

Village of Skaneateles
Historical Landmarks Preservation Commission
November 5, 2018

Present: Chad Rogers, Chairman
David Birchnough, Member
Kathie Dyson, Member
Ted Kinder, Member

Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the applicant

David Simmons, 28 East Genesee St

Excused: Lisa Riordan, Member

Re: Public hearing on the application of Vista Dell Acqua, LLC/Thom Filicia for
Certificate of Approval to replace roof-top deck and railings,
To add new railings required by code and to alter the south facade
at the property addressed as 38 East Genesee Street

At 7:30 pm, Chairman Rogers opened the public hearing on the Vista Dell Acqua application.

Mr. Eggleston described that this mater started out as a rooftop deck built by David Lee and Bill McCawley, having a roof hatch and a ship's ladder leading to it. Nick Huss recently replaced the deck in kind, but did not realize it needed to come before the Board. The instant plan is to add a railing to the back side, in order to be code compliant. The intent is to leave the wood natural, so it will turn gray over time and will not stand out.

Mr. Eggleston said that Thom Filicia wishes to clean up the shingles on the back and proposes to use a cement board siding in pearl gray with white trim. The cement board, where used, would be installed with the smooth side showing. The bottom windows will stay the same, but on the first floor he would replace the picture window with French doors going to a faux balcony. He will bury the air conditioner conduit in the wall. On the second floor there would just be a replacement of the railing with white composite and wire. The third floor deck currently extends 16 feet to the south of the enclosed living area. The plan would be to bring it further toward the lake -- nearly as far as the Kiltz building extends out. The third floor wall will remain unpainted brick.

Member Dyson said that she does not consider the use of cement board to be an appropriate historic replacement. Where wood siding would have been used, it should be the replacement material. Chairman Rogers noted that cement board is on the Board's list of preferred materials.

Member Dyson said that the Board should have guidelines for the lake side of the Genesee Street buildings.

Mr. Eggleston clarified that the cement board would be used on the attic, second floor and first floor. Windows would be Pella or Marvin wood windows with aluminum cladding in white. They will not be fitted with grids. Railing posts will be white composite. The exterior vertical extension ladder has been there and will remain, possibly for safety exit.

Chairman Rogers opened the public comment portion of the hearing. There was no one desiring to be heard in support of or in opposition to the application. **Member Kinder, "I move that we close the public hearing." Member Birchenough seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 - 0.**

Member Kinder, "I move that we approve the project as described in drawings submitted with the application, subject to (1)the third floor brick is to remain as is, (2) the use of wood windows with aluminum cladding, and (3) the rear siding will be HardyPlank in Pearl Gray installed with the smooth side out." Member Dyson 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 7:49 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

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Present: Chad Rogers, Chairman
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David Simmons, applicant

Bob Eggleston, 1391 East Genesee St

Excused: Lisa Riordan, Member

Re: Public hearing on the application of David Simmons on behalf of Merle Whitehead
for Certificate of Approval to construct a replacement second-floor roof-top deck
at the property addressed as 28 East Genesee Street

At 7:50 pm, Chairman Rogers opened the public hearing on the Simmons application.

Mr. Simmons introduced himself and noted that the building is the offices for Howard Hanna Real Estate. This deck is to be a replacement for one removed 5 years ago on the second level. While a smaller deck would have been preferred, the bearing beam that will support the deck structure is 11.6 feet out, so the deck will be 12 by 16 feet in size. The railing on the lower deck, a wrought iron appearing aluminum railing will be matched by the railing for the upper deck.

Member Kinder asked if there were any change to the façade? Mr. Simmons said no. Chairman Rogers asked if it will be a new wood deck? Mr. Simmons said it will be a composite material with a pressure treated wood border. Member Kinder asked if there is a need to step up to access the deck? Mr. Simmons said one has always had to step up. Member Kinder asked about the railing? Mr. Simos restated that it will be an aluminum railing in black that will match the lower deck.

Chairman Rogers opened the public comment portion of the hearing. There was no one desiring to be heard in support of or in opposition to the application. **Member Dyson, "I move that we close the public hearing." Member Birchenough seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 - 0.**

Member Kinder, "I move that we approve the application as designed." Member birchenough 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 8:00 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

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Present: Chad Rogers, Chairman
David Birchnough, Member
Kathie Dyson, Member
Ted Kinder, Member

Dennis Dundon, Clerk to the Boards

Excused: Lisa Riordan, Member

Re: Other matters

At 8:01 pm, Chairman Rogers entertained discussion on other items.

First the Board discussed generally the level of concern that should be extended to the lake side of the Genesee Street buildings, noting that it a useful check and balance. Even though that portion of the buildings is not visible from the street or sidewalk, the Board's usual subject for concern, the rear side is visible to the public from the lake.

Next, Member Dyson said that she expects Kathy Burke, the owner of 10 State Street, to voluntarily submit her house for inclusion as part of an extension of the Village's Historic District. The Board recognizes that an area-wide expansion of the Historic District has been a matter of some controversy, and would likely require a substantial positive expression from affected homeowners to be enacted. However the Board feels that there may be other owners, like Ms. Burke, who see District inclusion as a valuable enhancement to their property. The Board questioned if there might be some owner-driven mechanism open to the Village to enable such owners to achieve recognized historic status. After further discussion by the Board, chairman Rogers asked Mr. Dundon to contact Jordan Pavlus, Village Attorney, to recommend a method for adding a property to the Historic District.

This matter was concluded and the meeting unanimously adjourned at 8:27 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards