

Village of Skaneateles
Historical Landmarks Preservation Commission
April 20, 2016

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

Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the Applicant
Mark Edwards, Applicant

Gregg Eriksen, Village Trustee
Doc Huston, Skaneateles
Emily Hanners, Skaneateles
Scott Spanfelner, Camillus, NY
Marcia Watt, 72 Jordan St.
Rev. Becky Coerper, 88 E Genesee St.
Virginia Searl, Rochester, NY
Kathryn Kinder, 1029 Autumn Tree Court

At 7:30 pm, Chairman Rogers announced the consideration of the application of Mark Edwards for a Certificate of Approval for the replacement of entry doors, replacement of two windows, removal of metal awnings, installation of gooseneck lighting and street numbers at 16 Jordan Street.

Eggleston – This winter the wind took care of the storm door; the door that’s there is a non-original full glass french door – it is only 6 foot 8 high. We would like to replace it with a Pella fiberglass door that would be 8 feet high, more the original height. There was a transom panel above it. After putting in the 8 foot door, there’s really not a good height above it for a transom panel, so what we are going to do is put in a solid panel and have that be the location for putting the 6 inch high street numbers. So that would be above it in black. We looked at the colors on the building; there’s actually a couple of greens. The entry door we’d like to do a Hartford green, which is a dark green. That seemed to match up with some of the green siding on that lower area. The trim will be the same color as what is there. We have two windows up there that are in poor condition. I think those are a vinyl replacement window not original to the building. We will put those back with an aluminum clad Pella window which will be the 1 over 1. It’s a replacement window; it’s the exact same size, very thin frame in the side so we don’t disturb any of the trim inside or out. That we are actually going with the Hemlock green which is the color more appropriate to the trim up above. There are some awnings on the front of the building; They are a little dated and don’t get used. They’d like to remove the awnings. They’d like to put two gooseneck lights above the Re-Max sign to put a little light on it. They will be the exact same lights as what they used on Doug’s Fish Fry; Doug’s are a galvanized color, but he’s going to do these in black. That’s our story; do you have any thoughts, comments or concerns?

Rogers – I think you said that the windows will just fit within the existing trim, so that does not get changed at all?

Eggleston – Correct.

Kinder – The shutters stay?

Eggleston – Correct.

Kinder – Why are you using fiberglass doors?

Eggleston – I put them on my office; I like them a lot. They hold up very well.

Kinder – Does this have a wood grain to it?

Eggleston -- It's smooth.

Riordan – Most of the doors along that street side are wood. Would you look into a wood door at all?

Eggleston – The ones we used on the fish fry are the same; fiberglass as well.

Kinder – You really can't tell the difference.

Eggleston – They hold up better than the wood, they are less likely to warp. They are smooth. What I like about the Pella product is that they are historically sensitive to detail. We have always found them to be a good match. It's a solid door.

Kinder – And what's the finish on the hardware?

Rogers – Oil rubbed bronze.

Dyson – The only question I have is the use of fiberglass?

Rogers – My opinion is you can't tell the difference.

Dyson – I know you can't, but they are. But I'm not going to get heavy about it.

Birchenough – I guess I'd prefer the wood too, but I'll go with what you guys say that you can't tell the difference.

Dyson – I don't think it's the fact that you can't tell the difference, the fact is you are taking a wood door that is historically correct. Do our guidelines allow fiberglass?

Eggleston – It's the vinyl that you want to stay away from.

Kinder – Did you look at photographs for 50, 75, 100 years ago?

Eggleston – I did not research it.

Dyson – This might be a good example of when a building is redone, to go back as far as you can to see what was there before. Like the kinds of glass. I know some of them were bigger panes if you go back.

Eggleston – The storefront window that's there; we would replace that totally differently, if needed.

Member Kinder, “I make a motion that we accept the plan as proposed for 16 Jordan Street.” The motion was seconded by Member Birchenough. Upon the unanimous vote of the Board in favor of the motion, it was passed by a vote of 5 – 0.

This matter was concluded at 7:40 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

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Present: Chad Rogers, Chairman
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Ted Kinder, Member
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Emily Hanners, Applicant

Gregg Eriksen, Village Trustee
Doc Huston, Skaneateles
Scott Spanfelner, Camillus, NY
Marcia Watt, 72 Jordan St.
Rev. Becky Coerper, 88 E Genesee St.
Virginia Searl, Rochester, NY
Kathryn Kinder, 1029 Autumn Tree Court
Bob Eggleston, 1391 East Genesee St

At 7:41 pm, Chairman Rogers announced the consideration of the application of Emily Hanners for a Certificate of Approval for business signage at 16 Jordan Street (Rear).

Hanners – This is obviously the east building that faces into the parking lot back behind all the buildings on Jordan. You should have the sign measurements as well. I just want them flush-mounted on that east side wall and then the south side wall, which is the back entrance of Doug’s.

Birchenough – Is this for you? You’re going to paint this on here?

Hanners – Yes. The cedar will be carved out, just to give you an idea of the thickness of the sign, would be no thicker than this, flush-mounted against the wall. So it will either be painted or stained using an opaque stain to match those. There should be paint chips in there as well, so you can see the colors; it’s a dark navy blue and then a white. The letters will be carved into the wood, so the maximum thickness would be the blue, and then the letters will be carved into it in the white. There’s a little bit of a white trim on the outer edge, so it will just be a routed edge. It will be a navy blue; it will look more like what you see in the digital picture.

Birchenough – Sounds like a good sign.

Kinder – It looks nice.

Rogers – Small detail, but you are doing a little curve on that?

Hanners – Yes, they are rounded corners and then the edge will just be routed to give it that little bit of border around it.

Rogers – So that will be recessed in like the letters are?

Hanners – Yes.

Kinder – It's 84 inches; 7 feet.

Hanners – That window below, to give you perspective, if I remember correctly that window is around 100 inches, within the trim work. That window is 100.5 inches wide, so the sign will fit within it.

Kinder and Birchenough discussed the permissible size for the signs. Dundon noted that CEO had reviewed it and did not find need for a variance.

Hanners – This will be centered.

Riordan – And the height of this, versus this sign?

Hanners – that sign is kind of centered right now up higher than what we were going to do. I talked with her about bringing that down over the window. It would not look right if one was high in the center and the other off of the window, so we just thought that was more; to kind of place them over the top of the window at the same level. She's much higher now than where it is; where it will be.

Riordan – I saw it and it's a beautiful sign. Is the height of that about the same?

Hanners – Where it is now?

Riordan – Of the actual sign?

Hanners – What we will do is make sure those are centered. Hers would be slightly above mine. This was imaged over the existing sign location.

Rogers – We were just having a sidebar because we don't know the zoning code and it's not really our jurisdiction. Have you talked with John Crompton about the size to make sure you don't need a variance?

Hanners – When I came in to review the application and make sure I had what I needed, we went over this and he said everything looked good to him. I can double-check with him if you want me to do that.

Rogers – I just wanted to make sure you had the conversation with him. It's really a call by the Code Enforcement Officer.

Hanners – I won't put it up if it doesn't look good.

Kinder – The way it's shown right there is that the same dimensions 84 by 36?

Hanners – Yes, that's how we got those numbers.

Kinder – So that window is about 9 feet then, or 8 feet? About 6 inches on each side?

Hanners – Yes. We scaled everything off of that by measuring the window.

Kinder – You're fastening it directly to the masonry? Put lag bolts in the corner?

Hanners – Right.

Kinder – Just be sure they hit a grout joint rather than going into the brick.

Hanners – Sure.

Member Dyson, “I make the motion that we accept it as presented.”

Eggleston – This winter the wind took care of the storm door; the door that’s there is a non-original full glass french door – it is only 6 foot 8 high. We would like to replace it with a Pella fiberglass door that would be 8 feet high, more the original height. There was a transom panel above it. After putting in the 8 foot door, there’s really not a good height above it for a transom panel, so what we are going to do is put in a solid panel and have that be the location for putting the 6 inch high street numbers. So that would be above it in black. We looked at the colors on the building; there’s actually a couple of greens. The entry door we’d like to do a Hartford green, which is a dark green. That seemed to match up with some of the green siding on that lower area. The trim will be the same color as what is there. We have two windows up there that are in poor condition. I think those are a vinyl replacement window not original to the building. We will put those back with an aluminum clad Pella window which will be the 1 over 1. It’s a replacement window; it’s the exact same size, very thin frame in the side so we don’t disturb any of the trim inside or out. That we are actually going with the Hemlock green which is the color more appropriate to the trim up above. There are some awnings on the front of the building; They are a little dated and don’t get used. They’d like to remove the awnings. They’d like to put two gooseneck lights above the Re-Max sign to put a little light on it. They will be the exact same lights as what they used on Doug’s Fish Fry; Doug’s are a galvanized color, but he’s going to do these in black. That’s our story; do you have any thoughts, comments or concerns?

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Kinder – Why are you using fiberglass doors?

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Kinder – And what's the finish on the hardware?

Rogers – Oil rubbed bronze.

Dyson – The only question I have is the use of fiberglass?

Rogers – My opinion is you can't tell the difference.

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Birchenough – I guess I'd prefer the wood too, but I'll go with what you guys say that you can't tell the difference.

Dyson – I don't think it's the fact that you can't tell the difference, the fact is you are taking a wood door that is historically correct. Do our guidelines allow fiberglass?

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Eggleston – The storefront window that's there; we would replace that totally differently, if needed.

Member Kinder, "I make a motion that we accept the plan as proposed for 16 Jordan Street." The motion was seconded by Member Birchenough. Upon the unanimous vote of the Board in favor of the motion, it was passed by a vote of 5 – 0.

This matter was concluded at 7:40 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Historical Landmarks Preservation Commission
April 20, 2016

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

Dennis Dundon, Clerk to the Boards

No one representing the Applicant

Gregg Eriksen, Village Trustee
Doc Huston, Skaneateles
Scott Spanfelner, Camillus, NY
Marcia Watt, 72 Jordan St.
Rev. Becky Coerper, 88 E Genesee St.
Virginia Searl, Rochester, NY
Kathryn Kinder, 1029 Autumn Tree Court
Bob Eggleston, 1391 East Genesee St

At 7:41 pm, Chairman Rogers announced the consideration of the application of Berkshire Hathaway Home Services for a Certificate of Approval for business signage at 30 East Genesee Street.

Rogers – Is there anyone representing the applicant? There is not. I will do a quick introduction and then we'll see if there's any conversation. They are installing looks like three ¾ inch thick PVC signs with routed letters as per the artwork attached to the application. A photo rendering is attached to the application as well.

Dyson – We're back to the plastic.

Rogers – I'd point out the PVC. I'd also point out the center sign. Overlapping the gable and various levels of trim is probably not something that we typically would entertain.

Kinder – It takes away from that whole detail.

Dyson – You've got way too much color on either side of the words. I don't like the PVC; we have to get away from that.

Rogers – I would agree with that. I would agree with your comment, Kathie, on the extra color.

Riordan – And the number of signs. Do we have a limit on signs?

Birchenough – Square footage or one per face, but the read differently.

Rogers – I think from a comment standpoint we can say too many.

Dyson – It's an improvement over what was there.

Rogers – It's one company.

Kinder – They are CNY Realty, but they are Berkshire Hathaway?

Riordan – I would say one sign like down here.

Kinder – One sign where?

Rogers – There's an old sign panel there.

Riordan – Otherwise it's confusing and a little busy.

Dyson – It's actually overkill. Way too much, way too much for the front – and it's PVC.

Birchough – I think it may be too big; ¾ square feet per linear foot of business frontage.

Rogers – It's my suggestion that we continue this and provide our comments back to the applicant.

The members listed their areas of concern as (1) material, (2) numbers of signs, (3) location on the facade, and (4) color. Additionally, CEO Crompt will be requested to verify that the signage meets the allowed dimensions.

Kinder – Everything is off kilter. This part is over the tunnel. That's not going to work. How far to the right does the building go?

Riordan – Over to the residence door. And they are not part of the business.

Chairman Rogers, "I'll make a motion that we continue this matter to our next meeting -- 7:30 pm on May 18, 2016 – and suggest that the applicant speak with John Crompt on size of sign. We will provide all our comments to them and suggest that they appear at the next meeting." Member Birchough seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.

This matter was concluded at 7:58 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

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April 20, 2016**

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

Dennis Dundon, Clerk to the Boards

Virginia Searl, architect, representing the Applicant
Rev. Becky Coerper, Rector, on behalf of the applicant
Scott Spanfelner, on behalf of the applicant
Marcia Watt, on behalf of the applicant

Doc Huston, Skaneateles
Kathryn Kinder, 1029 Autumn Tree Court
Bob Eggleston, 1391 East Genesee St

At 7:59 pm, Chairman Rogers announced the informational appearance requested by St. James' Episcopal Church, 98 East Genesee Street. Ms. Searl introduced those who were present and described the current condition of the entrance to the parish hall in winter. The driveway slopes downward and the snow can melt and freeze forming slippery surfaces. While not part of the master plan, there is a need to have a safe entry into the parish hall. This complements the desire on the part of the church to have a universal entry which gives access to a handicap lift between the upper and lower floors of the parish hall for accessibility.

