

**Village of Skaneateles
Historical Landmarks Preservation Commission
July 16, 2014**

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

Dennis Dundon, Clerk to the Boards

Murray Gould, Syracuse, on behalf of St. James Episcopal Church
Marcia Watt, on behalf of St. James Episcopal Church
Colleen Gannon, on behalf of St. James Episcopal Church
Becky Coerper, on behalf of St. James Episcopal Church
Jim Condon, on behalf of St. James Episcopal Church

James Lanning, Village Trustee
Ken Buttolph, Skaneateles

Absent: Dave Birchenough, Member

At 7:30 pm, Chairman Rogers called for the Public Hearing in the matter of the application of St. James Episcopal Church for the roof replacement project at 96 East Genesee Street. Mr. Gould introduced himself and presented, "The work really is 5 distinct elements of work. It's obviously a roof replacement project, but while the roof is being replaced work up above the eaves is being done, for a variety of efficiency reasons. So the roof replacement is being done. The idea is – it is an existing slate roof; it is going to be a slate roof. We have these samples of the slate before you tonight – to match the existing. There will be a limited amount of masonry repair work on the north chimney as well as certain areas that can be accessed at the high level while we are up there with the scaffolding. We have limited carpentry repairs; certain roof framing areas that we will be making again while we are up. The dormer windows that are on both – two sides of the building – the windows will be repaired as part of the project and repainted. There will be limited work done on the tower roof. The plans give you two different roof plans and also different elevations of the building, that delineates where the areas of work are going to be undertaken. So that's kind of a high level review. There are certain areas where existing sheet metal elements will be replaced and there is the zinc-copper sheeting that we will be using for that replacement."

Chairman Rogers, "Zinc coated copper? That tends to keep the gray, not the patina? That ages similar to this one. That appears to be what largely is up there now." Mr. Gould, "Just a little older. We are preparing; we are ready to go out to bid pending the approval – authorization from this body. Our objective hopefully will be to initiate the work as soon as we can select a bidder and hopefully get the work done – in a perfect world it would be done this year. We'll see what we hear from the pre-selected screen of contractors that we have already vetted."

Member Kinder, "Are you talking about all these dormers?" Mr. Gould, "Yes." Member Kinder, "What is there right now, what kind of windows?" Mr. Gould, "They are non-operable; they are painted shut." Member Kinder, "Are they the original windows with the building?" Mr. Gould, "I believe so." Member Kinder, "And by repair, what are you talking about exactly?" Mr. Gould, "The sashes will be made

operable. They will be painted. Any repairs necessary in any of the sash or other components of the window will be done – to the window element itself.” Member Kinder, “You are not going to replace the sash actually – the sashes are in good enough shape that you can restore them where necessary? Reglaze them where necessary?” Mr. Gould, “We will repair before we replace.”

Member Dyson, “The word replacement of all the tile – originally, when representatives came here they mentioned that they might try to save the red slate. I don’t see any indication in this plan that it’s going to happen. Have you abandoned that idea?” Mr. Gould, “No.” Member Dyson, “Should that be in the approval then that they will try to retain as much of the original slate?” Mr. Gould, “We are retaining the red, unless we find when we get up there there’s a condition for which we can’t. But that’s the idea.” Mr. Condon, “That will be in the specifications, even the specifications are being bid right now.” Member Dyson, “OK.”

Member Kinder, “Is that stained glass in those little...?” Member Dyson, “It is; that’s why they have to keep the original ones.” Member Riordan, “Are they covered with plexiglass or glass?” Ms. Gannon, “With glass.” Member Riordan, “It looks like there’s something on the side to protect them.” Ms. Gannon, “It looks like it, but I have not been up there.” Mr. Condon, “The other stained glasses do have that, but without getting up there...” Ms. Gannon, “The intent will be to keep what is there, but fix the sashes. They are going to re-flash as well, add drip edge.” Member Kinder, “So they were operable originally? How did they operate?” Member Riordan, “Were they casement?” Mr. Condon, “They are awning.” Ms. Watt, “There is a rope inside the church.”

Chairman Rogers, “Is the intention to match the sizes that are there? I know these are just samples for color; but we’re matching the dimensions and shapes?” Mr. Gould, “Yes, the decorative patterns will be replicated.” Mr. Condon, “We are requesting the contractor, before he does any demo, to make drawings, with dimensions and patterns of how it lays out on the roof right now. It’s kind of hard to do from the ground. Match the drawings and then do the removal to keep the same layout as best we can.” Chairman Rogers, “One area, I happened to be down there taking pictures tonight; in the driveway courtyard where the transept meets the main body there is a section of copper standing seam that kind of comes down a little lower. And then there’s this kind of different section at the eave. Did we lose shingles there over time? Do we know if that’s original?” Ms. Watt, “Perhaps that comes from the time the work was done on the parish hall in 1959. The doorway that connects the sanctuary to the parish hall was originally a window, not a door. I think the roof construction of that whole segment I think was done in 1959 and relates to the joining of the two.” Chairman Rogers, “What do you think they plan to do with that section on the main roof there?” [unintelligible multiple conversations] Mr. Condon, “That would be going back to slate. You can see where it is slate here. So they are getting rid of that, whatever was done, there.” Chairman Rogers, “The other side does not have that. I think it makes sense to have the slate go straight across. It looks like that’s how the other transept was on the west side, so this was likely that way as well.”

Ms. Gannon, “We are also pursuing lightning protection.” Chairman Rogers, “Do you have any idea of what the scope of that is going to be? Is it across the ridge?” Mr. Condon, “There is lightning protection in the bell tower right now, so it will be an add to that. We have a couple of contractors looking at it; whatever they recommend.” Ms. Gannon, “Spires along the ridge and ground wires.” Member Kinder, “Will you be able to get the line inside so it doesn’t have to come down the outside?” Mr. Condon, “This will be a separate contract. The architect doesn’t want to get involved in that for liability reasons so we are pursuing that separately.” Mr. Gould, “They are saying it is about 2 man-days worth of work and they would want to come out and do it while the lift is still there but the contractor is off. So we have the normal coordination between Contractor A and Contractor B. but we are waiting on their proposals.” Mr. Condon, “But we will try to hide it rather than leave it exposed, so it doesn’t rust or wash out later on. Once our lightning protection contractor gives Murray the idea of how we’re going to do it, than we can

work that into the plans with the architect and how we actually will get it in.” Chairman Rogers, “It would be interesting to know if there are different esthetic options. Maybe that’s something you could come back in to talk about.”

Mr. Condon, “We will also raise the chimney up 2 feet higher to meet code.” Chairman Rogers, “The north chimney at the peak?” Mr. Condon, “Yes.” Chairman Rogers, “This is the field color, correct?” member Kinder, “Are there only 3 colors up there right now?” Mr. Gould, “Yes.” Chairman Rogers, “It’s hard to tell with all the spalling.”

Member Kinder, “Well this is an exciting project. I think you guys are doing it right. This really is a great project for the Village. It’s going to be interesting to watch it go on. It appears that it is not going to look any different than it does right now, except just better.” Member Riordan, “On the chimney, it will be rebuilt to look as it is now? Is that chimney complete?” Mr. Condon, “It’s the chimney for the boilers. It is raised 2 feet above the peak and painted to match this one. They will reuse the cap wherever they can – take that off, raise it and put it back.” Member Riordan, “What is the current material; will the dentils be replaced?” Ms. Gannon, “That is the same zinc.” Member Riordan, “It is right here; it will be molded to look like that? They are pretty important and intricate.” Mr. Condon, “Some of the items on the drawings are in the specifications; you have to read both.”

Member Kinder, “The paint colors you are going to use are the same colors that are there right now?” Mr. Condon, “Yes. Retrofit basically.” Member Riordan, “On the west elevation, right behind the tower, a little door coming out. Will that roof be replaced?” Mr. Condon, “It’s not slate now.” Member Riordan, “Will it just be replaced with architectural shingles?” Mr. Condon, “That was addressed with the tower about 10 years ago.” Ms. Watt, “That is not part of the project.” Mr. Condon, “It’s a retrofit. Whatever is slate now gets replaced with new slate except what we can salvage.” Member Riordan, “It looks like on the drawing that there are a couple of extra downspouts. Are those to be added?” Mr. Condon, “I think there are some there that are rotted away; don’t work anymore.”

Chairman Rogers, “Any more questions? Is there anyone in the audience that would lie to speak for or against?” Trustee Lanning, “This church is going to be 200 years old in 2 years. You can’t find a post card in the town that doesn’t include it. As Ted mentioned it is going to be a wonderful project, and a wonderful project for the community to be a part of. I support this project wholeheartedly.”

Member Riordan, “I move we 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 closed.

Member Dyson, “I make a motion that we accept the project as presented, with the expectation that the red slate be reused and that the Board be kept aware of the lightning protection and the dormer windows aspects.” Member Riordan seconded the motion. Upon the unanimous vote of the members present in favor of the motion it was declared passed and the project was granted a Certificate of Approval.

The meeting was adjourned by acclamation at 7:55 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards.

