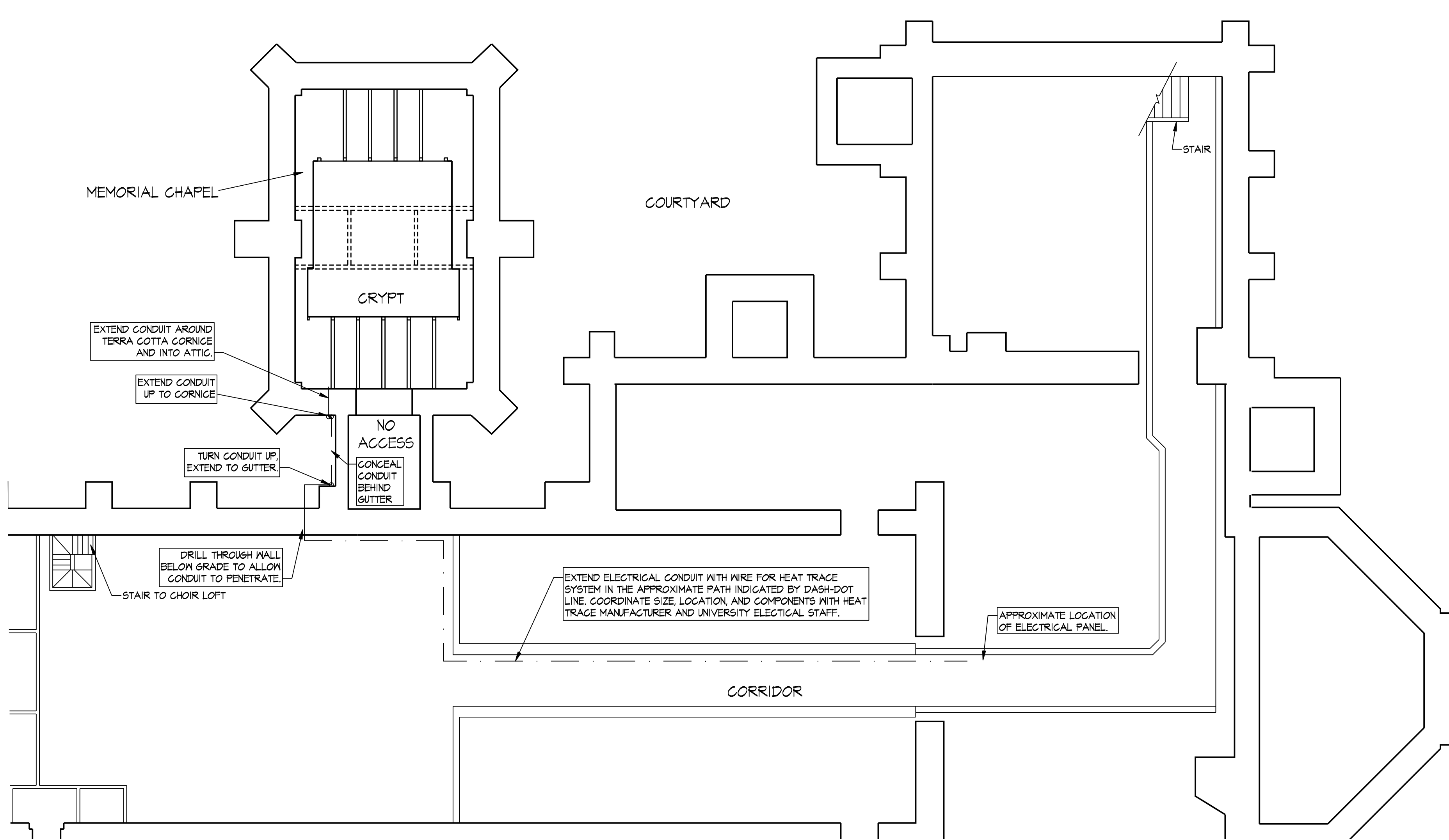
project: SAGECHAPEL  
drawn: JB, CQ  
checked: JM  
phase: CD  
date: 23 January 2014  
revised:

FLOOR  
PLANS

AIOI

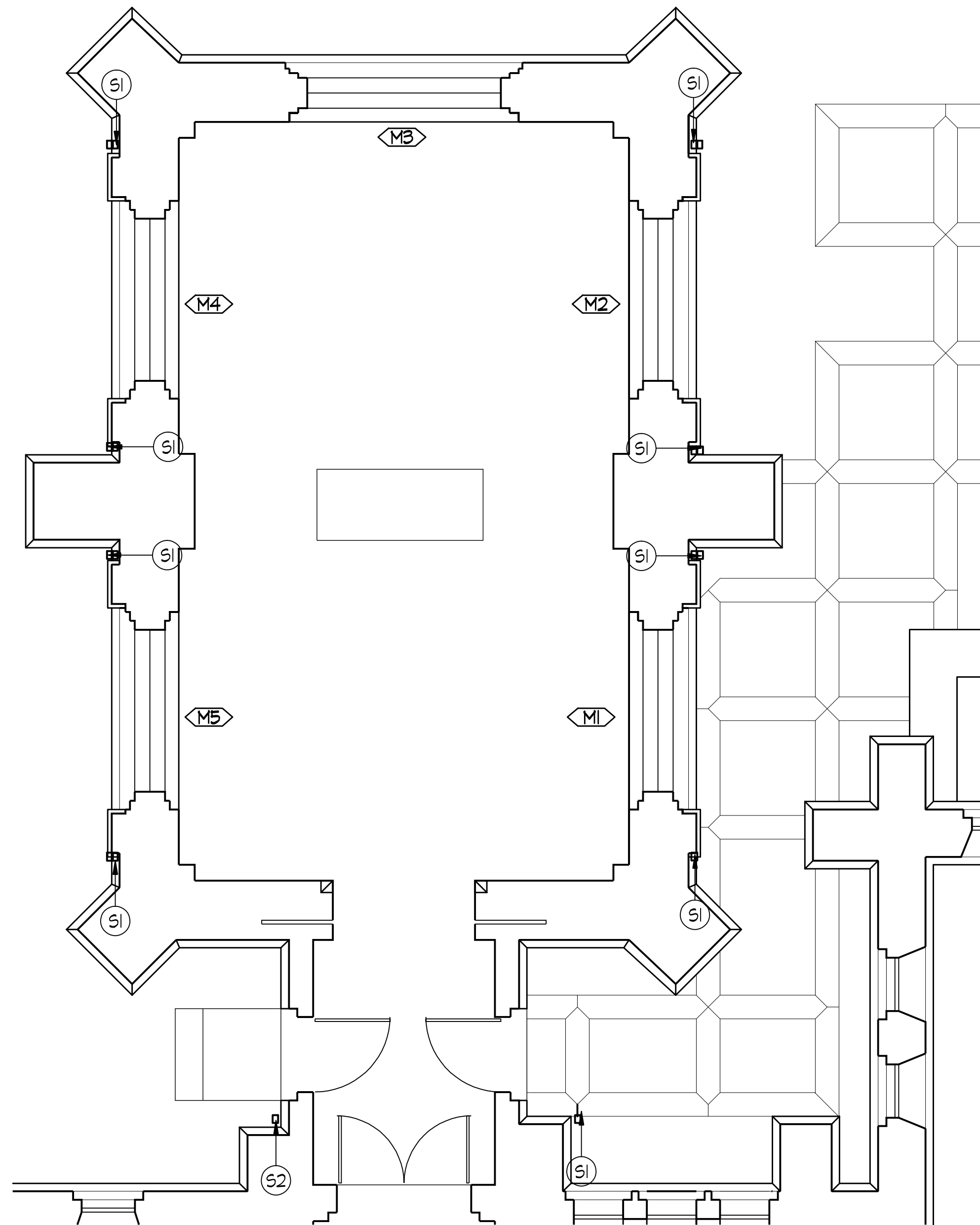
NOT TO SCALE:  
reduced size drawing

Copyright 2014, John Milner Associates, Inc.

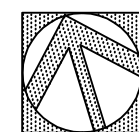


1 PARTIAL FLOOR PLAN - BASEMENT  
SCALE: 1/8" = 1'-0"

BASEMENT PLAN IS PROVIDE TO SHOW PROPOSED ROUTINGS OF ELECTRICAL CONDUIT AND WIRE TO POWER HEAT TRACE SYSTEM AT PERIMETER OF MEMORIAL CHAPEL, AND EAVES OF HYPHEN CONNECTION TO MAIN CHAPEL. THE ROUTING IS DIAGRAMMATIC AND WILL NEED TO BE REVIEWED WITH ARCHITECT AND CORNELL PROJECT MANAGER.



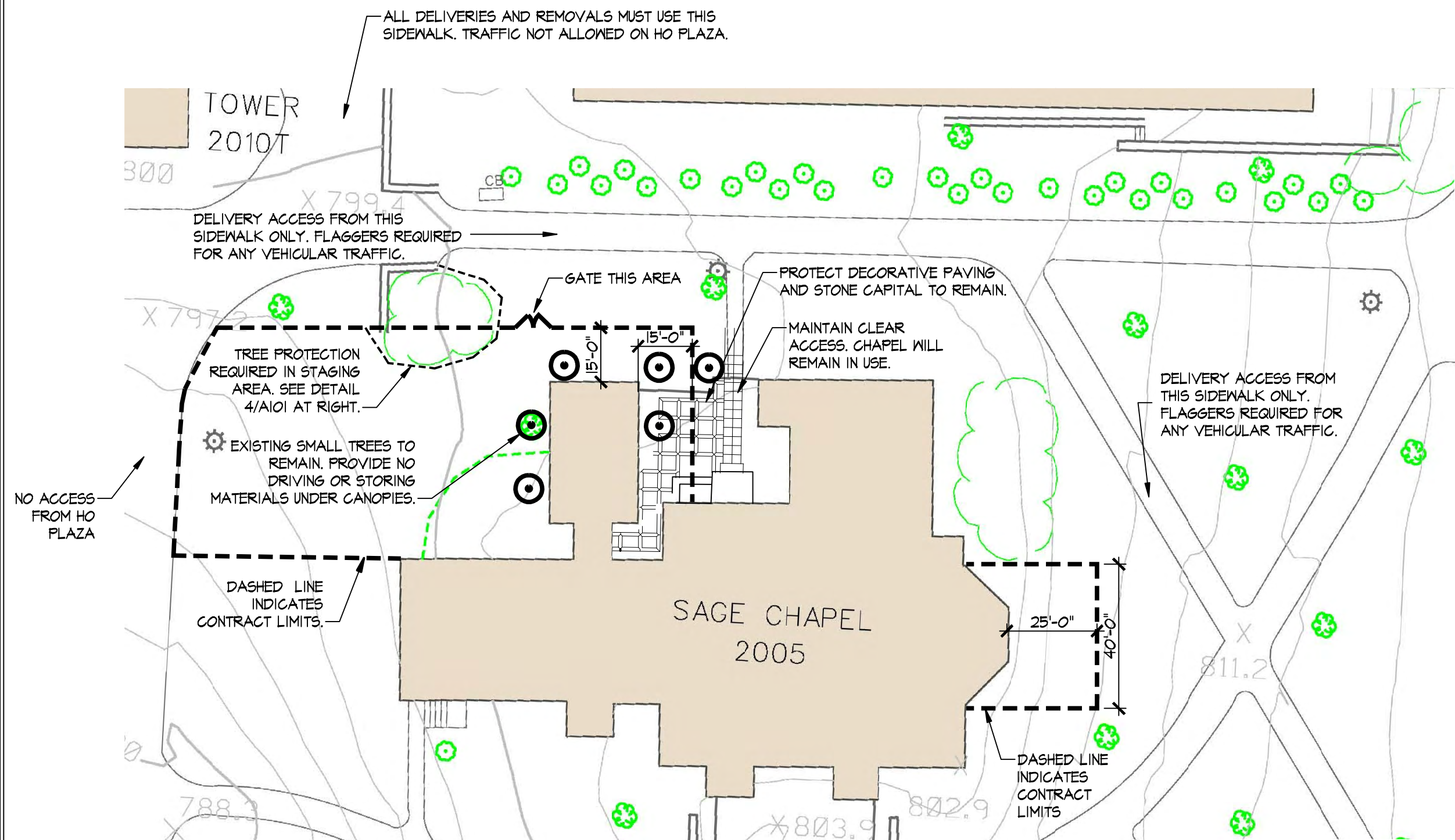
2 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



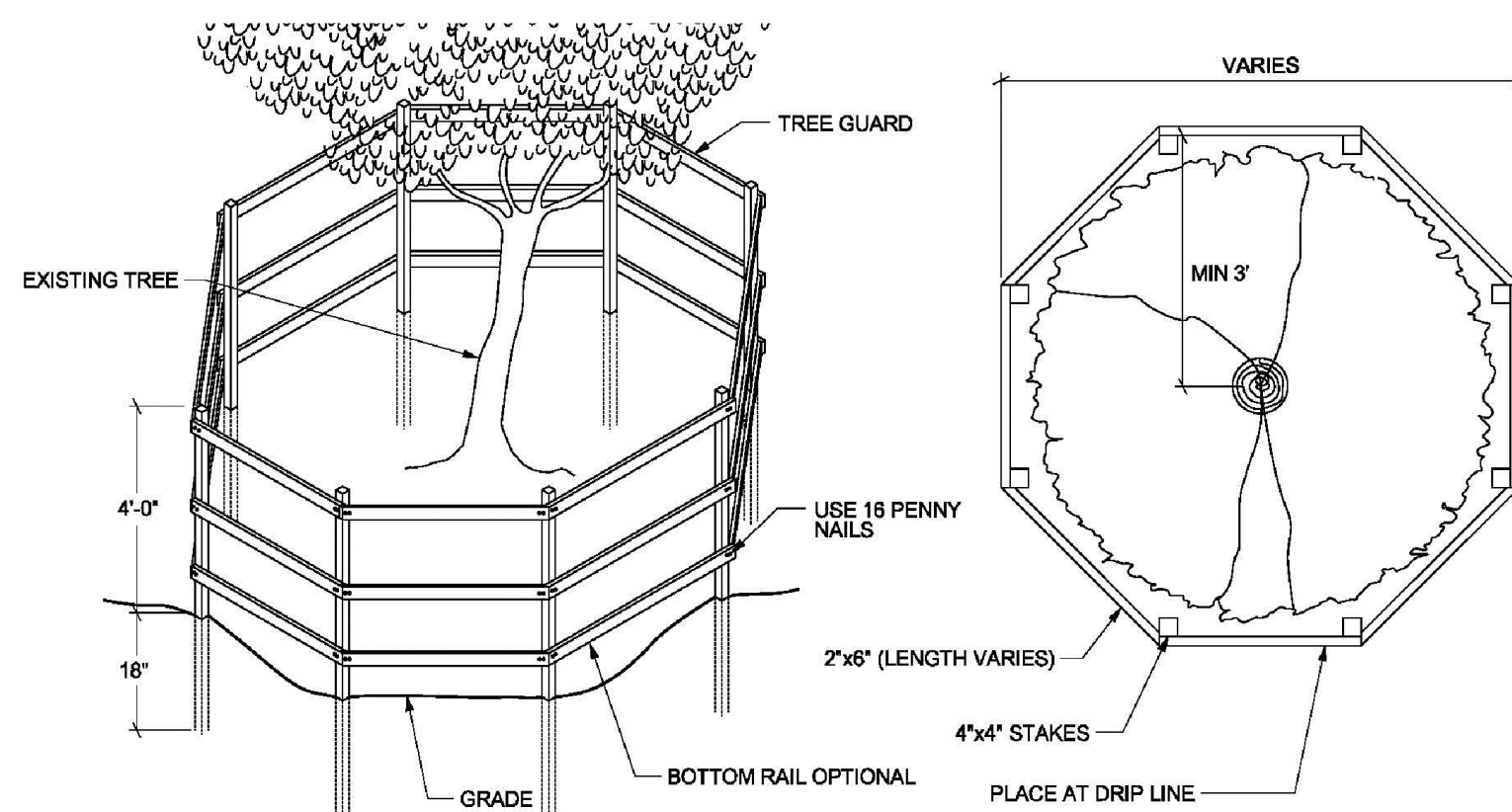
KEYED NOTES

Site

- S1 Connect new downsouts to existing underground drainage system.  
S2 Provide splash block at new downsout.



3 SITE PLAN - CONTRACT LIMITS  
SCALE: NTS



STANDARD DETAIL PROVIDED BY CORNELL UNIVERSITY FACILITIES SERVICES. <http://cds.fs.cornell.edu>

4 DETAIL - CONSTRUCTION FENCING FOR TREES  
SCALE: NTS

J:\Jan 23, 2014 - 5:11pm P:\Projects\for SAGECHAPEL\4. Arch\AIOI - Draw\0506 SAGECHAPEL Revision CQ\SAG-AIOI-PP.dwg



# Exterior Renovation of Memorial Chapel

**JMA**  
John Milner Associates, Inc.

**johnmilnerassociates.com**

# CONSTRUCTION DOCUMENTS



## ROOF DETAILS

$$\text{AlO}_3$$

project: SAGECHAPEL  
drawn: JB, CQ  
checked: JM  
phase: CDs  
date: 22 January 2014  
revised:

# Exterior Renovation of Memorial Chapel

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CONSTRUCTION  
DOCUMENTS



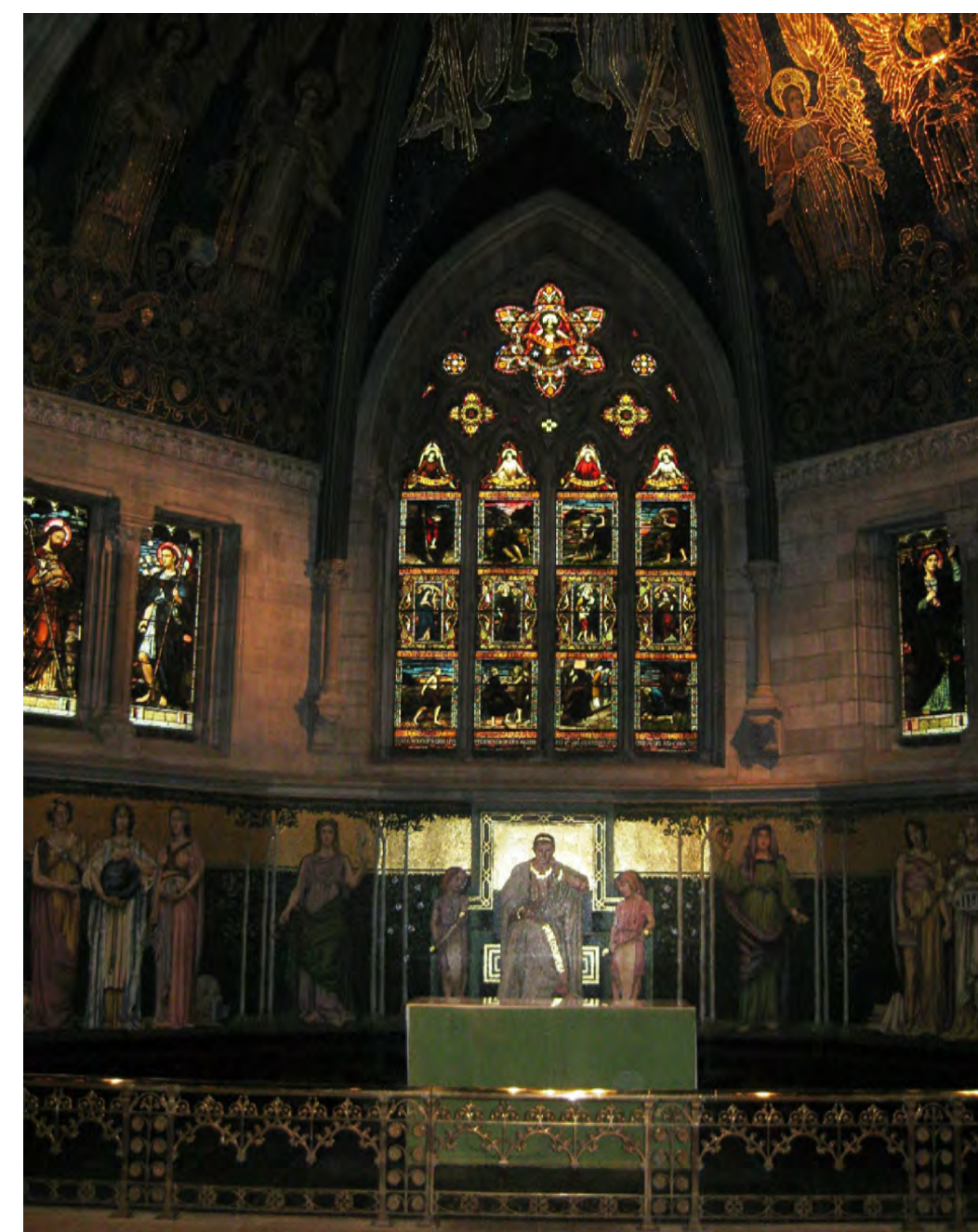
## MAIN CHAPEL APSE WINDOW REPAIR PLAN & IMAGES

**NOT TO SCALE:  
reduced size drawing**

PROTECT FLOOR, RAILING, AND  
MOSAIC MURALS FROM DAMAGE  
DURING REMOVAL, REPAIR, AND  
REINSTALLATION OF THE APSE WINDOW-



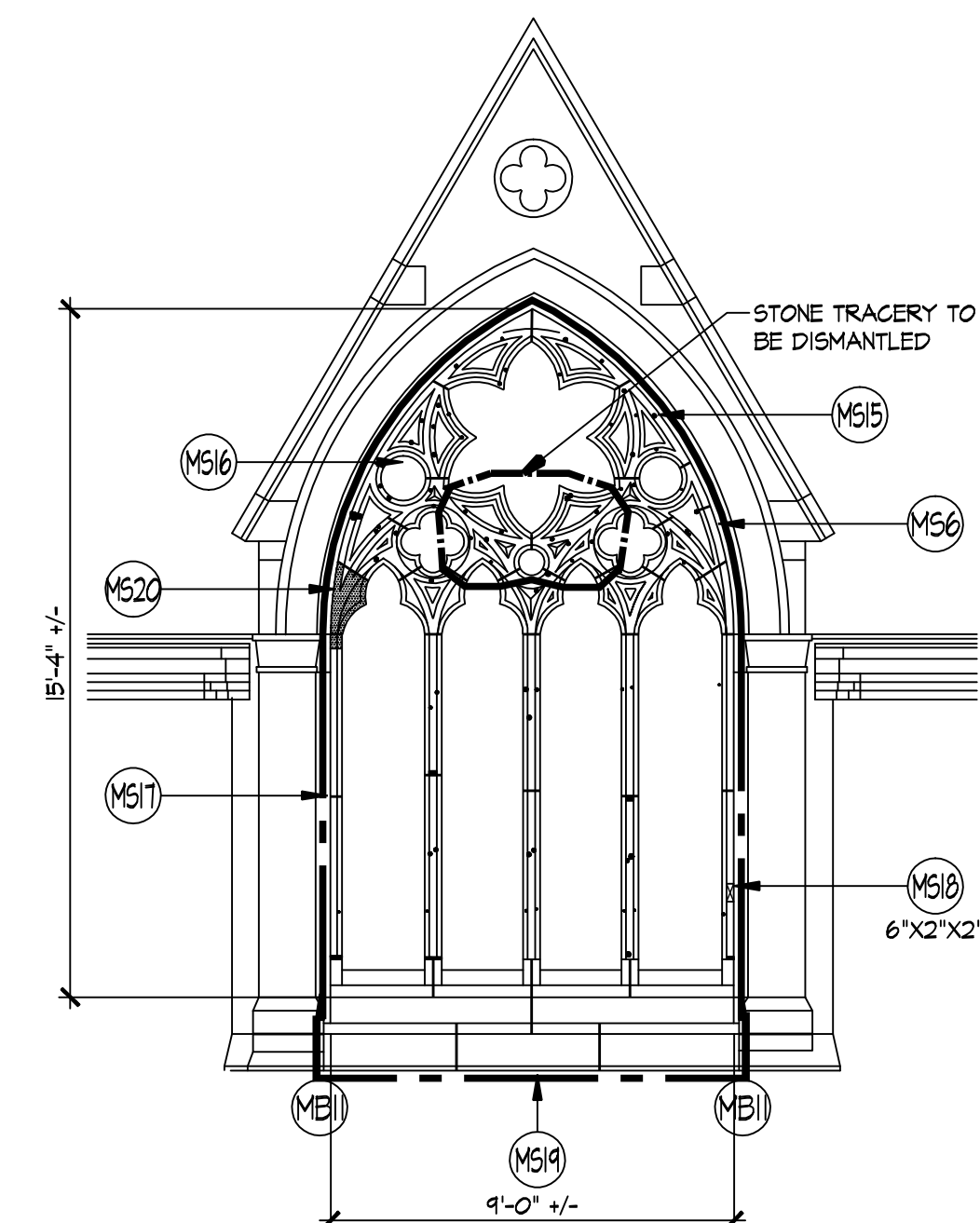
2 EXTERIOR VIEW - APSE AT MAIN CHAPEL  
A104 SCALE: NTS



3  
A104

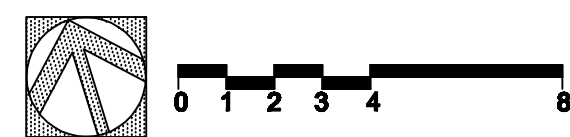
INTERIOR VIEW - APSE AT MAIN CHAPEL

SCALE: NTS



4 ELEVATION - APSE WINDOW  
A104 SCALE: 1/4" = 1'-0"

1 FIRST FLOOR PLAN - APSE AT MAIN CHAPEL  
A104 SCALE: 1/4" = 1'-0"



### General

**MS1**      **Clean all stone at tracery, this facade only.**

**Brick**

**Stone**

MS15	Remove all existing patches at holes and at joints in stone tracery at exterior of apse window in Main Chapel. Install new patches to match stone. Approximately 95 holes and 10 joints.
MS16	After stained glass is removed, clean all sealant from stone tracery at perimeter of each window opening in tracery.
MS17	At Main Chapel apse window, remove any visible wood shims and ferrous nails used at joints in stone tracery. Repoint all joints in stone tracery.
MS18	Install dutchman repair at damaged stone tracery. Size of dutchman noted at keyed note.
MS19	Remove 2 lead anchors at joint between stone and brick. Repoint joint.
MS20	Remove deteriorated stone and prepare for patching. Install stone patch to match color, strength, and texture of historic stone. Architect to inspect prepared stone prior to patching.

**Windows**

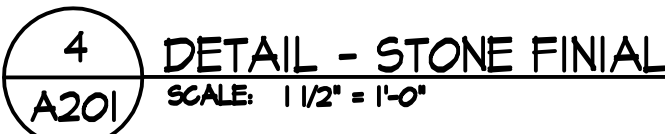
W1	Remove all leaded glass panels and fixed protective glazing from the entire window opening. Install temporary closure in openings. Restore window panels including cleaning, repair of cracked and damaged glass, and 100% releading. Reinstall window panels when stone tracery has been restored. Modify fixed protective glazing to accommodate venting and reinstall.
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# Exterior Renovation of Memorial Chapel

**JMA**  
John Milner Associates, Inc.

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Structural Engineer  
Robert Silman Associates  
Boston, MA



## ARCH BRICK KEY TYPES



Jan 13, 2014 - 5:13pm P:\Projects\12-SAGECHAPEL\14. Drawings\14A Arch\14A.1 Desg\30226 SAGECHAPEL Revisions CQ\SAG-A201-EL-E-N.dwg

Sage Chapel

Exterior Renovation of  
Memorial  
Chapel

for  
Cornell University  
Facilities Services  
Ithaca, New York

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Structural Engineer  
Robert Silman Associates  
Boston, MA

CONSTRUCTION  
DOCUMENTS



project: SAGECHAPEL  
drawn: JB, CQ  
checked: JM  
phase: CD  
date: 22 January 2014  
revised:

WEST  
ELEVATION

A202

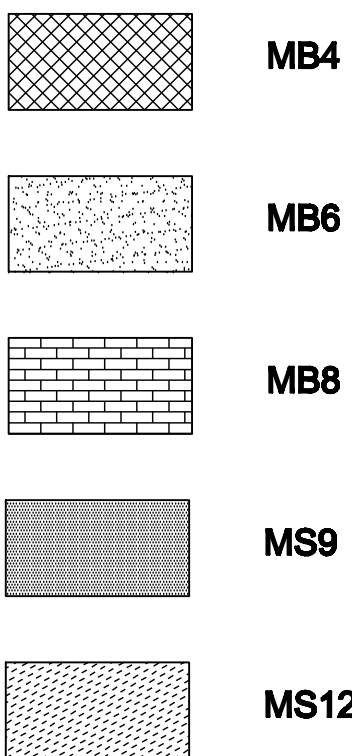


1 WEST ELEVATION  
A202 SCALE: 1/4" = 1'-0" 0 1 2 3 4 5 6 7 8

TURN UP END OF THROUGH-WALL FLASHING AT COPING THE HEIGHT OF THE FIRST MOLDING BAND TO PREVENT ANY WATER FROM SATURATING THE TERMINAL STONE

PROTECT CARVED DECORATION AT TERMINAL STONE DURING COPING REPAIR WORK

KEY:



2 DETAIL - FLASHING AT COPING  
A202 SCALE: 3/8" = 1'-0"

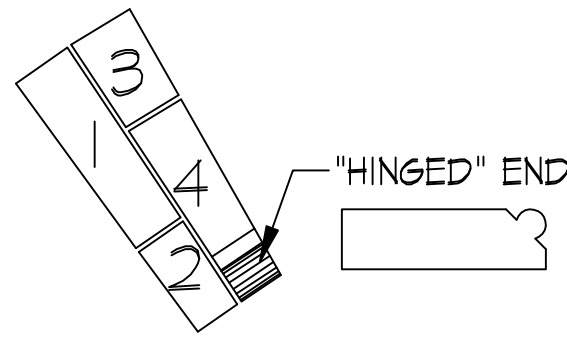
3 DETAIL - PIN AT STONE TRACERY  
A202 SCALE: 1 1/2" = 1'-0"

8 DETAIL - LEAD STRIP AT COPING  
A202 SCALE: FULL SIZE

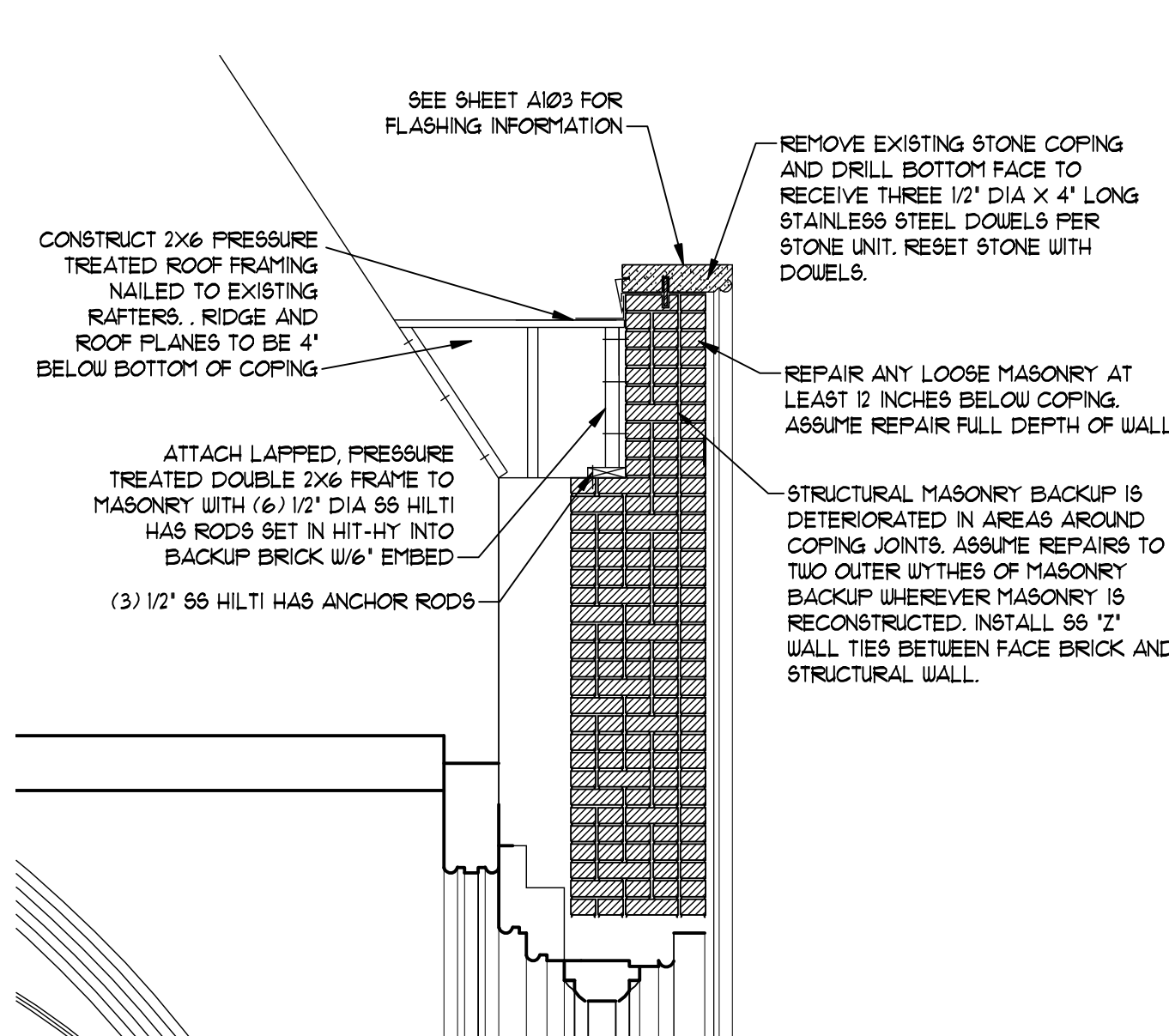
SPECIAL SHAPE BRICKS AT ARCHES

	WINDOW W5 (SW)				WINDOW W4 (NW)			
KEY	1	2	3	4	1	2	3	4
RED	-	-	2	7	-	-	-	2
BUFF	-	1	-	1	1	1	1	-

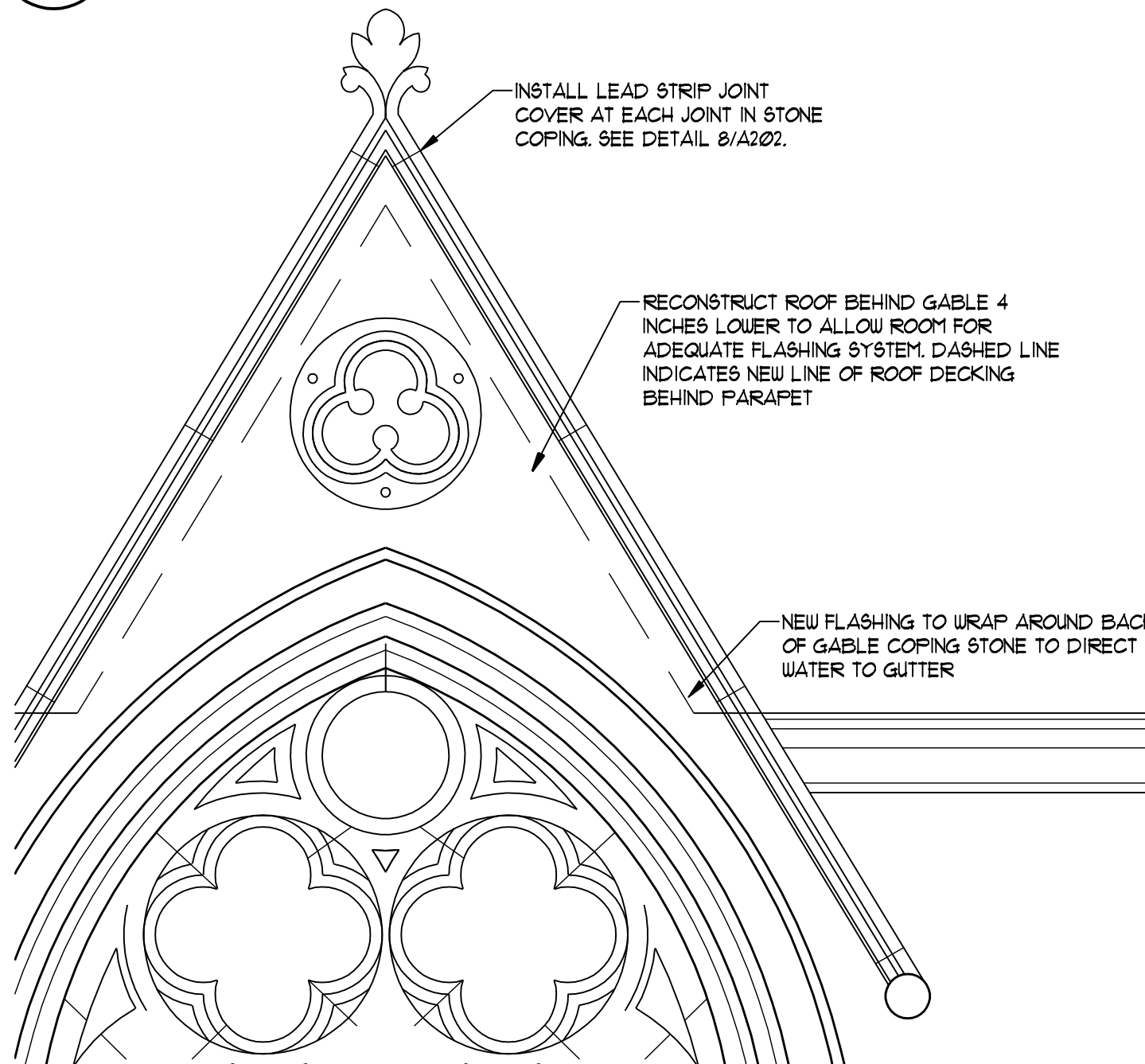
ARCH BRICK KEY



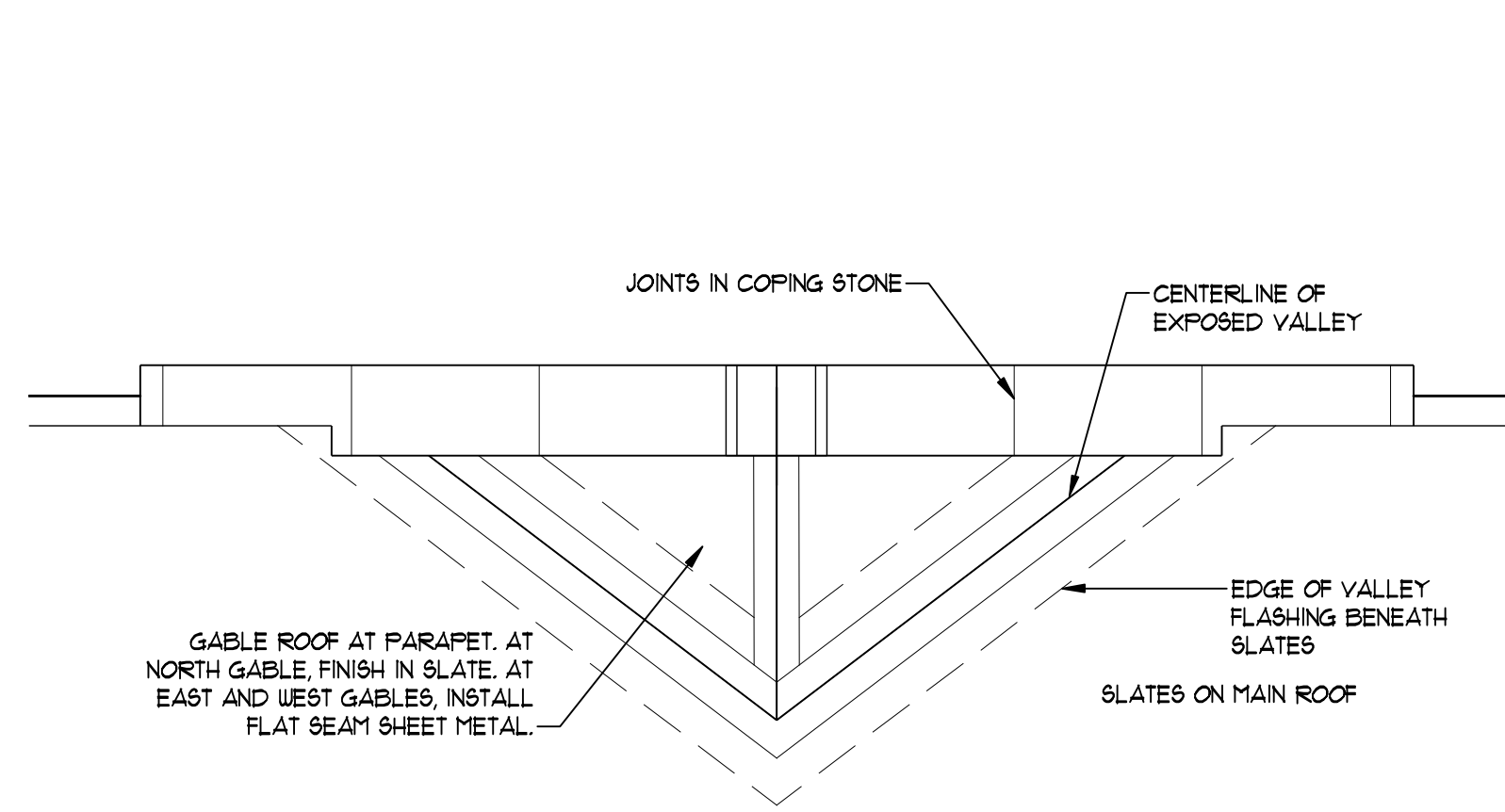
SEE ALSO DETAIL 3/A201 FOR PHOTO OF SPECIAL SHAPE BRICKS



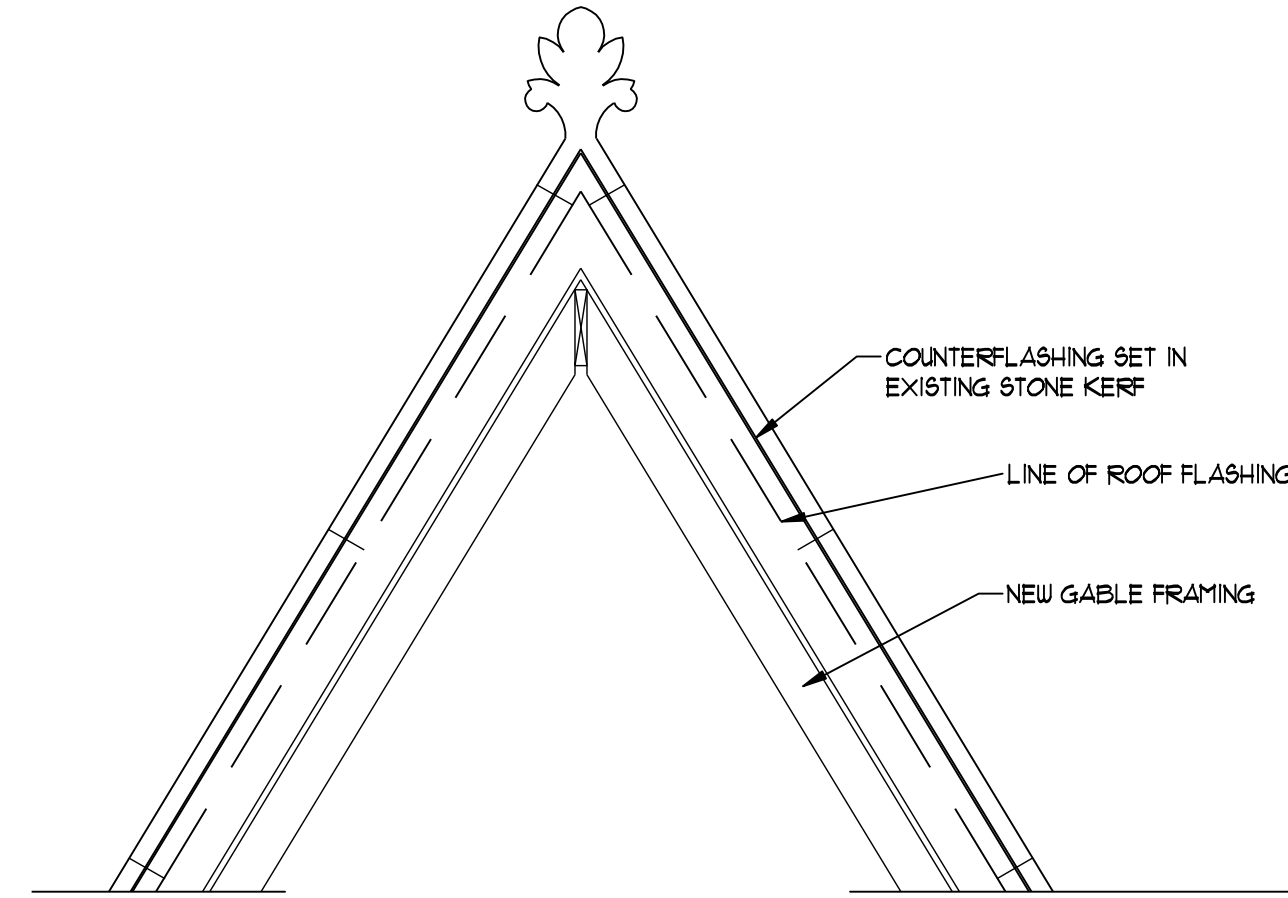
4 SECTION - TYPICAL GABLE PARAPET  
A202 SCALE: 1/2" = 1'-0"



6 FRONT VIEW - TYPICAL GABLE  
A202 SCALE: 1/2" = 1'-0"



5 ENLARGED PLAN AT TYPICAL GABLE ROOF  
A202 SCALE: 1/2" = 1'-0"



7 BACK VIEW - TYPICAL GABLE  
A202 SCALE: 1/2" = 1'-0"

KEYED NOTES

General

The following section of notes applies to the west elevation within the designated limits of work, and as a result, these notes are not keyed to the drawings..

- MB1 Repoint exterior of building 100% inside work area defined on drawing. Match existing mortar color, strength, and texture.
- MB3 Note that buff brick is pointed with buff mortar, red and black brick with red mortar.
- MB3 Clean all brick inside work area defined on drawing. Test cleaning methods on black, buff, and red brick before proceeding with overall cleaning.
- MB8 Clean efflorescence from wall prior to brick cleaning in area shown.
- MB11 Repair all cracked bricks inside work area defined on drawing. No repairs at hairline cracks. In situ repair of minor cracks assume 34 bricks. Replace bricks at major cracks assume 7 bricks.
- MS1 Clean all stone inside work area defined on drawing.
- MS2 Remove any sealant at joints between stone and brick, terra cotta and brick, and between stones, repoint with mortar. Repoint all open stone and stone/brick joints with mortar. Assume 60 LF at cornice. 5 LF at gable roundels. 80 LF at side of extensions of gable into masonry.

The remainder of the keyed notes apply to all areas of work. Because notes address work on more than one facade, quantities indicated are totals for all facades, unless noted otherwise.

Brick

- MB2 Remove any brick coating at black bricks. Patch any spalled black bricks. Repaint black bricks with a breathable masonry coating. Assume patching of 55 black bricks. Maintain colored mortar at joints, do not paint over.
- MB4 Replace eroded or spalled bricks. Match existing brick color, size, texture, and strength.
- MB5 Assume replacement of 145 bricks.
- MB8 Replace previously patched bricks. Assume replacement of 45 bricks.
- After removal of stone cap, salvage existing face brick and repair deteriorated structural brick backup. Assume repair to be in all areas shown with brick hatch, full thickness of wall. See Detail 4/A202 for additional information. Reinstall face brick (narrow joints) and tie to structural brick backup with stainless steel "Z" ties. Replace any deteriorated bricks.
- MB10 Replace deteriorated or spalled special shape bricks at edge of arch. See table this sheet for quantities of each shape and color.

Stone

- MS7 Remove all stone coping. Install 3 pins in each stone. Install flashing across top of masonry wall including cap at each pin. Thru-wall flashing must interlock with roof flashing at back of parapet. Reinstall stone coping. Repoint with mortar, but close top of joint with sealant and lead joint protection strip shown on Detail 8/202. See Detail 2/A202 for flashing at end of gable coping..
- MS8 Remove stacked stone layers of tabernacle roof. Replace ferrous pipe dowel in center of stone with stainless steel pipe. Install flashing at joint in lowest full stone layer. Reinstall stone layers.
- MS11 Install missing finial stone at tabernacle roof. East finial stone held in storage by Owner for reinstallation. West cap finial will need to be carved to match east stone.
- MS12 Remove eroded portion of stone. Install Dutchman repair.
- MS13 Patch corner of sandstone at tabernacle.
- MS 14 Cut back any loose stone. Patch underside of niche with patching mortar.

Roof

- R6 Clean, repair, and repaint existing wrought iron finials. Mount to new lead-coated copper bases fabricated to match historic photographs including diagonal detailing at bottom. See Detail 5/A102.
- R7 Install new decorative lead coated copper ridge flashing and wrought iron cresting between finials. See Detail 5/102 and Detail 6/102.
- R8 Remove existing sheet metal cladding on face of ventilation dormer. Install new lead coated copper cladding on face of dormer to match existing detailing. Install new black powder-coated stainless steel mesh over vent outlet.

Sage Chapel

Exterior Renovation of  
Memorial  
Chapel

for  
Cornell University  
Facilities Services  
Ithaca, New York

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Structural Engineer  
Robert Silman Associates  
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CONSTRUCTION  
DOCUMENTS



project: SAGECHAPEL  
drawn: JB, CQ  
checked: JM  
phase: CDs  
date: 22 January 2014  
revised:

EAST & WEST  
BUILDING SECTIONS

**A301**



1 SECTION LOOKING EAST  
SCALE: 1/4" = 1'-0"



2 SECTION LOOKING WEST  
SCALE: 1/4" = 1'-0"



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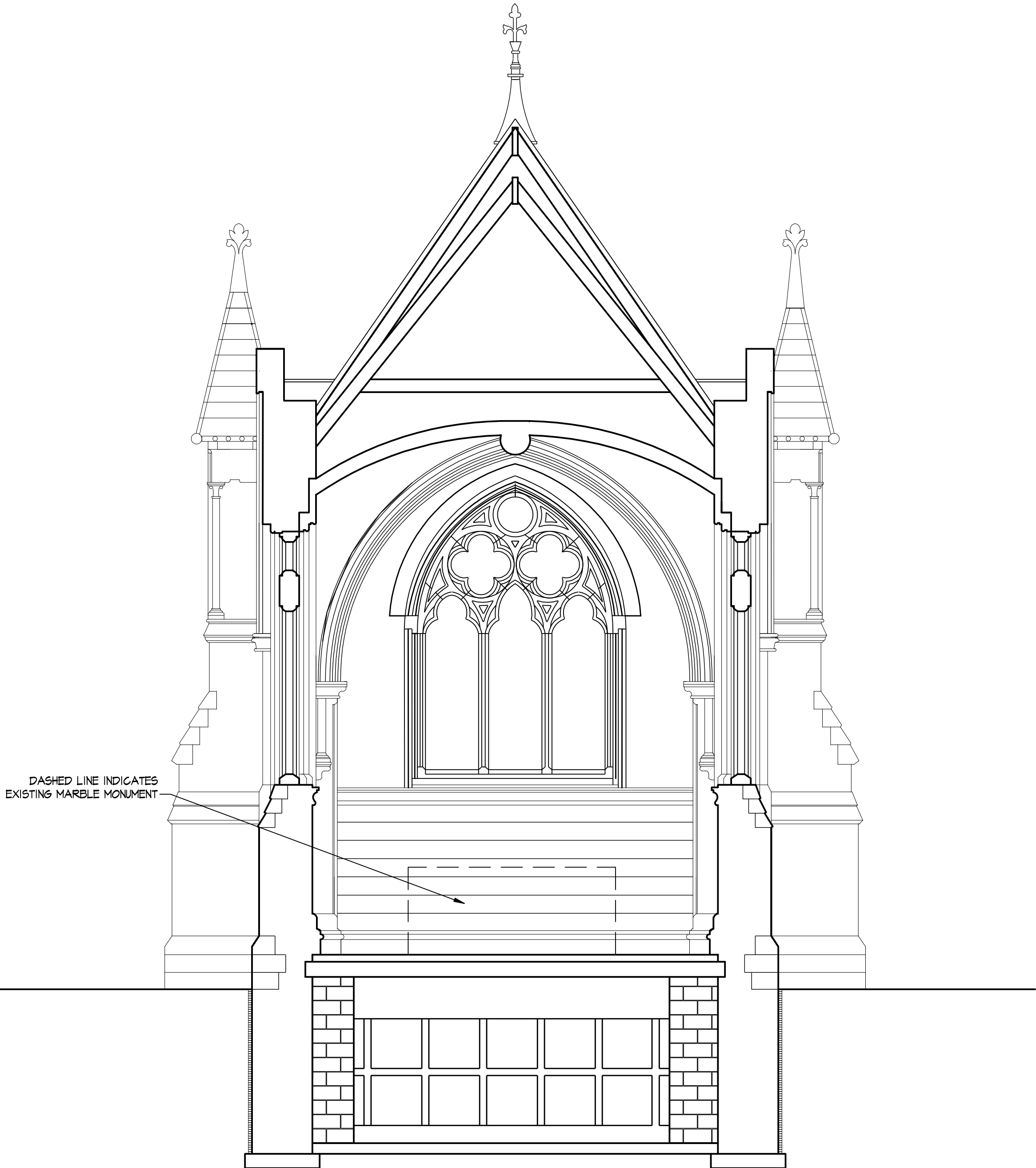
NORTH & SOUTH  
BUILDING SECTIONS

A302

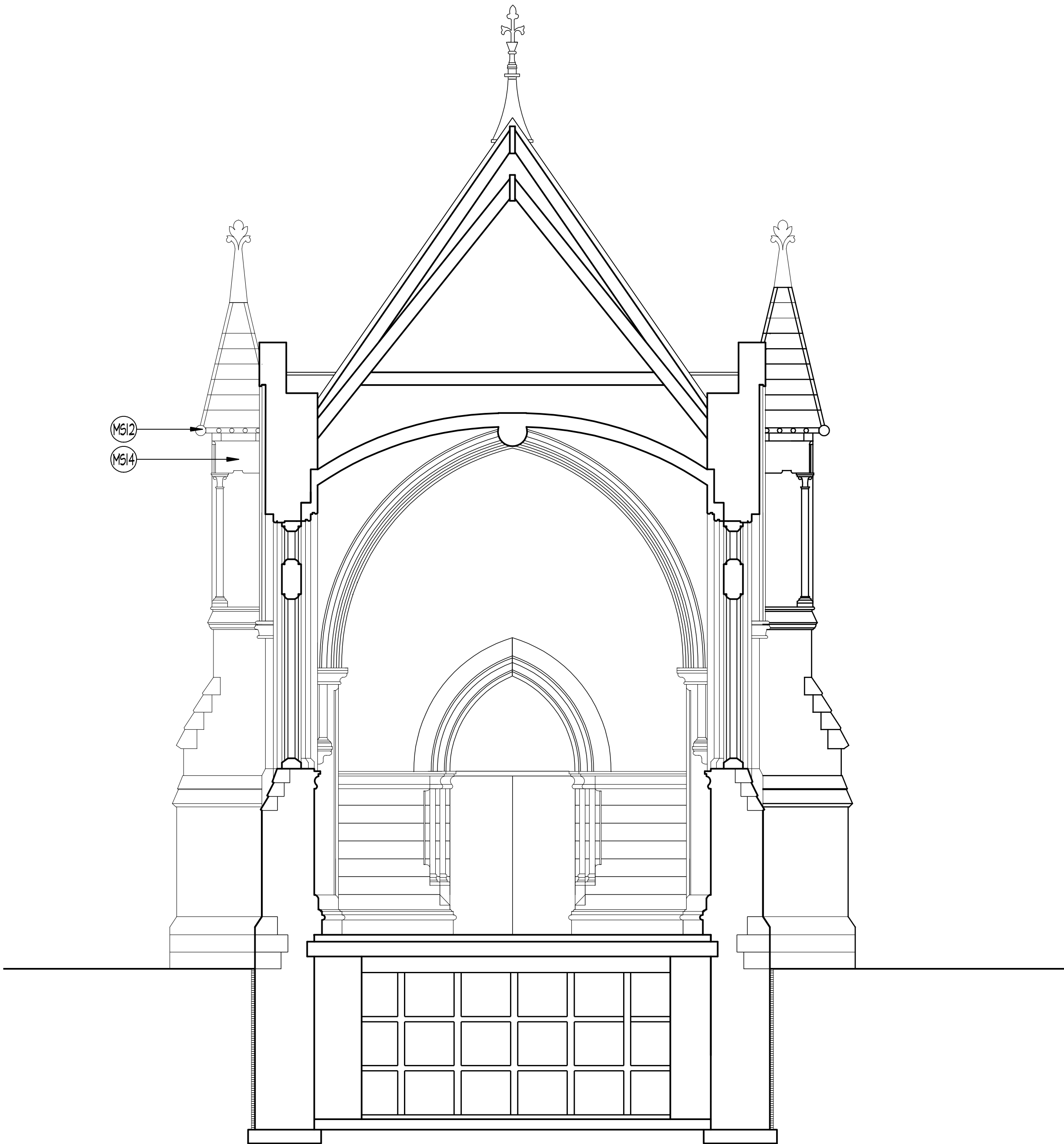
KEYED NOTES

Stone

MS12 Patch corner of sandstone at tabernacle.  
MS14 Cut back any loose stone. Patch underside of niche with stone patching mortar.



1  
A302 SECTION LOOKING NORTH  
SCALE: 1/4" = 1'-0"

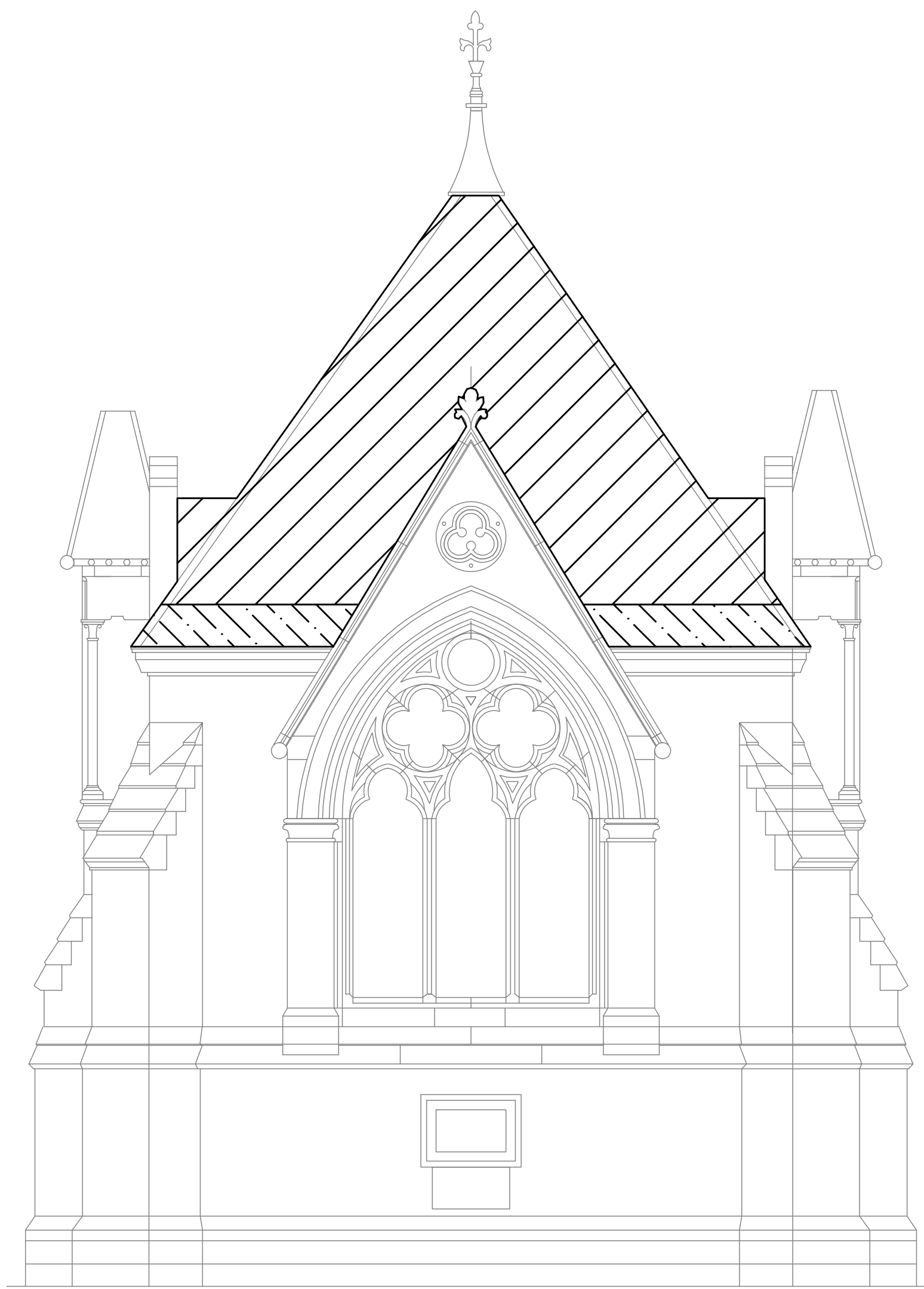


2  
A302 SECTION LOOKING SOUTH  
SCALE: 1/4" = 1'-0"

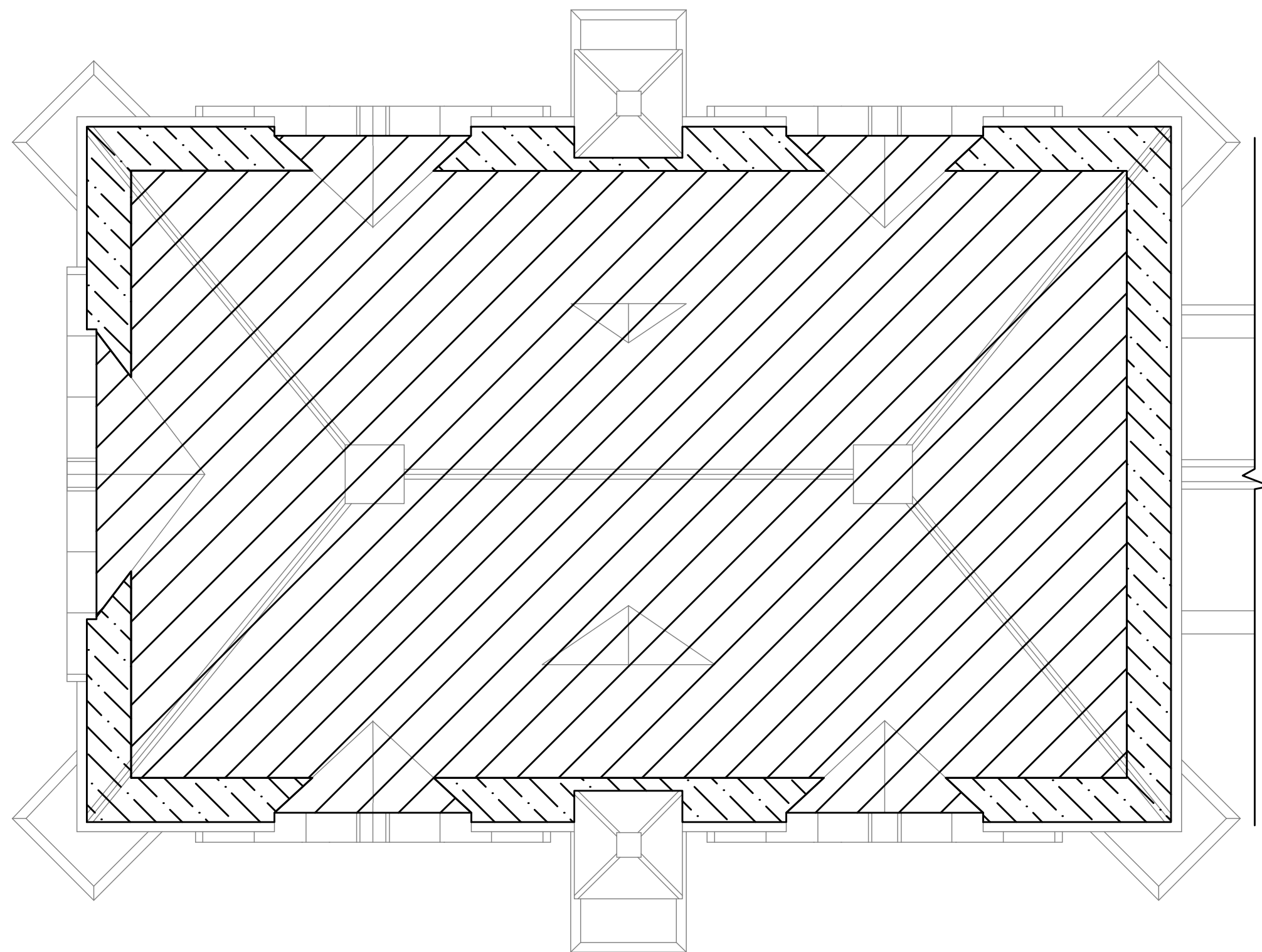




1 WEST ELEVATION  
AR101 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION  
AR101 SCALE: 1/4" = 1'-0"



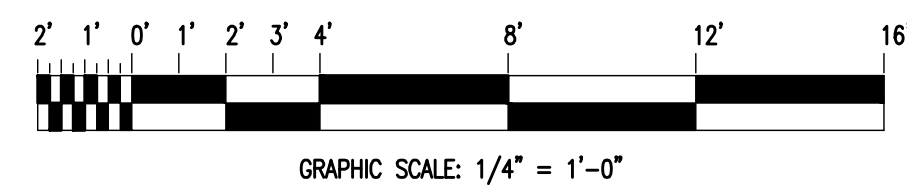
3 PLAN VIEW  
AR101 SCALE: 1/4" = 1'-0"  
NORTH

#### ASBESTOS ABATEMENT NOTES:

- THE NOTES AND DETAILS PRESENTED HERE AND IN SPECIFICATION SECTION 028213 ARE APPLICABLE TO DRAWING AR101. ASBESTOS ROOFING ABATEMENT OPERATIONS SHALL BE PERFORMED AT THE SAGE CHAPEL (BUILDING 2005) MEMORIAL CHAPEL WING ROOF LOCATED ON THE CORNELL UNIVERSITY CAMPUS IN ITHACA, NEW YORK.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND QUANTITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO BID.
- THE CONTRACTOR SHALL PERFORM ALL CONTRACT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS. ASBESTOS ABATEMENT OPERATIONS SHALL BE PERFORMED AS PER THE PROVISIONS AND CONDITIONS LISTED IN THE NEW YORK STATE DEPARTMENT OF LABOR (NYS DOL) INDUSTRIAL CODE RULE NO. 56 (CITED AS 12 NYCRR PART 56) AND APPLICABLE OSHA, NESHAPS AND OTHER PERTINENT CODES.
- MEMORIAL CHAPEL ROOF ABATEMENT OPERATIONS SHALL INCLUDE THE REMOVAL OF THE FOLLOWING ASBESTOS CONTAINING/ASBESTOS CONTAMINATED MATERIALS:
  - APPROXIMATELY 1,700 SQUARE FEET OF SLATE SHINGLES AND UNDERLYING FRIABLE ASBESTOS CONTAINING SHEET PAPER.
  - APPROXIMATELY 186 SQUARE FEET OF SLATE SHINGLES AND UNDERLYING NON-FRIABLE ORGANICALLY BOUND (NOB) FELT PAPER. THIS NOB FELT PAPER IS PRESENT FROM THE ROOF EDGE BACK APPROXIMATELY 18" INTO THE MAIN ROOF FIELD ALONG ALL MAIN ROOF PERIMETERS.
  - BLACK REPAIR TAR PRESENT ON ALL DORMER VALLEYS, RIDGE SEAMS, ROOF JOINTS AND APPLIED RANDOMLY AS A REPAIR MECHANISM ON THE SLATE SHINGLES.
- THE REMOVAL OF THE ASBESTOS CONTAINING/ASBESTOS CONTAMINATED ROOFING MATERIALS SHALL BE PERFORMED AS PER THE PROVISIONS AND CONDITIONS OF THE PROJECT SPECIFIC VARIANCE ISSUED FOR THIS PROJECT (SEE ATTACHMENT A OF ASBESTOS ABATEMENT SPECIFICATION SECTION 028213) AND ALL OTHER APPLICABLE SECTIONS OF 12 NYCRR PART 56.
- FOR SLATE SHINGLE AND UNDERLYING FRIABLE ASBESTOS CONTAINING SHEET PAPER ABATEMENT OPERATIONS, REMOVAL SHALL BE LIMITED TO A 25 SF SECTION OF SLATE/PAPER AT ANY GIVEN TIME IN ORDER TO MINIMIZE THE POTENTIAL EXPOSURE AND IMPACT TO THE FRIABLE SHEET. UPON REMOVAL OF A GIVEN 25 SF SECTION OF SLATE/PAPER, CONTAINERIZING OF THE GENERATED RACM AND FINAL CLEANING OF THE ROOF DECK, REMOVAL OF THE NEXT 25 SF SECTION SHALL BE PERFORMED.
- ALL FRIABLE WASTE (I.E. MAIN FIELD FRIABLE ACM PAPER SHEET AND ASSOCIATED CONTAMINATED SLATE SHINGLES) SHALL BE PLACED IN TWO LABELED 6-MIL POLY DISPOSAL BAGS, TRANSPORTED, AND DISPOSED OF AS A REGULATED ASBESTOS CONTAINING MATERIAL (RACM) IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. ALL DUMPSTERS USED FOR RACM WASTE SHALL BE COMPLETELY ENCLOSED AND SECURABLE.
- ALL NOB ACM WASTE (I.E. REPAIR TAR, NOB PERIMETER/EDGE FELT PAPER AND ASSOCIATED CONTAMINATED SLATE SHINGLES) SHALL BE PROPERLY PACKAGED, TRANSPORTED AND DISPOSED OF AS ACM NOB C&D IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- SLATE SHINGLES FREE OF FRIABLE ACM AND NOB ACM RESIDUE/CONTAMINATION CAN BE DISPOSED OF AS GENERAL C&D WASTE.
- THE ABATEMENT CONTRACTOR SHALL COORDINATE THE SCHEDULED WORK WITH THE OWNER'S REPRESENTATIVE AND ALL OTHER TRADES.
- THE ABATEMENT CONTRACTOR SHALL MAINTAIN SECURITY IN EACH WORK AREA AT ALL TIMES.
- THE LOCATION OF REMOTE DECONTAMINATION UNITS AND WASTE DUMPSTERS/TRAILERS MUST BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO THE START OF THE PROJECT.
- THE CONTRACTOR SHALL SUBMIT A WRITTEN WORK PLAN FOR ASBESTOS ABATEMENT OPERATIONS FOR REVIEW AND APPROVAL AS PER THE REQUIREMENTS OF SPECIFICATIONS SECTION 028213, 1.04.
- ALL EQUIPMENT ON THE ROOF WORK AREA, ONE FLOOR BELOW THE ROOF AND WITHIN 25' OF THE ACTIVE REGULATED ABATEMENT AREA, INCLUDING BUT NOT LIMITED TO OPERABLE WINDOWS, AIR INTAKES, VENTS, VENTILATORS AND ANY OTHER OPENINGS INTO THE BUILDING SHALL BE COVERED AND SEALED WITH TWO (2) LAYERS OF 6-MIL FIRE RETARDANT POLYETHYLENE SHEET. SHOULD THE WORK INTERFERE WITH VENTING PLUMBING STACKS, FACILITY USERS MUST BE CONTACTED PRIOR TO COVERING OR SEALING.
- ALL PROJECT MONITORING REQUIRED TO SATISFY THE REQUIREMENTS OF 12 NYCRR PART 56 AND THE PROJECT SPECIFIC VARIANCE SHALL BE PERFORMED BY A THIRD PARTY INDEPENDENT ENVIRONMENTAL CONSULTANT HIRED DIRECTLY BY THE OWNER. THE CONTRACTOR SHALL COORDINATE WITH THE THIRD PARTY CONSULTING FIRMS ONSITE ASBESTOS PROJECT MONITOR (APM). AIR MONITORING TO SATISFY OSHA REQUIREMENTS SHALL BE THE CONTRACTORS RESPONSIBILITY.
- CONTRACTOR SHALL RECEIVE APPROVAL FOR EACH WORK AREA BASED ON THE APM'S INSPECTION TO ASSURE ALL OPENINGS AND PENETRATIONS HAVE BEEN SEALED PROPERLY AND ALL WORK AREA PREPARATION IS COMPLETE BEFORE ANY ABATEMENT IS UNDERTAKEN.
- COORDINATE ALL ASBESTOS ABATEMENT (INCLUDING BUT NOT LIMITED TO CONTAINMENT CONFIGURATIONS, DECONTAMINATION UNIT LOCATIONS AND SEQUENCE OF ABATEMENT) WITH THE OWNER'S REPRESENTATIVE.
- COORDINATE HOOK-UP OF WATER SOURCE/SERVICE FOR ABATEMENT WORK AND DECONTAMINATION PURPOSES WITH THE OWNER. TEMPORARY WATER CONNECTIONS SHALL BE MADE BY THE CONTRACTOR AND MAINTAINED IN A LEAK FREE STATE AT ALL TIMES.
- UNDER NO CIRCUMSTANCES SHALL CONTAMINATED LIQUIDS OR DEBRIS ENTER THE EXISTING SEWER SYSTEM. ALL WASTEWATER SHALL BE FILTERED THROUGH A SYSTEM WITH AT LEAST 5.0 MICRON PARTICLE SIZE COLLECTION CAPABILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY WASTE WATER PERMITS REQUIRED TO PERFORM HIS WORK UNDER THIS CONTRACT. ANY COST ASSOCIATED WITH WASTE WATER PERMITS SHALL BE INCLUDED IN HIS BID.
- CONTINUAL WATER-TIGHTNESS OF THE ROOF IS THE RESPONSIBILITY OF THE CONTRACTOR. IF AN ASBESTOS SUB-CONTRACTOR IS USED, HE SHALL COORDINATE WITH THE ROOFING CONTRACTOR REGARDING ANY TEMPORARY ROOFING REQUIREMENTS TO ASSURE THAT THE ROOF IS WATER-TIGHT AT ALL TIMES.
- THE AMOUNT OF ASBESTOS ROOFING MATERIAL REMOVED IN A GIVEN DAY SHALL NOT EXCEED THE AMOUNT OF TEMPORARY AND/OR PERMANENT ROOFING THAT CAN BE REPLACED BY THE END OF THE GIVEN DAY.
- REFERENCE DRAWINGS A201 AND A202 FOR ADDITIONAL ELEVATION VIEWS AND DETAILS.

#### KEYED NOTES LEGEND:

SYMBOL	
	SLATE SHINGLES AND UNDERLYING FRIABLE ASBESTOS CONTAINING PAPER SHEET TO BE REMOVED - 1,700 SF.
	SLATE SHINGLES AND UNDERLYING NON-FRIABLE ORGANICALLY BOUND (NOB) ASBESTOS CONTAINING FELT PAPER (PRESENT FROM ROOF EDGE-BACK 18") TO BE REMOVED - 186 SF.
ASBESTOS CONTAINING NOB BLACK REPAIR TAR TO BE REMOVED IS NOT SHOWN BUT IS PRESENT ON DORMER VALLEYS, VARIOUS ROOF JOINTS AND RANDOMLY ON SLATE SHINGLES AS A REPAIR MECHANISM.	



No.	Revision	Date
Project Name		
EXTERIOR RENOVATIONS MEMORIAL CHAPEL AT SAGE CHAPEL		
ITHACA NEW YORK		

**DELTA**  
ENGINEERS, ARCHITECTS, & LAND SURVEYORS  
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Tel: 607.231.6800  
Fax: 607.231.6851  
Email: [mail@deltaengineers.com](mailto:mail@deltaengineers.com)  
Web: [www.deltaengineers.com](http://www.deltaengineers.com)

Seal	Scale AS SHOWN
	Project No. 2014.044.348
WARNING: THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A QUALIFIED PROFESSIONAL, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.	
Date JANUARY 22, 2014	

Drawing Title  
**ASBESTOS  
ABATEMENT PLAN**

Drawing No.  
**AR101**

# BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION  
NEW YORK STATE PARKS AND RECREATION  
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. \_\_\_\_\_  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: Mary Donohue DATE: 9/20/78

YOUR ADDRESS: 111 Cascadilla Avenue TELEPHONE: 277-0486

ORGANIZATION (if any): Cornell University

## IDENTIFICATION

1. BUILDING NAME(S): Sage Chapel
2. COUNTY: Tompkins TOWN/CITY: Ithaca VILLAGE: \_\_\_\_\_
3. STREET LOCATION: East side of Central Avenue, south of Arts Quad
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Cornell University ADDRESS: Ithaca, NY
6. USE: Original: Chapel Present: Chapel
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐ University road  
Interior accessible: Explain Sunday Services

## DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☒ c. brick ☒ d. board and batten ☐  
e. cobblestone ☐ f. shingles ☒ g. stucco ☐ other: slate
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐  
(if known) b. wood frame with light members ☐  
c. masonry load bearing walls ☒  
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_
10. CONDITION: a. excellent ☒ b. good ☐ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known): \_\_\_\_\_

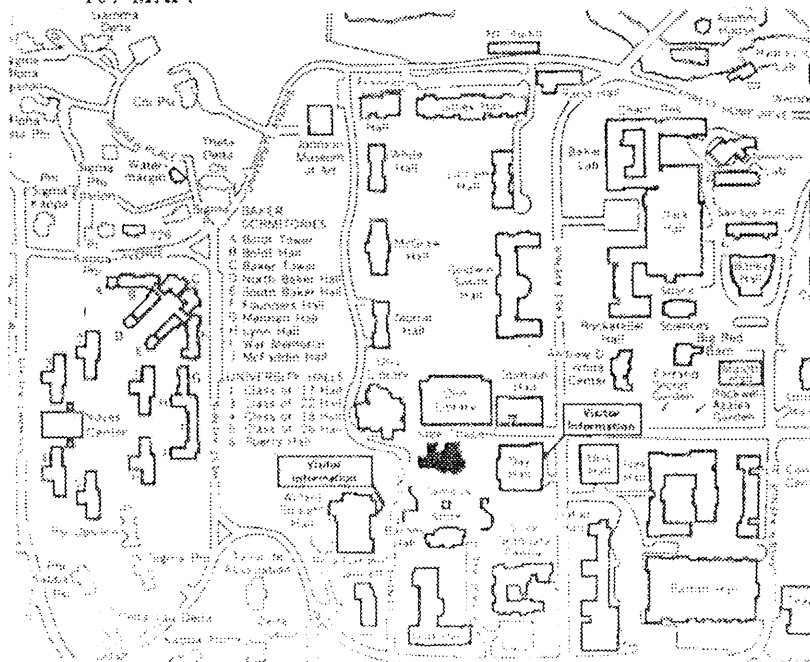
1883 Memorial Antechapel added to north side of main chapel

1898 "In 1898 the seating capacity was doubled. The south transept, the tower (con't)

12. PHOTO:



13. MAP:



CORNELL UNIVERSITY



14. THREATS TO BUILDING: a. none known ☒ b. zoning ☐ c. roads ☐  
 d. developers ☐ e. deterioration ☐  
 f. other: \_\_\_\_\_
15. RELATED OUTBUILDINGS AND PROPERTY:  
 a. barn ☐ b. carriage house ☐ c. garage ☐  
 d. privy ☐ e. shed ☐ f. greenhouse ☐  
 g. shop ☐ h. gardens ☐  
 i. landscape features: \_\_\_\_\_  
 j. other: Venetian wellhead between Memorial Chapel and
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary): North Transcept  
 a. open land ☒ b. woodland ☐  
 c. scattered buildings ☒  
 d. densely built-up ☐ e. commercial ☐  
 f. industrial ☐ g. residential ☐  
 h. other: \_\_\_\_\_

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
 (Indicate if building or structure is in an historic district)

Sage Chapel is located south of the stone Arts Quad and is part of an informal grouping of brick buildings which include Barnes Hall and Sage College. These 3 brick structures are of a similar age and reflect the Venetian Gothic influences of the late nineteenth century.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

The Memorial Antechapel of 1883 "is of the 'Middle French Pointed School'...The vaulting ribs of Ohio stone are supported on red marble columns; the ceiling panels are Caen stone. Beneath the north window is a recumbent 'heroic size' figure of Ezra Cornell, which was carved in white marble by an American Expatriate in Rome, William Story. Elsewhere in the room are similar reclining statues including those of Mary White, White's first wife, and Jennie McGraw Fiske. The room, rich in (con't)

- SIGNIFICANCE Begun 1872, Completed 1875
19. DATE OF INITIAL CONSTRUCTION: \_\_\_\_\_
- ARCHITECT: Charles Babcock, Cornell University, Ithaca, NY
- BUILDER: Builder-John Snaith Stonecarver-Robert Richardson

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

The building is named after Mr. and Mrs. Henry Sage. Sage served as a Cornell trustee and donated the funds to construct both Sage Chapel and Sage College for Women. The total cost of the initial building was \$24,775. The Chapel is used to present speakers of different faiths to the student body. Cornell University was founded as a unsectarian facility and the University Charter states "at no time shall the majority of the board be of one religious or of no religious sect", but it was felt that the student body should have access to religious leaders.

The architect, Charles Babcock, was Cornell's first professor of architecture and an Episcopalian minister.

21. SOURCES:

THE CORNELL CAMPUS, K.C. Parsons, Cornell University Press, Ithaca, NY, 1968.  
 Cornell University Archives, Babcock Drawings, Microfilm

22. THEME:

14. THREATS TO BUILDING: a. none known ☒ b. zoning ☐ c. roads ☐  
 d. developers ☐ e. deterioration ☐  
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22. THEME:

SAGE CHAPEL, CORNELL UNIVERSITY, ITHACA, TOMPKINS COUNTY, NEW YORK

11. INTEGRITY:

and the east half of the original nave were demolished and two great parallel north-south transepts covering a space sixty-six by sixty-four feet were added. Rose windows with stained glass of the 'Byzantine School' were placed in the four new gables. The nave was lengthened, new porches were built, and the Sage Memorial Apse was added at the east end..." (Parsons, p. 86-87)

1903 North wall of the northeast transept removed and moved northward; ceiling paintings added

1940 Nave extended forty feet, retained original rose window

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE

memorials to founders, trustees, benefactors, presidents, and professors of the nineteenth century, has of late been called 'Cornell's pantheon'." (Parsons, p.85)

"The apse is semi-octagonal, thirty-one feet wide and sixteen feet deep. On its mosaic walls below the window sills, a procession, forty-two by seven feet, of life-size figures symbolizes the work of the University. A young man and a young woman representing coeducation stand at each end and are separated by eight figures representing the sciences and the arts...This allegorical mosaic was designed and supervised by Charles R. Lamb of New York and executed by J. and R. Lamb." (Parsons, p. 87)

The exterior is of High Victorian Gothic design and features coloristic effects such as banding in the brickwork, contrasting materials such as stone, brick, and slate, and fine craftsmanship. It follows the tenets described by the theorists Pugin and Ruskin in its use of the Gothic mode of design.