

**Village of Skaneateles**  
*Historical Landmarks Preservation Commission Hearing*  
March 10, 2010

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In the matter of the application submitted by Juliette Sharpe for a Certificate of Approval from the Commission to add an elevator shaft and new stairs and exterior alterations to the south side, new store front on East Genesee Street, replace windows on the 2<sup>nd</sup> and 3<sup>rd</sup> floor on the north side, and new exterior colors for the structure addressed as 52 East Genesee Street.

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Present: Charles Williams, Chairman  
Andrew Ramsgard, Member  
Pat Blackler, Member  
Katharine Dyson, Member  
Beverly White, Member  
Mona Smalley, Member  
David Neibert, Member  
Kihm Winship, Member

Jorge Batlle, Clerk to the Historical Commission

Julie Sharpe, Applicant  
Robert Eggleston, Architect for the applicant

W. Mahood, West Lake Street

Absent: Karlene Miller, Member

Chairman Williams opened the public hearing at 7:35pm announcing the application of Juliette Sharpe for 52 East Genesee Street.

Robert Eggleston, Architect for the applicant made the presentation. He said, "Julie has owned the property here at 52 East Genesee Street for a few years and would like to be able to stay there through her retirement. Therefore was thinking – the stairs on the back of the building are in tough shape. They are wood stairs. They have outlived their useful life and that she'd like to put in something better. Also, she wanted to put in an elevator to make the building handicap accessible, so she can continue to live in here golden years on the second floor.

One of the other things that we are working on – not that it is relevant to this application or your decision – is 56 East Genesee Street has a deeded right-of-way through her building using the stairs that come down to the front to East Genesee. Wes Clark, 30 or 40 years ago, blocked off the doors that cross the property line. But the easement still exists. Linda Roche, who owns the building currently, is interested and has actually put doors in her back addition that come over and use these back stairs on the outside. With the current Building Code, we can not pass from one building across a property line into another building. Therefore, we have designed

the elevator and the stairs as an exterior stair and elevator, so that we have the ability to grant Linda Roche and easement in exchange for the one that we want to get rid of. So, that her building can also use the stairs and elevator, so it is kind of a two-fer here to make 2 buildings safer and more Code compliant.

The stairs will be made out of steel in that stairs that service more than 2 stories can not be wood. They need to be made of steel. They will be with concrete treads so they will be nice and solid. What we proposed is there will be steel tubular posts on the corners and keep the detailing fairly simple with wrought iron railings on them. We will be extending the roof – there's a gable roof in the back of the building. We will extend it over to provide the roof covering for the elevator shaft and the 3 or 4 foot wide walkway on the 2 sides of the elevator shaft. Then the stairs themselves will be open, although because they are a switchback stair they will provide protection on the successive flights on down to the basement level, and the parking in the back.

Also, what we'll be doing is taking out the *Cate & Sally* small retail space to provide a corridor that connects Genesee Street to the back elevator and stairs. This will allow public access through the building, back to the stairs and down to the basement level, to the office that Julie uses for her massage business. Currently people have to walk around in the back right-of-way area, instead of being able to come off the public access on the front. So, it will provide that additional amenity.

There are a few other alterations to the back of the building. In conjunction the elevator shaft will cover up part of this existing large window on the 3<sup>rd</sup> floor. We will reduce that putting in 3 double hung windows in that back area. On the side, on the second floor, we'll have to change a window on Julie's family room space so that it misses the stairwell. Also, on the basement level, the door to the office will be relocated and a window filled in to make the necessary accommodations for that. So, these are all just minor alterations of windows on the back side- the south side.

At the same time seeing how this will kind of be the last chance that Julie has for making major upgrades to the building, we felt that it was appropriate to address the 1950s store front façade, or aluminum, glass and mirrors. Although I'm sure that this will be an historic relic that people will want to emulate a hundred years from now, so let them. We did some research and we did find, thanks to Pat Blackler, our best photograph has a ten foot snow bank... but we do have details of what the front looked like, and we are copying this turn of the century appearance with large pane and transoms above. And then the solid panels below in that area. There were also come other photographs in you file that show a little better some of the detailing of that.

In the original building, or the early stages of the building, they actually had – it's a 5 bay front. The widest on Genesee Street shot of Legg Hall. 3 bays were for one store with the center recess and two bays had a smaller store there. What we are looking at doing is having 3 bays be the glass front and then have a recess, because we also want to get handicap accessibility from the street. We have that nasty little 4 to 6 inch step to come up. So, the sidewalk does rise as it goes to the east. So, this is the smallest area that we have to rise up. We are putting in a recess so

we can transition on the walkway into, and have a side entrance to the Vermont coffee store. And also recess into this common lobby for going back to the office or the elevator.

Chairman Williams asked, "that's just replicating what we have right out here on the Village Office." Member Ramsgard asked, "it is going to be flush or not flush?" Eggleston said, "we are going to try to get the transition so it tapers up. We are not quite sure what we are going to find. There's a concrete curb 12 inches out in front of what was the original stone curb. We don't know if that stone is still there, or if it has been replaced with concrete. We'll have to see when we go into that what the material is that we are dealing with. With the Village Office, we actually we able to take the stone and chisel it away to make the transition threshold – which worked out very nicely.

Chairman Williams said, "if the stone is not there we can get you stone. It belongs to the Village, up at the cemetery." Eggleston asked, "can we pick the name? It would have to say Williams or he'd have no rights to it. The stairs without rebuilding the stairs, we can't get the stairs in the alcove. We would have like to have done that. So, we will have the existing stair residential entrance facing the street. Then this portion in here is recessed back with that transition sloped floor area. Minor interior alterations, which you are not interested in. We will be replacing the toilet in Vermont coffee so they will have a handicap toilet space, Rearrange the internal stairs to make room to make the elevator work.

What you are really interested in are the exterior finishes. Also, we will do window replacements. There's a couple series of vintages of vinyl windows in the building now. We are going to use a Pella simulated divided light glass similar to what has been used on other buildings here. We choose to go with the 6 over one, and we pulled that off from the old photograph. The second floor did have a 6 over one. I think having some variation along the front – there are some buildings that have the 2 over two. There's some that have the 6 over six. Some still have the one over one. So we thought that we would use the 6 over one for this grouping of windows. The lower area - we will use the simulated divided lights for the transoms all the way across the front. These will be solid painted panels made of probably a composite material as opposed to wood, just so we can maintain a reasonable finish on that.

We have gone through and picked out colors for this. The Drivit is the *Sunset Yellow*, which is this color right here. Actually we don't have the Drivit on the front façade. We do have that will be the elevator shaft finish." Member Winship asked for an explanation of Drivit. Eggleston said, "it's a exterior insulated finish system. It is a modern version of stucco. It's used on a number of buildings. It has texture like stucco. There is the color which is *Sunset Yellow*. That is in the back. That's kind of the basis... that will be the shaft and we are also going to be putting it over the block on the basement level, which is in a pretty nasty condition right now. Also, the back side of or the side face of Linda Roche, she had the brick on the back. She returned the brick back 12 inches. Then it's just raw block here, not knowing how any of this might finish. So, we are also going to put the stucco over the block just to finish that off on her side of the building as well." The Chairman asked, "she's putting in a new door or something up on the second and 3<sup>rd</sup> floor? That frame was not in good shape." Eggleston said, "right. She has to have solid doors in that because it is on the property line.

Eggleston continued, “then what we are going to do is on the front, we are going to have a combination of 2P, 3P and 4 which are Benjamin Moore colors. We have the *Sandy Brown* is our medium color. That is the number 046. That’s the P3. That’s going to be like the trim color around the window. That is the *Sandy Brown*. We are back to the front. We also incorporate this in the back. Then we have the *Raisin*. That’s going to be the P4. We are going to have like the trim in and around the corners here with an accent and also the steel on the back is going to be that darker *Raisin* color. We have *Corinthian White 162* is going to be the actual panels. So, what you’ll have is kind of the frame, the panel and then we have accents of this over here.” Member Winship asked, “the panels are kind of inset?” Eggleston said, “correct, those are recessed.”

Member Winship asked, “on the right hand side of this drawing, if I am out walking on the water, what am I going to see? Am I going to see where the elevator is and where the stairs are? What will I be seeing?” Eggleston said, “what you’ll be seeing is really the railing. This is the wrought iron rail and then there will be the metal posts. They will be like a 10 inch ribbon which is the floor of the landings. So, this will be the darker but it is broken up areas. The wrought iron rail with the strips.” Member Winship asked, “is the wrought iron in that dark brown accent?” Eggleston said, “in the dark brown, correct.” Member Neibert asked, “the elevator shaft behind it is?” Eggleston said, “the elevator shaft is the yellow, covered with the stucco and trim around the windows. We are looking at putting just small windows in the elevator shaft so as you are going up, it’s not claustrophobic and dark – more pleasant, just to let light in. Then we have the new doors - will be the P3 which is your *Sandy Brown* finish It is a medium color and a lighter stucco on that. Then, what we are going to do is paint – this is aluminum siding on the back. We will paint that the P2, P3 for the trim colors on the back. So, it ties the whole building together.” Member Neibert asked, “just the lower part is block?” Eggleston said, “that’s the stucco.” Member Neibert asked, “then from there on up it’s aluminum sided?” Eggleston said, “this is aluminum siding that will have the P2 color on it. Then the P3 a little darker accent. Then we have the Pella *Poplar White* (presented a sample). Sharpe said, “if we don’t do Pella, we can still get those colors.” Eggleston said, “absolutely, and that is a soft white color, the *Poplar White*.”

Eggleston continued, “she has the existing brick on the front. We are going to reuse the existing *Chocolate, Coffee, Specialty Food* sign. It will just be taken off and put back.” Member Ramsgard asked, “what is the soffit in the ceiling of the recess?” Eggleston said, “probably we’ll go with the *Corinthian White*.” Member Ramsgard asked, “what is the material?” Eggleston said, “actually, we haven’t talked about that.” Member Ramsgard said, “that is kind of an important detail.” Eggleston said, “exactly. I can see that as kind of a bead board type finish – like an Azak bead board that is painted.” Member Dyson asked, “I assume that that gap is going to be molded in - filled in, where that drain pipe had come down?” Eggleston said, “yes.” Sharpe said, “I’m kind of partial to that.”

Member Winship said, “on the front, on the second and 3<sup>rd</sup> stories, the brick, remind me what that color is?” Sharpe said, “brick.” Member Winship said, “well it’s brick. But is it like a sandy brick with a red tint.” Eggleston said, “salmon. The colors we look at, the Falcone Building kind of has this kind of coloration type. We have a very strong green in the Village Office. We have a very strong red in the Roche building, and we thought this would be a nice thing in a little lighter contrast to this. Not try to be as strong as those 2 elements.”

Chairman Williams asked, “are you going to try to reproduce the big windows – those going to be polished plate or float glass?” Eggleston said, “we’ll let you know when we find out. It will be Pella insulated glass. It’s a plate glass that they use today... Cardinal makes the glass for Pella, I believe.” The Chairman said, “they probably aren’t making any polished plate glass anymore.” Eggleston said, “probably not. I know that you know how. You’ve been researching it.” Member Dyson said, “it looks fine to me.”

Member Winship asked, “can anything be done with those windows on the back?” Eggleston replied, “we shall take donations.” Sharpe said, “time out here. I’m not sure I’m going to have the money for all of it yet.” Eggleston said, “I kind of shamed her out in doing the front of the building.” Sharpe said, “I had no thought of doing the front when I started this. And that will be the last part of the project. I’ll be right up front about that.”

Member Neibert asked, “what is that lower and second floor on the back? Is that an apartment?” Eggleston said, “this is the chocolate shop. This is Julie’s apartment.” Member Neibert said, “not those up there, the 2 bottom ones.” Eggleston said, “this is Julie’s office and this is the chocolate shop then you have her apartment and then the other apartment on the top.” Member Blackler said, “*Cate & Sally* is the vestibule.” Chairman Williams asked, “*Cate & Sally* is going to disappear?” Eggleston said, “yes.”

Member Neibert asked, “is there a way to put a double window on the second floor to kind of match the dimensions of the first floor.? Is that impractical?... You have a double window on the ground floor then a single one then all of those.” Sharpe said, “it’s a store room for the chocolate shop.” Member Neibert said, “appearance wise, to me if it were a double on that second floor to sort of match the width of the bottom.” Sharpe said, “it would be wonderful if it was free.” Member Dyson said, “that’s there now so you aren’t really changing it.” (multiple conversations.) member Ramsgard asked, “Julie, as I understand when you mean ‘up front’ you are saying that the front may not happen?” Sharpe said, “the front will happen but not until after the busy season this summer.” Eggleston said, “the schedule is – she will do the 3<sup>rd</sup> floor renovation, those 2 apartments are now vacant. She will start with the 3<sup>rd</sup> floor – reconfigure the 3<sup>rd</sup> floor apartment. Then she’d like to start and do this Summer the elevator and the stair way. She can’t really interrupt the chocolate factory, and we are planning to do that next January, when she’s got her after *Dickens*, so we are scheduling that for next year. That’s only 10 months away. That will be the sequence of doing the project.”

Member Blackler asked, “so when does the façade get started?” Eggleston said, “the front façade, will be done in January of 2011, which is 9 ½ months away.” Member Blackler said, “w so we are not going to see any changes walking up and down Genesee Street.” Sharpe said, “not immediately.”

The Chairman asked if there were any more questions or comments? Member Smalley said, “I like the colors.” Member Winship said, “it’s going to look great.” (side B) Member Ramsgard asked about the roof? Eggleston said, “it’s match existing.” Sharpe said, “it’s the only brown roof in the row because the Historic wouldn’t let me put them black last time I replaced them. They were all black.” Chairman Williams asked, “the gutter system is all going to the Lake

or internal?" Eggleston said, "yes, it's internal gutters." Sharpe said, "it makes a big difference along the street all Winter." The Chairman asked, "air conditioning units? They are on the ground in the back." Eggleston said, "yes. We have a unit that we are relocating underneath the stair well in the back over in here." Sharpe said, "the 3<sup>rd</sup> floor I haven't fed then in yet to examine where it can go...mine are internal. Some hang over the street." Member Blackler said, "we've been through that." Sharpe said, "we have. I remember."

The Chairman said, "it is not our bailiwick probably on the fire wall extension. That's no problem." Batlle said, "the elevator is beyond the partywall...it should have been done years ago but it never was."

The Chairman asked for a motion. Member Winship said, "**I would be happy to move the we accept the plans as presented and the colors as presented.**" Seconded by Member Dyson.

The vote was 8-0 in favor of the motion. The hearing was closed at 8:05pm.

CC: Eggleston, Williams