

Village of Skaneateles
Historical Landmarks Preservation Commission
September 8, 2010

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 2nd and 3rd floor on the north side, and new exterior colors for the structure addressed as 52 East Genesee Street.

AN UPDATE & MODIFICATION

Present: Charles Williams, Chairman
Andrew Ramsgard, Member
Karlene Miller, 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

Chairman Williams opened the meeting at 7:33pm. He read the notice announcing the application of Julie Sharpe for 52 East Genesee Street.

Robert Eggleston, Architect for the applicant made the presentation. He said, “we do have a few modifications that we want to discuss with you relative to changes. Andy Ramsgard pointed out that there was a discrepancy in the front elevation and the floor plan down here. In the plan that you had approved we haven’t made any changes there. I realize that this was a little older version than this. So, on the new plans dated September 8th, we have made this plan match this elevation, so there’s no question.

We have a couple of other little revisions. So, I have given you some September 8th plans to look at – very similar, and I’ll point out any of the differences that we have. This plan is so fresh that it is actually green around the gills.” Member Dyson asked about the plans that the presently have? Eggleston said, “they are almost up to date but not quite.”

Eggleston continued saying, “there are no changes on the front elevation from what was approved. I did show for references and existing vent that sticks up in thee front. So, we are going to talk about some rooftop structures. That vent has been here since that book was written, and we are not changing that. On the back - the major change is that when it got down to the

final negotiations, pricing and all the, Linda Roche decided not to participate in the elevator and stairs. So, as a result we have made the elevation internal to the building. It's in the same place. It's just that we are now enclosing off the access directly in front of the elevator will be interior space. Then you come out to the exterior stairs from that. So, it's a very slight difference, but it is a difference and we wanted to bring that out.

The other thing that we found different is the New York State Building Code requires for an exterior stair to provide a means of keeping it free of snow and ice and protected. We want to keep it open just so visually it wasn't quite as open and massive. And we were looking at putting electric heat in the pads to melt off any snow or ice. Except it became really cost prohibitive. So, we are kind of forced into putting a roof on the back side. To minimize the roof we have this roof that was approved for over the elevator. So, we are going to put a steeper 10/12 pitch over the top. So, this was the approved low pitch roof in line with the existing roof. Then we'll have a steep sloped roof coming over this. It will jeopardize a little bit of the side view from Julie's apartment. But we tried to minimize the bulk of it. This will provide adequate protection from rain and snow coming straight down.

What we'll have is – we'll have a gutter on the end of this which we would have anyway, which will catch the bulk of the water. We'll have another gutter on the end of this just to catch a small amount gutter and the water will all be directed down into a drain to the Lake so that we don't have any ice build-up or any issues of that nature. So, the major difference we are looking at is we've added a roof area over here and a 10/12 pitch. We'll still have the posts coming up. So, these posts will come up to support the roof. I don't think it's that drastic a change other than just the solution for trying to protect the stairs.

Another thing and I tried to 'cloud' all the changes so that they were identifiable. Julie has decided that she'd like to have a sliding door come out on onto the deck. Before we were just filling in, replacing windows in the space there. So, that will be an 8 foot slider door that will provide access out onto the deck.

Then the air conditioners. They have air conditioned the upper level and they put the air conditioning unit up on the roof. They've kept it close to the parapet so it's actually along side of this existing parapet. It's set 6 feet back. So, you visually can not see it from the street. I have some photos that I took. (Presents photos to the Commission) So, this is what the unit looks like. We've put it up there so you can get a true sense of what it would look like. And this is from the street, albeit it dark and zoomed in on my cell phone. This is that existing vent. There's no a/c. This is the Village's a/c that sits right in the top of the roof. We have decided not to do that. So, this just to give you a reference – this is the vent, the historic vent. There is no A/C visible. This is taken from along side of the Barrow building (The Sphinx) ... and this is the air conditioning for the Village Office which is sitting right up on the ridge. We chose not to do that. What we'd like to do is when Julie does her second floor renovation, she would like to add air. So, we are going to add another one, another 6 feet down. Again, it will be along side of the parapet that's existing and it won't be visible from the street. You really have to be way out to see it from the Lake.”

Chairman Williams said, “while we are still on this one, you are sealing up a door?” Eggleston said, “yes. Because we are enclosing the stair, we can’t have any connection between Linda’s building and our building internally. So, she had some doors there that she obviously will lose the ability to use. She has no right to use it. She has no legal access to it. We were trying to work that into the deal. She choose to abandon her non-permitted use of these stairs.” Julie Sharpe said, “actually they never used them because there’s a railing that came through. You’d have to climb over a railing to use it.” The Chairman asked, “so that’s going to be blocked in?” Eggleston said, “right. We have to provide a 2 hour separation on that exterior wall. That takes away a lot of the concerns that Steve Krause (Planning Board) had about fire separation”

Eggleston continued, “so those are the changes. One last item - there’s an electric cable that was running up right along side of the edge of the building. I had a photo but I don’t know if I submitted it. But it’s on my camera back at the office. Or it’s right around the corner. Right now there are about 3 or 4 conduits that run up the outside because Julie’s electric room is right at the base, right in here. So it is coming out and just running up on the corner on the outside, which is the easiest way to provide the cables to go up. There actually are 2 conduits that are now abandoned that could be removed. Then we have just the cable for the new electric service that’s there. It’s fairly inconspicuous in the corner. So, I have pointed that out on the plan, where that is located.

The color schemes all remain the same – same materials and all of that. We tried to clean up any of the little details.”

Member Winship asked, “on the new steeply pitched roof that’s coming out, from a distance that if probably going to read as a horizontal surface, right? What kind of surface are we going to be looking at?” Eggleston said, “we were going to put the same architectural shingle on it. It’s a 10/12 pitched roof. So, it’s not quite a 12/12.” Member Winship asked, “what shingle is that?” Sharpe said, “a brown thing that went on years ago by accident and because it’s historic now, I was going to go back to black and was told that I couldn’t do it. So there you go.” Eggleston said, “it will be that brown. I think it will actually go with the paint colors that we have.” Sharpe said, “I laugh. People say which one is yours? I say, the only brown roof in the row.” Eggleston said, “we have *Sunset Yellow* as our Driviv color. We have *Corinthian White*, *Sand Brown* is our trim with Raisin as our accent.” Member Winship, “the family of browns.”

Chairman Williams said, “these are minor changes from the 31 August page which we had not seen before.” Eggleston said, “the 31 was what I was going to present. The August 8th presents all of those.” The Chairman said, “refer back to the 23 February.” Eggleston said, “the 23 February was what was approved.” The Chairman said, “right. Those are major changes compared to 23 February. And you have made some minor changes since 31 August.” Sharpe said, “we were still hoping it could be a joint use elevator at that point. Stuff happens. I was trying to be a good neighbor. She has no access from the lakeside. Her tenants have to walk down the street and down that driveway to get to their cars.”

Member Winship asked, “going from the open plan that you had before for the elevator, and now the closed, primarily visually what is the difference?” Eggleston said, “visually, the only thing different is the same door is brought forward and it will be in line with the shaft

wall.” Sharpe said, “actually I feel it’s safer.” Eggleston said, “I think it is. We had to do the extra elevator as a joint venture because she couldn’t come into our building. She could come on to our porches and our stairways, but she couldn’t come into our building.” Member Winship said, “so, essentially it’s just a wall that’s moved forward. Does that interfere with anybody’s view from the side or anything?” Eggleston said, “no.”

The Chairman said, “that downspout goes down somewhere.” Eggleston said, ‘to the Lake.’ Sharpe said, “there’s one on the east side of the building that goes into an underground to the Lake.” Eggleston said, “we’ll have a downspout that coming right down along here and will take that out to the Lake. It’s not shown.”

The Chairman said, “writing the information on colors and finish, like the stucco.” Member Miller asked, “was that presented before?” Sharpe said, “yes, it was.” The Chairman said, ‘the stucco wasn’t.’ Eggleston said, “yes.” The Chairman said, “the stucco wasn’t on the print. – not on 23 February. So, you have a lot of things that are different..” Eggleston said, “it was right there. P-1 is the stucco color.” The Chairman said, “stucco color but it is not located as to where it would be. It is indicated on the 31 August.” Eggleston said, “gottcha. We had the P1 exterior insulation finish on this portion here. The P2 is the paint and the P1 – here it is on the stucco. So we have relocated that note. That note was up here and now it’s down here.”

*Members Ramsgard and Neibert arrive. Member Ramsgard asked, “which one is the correct one?” Eggleston said, “September 8th. What we did is...” – explains changes to Member Ramsgard.

Member Miller said, I make a motion that we approve the changes as presented on the September 8, 2010 drawings from Robert Eggleston.

Seconded by Member Winship. Member Blackler asked, “what is the outside of the elevator wall?” Eggleston said, “that’s stucco. (on all 3 floors)...if it’s pebbled, it’s stucco.”

The vote was 9-0 in favor of the motion. The meeting was closed at 7:50pm.

*email to: Eggleston, Williams
cc: Sharpe*