

Village of Skaneateles
Historical Landmarks Preservation Commission
November 20, 2013

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

Dennis Dundon, Clerk to the Historical Commission

Linda Roche, Applicant
William Murphy, Architect, on behalf of the Applicant

Absent: Lisa Riordan, Member

At 7:30 pm Chairman Rogers opened the Public Hearing in the matter of the application of Linda Roche for a Certificate of Approval from the Commission to relocate the lower level entry door on the south façade of the property at 56 East Genesee Street. Mr. Murphy introduced himself and presented, “Right now, the apartment on the lower level has a direct entrance from outside and then has a second door that leads to the stair that goes upstairs. But for the tenants who live on the second and third floors, in order for them to utilize their parking space in the back, they have to work through the alleyway. So that doesn’t allow for great pedestrian traffic. So we’d like to bring that route inside and allow them to come through – essentially creating a hallway out of the apartment. We are not changing the apartment layout at all, other than we are eliminating the mudroom. In the living room, this second line there is a beam line and this third line there is also a beam line where we’re going to frame this new wall. So this living room and vestibule gets replaced by this hallway that allows tenants on the second and third floor to park in the rear and walk through the building to their apartment.”

Mr. Murphy continued, “From the outside, we are going to keep all the existing brickwork the way that it is; I’ll take this door out and replace it with a window and then where this door is allow us to maintain the header of the existing window, we do have to remove the existing air conditioning unit and replace it in a new location. It will essentially follow the look using the same materials that are already there. We will match existing paint, finish and metal roofing.” Ms. Roche, “That’s it. That’s basically it. It just made more sense. I wish we would have flipped it originally, but when we did it the door was originally there. The Village made us flip it over because of the meters. They had to get in.” Mr. Murphy, “So the old meters are going to be covered by these proposed bookcases, so we could get to them if we need to but there is no need to read them every month.”

Member Birchenough, "It's hard to get up that alleyway; it's slippery in the winter." Ms. Roche, "It's a sin that it didn't work out that way when we first did it, but now the digital meters make it workable that we can do it." Member Kinder, "So you are going to put a little metal roof over it and you've got these three brackets, the two looks like they are supporting the bump-out..." Mr. Murphy, "The small shed roof, and then the third one would just be decorative; just to balance it out. We were going to propose to put a light in the soffit above that door under the roof, so we light the entry." Ms. Roche, "That one was on an electric eye. So that when someone walks near it, it goes on and lights up the back." Chairman Rogers, "So you would just leave that then?" Ms. Roche, "Probably, because it's nice if someone is walking out back it electronically goes on." Chairman Rogers, "It might just be in the way of the new bracket." Mr. Murphy, "We'll get that located. That bracket would go probably to the outside; on the door side."

Member Kinder asked, "Did you ever consider doing the same thing that you did on the left hand side on the right – setting it back in so you don't have the conflict between the little metal roof and the..." Ms. Roche, "No. And the reason why is that they made us pour concrete and rod it, so to disturb some of this stuff; you'd have to take that up into this. I just don't want to get into that; disturbing that – the brick – because when we did the brick we had to rod it all and pour concrete in it. And not only that, I think it is better to have this little stoop over it, because when we did it it's not really big enough; it's only this..." Member Kinder, "That deep. So you really can't get under it if it is raining..." Ms. Roche, "At the time we thought it was nice, but everything else is squared if you look at it." Mr. Murphy, "We intend to use this bottom trim board here to run into the fascia, so it wouldn't protrude any further than the bay, it just provides some additional coverage to the right of it." Member Kinder, "How far up does that bay come?" Mr. Murphy, "It projects out from the face of the building about 18 inches maybe close to 24." Ms. Roche, "It's 24."

Member Dyson asked, "There is no way to incorporate the little roof into the design? The brackets don't seem like they go. You're going to try to tie them in..." Mr. Murphy, "We don't have the structure to just hang it off the side there; we're not running the floor joists through. So we need the bracket to support it structurally out there. We could try to build a box and just tack it on the side. I don't know; we're not in a cantilever condition and it would have to be a lot stronger structure." Member Kinder, "When you say that fascia board is going to run through, what do you mean?" Mr. Murphy, "I envision this fascia coming across..." Member Kinder, "So it's basically in front of the bracket..." Mr. Murphy, "And then running the drip edge up here..." Member Kinder "I see. In other words the roof only comes out about this far then." Chairman Rogers said, "The same as the projection of the bay." Mr. Murphy, "No. We're going to run this trim board through as our fascia. We intend to be in the same plane and then run our metal past the connection point. Sorry the drawing isn't accurate. This is the intent. The roof is a tricky little detail here. We just would want to cover the door some way; we don't want to leave it exposed. So we're just trying to blend in with the back elevation as best we could."

Ms. Roche, "See because we don't want to get into disturbing the brick. When we first put this up, Kay Dinardo was backing her truck around and Danny had ladders there and it picked it up and it ripped it right out of the brick and that. And it took us 3 years to find and fix it." Member Kinder, "You already have a header in there." Mr. Murphy, "It is a lot of brick façade work to relocate the door." Ms. Roche, "One little pin hole of an accident like that caused us so much

caused us so much damage for 3 years. And we took the copper roof off, we had the masons back there and they finally found it. That's why we don't want to get into doing this and cutting it. It seems like when you do it you start disturbing something and it just becomes a mess." Member Kinder, "What's the width? 3-0?" Mr. Murphy, "Yes." Chairman Rogers, "Did you look at just leaving the opening as it is – the header – but recessing the door in? In lieu of the overhang?" Mr. Murphy, "We could potentially look at that Linda. We have to deal with; if we frame that door back in this plane your saying, Chad." Chairman Rogers, "Yeah, just similar to the other side." Mr. Murphy, "Just leave; run this back and then push – we're not doing anything..." Ms. Roche, "That's just an entrance way. Nothing is going to be there."

Chairman Rogers, "Is there a basement under there?" Mr. Murphy, "No it's just a slab. It's all tile on; our flooring detail we've got to work through the logistics of that. Member Kinder, "You wouldn't even need brick on the jambs; you could just jamb it up with Azek or just trim it." Chairman Rogers, "You could avoid building that roof." Ms Roche, "Never even thought about stepping it back." Mr. Murphy, "We didn't even think about that option; we just were not wanting to touch the brick." Member Dyson, "But that would give you a little inside place." Mr. Murphy, "That would give you a little room, you could make a little landing there potentially." Ms. Roche, "There's a wall here. See this wall is coming out, so all it is flipping. Because right now, Lenny uses this for mudroom. So now this is going to be his entrance and the door is coming over here. So it's no big deal. He doesn't care. Maybe that's the answer then – to step it in." Mr. Murphy, "It would save a lot of exterior construction right now; it would be fully inboard for Danny; it's not a bad solution."

Member Kinder said, "It's so clean the way it is now." Member Dyson, "It's a lot more practical for the person using it because they are under cover. Mr. Murphy, "We can make that as outside wall easily; the only detail that gets a little tricky is the floor but we can figure it out." Ms. Roche, "So what would you do?" Mr. Murphy, "We would drain it, we would just pitch it slightly, we'd let the threshold catch it. We'll work through that." Member Kinder, "You could do the tile; do a mud set on the tile, a thick set and then just pitch it slightly." Ms. Roche, "Oh, I see what you're saying." Mr. Murphy, "It will run out the front; anything that gets in there it will just run away from the door. That would definitely; that would clean up a lot of the construction too. And bring it all as an interior project, so Danny really could tackle it pretty quick."

Chairman Rogers, "Another question; below the triple window I understand you are moving that A/C vent which makes sense. Are you going to panel below on each side?" Mr. Murphy, "We talked about potentially adding a panel each side – a trim detail below these windows – because the landscaping there really doesn't..." Ms. Roche, "Well you see this is all coming out. We put that because they kept backing into our building. To stop it we put in this." Member Kinder, "They are adding a window here with a panel." Ms. Roche, "This is what we did to the front of the building is to put those fake panels; this panel is because it's an air conditioning panel, so that's got to go there." Mr. Murphy, "And since that stuff is coming out and it's going to be a lot cleaner back there..." Ms. Roche, "This will be. But this is solid brick. I'd like to just take this and move it here, because this is going to be cleaned up. I hate to put wood over the brick, because this is all poured concrete. That brick looks great, that vent is going to go here." All agreed that it would just be moving the vent over, and that the look was better without the paneling, Member Kinder saying, "If it looks just like this one here – that looks great." Ms.

Roche, "The front of the building is the same. Danny made the panels because we hated to look at the air conditioning vents. That's what these panels are, the same thing, even the ones up above. Everything is for the air conditioning so you don't look at that silver." Member Birchenough, "That's as esthetically pleasing as you can do right there. There's just nothing better."

Mr. Murphy, "We could do brick below, but right now we have a wood panel down below, that's what we had talked about before, as opposed to getting a mason out to do the brick again. It's such a small detail." Chairman Rogers, "Do you think you will just move that window over?" Ms. Roche, "This? This is Pella with trim shades; we're going to take this window. This is a good window it will just go over there and will coordinate." Member Dyson, "And you will also eliminate these brackets." Mr. Murphy, "Those brackets are going to go away. We don't need to roof; we don't need any of that." Member Birchenough, "Is it asphalt right up to it?" Mr. Murphy, "It is asphalt right up to the wood timbers." Ms. Roche said, "We're going to do something with this because we need; we put drainage system on both sides for Carman and for Julie. So this will all be cleaned up and we want to resurface this area. So we'll handle how to protect the building then. The day that Kay backed into it, the poor guy with the copper roof had just put it in and the ladders were up there. And it crinkled the whole roof."

Chairman Rogers opened that public comment portion of the hearing asking if anyone wanted to speak in favor of or in opposition to the application. There was no one. Member Kinder moved to close the public hearing, with Member Birchenough seconding, which was approved 4-0.

Member Kinder said, "I make a motion that we accept this. Chairman Rogers has made notes on the drawing to note the minor changes we made – recessing the entrance door back in a little farther; eliminating the bracket and the roof, and keeping the A/C louver with two options – moving it with color to match brick, or keeping it as is with color to match trim. The annotated drawing has been dated 11-20-2013. Member Birchenough seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was declared passed.

This matter was concluded at 7:58 pm.

Respectfully submitted,

Dennis Dundon
Clerk to the Historical Landmarks Preservation Commission

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William Murphy, Architect, Applicant

Linda Roche, Skaneateles

Absent: Lisa Riordan, Member

At 8:00 pm Chairman Rogers opened the Hearing in the matter of the application of William Murphy for a Certificate of Approval from the Commission to erect cast metal lettering for signage and erect a new metal mailbox at the property addressed as 3 Fennell Street. Mr. Murphy introduced himself and presented, "Simple cast metal letter will be studded off the existing trim board. I talked with the building owner, Jason Slottje, and he is ok with it. I believe that Lakehouse Pub used a similar style of letter; theirs is a little smaller and different in font. This is the same typeface that *Architectural Digest* uses. It is real clean white on black, contemporary New York style to it. The color is a matte finish black."

Member Dyson said, "I really like the way it picks up the metal railing above it; it goes well with that look – complements it." Member Kinder agreed, saying, "It's great." Chairman Rogers asked, "So those are individual then Bill?" Mr. Murphy, "Yes, they'll be individual." Member Kinder, "7.5 inches tall and 10 feet overall." Chairman Rogers said, "And the mailbox is just a little square metal mailbox?" Mr. Murphy, "Yes, just a metal mailbox. There's no provision for it so we are adding it to the façade, trying to be as non-discreet as possible."

Member Birchenough said, "I make a motion that we accept this." Member Dyson seconded the motion.

Upon the unanimous vote of the members present in favor of the motion, the motion was declared passed. Mr. Murphy thanked the Board. This matter was concluded at 8:02 pm.

Respectfully submitted,

Dennis Dundon
Clerk to the Historical Landmarks Preservation Commission

