

Village of Skaneateles
Historical Landmarks Preservation Commission
April 18, 2018

Present: Chad Rogers, Chairman
Dave Birchenough, Member
Kathie Dyson, Member
Lisa Riordan, Member

Dennis Dundon, Clerk to the Boards

Kim Weitsman, 45 W Lake St
Bob Eggleston, 1391 E Genesee St
Pat Scutari, 26 E Genesee St

Absent: Ted Kinder, Member

At 7:30 pm, Chairman Rogers called for the application of Scott Elia for 91 East Genesee St., informing the Board that Mr. Elia was not available this evening. Chairman Rogers continued that the Board should consider scheduling a public hearing for next month, since that is a requirement for approval, under Section 225-25 G. (3) (c).

Chairman Rogers recapped the submission for the replacement porch steps that are to be installed to replicate the original condition for this dwelling. The Elias had submitted historical photographs as part of the revised application. The photos clearly show the steps without a railing, which could be a building code issue. The applicants are proposing to use pressure-treated stringers, pressure-treated risers, one-inch thick mahogany treads, and pressure-treated 2x4 trim around the lattice.

The Board members had several questions in connection with this review. These minutes will be shared with the applicants, so that they can provide the information.

- What is the material currently used for the porch decking?
- Is the porch decking real wood? A Trex-type product would not be appropriate.
- What is the finish on the porch decking?
- What is the proposed finish for the mahogany treads?
- Is the lattice product a real wood product?
- What is the proposed timing for painting the pressure-treated components?
- What negative effects would occur from immediately painting the pressure-treated components?

Member Dyson, "I move that we continue this matter and schedule a public hearing on May 16, 2018 at 7:30 pm." Member Riordan seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.

This matter was concluded at 7:34 pm.
Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Historical Landmarks Preservation Commission
April 18, 2018

Present: Chad Rogers, Chairman
Dave Birchenough, Member
Kathie Dyson, Member
Lisa Riordan, Member

Dennis Dundon, Clerk to the Boards

Kim Weitsman, applicant
Bob Eggleston, architect, on behalf of the applicant
Pat Scutari, on behalf of the applicant

Absent: Ted Kinder, Member

At 7:35 pm, Chairman Rogers called for the informal presentation of the proposed approaches in connection with the Elephant & Dove application of Kim Weitsman for 9 East Genesee St. The applicant requested this meeting with the Board prior to the consideration of its application in order to receive any informal feedback from the Board that could be helpful in tailoring its application. In presenting the various design components, Mr. Eggleston and Ms. Weitsman made these points:

- The restaurant change of use was approved 3 years ago, the applicant did not know what changes might be suggested to the exterior of the building.
- The applicant has only submitted interior alterations, so this project has not been before this Board previously. They are now beginning to put together the exterior.
- This building was previously a restaurant in the 90s.
- The restaurant front door must be outswinging in accordance with building codes.
- The existing front stoop has space into which the door may open, and steps to the west to minimize intrusion into the Village sidewalk right-of-way
- The applicant is contemplating cleaning up the concrete front stoop structure and leaving it in place.
- The mechanical equipment mounted on the roof will be largely out of sight.
- Historically, the front façade has not changed much. Mr. Eggleston illustrated that by showing pictures of the building. There was a continuous awning that stretched across the front of the building. The historical front door was taller and had a transom above. That door was inswinging.

- For the front façade, the plan is to retain the original large windows on the first floor. The door will be 8 feet high and a transom will be fitted above it. Muntin divisions and a spring top will be used to mimic the second floor above.
- A wrought iron railing will be used with the concrete steps.
- The design concept will use split awnings with light fixtures on each side. The design contemplates that the awnings will carry signage, and will project some 3 to 4 feet.
- On the rear side, the vinyl windows will be replaced with aluminum clad wood windows
- The three-sided roofed enclosure in the rear will be used for takeout; stairs will lead slightly below grade.
- Doors will have a $\frac{3}{4}$ arch-top light with a 4 grid in it. Transom will be proportioned to the windows above.
- The left rear door will lead to the first floor. There is a handicapped lift provided.
- Over the back door there will be an awning installed.
- The existing aluminum siding is to be repainted
- The roof equipment does not become visible until you get back to Johnny Angels. Existing equipment will be reused; a vent hood will be reinstalled
- On the east side, there are several windows that have been covered over. Where visible, they will be replaced.
- While the large windows in front are old, they will be retained
- They will be replacing the exhaust hood on the roof
- There will be a skylight to allow natural light into the second-floor dining space. They are new additions to the building.
- A person, standing on the sidewalk across Genesee Street will not be able to see the skylights because they set back. A person standing east of the building will begin to see the skylights around the M&T Bank building.
- The color palette is Main body of building = Chelsea Gray; Trim = Westchester Gray; and Windows = Tricorn Black. Awnings will be red and white stripes
- The concrete steps should remain plain, and the corbels are to remain

Member Dyson asked if transom was originally glass or solid. Mr. Eggleston saw historical photos to show both options. The proposal is to use glass, with mullions to mimic the second floor windows.

Member Riordan observed that the mullions look very thick. Mr. Eggleston satisfied her that it was a function of the software rendering and not the design. They will be standard thickness.

Member Dyson expressed preference for a single awning across the front calling it “simple and clean” and noting that it provided protection to patrons at the door.

Mr. Eggleston asked about cladding the front stoop area; Chairman Rogers suggested it remain as is, uncovered.

Member Dyson believes that the skylights alter the building's basic historic integrity – whether invisible, partly visible or wholly visible. She asked that a sightline be developed for the westward view. Chairman Rogers noted that from all sides of the building they are set back.

Mr. Eggleston said that he would approach the Trustees regarding a sidewalk bench adjacent to the stoop.

Mr. Eggleston mentioned that they may propose a somewhat different treatment of the awning configuration above the eastern door in the rear.

Mr. Eggleston stated that the full design would be complete for submission to the Board for the May meeting. Chairman Rogers said that a public hearing would be scheduled for the May meeting.

This matter was concluded at 8:22 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

**Village of Skaneateles
Historical Landmarks Preservation Commission
April 18, 2018**

Present: Chad Rogers, Chairman
Dave Birchenough, Member
Kathie Dyson, Member
Lisa Riordan, Member

Dennis Dundon, Clerk to the Boards

Absent: Ted Kinder, Member

At 8:22 pm, Chairman Rogers called for any other business. Member Dyson asked that the Board give consideration to expansion of the historic district, and ways in which that might be accomplished. She reiterated the need for significant grass-roots support. Chairman Rogers suggested a possible opt-in scenario, in which owners could choose to join the district. After discussion, the meeting was adjourned by acclamation at 8:23 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards