

Village of Skaneateles
Historical Landmarks Preservation Commission
April 13, 2011

In the matter of the application submitted by Mary Jacqueline Keady for a Certificate of Approval from the Commission to remove the existing structure with saving/restoration/repairing of the Genesee Street façade, and with using other salvaged components and construct a new 3 ½ (4 ½) story concrete and steel mixed use structure on the property located at 4 East Genesee Street in the Village of Skaneateles.

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

Jorge Batlle, Clerk to the Historic Commission

Robert Eggleston, Architect for the applicant
Ted Kinder, Developer

Absent: Karlene Miller, Member
Andrew Ramsgard, Member
Katharine Dyson, Member

Chairman Williams opened the meeting at 8:29pm announcing the continuation of the Keady application for 4 East Genesee Street ‘Lakeview House Condominiums.’

Robert Eggleston, Architect for the project made the presentation. He said, “in selecting the colors, we wanted to keep true to the Second Empire period and get some color in there. So, starting with the slate - in attempting to take down the slate, 150 years was much too much. In fact, we understand that Greenstone Slate was in business at the time that the building was built originally. They supplied a lot of slate to Central New York. So, it’s very possible this could be coming from the same quarry as the original slate. These are the pictures as you’ll see from the photographs that match up to what the original slate was. It really almost undetectable.” Ted Kinder said, “we sent the actual – we had enough of the old stone left, just not enough to do the whole job, so we sent to Greenstone Slate and said most likely this came right from our quarry originally 125 years ago.” The Chairman asked, “what have you done with that slate?” Kinder said, “there’s still a bunch of it still in the cupola out there.” The Chairman asked, “would the Historical Society want a sectional pattern?” Member Blackler said, “just a small piece.” The Chairman said, “3 feet or 4 feet or something like that? Cover a hole in the wall?”

Member Neibert said, "you don't have as much coloration than the original. There's like a light border across the top and obviously there..." "...the 3 colors that the original is are those 3 colors right there," said Kinder. Eggleston said, "what he's commenting on in the pictures right here, there's a little more banding across there." Kinder said, "I think those are some repairs along the way. (looking at the photo)" Member Neibert said, "then there's a decorative flower below the medallion." Kinder said, "this little scallop right there...we could put that in there."

The Chairman asked, "you are going to shape these curves here at the bottom?" Kinder said, "they will be scalloped." Member Neibert said, "I realize that this is pieced in but you can see there definitely was a light band. See, here's a dark band, and here's a light band that goes right across." Eggleston said, "we can get the light band." Kinder said, "we have to get shop drawings from the manufacturer. We want to literally duplicate what's there." Member Neibert said, "obviously, this has been bastardized. You can see that. You can see there's a definitely a light band that goes across here." Kinder said, "you are right. The dark band across the top and that's been patched in. Then a light band of scallops all the way across. I think all these have been added in below. A little eyebrow below that." More discussion. Member Neibert said, "this shows up pretty good, the light band then the little scallop here. If you can do that it would look beautiful." Kinder said, "our goal was to duplicate it." Eggleston said, "we will add a light band." The Chairman asked if they could use the photos. Kinder said, "actually we could use that. We have a couple of pictures that aren't quite that close." Eggleston said, "that would be the slate green... Multiple conversations... what this suggests is you've got the medallion, you have a half circle below and actually a half circle above."

Member Neibert said, "what everybody here is familiar with this (photo) not that (photo)." The Chairman said, "that's pretty close to the same. You can still see straight line across the top plus the scallop as the second row from the top." Member Neibert said, "I don't know if you have the room to put a scallop up above." Member White said, "I don't think you do." Kinder said, "it's too busy. The single scallop line all the way across, then the field then the diamond then the eyebrow below that." Member White asked, "are these original?" Kinder said, "they are original." More discussion. The Chairman said, "you just have to watch these outside pieces are a little wider than the 3 interior ones, for your pattern." More discussion on the items shown in the photos. Member Neibert said, "if you look at this picture you can see where they were because there is no slate there." Multiple conversations.

Eggleston asked, "did you see the shadow of the building on Arnie's building? You look at Arnie's building you can see the outline of this building. It is like the shadow is there." Member Smalley asked, "you will cut the pieces of tile and then nail them in?" Eggleston said, "they get nailed in and they come pre-drilled. They come from the company all notched, cut to shape. What we'll do is we will do the shop drawing and then they'll actually plan out the colors and the locations of those. In Vermont, even today that's the standard - slate." Member Neibert said, "they are all over on West Lake Street."

Eggleston said, "while we are on the topic of roofs, we have some very low pitched roof. You won't even really see it. But we will use the Colonial Slate roof, and that will be used up on this very shallow pitched roof. Going to the Pella windows - we are using the brick red for the window sashes on the Genesee Street façade. On the back of the building, we wanted to play it

down a little bit. So, we are using actually a Poplar White. So, these are the two. The south would be this and the north would be the red. The photo copies didn't quite pick up on the red hues as much as what they actually are."