Rev. Coerper described that the parish's overarching goal is to provide elements to the building that would allow it to better serve the community. They have noticed an increased use of the space. The design goals for the last project were safety and universal accessibility. Only the church is currently accessible. If the space is to be used, there must be an accessibility solution. The parish offices are on the upper level and all meeting spaces are on the lower level. They hope to develop a design that will compliment the beauty of the building, but be modest, while providing safety and accessibility.

Ms. Searl described that the design is in the preliminary phase and tonight's discussion is in generalities. They would like to add a door near the meeting of the hall and the church building, but in the parish hall. The plan includes a new walk that extends down the east side of the church wall. It will connect to the street sidewalk on the north and the main hallway on the south. A cover over the door is to stop before the first buttress to the north. The cover is not just a roof, but also not enclosed. A small addition is needed on the north side of the parish wall, otherwise all construction is focused on the parish hall. There will be a retaining wall that connects to the church and supports the walkway and railing on it, and will be attached to the church. It will be constructed out of grayish stone; probably without quoins. The west panel will be the entry panel. The cover comes to the second buttress, but the roof does not connect to the church. The basement windows are retained and a grate is added to retain the light. The window wells will be raised. The entry will come in at the church floor level; the lift will be used to access the lower level.

The members asked numerous questions to gain a better understanding of the project and to determine any feasible alternatives. The members described concern about cutting the windows and with changing the eastern façade of the church. They felt the project is a worthwhile thing to do but don't want to see it impact the church building. Building up against what is one of the great buildings in the Village is a concern. The members explored the idea of coming in at mid-level; suggesting that the architects look at mid-level and the connector. Chairman Rogers called it a very difficult design problem; perhaps there is an idea that avoids having a retaining wall up against the church.

The applicant plans to attend the May meeting either in another informal session with drawings or a submitted application. They will contact CEO Crompton regarding timing.

This matter was concluded at 8:54 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

**Village of Skaneateles
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Present: Chad Rogers, Chairman
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Kathy Dyson, Member
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Dennis Dundon, Clerk to the Boards

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At 8:56 pm, Chairman Rogers announced a discussion on the issue of signage in the historic district, including draft Local Law #4 of 2016, including sandwich boards and community event signs. The Board of Trustees will hold a public hearing on April 28, 2016 on the proposed law. Members of the HLPC have been invited and will try to attend. This Board has previously made several recommendations on signage to assist in the consideration of this law.

Chairman Rogers said that he had met with the Mayor to discuss possible ways of providing locations for community event sign display. The Masonic Temple yard has been discussed. Community event bulletin boards (multiple sign holders in which signs could be slid in and out) could be placed at sponsoring organization locations, possibly. The traffic light pole at Genesee and Jordan could hold multiple hard signs or banners. Chairman Rogers displayed a rendering of that solution, but noted that placing and removing the signs would create management considerations. Signs either flush to or projecting from the buildings on the south corners of Genesee and Jordan might also be possible. The building owners have seemed supportive of that possibility. Member Dyson suggested that Village crews could change to signs on the signal support pole and said that she likes chalkboards at the restaurants.

Regarding the event signs, Member Riordan expressed that such signs and banners should be for community events only, should need approval, and that the focus for this should be the non-profits. This is not for business advertising. Member Dyson suggests that banners are effective and could be on streetlight poles. Member Kinder remarked that sandwich boards are effective. Member Dyson suggested that 5 days after the event is too long for removal of the sign.

It is the sense of the Board to reiterate its support for projecting signs as outlined in the HLPC's recommendations dated 1/25/2016. The Board recommends that the code be revised to allow such signs.

Member Dyson said that she had discussed expansion of the historic district with the mayor. It was his opinion that any such movement would have to be a grass-roots effort that needs to create considerable community support. Chairman Rogers asked if a property owner could seek to add the property to the district? On a broad level, Member Dyson said that she is not convinced that the commission even needs to deal with exterior paint colors any more.

This matter was concluded at 9:34 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards