

**Village of Skaneateles
Historical Landmarks Preservation Commission
September 18, 2013**

Present: Chad Rogers, Chairman
Katherine Dyson, Member
Lisa Riordan, Member

Dennis Dundon, Clerk to the Historical Commission

Evan Dreyfuss, Applicant
Elizabeth Dreyfuss, Applicant
Keara, Olivor and Natilie Dreyfuss, for the Applicants

Sam Mason, Skaneateles
Robert Eggleston, Skaneateles
Daniel Manning, Syracuse

Absent: Dave Birchenough, Member
Ted Kinder, Member

At 7:35 pm Chairman Rogers opened the Public Hearing in the matter of the application of Evan & Elizabeth Dreyfuss to change driveway and sidewalk materials, modify the parking area and install a walkway to the boat house at 100 East Genesee Street. Mr. Eggleston introduced himself and presented, "The Dreyfusses renovated the house several years back and now they are ready to work on the exterior driveway. As you saw from the photographs earlier, the driveway is just blacktop, fairly mundane and in poor condition. We took references from some of the exterior historic pictures of things that had occurred in the back with the auto court, garage and a walkway down to the boat house. What we are going to do is replace the driveway material, replace the front sidewalk material and add back a walkway that goes down to the boathouse. We have selected a number of materials. We gave you pictures of the samples and we actually have the samples here to show you.

"We have the flagstone walk – this is the sidewalk; it will kind of be paver pieces. At first you were talking about a more random..." Mrs. Dreyfuss, "We're going to do it square. These come in different sizes." Mr. Eggleston, "So they will actually do it square instead of random as shown in the drawing there. The nice thing about this is it kind of replicates the slate that you would have found back early on." Member Dyson, "Is it composite?" Mr. Eggleston, "This is a manufactured product – a cast concrete." Mr. Dreyfuss, "Bob, do they know it's coming from Genesee Street up to the house?" Mr. Eggleston, "Correct. This will be the portion from the public sidewalk back and coming around here. And in the photographs we had you see that this is all broken-up concrete and macadam. They felt it was nice because you have the porch, a step, this gorgeous boulder wall and then you have steps going both ways. You need to bring it this way. Someone pulling in, they can walk to the front door. And it ties to the side entrance in the

porte-cochere there. The material for the driveway itself, is a Unilock court stone driveway. While it's a manufactured material, it is meant to replicate. It gives us the durability and a slight cost advantage over a natural stone, when installed. What I like about it is you get the random look but it is uniform so they stay in place. With a slight hill there it is nice to have a textured material."

Mr. Eggleston continued, "The new walkway will be the same riven stone as the front sidewalk." This was confirmed by Mrs. Dreyfuss. Mr. Eggleston, "This is showing there was an area in the back before and this is showing the walkway that we are replicating. What they actually had, I think, was a circle with some landscape for drive-around. We thought it was maybe not as easy to maintain today. This shows the macadam to the east of the stairs which will be a better landscaped area. Are there any questions?" Mrs. Dreyfuss, "In that back pad area, that will be the third material. The kids play basketball and ride bikes back there so we wanted it to be smoother. It's this material here. It will be the same colors."

The members had no more questions. Chairman Rogers opened the meeting for public comment asking if there were anyone who wanted to speak in favor of the application. Mr. Mason said, "I think it's fabulous." There was no one desiring to speak in opposition. Therefore the Public Hearing was closed.

Member Dyson said, "I move that we adopt this as presented." Member Riordan seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was declared passed. Mr. Eggleston thanked the Board.

This matter was concluded at 7:45 pm.

Respectfully submitted,

Dennis Dundon
Clerk to the Historical Landmarks Preservation Commission

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Evan Dreyfuss, Skaneateles
Robert Eggleston, Skaneateles
Daniel Manning, Syracuse

Absent: Dave Birchenough, Member
Ted Kinder, Member

At 7:46 pm Chairman Rogers opened the Public Hearing in the matter of the application of Sam Mason to erect business signs for Gilda's at 12 West Genesee Street. Mr. Mason said, "We have the restaurant established there now; we have been open 2 months. We are proposing to do a sign that's actually smaller than the old Kabuki sign. It will be back off the street a little bit, kind of underneath. We have a rendering there. It's going to be three-dimensional, the same colors that we have in the interior. It's basically a black and white, the onyx – those two colors there. And it's made out of that material you have in front of you there. The black letters will be that. It is very small, 36 by 14, I think." Chairman Rogers said, "Is that back in, just above the door?" Mr. Mason, "It's just above the door. In fact we have a little banner there now; it's exactly the same spot."

Member Dyson asked, "Looking at this and looking at your interior, did you consider swapping the colors and doing the black as the base and the white as the letters?" Mr. Mason, "You know, we didn't really, and mainly because that's kind of our logo – the black and white. It never even occurred to me." Member Dyson, "I think it would be a little bit smarter." Mr. Mason, "You know what, I'd like to take a look at that; I never even thought of that. It is an interesting thought." Member Dyson, "You've got a very clean look and this looks a little like newsprint; but the black with the white would be a little bit different. And you've got your black door." Mr. Mason, "That could work. It would be so; you know what – that's a great idea. We could do that actually." Member Riordan, "From a distance is it as easy to read?" Mr. Mason, "I think it would be just as easy to read. That could work, because we are trying to keep it our same colors." Member Dyson, "Then it would really tie in with the door and it would be seen more going into that. It looks almost too stark." Chairman Rogers, "I think it might actually jump out a little bit more against all the light background." Mr. Mason, "It's all the same material so it's easy to paint the other way."

Chairman Rogers said, "So that's the front sign; there is also a side..." Mr. Mason, "There is a sign on the side of the building. And that is not up there now. We don't want it to be so obtrusive, like the Kabuki sign was, though it was a beautiful sign. But make it a little more subtle. On the front of the building you really can't see the sign because it's set back a little bit. The building could use a little decoration on the side, too; just a little thing to let people know where we are."

Chairman Rogers asked, "Any thoughts as to how you arrived at that position relative to the windows? Was it intentional?" Mr. Mason, "It was. We felt like it fit in there the best." Chairman Rogers said, "I'm up in the air on that." Mr. Mason, "We don't care where it goes. It seemed to us that that's where it would be the best." Member Dyson, "I like it off-center as you know." Member Riordan, "There's off-center or there's centered over the windows." Mr. Mason, "Well yes, but we wanted to get it closer to the front of the building." Chairman Rogers said, "I'm ok on that." Member Riordan, "I do like the location where the sign is. But I do like the idea of the black and the white." Mr. Mason, "That is a good idea." Chairman Rogers, "Are we giving the option?" Member Riordan, "Option; yes definitely." Mr. Mason, "I'll see how it looks. That stark white in the back – it's not stark. It's hard to render in the same color; it's little more grayish white." Member Riordan, "So it will be this?" Mr. Mason said, "The letters will be cut out of that material and placed on top of a base." Chairman Rogers, "So the depth of the letters is this depth projected out from the flat sign?" Mr. Mason, "Yes."

Chairman Rogers opened the public comment portion of the Hearing, "Is there anyone who would like to speak in favor of the application?" Mr. Dreyfuss, "I didn't hear the beginning, but I think it will be a great sign." Chairman Rogers, "Is there anyone who would like to speak in opposition to the application?" Hearing no one the public hearing was closed.

Member Dyson said, "I move that we accept the application as presented while giving the applicant to option to reverse the colors in the signs." Member Riordan seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was declared passed. Mr. Mason thanked the Board.

This matter was concluded at 7:54 pm.

Respectfully submitted,

Dennis Dundon
Clerk to the Historical Landmarks Preservation Commission

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Absent: Dave Birchenough, Member
Ted Kinder, Member

At 7:55 pm Chairman Rogers opened the Public Hearing in the matter of the application of Daniel Manning, Architect, to repair and restore exterior masonry & roofing with new materials to match exactly the existing construction at 24 East Genesee Street. Member Dyson said, "I have a question before you start. 'To match exact' does that mean exact material replacement or are you substituting materials so it will look exactly the same?" Mr. Manning introduced himself and presented, "We are replacing in kind. Several of the materials are exactly the same. A couple of the materials are a minor substitution but will look exactly in kind in appearance. I will go through the differences and they are in very subtle locations." Member Dyson, "As far as the Historic Commission goes, if you are simply repairing you don't really require..." Mr. Manning, "I was told that I did need to appear before you, even though I posed the same discussion." Chairman Rogers said, "The subtle difference might be the slight change in material." Mr. Manning, "It is miniscule. When we did this repair work; when I was contacted by the majority owners of the Cox Building LLC, it was our intent just to do a repair."

Mr. Manning continued, "Some of the materials we did not feel were done as a satisfactory application, so I recommended to the owners to substitute with a better quality of material. The appearance is identical. The colors are identical. The brick is the exact same brick. The copings were a field-bent coping on top of the two major parapet walls that run north-south the entire length of the building. I recommended that we utilize a pre-manufactured aluminum coping. So the color is the same, the material is the same. The subtle difference is that the copings that cover the parapet were a field-bent coping and there were a large number of gaps that occurred at the end caps, at the splice joints, at vertical abutments, and flashing of dissimilar materials. The pre-manufactured coping is pre-measured, shop drawings are fabricated, it is field verified and it comes completely with the assembly that it would take to have it put in without those sorts of deficiencies. Also, the field-bent coping is screwed on though the exterior surface both vertically

and horizontally. The one that we are proposing has hidden anchorage and seals on the overlap, so that wind-blown driven rain can't drive up through the exposed ends like it is now."

Member Dyson, "Basically you are repairing, not altering." Mr. Manning, "We are not altering at all. The owners do not want to change the colors, we are not altering the materials, we found samples of the existing brick that was used; the Owensboro brick – it's a rosewood color. I brought the manufacturers rep here. We verified the fact that it is the same, the color is the same, and we are utilizing the same product. The only thing that we did substitute is around the cornice assembly of the 4th floor residence level that is set in slightly. They used a finger-jointed pine, which is basically falling apart. So what we are proposing is an Azek material; it is a man-made material, but looks exactly like wood. It holds paint much better. Finger-jointed wood is not made for an exterior application. So where it has exploded and fallen apart, this will last for the lifetime of the building. The roofing materials are exactly the same; it is a Timberline architectural shingle replacing it exactly. The only reason we are replacing it is because we have to reflash and replace all the deteriorated brick areas."

Member Riordan, "Do you know how old material you are replacing is?" Mr. Manning, "10 years. It is not very old. It should still be in very good condition. But there were some application errors that were made, both in the way that the brick veneer was flashed into the roofing, combined with the effects of the bent coping and the gaps that occurred in the bent coping and the fact there wasn't any control joints in the brick veneer – a combination of all those led to a premature accelerated deterioration of the brick veneer – in a substantial enough amount that warrants replacement. So I had the manufacturer here in order to verify that my approach to the project was in keeping with their manufacturer's recommendation."

Mr. Manning continued, "When we sounded the entire walls of the brick veneer, we found that there was loose areas in the base. When we sounded those and removed those, we found that there wasn't a moisture barrier behind the brick veneer. There was only a Tyvek; just basically an infiltration paper. So we are proposing to add a coating on the brick. It is a clear coating, a BASF coating called environmental seal. It is water repellent and it is also breathable. We have done numerous restorations of brick surfaces in downtown Syracuse, in National Register buildings, and they were done in the late '80s. And they still look very nice; they have held up, and the owners are very pleased with them today." Member Dyson, "The original building was brick." Mr. Manning, "The original building was brick. There is full-size brick veneer on both the north and south facades. But then on the two lengths of the north-south parapet – on the east and west sides – they used a thin brick, about a quarter of an inch made by Owensboro. And then on the east side of the east side parapet they used a cementitious siding. In order to do the coping, the brick veneer, the proper flashing – we have to remove all the clapboard siding that's on the inset resident portion. We are replacing that with the same product that's there; it's a Hardy cementitious siding, and the same thing with the corner boards and the trim around the windows. The color is identical; we even found the original color."

Mr. Manning continued, "So there's two subtle differences. One is that we are using an Azek material on the cornice assembly on the inset portion of the 4th floor residence. It's right here. They used like an ogee molding, and it's a finger-jointed wood and it is basically falling apart. So we found an ogee molding in Azek and we are also going to replace the fascia, because the

fascia has some issues as well. It is going to be white; it's going to be the same profile; we have matched the profile exactly. We have met with both owners on the west and the east side. They have experienced some leaking, and the leaking could be attributed to the way the flashing was done at the base of the parapet walls where they abut the roof surfaces. We are also taking care of those situations and we have their approval to access their roof during the construction period. The west side is two stories above the roof surface on the west side building; on the east side building it varies but it goes from 0 up to 6 feet."

Chairman Rogers opened the public comment portion of the hearing. "Is there anyone who would like to speak in favor of the application?" Mr. Eggleston said, "Excuse me, but I have a question. Does this building have an exterior gutter and downspout?" Mr. Manning, "Yes." Mr. Eggleston, "Is there anything that can be done to; it seems to be problematic. All the buildings have interior drains, interior Yankee gutters, whatever. It is kind of unfortunate that when this got approved originally, they shorted that detail. Is there anything you are doing new that would correct that problem?" Mr. Manning, "No. That would require modification of the prefabricated truss structure, both in the north side and the south side. The gutters are in good shape. They have heat cable that runs in the gutters and down the downspouts to the downspout receptacle that's in the street on this side and in the pavement on the back side." Mr. Eggleston, "Sure. Maybe that took care of some of the earlier problems when it was first built. I seem to recall that there was ice – and you've got a public thoroughfare which is just a huge liability." Mr. Manning, "The ice is a separate issue. It is an internal construction issue that involves laundry vents that go through the attic, heat ducts that go through the attic, about 25 recessed lights; we are taking care of those internally. That's going to take care of the ice problem definitively."

Chairman Rogers asked, "Is there anyone who would like to speak in opposition to the application?" There was no one, and the Public Hearing was closed. Chairman Rogers said, "I think we are ready for a motion." **Member Riordan said, "I will make a motion to approve Mr. Manning's project at 24 East Genesee Street as submitted." Member Dyson seconded the motion.** Upon the unanimous vote of the members present in favor of the motion, it was declared passed. Mr. Manning thanked the Board.

This matter was concluded at 8:07 PM. Mr. Dreyfuss observed that as someone who serves on a public board, he wished to thank the members for serving in a volunteer capacity. Upon motion by Chairman Rogers, seconded by Member Riordan, the meeting was adjourned at 8:10 PM.

Respectfully submitted,

Dennis Dundon
Clerk to the Historical Landmarks Preservation Commission

