# Village of Skaneateles
# Historical Landmarks Preservation Commission
# December 18, 2013

Present: Chad Rogers, Chairman
Dave Birchenough, Member
Katherine Dyson, Member
Ted Kinder, Member
Lisa Riordan, Member

Dennis Dundon, Clerk to the Historical Commission

Charles "Chip" Davis, Applicant
Wesley Davis, Applicant (joined the meeting in progress)

At 7:31 pm Chairman Rogers opened the Public Hearing in the matter of the application of Frazier Hunt Corp. for a Certificate of Approval from the Commission to replace existing street-level windows and business entry door on the east facade of the property at 15 Jordan Street in the Village of Skaneateles. Mr. C. Davis introduced himself and presented, "The property owner is Frazier Hunt Corp. who is the applicant. Frazier Hunt Corp. will be doing the renovations; Skaneateles Jewelry rents from Frazier Hunt Corp. We started the jewelry store in 1986, my wife and I, and we rented from the Hunt brothers. We expanded and eventually bought the building from them. Because they had some bad tax advice, we actually wound up buying their company rather than the building. It has been great. It has been a thriving business and the apartments are full. We feel at home. The last time we renovated was in 1991. The shop is shopworn; it needs updating. So I employed Ruth Mellergard of Grid 3 of New York, whom a lot of my colleagues from across the country with jewelry stores recommended. And these are the plans that she has done."

Member Dyson asked, "Were you familiar at all with the guidelines; we have prepared a whole lot of them, but they were available, and I'm wondering if she read them?" Mr. Davis, "Yes." Chairman Rogers said, "As far as the exterior changes go, could you give us, walk us through…" Mr. Davis, "Basically the biggest difference is that the windows will go down lower and the sidelights within the entry alcove – there will be windows there, where there are none." Member Birchenough, "The alcove will still stay?" Mr. Davis, "Yes." Member Kinder, "You will still stay with the panels on the side of the alcove?" Mr. Davis, "There will be windows in those panels. There's a side view." Member Dyson, "It's a little deceiving on the drawing; the drawing looked like this area was being closed in." Mr. Davis, "Oh no, we're going to retain that. In my view, I think that would be a big mistake. Besides, we have to have a thing there for dog biscuits." Member Kinder, "And this door stays the same; you're just going to repaint it?

The tenant door." Mr. Davis, "The tenant door; yes that stays the same." Member Dyson, "And a new sign?" Mr. Davis, "The sign will remain the same." [Member Riordan arrived]

Chairman Rogers asked, "Can you clarify the material of the new windows?" Member Kinder said, "It looks like they are Marvin's Clad Direct Glazed Polygon." Mr. Davis, "I was told that they had sent a cut-sheet." Member Kinder, "The exterior is a flouro-polymer modified acrylic top coat applied over primer. That's not aluminum clad." Chairman Rogers, "That's the paint finish." Chairman Rogers said, "It's aluminum clad wood. So this is the window color here – Cobalt Blue?" Member Kinder, "I guess these are full divided lights aren't they?" Mr. Davis, "The dividers are applied on the glass." Member Kinder, "Simulated divided lights 7/8 inches wide. Some say 1 1/8 inch wide. Maybe some of them are wider than the others." Member Dyson said, "They are wider than they are high." Member Kinder, "Here's the cutsheet. All the mullions are 7/8, which is out of scale." Chairman Rogers said, "The windows are aluminum clad." Mr. Davis said, "I don't know. The specifications are provided by the supplier."

Member Dyson said, "What you look at in an historic building is when you replace the windows, you replace them very similar to what they were before. This is a pretty big departure from what they were before." Mr. Davis, "What they were before was just giant plates of glass, from the late 40's. The front was changed in, I think about 1982. And then we have kept the front that way and we're just looking to modify it with more glass – closer to the ground, bigger windows, more light." Member Kinder, "Are there any pictures around of the original storefront?" Mr. Davis, "Yes, there are. They would be in the newspaper's morgue, I believe. They were just typical huge plate glass." Member Kinder, "Like the Seitz building two doors down, big huge plate." Mr. Davis, "Because they sold appliances. I don't know what was in Midlakes narrow part, but then Chris Bradley, I think, had a liquor store there for a gazillion years. And of course on the other side, Dana Coye and his wife had the bakery." Member Kinder, "So this plate glass just went a lot lower?" Mr. Davis, "Yes. It was about 18 inches from the ground." Member Kinder, "When was the building built?" Mr. Davis, "The first part of last century, I think about 1908." Member Dyson, "That's when they used these large glass storefronts."

Member Kinder said, "One of the odd things to me is the orientation of the panels going left to right instead of vertical. It looks fairly contemporary. How would you feel about reorienting?" Mr. Davis, "I would expect that's variable." Member Dyson, "How would you feel about going back to the plate glass?" Mr. Davis, "The plate glass? I couldn't; I wouldn't be able to get insurance. It's got to be approved by Underwriters Laboratory. No insurance, no jewelry store." [Multiple conversations] Mr. Davis, "…right now we have boxes that are right on the window. It will be a much softer, elegant front; they'll be set back. Assuming it is variable, what would you prefer?" Member Dyson, "Going back from an historic point of view, we are not supposed to depart, when you change the windows, from the original building. And if you put those windows in, it is quite a departure. I'm not saying that it doesn't look attractive, but they can add; I think the large glass is in keeping with the way the buildings were at that period." Mr. Davis, "So just doing the whole front with plate glass." Chairman Rogers (picking up on all conversations), "So you think no mullions? Match the door?" Member Kinder, "We've got 4 things going on here. There's this pattern, and then this pattern and then nothing at all in here. And then this is even a little bit different that this because the dimensions are different. I agree with Katherine; if we can get back to plate glass, it's probably; what were you saying about not

being able to get insurance?" Mr. Davis, "Plate glass would be a piece of glass starting from about there to there, going to there. And there would be about 3 of them. Unfortunately people have been known to drive cars into the front of jewelry stores to gain entry. I can't speak for the UL…" Member Kinder, "Well it wouldn't be plate glass it would be insulated; it would be a 1 inch thick insulated glass." Chairman Rogers, "It would be the exact same window without the applied mullions." Member Kinder, "These are just applied mullions; you've still got one big piece of glass." Mr. Davis, "I'm sorry; when you asked how the building used to be, there are pictures from the 40s where it was just all glass." Member Dyson, "When you go to this much work, you want it to look as much in character as possible to the original." Member Kinder, "Even something from the 40s is historic. It takes on its own importance; it was probably like that for 30 or 40 or 50 years. How would you feel about going back to a big insulated panel of glass here, without the mullions? They are just applied they are not structural or integral to the glass." Mr. Davis, "Sure. I think that we would all know after it's up. It is a lot easier to leave it blank and then apply to apply them." Member Dyson, "Actually, you just can't do that; it's pretty discouraged. That's discouraged to put the fake ones on." Mr. Davis, "No; what I'm saying is just leave it open as you suggested."

Mr. Davis continued, "So what you are suggesting is no cross-hatches." Mr. Kinder, "No mullions. How do you feel, Dave?" Mr. Birchenough, "I remember that Frazier-Hunt store and I guarantee you that they didn't build it that way with those big plate glass so you could look at the water heaters. But I understand there's a historical aspect. I personally like the look of the mullions better, but we have a responsibility to keep the history, so I'm not married to it. I also agree with you when you talked about rotating 90 degrees – I think that looks better." Member Kinder, "It is a pretty contemporary look." Member Dyson, "I think you have to go with no mullions to keep the historic aspect of it." Member Kinder, "That would be my feeling too."

Member Kinder asked, "So the upper panel stays the same then. This is going to stay just like it is." Mr. Davis, "The only change is that the windows would go down lower." [Multiple conversations.] Mr. Davis, "The windows in the store used to have mullions; it was a plastic insert. It broke, so we took them out. I don't know when, in the early 80s, but I think that you will find that all the windows had mullions." Member Kinder, "This was like this when you bought it?" Mr. Davis, "Yes. The Hunt brothers, in the early 80s did that." Member Birchenough, "Every other storefront has the big plate glass." Mr. Davis, "Midlakes certainly does." Member Birchenough, "So does McCarthy." Mr. Davis, "And then Seitz building. And then the Bakery." Chairman Rogers said, "My sense given that context, is no mullions. I think it will fit nicely into the street there and I really don't feel there will be much difference from what you see today, other than the glass just comes down another 18 inches, which is closer to probably the original context there. This building has been changed so much over time that it's difficult to say which period we should go back to."

Member Dyson, "I don't think it should come down that far. I thing the current is good." Member Riordan, "But you want more window space?" Mr. Davis, "We do." Member Kinder, "You are still up off the sidewalk a foot. What about paint colors?" Mr. Davis, "Paint colors will be remarkably similar to that." Chairman Rogers pointed out the color samples and usage detail to the Board. Member Kinder said, "That's nice. I like the blue as more of an accent. Will your designer, if you do get rid of the mullions want to keep the same color scheme?

