

**Village of Skaneateles  
Historical Landmarks Preservation Commission  
August 21, 2013**

**Present:** Chad Rogers, Chairman, HLPC  
Katharine Dyson, Member  
Ted Kinder, Member  
Lisa Riordan, Member

Dennis Dundon, Clerk to the Historical Commission

Richard Meyer, Skaneateles

**Absent:** Dave Birchenough, Member

Chairman Rogers called the meeting to order at 7:30 pm, noting that there were no formal applications on the agenda.

Chairman Rogers has circulated a draft of proposed historic renovation standards. The draft combined some elements of a similar document from Pittsford, New York along with information from the Village's Code as well as the State Standards for Historic Preservation. Member Dyson, a professional editor, has provided a revision to that draft for the members' consideration.

The members noted that a recent decision by the Commission and a body of previous decisions lead to the conclusion that aluminum-clad wood windows are an acceptable choice for window replacement. Member Kinder noted that applicants should be encouraged to restore and repair windows; with replacement accepted only if restoration is not feasible. In further discussion of materials, Member Dyson wanted to be sure that natural slate was a recommended roof material. Member Kinder noted that synthetic slate is also a superior product, offering longevity and reduced installation cost. Variations in molds allow for different appearances for that product.

Member Dyson recalls that the Commission originally was required to consider projects that involved exterior alterations or free-standing elements that are visible from streets, sidewalks, the lake or public rights-of-way. Anything that is visible solely to the occupant or adjoining property owners is not subject to commission review. The members discussed this concept, wondering if it was part of the original legislation creating the Historic District and HLPC. Member Dyson will look for some old articles that she authored that described this principal. Mr. Dundon indicated that he would check with village Attorney Byrne.

Chairman Rogers recognized Mr. Meyer who had asked to speak with the Commission on the matter of safety. Mr. Meyer noted that he has had personal experience with 4 situations in which window glass slid out of the sash and fell to the ground, in one case breaking the pane on contact. He personally believes that windows overhanging or overlooking the sidewalks, such as

those on East Genesee Street should be fitted with tempered glass. This type of glass is safer if it should fall, but it has the additional advantage of visually mimicking old glass in appearance. He recounted that on July 23, 2013 Pella settled with 8 states because of rotting wood in its windows. He said that the industry has tended to use pine in sash manufacture rather than more expensive Douglas fir or hardwoods. Member Kinder noted that he had recently had to replace a window in Gilda's restaurant that had been installed 12 years previously – because the wood was totally rotted.

Mr. Meyer illustrated window construction options using display units. Some manufacturers used extruded aluminum to wrap the pane where it contacts the wood, preventing it from falling out. He contrasted this with some vinyl windows that use tape or glue to hold the pane. Those methods can fail over time. He said that he had approached the Code Enforcement Officer who suggested he brief HLPC. Mr. Meyer recommended that the Commission use an engineering firm to ensure that sidewalk-proximate windows are structurally sound.

Member Kinder stated that such regulations are really not in the jurisdiction of the HLPC and really belong as part of the building code. Chairman Rogers thinks the NYS Building Code only addresses wind load. The Commission members thanked Mr. Meyer who left at 7:52 pm.

Returning to the topic of the draft guidelines, Mr. Kinder asked if the Commission required Trustee approval in order to issue guidelines. The members feel that such approval is necessary and desirable.

Member Dyson believes that objects such as garden gates and gazebos are subject to the Commission's approval. Likewise signage needs to be added as a part of the guidelines. Signage should be in proportion to the structure and relative to elements of the façade. The members seem to like the verbiage of "encouraging" or "discouraging" certain choices.

The members also feels that, when published, the guidelines should have introductory language explaining why there is an historic district, and encouraging owners to seek input from the Commission in advance of making a formal proposal – in essence seeking guidance – by appearing at a meeting or requesting a field visit.

Member Dyson suggested that since colors are subject to HLPC review for consideration and approval, that some discussion on that point should be added. Likewise, reference should be made to the Downtown "D" design standards, Zoning Law and NYS Building Code. A suggestion was advanced to erect 'Entering Skaneateles Historic District' signs in the Village. Chairman Rogers said that he would distribute another draft of the standards document and contact Trustee Sennett (village board liaison).

Upon motion by Member Dyson, seconded by Chairman Rogers the meeting was adjourned at 8:25 pm.

Respectfully submitted,

Dennis Dundon, Clerk to HLPC