

**Village of Skaneateles**  
**Historical Landmarks Preservation Commission**  
**May 20, 2015**

**Present:** Ted Kinder, Acting Chairman  
Dave Birchenough, Member  
Kathy Dyson, Member  
Lisa Riordan, Member

Dennis Dundon, Clerk to the Boards

Sam Mason, Applicant

Jim Lanning Village Trustee  
Scott Spanfelner, Skaneateles  
Kathy Kinder, Skaneateles

**Absent:** Chad Rogers, Chairman

At 7:30 pm, Chairman Kinder called the meeting to order and announced the Public Hearing in the matter of Sam Mason's application for a Certificate of Approval for addition of an awning over the storefront entrance to Gilda's at 12 West Genesee Street. Chairman Kinder then recused himself as the building's owner. Mr. Mason introduced himself and said, "Actually, I have some dimensions that were not included there. What we are trying to do at Gilda's is, we feel we have a nice little restaurant, but the curb appeal is not very good. So we are trying to increase the curb appeal and to knock some sun down in the late afternoons through the front window. This is what it's going to look like. It's going to be about 17 feet long, about 2 feet tall and come out from the building about 3 feet. This is the material we have chosen. I got a quote from the Awning Mart of Cicero. They have done a lot of work in town. It will be 1 inch square steel pipe fastened to the building with Z-clamps and 3 screws. That's pretty much what we are trying to do."

Member Birchenough, "I like this color better than the one in the picture." Member Dyson, "Is that Sunbrella -- fade resistant?" Mr. Mason, "It is Sunbrella, yes." Member Riordan, "I think historically it's very appropriate to have an awning; southern exposure and give more interest to the building. When you stand across the street, you can see Doug's awning at the same time and there is a little natural putting the two businesses together that I am not sure is your intent." Mr. Mason, "Because of the color? No that's not the intent. This is just kind of a classic color you see in old awnings, buildings and restaurants." Member Riordan, "It is and it's a beautiful shade of red." Mr. Mason, "I think there's might be a little more orange than this. If you look at Talbot's theirs is red...just down the street a little. So it's kind of a classic color." Member Riordan, "It is a classic color. In my opinion it reduces you to a normal pizza place, and you are not."

Member Dyson, "I like the red, but I'd like to see the awning a little more substantial. It looks a little flimsy for a brick, solid, big building." Mr. Mason, "This is on the wooden part, the wooden end of it." Member Dyson, "I know it is, but the structures around it are quite massive. Maybe a scallop in it -- something a little more fun, maybe?" Mr. Mason, "Actually a scallop would be nice." Chairman Kinder, "What is that dimension?" Mr. Mason, "It comes up about 10 inches, it comes out 3 feet." Members discussed a possible scallop and more substantial awning. Member Dyson, "Your letters are your logo." Mr. Mason confirmed that it is. Member Riordan, "I think as it is it doesn't reflect the inside of your

restaurant. It looks too flat, without personality.” Mr. Mason, “I would definitely be willing to put a scallop on there.” Chairman Kinder, “This is a turn-of-the-century building; I agree it’s a little plain.” Member Dyson, “You can’t just put your logo, Gilda’s, inside a simple oval?” Mr. Mason, “I hate to touch the logo. It is a particular logo face and once you start messing with that then it’s not your logo anymore.”

Member Riordan, “Are you trying to fill in the space on either side?” Member Dyson, “I’m just trying to give it a little more; if you had a scallop and then you had an oval where the print was in an oval it would give it more character.” Chairman Kinder, “Would it make any sense to start it up higher? So it has got more of...” Mr. Mason, “It’s got that ridge that comes out of the thing so you have to kind of build; it could be done but it would be trickier to build it ‘cause you’d have to go around that soffit there.” Member Riordan, “Were you thinking of a deeper front flap?” Chairman Kinder, “No I was thinking of starting it up higher, just so it has more definition. Not quite slope that’s minimal.” Mr. Mason, “It’s not much of a slope now.”

Member Riordan, “So it is fixed year round.” Mr. Mason, “It’s fixed; it’s not a wind-up.” Member Riordan, “And the front flap is it fixed or will it...” Mr. Mason, “No it’s going to float.” Member Dyson, “If it came up farther it would give you even more protection.” Mr. Mason, “And it would make a better statement.” Member Dyson, “It’s not much of an awning, it’s a sign.” Mr. Mason, “It does come out 3 feet, I could talk to the sign guy and see what it would take to get it above that lip.” Chairman Kinder, “You can’t come down too much or the door; it’s an outswing door?” Mr. Mason, “It’s an outswing door but the door is recessed.”

Chairman Kinder asked if there were any comments for or against. Hearing none, Member Dyson, “I move to close the public hearing.” The motion was seconded by Member Birchenough. Upon the unanimous vote of the members present and voting, the motion was carried 3 – 0. Chairman Kinder, “Is there a motion?” Member Birchenough asked if the Board could include the scallop. Chairman Kinder, “We can verbally make adjustments to this that will be in the record. If we want to see; we wouldn’t even need another meeting; if he met with his awning guy and emailed to us what he was proposing, we could send it around to make sure we are all OK with it. We don’t want to hold you up.”

Member Birchenough, “I make a motion that we accept the proposal, to incorporate a scalloped edge and a taller awning if feasible, to make a steeper pitch. Applicant will furnish a revised rendering to the Commission to provide verification of changes.” Member Riordan seconded the motion. Upon the unanimous vote of the members present and voting, the motion was carried 3 – 0, with Chairman Kinder recused. This matter was concluded at 7:44 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

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Scott Spanfelner on behalf of the Applicant

Jim Lanning Village Trustee  
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Absent: Chad Rogers, Chairman

At 7:45 pm, Chairman Kinder announced the request by St. James Episcopal Church to amend its Certificate of Approval for replacement of doors at 96 East Genesee Street. Mr. Spanfelner introduced himself and explained that for the front entrance is proposed to be modified to make the front entrance more welcoming and to bring more natural light into the back part of the church by expanding the glass area. He showed the current door transom and light as well as two options – one a door with a larger glass light and one with a door having a full glass light, both using clear glass. It would involve just replacing the doors with new units; the transom would remain unchanged. Members Dyson and Riordan said that they had looked at the existing doors and concluded that they remain in good condition as does the existing glass. Member Dyson, “Before we go any further on this, I don’t think on an historic building that this is acceptable – to change the original windows and proportion and shape of such a prominent feature in a traditional church. This makes it very modern looking and solid glass – whereas you are changing it up from a different proportion which is quite nice with leaded windows to clear glass. I have a problem with that.” Mr. Spanfelner said that the doors have changed a few times over the years, and that they are not original to the building. At one time there were solid doors all the way to the top of the arch.

The feedback from the congregation is that it is not a very welcoming entrance. So the committee worked with them to develop a plan to make it more welcoming but still keep it somewhat synergistic with the current style for the doors. The option of replacing the transom glass with clear glass but felt that was too much of a departure from the current. Member Riordan suggested that perhaps the covering over the stained glass could be replaced, but “I believe it would be a mistake to make it clear.” Chairman Kinder said, “These doors are historic. They may not be original, but I’m going to guess they are at least 50 – 70 years old. They are not relatively new in the last couple of decades.” Mr. Spanfelner, “And they are not in good shape.” Member Riordan, “I went over there today. I have old doors and those hinges are solid. When you close them it is quiet inside; they are soundproof.” Chairman Kinder, “They are a 2 ½ inch thick door.”

Mr. Spanfelner explained that the grade is inappropriate since water comes toward the door. There is a large threshold that for handicapped and wheelchairs is not appropriate. The inside floor is off. For that reason alone, he asserts the current door will not be the right size for the new elevation. Member Dyson, “Unfortunately sometimes when historic structures when somebody wants them replaced, then they deem

them as not useful anymore because they are deteriorated or broken down. In essence as part of the approval they would be replaced with the same material instead of repaired. It doesn't appear that the doors; I didn't see any dry rot, is there dry rot in these doors?" Mr. Spanfelner, "I don't believe there is, that I have noticed." Member Dyson, "What's the problem with them then?" Mr. Spanfelner, "I'm not saying that we couldn't look at it and make these seal better. I'm not sure how we could do it or how it would work with a new threshold. The major thing, regardless if they are good or bad, what I am here for is more; if you are not willing to go to that style it is a moot point. Either we have to make them work or we have to rebuild them in kind." Chairman Kinder, "If you were to rebuild them in kind, I think we would have to go and take a look at them. Because looking at them from here, I think they are definitely repairable." Member Riordan, "You won't be able to get the same quality of wood. They seem in very good shape, but we could go over and take a look."

Chairman Kinder, "But as far as changing them to that style; how do you feel Dave?" Member Birchenough, "If I was voting, I would certainly vote for the one to the right. But I don't like the idea of the clear glass." Member Dyson, "I don't either." Member Riordan, "I don't either. It is a very healthy congregation. I don't know if they want to welcome more because..." Chairman Kinder, "You had Murray Gould helping you on this project. Has he looked at this?" Mr. Spanfelner, "He is not active on the project. He hasn't been since last October." Member Dyson, "It seems like this is a more modern approach to a very traditional church. It has lost some of the charm, in my opinion. But more importantly, I don't believe that you can alter it to that extent." Chairman Kinder, "And not fit within the guidelines of our Commission, I don't think." Mr. Spanfelner, "OK. I will take that back. It is going to be met with a lot of disappointment of course. I joined this as building chair last October before the roof project got going. Top 10 list, number 1 was make the front entrance more welcoming. This was really the only thing you can do. You can do some landscaping." [Multiple conversations]

Chairman Kinder, "Something that might help your case is that if you had pictures of this church through history." Mr. Spanfelner, "The ones I recall seeing is two versions of different solid doors; completely solid. At some point they added this glass." Trustee Lanning, "There are photographs from the 30s and 40s where those two doors go all the way to the peak. But when you open those 12 foot doors every ounce of heat in the building rushes out the front. Originally they went all the way to the peak."