Because now there's not very much blue there, except for the frame. If she wanted to change it, then you should let us know. The door color is this color right here?" Chairman Rogers said, "It is not specified on the plan." Mr. Davis reviewed the plans and said, "It's a mystery." Member Dyson, "And what's around this side window here? What is that color?" Mr. Davis, "That is PT-3' no it's not. It is this color, cobalt blue. So you would like to know the color of the door." Chairman Rogers said, "We are going to need a little more information on that. If it is just natural wood, then what type and if there is any stain." Mr. Davis said, "I'm open to ideas. What as a Board do you think would look nice?" Chairman Rogers said, "My gut reaction is one of the other paint colors on the exterior." Member Kinder, "I think a blue door would be pretty cool." Mr. Davis, "The current door is blue." Member Kinder said, "If it's a Marvin system, I'd do it in the same cladding you are doing with the window." Mr. Davis, "It will be so specified. That works for me."

Member Kinder said, "I do see something that really bothers me, 'new tile base over a stone foundation'. You can't do that." Member Riordan agreed. Mr. Davis, "Are you talking about the alcove?" Member Kinder, "No. Across the front." Member Riordan, "We're talking about this base right here." Member Kinder, "That's cut stone; that's limestone." Member Dyson, "You've got to let that stone stay." [Mr. W. Davis arrived] Mr. Davis, "This is my son, Wes. This stone." Member Kinder, "We're going to save you some more money; don't cover it up." Member Dyson, "The 'open' sign?" Mr. Davis, "I anticipate we will have a sign that says 'open'. That one is getting kind of tired." Member Dyson, "Is it going to be in the same spot? It doesn't show on the elevation." Mr. Davis, "You're right, it doesn't." Member Kinder, "Could you put that on the door instead of the column?" Mr. Davis, "It's a little tougher to see when it's on the door in the alcove." Member Riordan said "It's a handsome wooden sign." Chairman Rogers, "And it's attached to a part of the building that is to remain. If you are not moving it from where it currently resides than we don't necessarily have any comment on it, if that's what you care to do." Mr. Davis, "I think that's what I care to do."

Member Riordan asked, "Are we clear that there are no mullions in this inset?" Chairman Rogers said, "On all new windows." Mr. Davis, "Are there currently mullions in the tenant door? Do I need to remove them? That door is planned to remain." Member Riordan, "Keep that as is." Chairman Rogers, "That is your decision since you are only painting it. It doesn't necessarily fall under our jurisdiction unless you are changing it."

Chairman Rogers opened the public comment portion of the Hearing saying, "Is there anyone who would like to speak in favor of the application?" Mr. W. Davis said, "I think it's a great idea." Noting that there was no one else attending the meeting, Chairman Rogers observed, "There is no one to speak in opposition." Member Dyson said, "I make a motion to close the Public Hearing." Member Kinder seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the hearing was declared closed.

Chairman Rogers recapped the discussion, saying, "**(1) Remove all the 7/8 inch applied mullions from all the new windows – the front, and the sides on the recess and the door is already shown without them; (2) The door color and material will match the window frames; and (3) the tile shown on the elevation proposed to cover the stone base will not be approved – the existing stone base will remain. I move that we approve the application as**

**presented with the previous three changes; no 7/8 inch mullions on all new windows and door, the door color and cladding material to match the windows as submitted, and deleting the tile base against the sidewalk leaving the existing stone." Member Riordan seconded the motion.** Upon the unanimous vote of the members present in favor of the motion, the application was declared approved. Mr. Davis thanked the Board.

Mr. Davis asked the Board for its opinion regarding the arched brick window frames on the second and third floors, which Mr. Davis suggested he might replace at some point in the future. Member Kinder observed that there are a lot of windows in which the windows do not follow the arch. The Bijou building across the street has a window with an arched head, but a half moon panel was used to conform to the arch and a rectangular window was used. Mr. Davis also mentioned brickwork restoration. Member Kinder suggested that if Mr. Davis is going to do a substantial amount of work on the building, that it might be worth it to place the property on the National Register and qualify for tax credits for the renovation.

The meeting was adjourned by acclamation at 8:37 pm.

Respectfully submitted,

Dennis Dundon
Clerk to the Historical Landmarks Preservation Commission