

Village of Skaneateles
Historical Landmarks Preservation Commission
June 17, 2015

Present: Chad Rogers, Chairman
Dave Birchenough, Member
Kathy Dyson, Member
Lisa Riordan, Member
Dennis Dundon, Clerk to the Boards

Robert Eggleston, Architect, for the applicant
John Taylor, for the applicant

Diane Burkhardt, Syracuse

Absent: Ted Kinder, Member

At 7:30 pm, Chairman Rogers called the meeting to order and announced the request to amend the Certificate of Approval previously granted to Finger Lakes Luxury Homes, Inc. to permit installation of a kitchen range vent on the north façade at 46 East Genesee Street. Mr. Eggleston introduced himself and presented, “We are getting down to the final details and have been focusing on the inside. They will be finishing up the exterior. They have yet to get cladding around the outside of the windows and they also have the panels around the entry door to do. In the kitchen layout on the second floor, the final design ends up with the range between the two windows in the center of the building. They ended up going with a Wolff range which is required to have a vent because of its high BTU output. The alternative is coming up three stories, over and back, so it’s in the back of the thing. We then max out the limit that they prescribe for venting the hood. Painfully we have been looking at lots of alternatives but the simplest solution is to put a vent between the two windows. It would be near the top of the windows, just slightly down from the top of the windows. This is a photograph from the sidewalk looking up; John had a photograph from across the street and you don’t see anything because the trees block it. Our first choice was to do a copper louvered vent. So this would just open up when it’s in use and be closed otherwise. We thought that copper was best; it’s a nice durable material, and it will kind of fade out to the dark penny look and over perhaps 20 years it starts to turn green. It has a historic flavor to it, using a durable product like that. John has had a little bit of a problem finding this – this particular manufacturer stopped making them. Our second choice was to have a 10 inch square vent and it would be a slight louvered open like that. The nice thing about this is it does not open and close. It is just there on the front of the building. We thought doing it in copper was the only appropriate way to do a vent on the front. We have looked at alternatives; how else could we vent this. It is required that we have the exhaust in there. It is a nice large space. We thought keep it simple and keep it minimal on the front of the building.”

Member Dyson, “If it goes up inside it would go up through here, right?” Mr. Eggleston, “Yeah, right. It has to come up through here, then it has to go back, then it has to come up again – then we could get it on this flat roof.” Mr. Taylor, “We can’t get it out the flat roof; it’s going to have to come out the side wall of that dormer.” Chairman Rogers, “That’s what I was going to suggest. Is there any way to get to the side wall of the front dormer?” Mr. Taylor, “It’s the only space and to do that we have to open up the walls to see if that can even be done.” Chairman Rogers, “Or box it in somehow.” Member Dyson, “Is the whole thing about the Wolff? Is there another...?” Mr. Taylor, “We already have to stove in.” Member Birchenough, “If you did run that up to the roof, you might have to have some kind of fan interim to it. To help move it. The run is the issue.” Mr. Taylor, “I had Town Mechanical involved

because they are going to have to run it if that's the way we have to go. As I stated before we haven't cut any ceilings apart to see if we can even find a path to get out to the side wall of that dormer. But based on what we think we may have to do it is right on the border of needing a suction fan at the end." Mr. Eggleston, "Now you have a box on the outside that exacerbates the situation." Member Dyson, "I went down and looked at the other buildings. I don't see any vents on the front coming through the brick. My fear would be – I don't even know if we could allow that to happen, to pierce through – other buildings where we set a precedent, and suddenly you have vents coming out of the fronts of other buildings." Chairman Rogers, "I think the same thing. I can't, in good conscience, be the first person to do that. There is not a single one." Mr. Eggleston, "That's the thing, we don't see them but they exist." Chairman Rogers, "But not through the brick face on main street. The Secretary of the Interior guidelines, as far as mechanical things through existing brick, is really a no-no. I would really hope that there is another option; if we could get to the side wall. I can't, in good conscience, really support going right where it is on the front through that brick. That would be my opinion. It is a dangerous precedent to set for that street."

Mr. Eggleston, "The place it does exist is in the space between 2 and 4 East Genesee Street. It's the same colors. I hear what you say and I understand." Member Birchenough, "The precedent is what I worry about as well." Chairman Rogers, "I think the side wall of the dormer is a good option. It is very difficult to see that side wall." Member Dyson, "There's a precedent for that because at Kabuki we approved a vent that was on the side." Chairman Rogers, "Roof top is your other option." Mr. Taylor, "That's not an option. That's right through the middle of a bathroom. The side wall; it would come off about 2 feet off the side wall if I have to put a blower unit on it." Chairman Rogers, "What's the length of run you can do without the fan, do you know? It would be unfortunate to see a fan stuck on the side of that." Member Birchenough, "You can put them in the middle of a duct, right?" Mr. Taylor, "No. I don't know about the inline. To do that you're going to have electrical buried in the ceiling, and you can't have that either. That's why you put them on the ends." Member Birchenough, "I don't know enough about the code, but if you go in the Grainger catalog you can find any size boost that goes in there and comes with a built-in box. It is part of the duct work." Chairman Rogers, "You may have to have an access panel in the ceiling."

Mr. Eggleston, "Would you be agreeable to a side wall mount [multiple conversations]. What I'm thinking, John, is that if we can get them to agree to that, then we walk away with an option instead of having to wait another month. He is suggesting that if we can come out on the east side, in this area here, we would make it as shallow as we can and we would just paint it out to match the siding, would that be acceptable to you?" Chairman Rogers, "And that would just be the louver or vent, not a box?" Mr. Eggleston, "Not a box. We'll investigate to put a booster fan, if we need it, in that last vertical before it makes the turn. There is a formula." Chairman Rogers, "In my opinion I would be OK with that. I think louver. If you are just going to paint it, there may be more louver options that would keep it flush." Mr. Eggleston, "We'll try to keep it flush. If it's painted we can get the louver like this rather than the fixed, and paint to the color of the siding."

Member Birchenough, "I'll make a motion that we accept a louvered vent on the east side of the dormer, to be painted to match the siding color." Member Riordan asked if there should be more specifics on size and location. Chairman Rogers confirmed that the side of the dormer is 3 foot 6 inches deep and triangle shape. Mr. Eggleston stated that they are looking for a 10 inch size that does not protrude more than 4 inches or so. **Member Dyson, "I'll second that."** Upon the unanimous vote of the members present, the motion was carried 4 – 0. Mr. Eggleston thanked the Board. This matter was concluded at 7:41 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

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Absent: Ted Kinder, Member

At 7:52 pm, Member Dyson asked to further discuss the matter of hanging signs. She has met with Tara Lynn from the Chamber who expressed support for the concept, stating that “it is an ideal time because they are going to revisit signage in the Village.” Member Birchenough said that he believes such signage would be an improvement.

Member Dyson also suggested that an additional crosswalk free-standing sign be deployed for the Hannum – West Lake Street crosswalk on West Genesee Street.

The Board discussed the possibility of raising this to the Planning Board during their comprehensive plan review. The Board discussed other communities, historic neon signs in the Village, and gaining consensus. Member Birchenough may have a conversation with Doug Sutherland. Member Dyson will forward some illustrative photographs.

On motion of Member Birchenough, seconded by Chairman Rogers, the meeting was adjourned at 8:10 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

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Diane Burkhardt, Architect, for the to-be applicant

Absent: Ted Kinder, Member

At 7:42 pm, Chairman Rogers announced the request for a preliminary review of proposed changes at the Weichert property at 81 East Genesee Street. Ms. Burkhardt introduced herself and presented, "Tomorrow we are planning on submitting for the Board to review next month. The Wiechert project will have to go before the Zoning Board as well as the Planning Board. To move the project along, I wanted to review this with you to see if you had any suggestions or any objections, so that construction could begin in the fall. This is in the A2 Historic District."

Ms. Burkhardt went on to describe the planned bluestone patio, low retaining wall, seat wall, decorative fence and additional parking planned for the back of the property. On the exterior of the house, the applicants would like to veneer the foundation with Seneca limestone to replicate the limestone foundation on the front of the house. The same lattice design from the side porch would be repeated in the decorative fence. On the front of the house, the existing stairs and front walk are to be renovated/repared. Specifically, the limestone block front steps are to be reset and reused in kind. Similarly, the front sidewalk would be reset, but retain the existing stone.

The exterior of the house has a false door. The applicants would like to add steps below it to finish the appearance. They would be made of concrete with limestone veneer to match the foundation.

The Board expressed their support for the plan, noting that their principal concern is with the exterior portions visible from the street. Ms. Dyson confirmed that the only vertical structure to be added is the decorative fence.

Ms. Burkhardt was encouraged to make application to the Planning Board and Zoning Board of Appeals at the same time based on the Board's favorable reaction.

Ms. Burkhardt thanked the Board. This matter was concluded at 7:51 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