Chairman Kinder, "For me it is the shape of the doors plus the clear glass." Member Dyson, "If you were to refurbish these doors, what would you have to do?" Mr. Spanfelner, "Definitely the sealing mechanism on these. The interior hardware needs to be changed, not necessarily the hinges. And then how we would seal the bottom of the door to the new elevation. The interior floor sits a little lower, so we have to bring this down, which means the door gets a little bit longer somehow."

Chairman Kinder, "We are more or less bound by the National Parks System Restoration Guidelines, which say that if something is over 50 years old and is in good shape and it's consistent with what is there originally, then unless it is really beyond repair – and no one here thinks these are beyond repair – it would be tough for us to permit replacement." Member Riordan, "And it does make it more contemporary – it's a gothic – so that alone makes it against the Department of Interior's guidelines. It changes the whole feel of the entrance."

Mr. Spanfelner went on to describe another portion of the project which is the replacement of a ground-level door in the south portion of the west façade of the church. It is a side door to the chapel and does have a stained glass insert. The door is rotted. The applicant plans to rebuild it in kind and to have the restored stained glass insert reinstalled into the new door. Member Riordan, "Your intent is to just build in-kind the door that is there and repair any damage to the side panels." Mr. Spanfelner, "Yes." He went on to describe another door that does not exist yet further to the south. The intent is to convert an existing window into a door that can be used for access to a storage area for the various equipment and materials

used for the outdoor services held in Thayer Park. This project may or may not be done depending on the cost involved. Member Riordan suggested that the window is wider than the door. Mr. Spanfelner said that a door of the same size could be fit to that opening. The architect is recommending a simple door that would have the design esthetic of the door to the north, but would not have a window, since it is to be a storage room. Member Birchenough, "Is that cutting through the stone to make a new entrance possible?" Chairman Kinder, "I think you can do it, but it would have to be done right and be consistent with other openings." Mr. Spanfelner referred to the light fixture that was in the package saying that it was the light proposed to be above that new door. He said the church would look to source something that is a close match to existing fixtures. In any case the door work may be done at a somewhat later date depending on funding availability.

Mr. Spanfelner said he appreciates the role of the Commission in keeping things looking correct in the Village. Mr. Kinder said that the Commission appreciates that the church is replacing the slate roof in-kind. While the church has found some rotted areas as they work, the crews are moving right along with a completion date of August looking possible. There was no ability to reuse any of the existing tiles. Chairman Kinder, "I don't know if you want to withdraw your request for the front doors, since it is not going to pass." Mr. Spanfelner, "I'll have to do that." Chairman Kinder, "Do you want us to make a motion on the other two doors?" Mr. Spanfelner, "I think that would be worthwhile, yes."

Chairman Kinder, "How do you feel about the replacement of that door. It is not a primary façade; you can't see it. I don't know how structurally sound it is; theoretically it would fall under the same category requiring repair if it is sound. But it is not a primary elevation either. It is to be replaced in kind with the same opening and same glass." Mr. Spanfelner, "With the exact same glass, refurbished." Member Birchenough, "I think we should accept that." **Member Dyson said, "I move that we accept the side door to be replaced in kind as presented." Mr. Birchenough seconded the motion.** The Commission discussed the stone work to be done if the second door were added. Member Riordan expressed that in her opinion it would look fine. Chairman Kinder agreed with the look, but when the cut is made a good masonry restoration contractor will have to hammer dress the lower 3 feet so that the cut line is not noticeable. He continued that he would be OK with the conversion so long as the church submitted the methodology of how they would handle the stone work to make it look appropriate. Chairman Kinder, "I think we could pass it now but with the condition that if you decide to go ahead with it that you come back in with a description of how you are going to do it. But at least you would know that conceptually you can do it so you can plan cost." **Mr. Birchenough amended the motion "to approve the two west doors; one to be rebuilt in kind using the same glass, and the other to be built in similar style, material and color. This approval is conditioned upon use of a compatible matching light fixture, and upon submission of construction details on making the stone work look appropriate."** **Member Dyson seconded.** Upon the unanimous vote of the members present in favor of the motion it was carried 4 – 0.

On motion of Chairman Kinder, seconded by Member Dyson, the meeting was adjourned at 8:18 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