Then we get into the paint colors. We've picked out the Stratton Blue which we are pulling from the gray slate. We've pulled up the Garrison Red which we pulled from the red slate. Then we have the Philadelphia Cream to be the compliment. There's quite a banding of the building so, we've got the Stratton Blue is the second floor. Then we use it as accents on the panels on the lower level, and accents like on the little side moldings on the dormers. The panels up in the cupola for the Genesee Street side. On the lakeside, we've used that for the siding again just to simplify it." Kinder said, "just so you know, when we were taking the building down, we were pretty sure that this was, if not the original color, it was certainly within the first years. We have clapboards that were on the backside that never were touched because you really couldn't get in there. That was pretty much the color, what that whole side of the building was."

Member Neibert asked, "what is the roof of the cupola? What is that?" Eggleston said, "we're proposing to put slate on that." Member Blackler asked, "slate? But the regular roof not?" Eggleston said, "yes, it will be the Royal Purple slate." (shows sample) Kinder said, "unfading truthful red." Member Blackler asked for a clarification to what is going on the roof? Eggleston said, "that's going to be the asphalt shingle. No one sees it except from aerial photographs." The Chairman said, "your print here for the cupola roof says *restore or new standing seam metal.*" Eggleston said, "we've since changed that to the slate." Kinder said, "the slate company is not sure that they can follow that contour yet. We may end up with a standing seam roof there. We sent drawings and they are getting back to us." The Chairman asked, "they can do a curve?" Kinder said, "they do curved, that much of a curve they will have cut these down a lot smaller and the reveal is a lot less. To be honest, we are not sure about that yet." The Chairman asked, "even a standing seam, can they do that contour?" Kinder said, "a standing seam, they can do that." Member Neibert asked, "what was on it?" Kinder said, "just asphalt shingles." Eggleston said, "I think it was standing seam underneath." Kinder said, "it is going to be really tough to do standing seam as well."

Eggleston said, "all your P1, 2, 3s, that what it all means by the time we put it on the building. The railings, we'll introduce the Garrison Red to bring the 3 colors." Member Neibert said, "I think it looks great." Kinder said, "the color blue on the elevation is not close to this." Member Smalley asked, "does it come from the ground this color (slate)?" Eggleston said, "yes." The Chairman said, "just like granite, lots of different colors." Member Winship asked, "the colors aren't going to be fighting with the buildings on either side?" Eggleston said, "this building, we don't know what this is going to be yet. It's left to rot shingles. The other color that we have is the – and we actually don't have a large sample of it – we have a small one, is a Revere Pewter. We have one very similar because they didn't have this sample in the place. This is for the in-fill stucco between the 2 buildings. What we wanted to do is match up the limestone, make the original size of the building because this was the land that we bought to fill in that whole pigeon condo." Member Neibert asked, "what's the inset?" Eggleston said, "it sets back to the end of the stone. What happens is this returns in, about 18 inches and then there's the utility brick. So this wall goes back to the end the limestone." Member Neibert asked, "it would be flush with the First national building?" Eggleston said, "no. It is 12 inches to 18 right back."

Eggleston continued, “what we going to do in the back here is do the entire – this is the elevation that’s behind the cupola. We were joust going to do that in the P2 color which is the Philadelphia Cream. The windows, the siding is the same. Just wanted to diminish that interference as much as possible. So those are all the P2s. So that would just be the Philadelphia Cream and Poplar White.”

Member Winship asked, “Bob, tell me about the inset one more time. What’s facing the street is going to be like a grey stucco?” Kinder said, “it will look like the bank building rather than our building.” Eggleston continued, “what it is is this stone wraps the corner over 18 inches. That’s where we had that wall for the connector. So, it’s recessed back.” Member Winship asked, “what’s on the little piece on the side?” Eggleston said, “it will be this trim board. There won’t really be any siding on the side of that. This will be cream and wraps around the corner. This was originally a very thick corner board.”

The Chairman asked, “you mentioned that you have about a 2 ½ inch seismic spacing on either side of the building? That will be sealed with some kind of a material.” Eggleston said, “that will be stucco.” The Chairman asked, “stucco but a flexible?” Kinder said, “there will be a caulk joint. The stucco will go there and there will be caulk joint.” Member Winship said, “I’m going to miss the lean. Do we have to vote on anything Here?” Battle said, “you can do on what you’ve seen a blanket motion, motion to approve as presented.”

The Chairman said, “I have a couple of other things. One is physical. The down spouts and the drainage from the roof coming toward the sidewalk here?” Eggleston said, “there are internal drains.” Kinder said, “there’s a little parapet along the front so nothing is going to go over the front. It’s a one foot parapet.” The Chairman said, “so they don’t freeze up like the Presbyterian Church. You have permission to extend your roofline and stuff over the building next door?” Eggleston said, “yes. That was all in the easement agreements with Arnie Rubenstein.” Kinder said, “actually, his roof line actually extends into ours a little bit with the cornices. We’ll go right tight to the building.” The Chairman asked, “the siding on the Genesee Street side, second floor, you have the T-4G cement board. It says *to match original*. There is original clapboards underneath the shingles. The same number of courses?” Eggleston said, “we have been looking at the photos carefully.” Kinder said, “you can see it right there. Looks like a typical 4 ½ or 5 inch reveal on the original.” The Chairman said, “that’s with the shingles. Now are the shingles going to be the same as the clapboard underneath?” Kinder using a photo said, “there’s the clapboard right there. We will do the same coursing as that.”

The Chairman said, “I assume that the building next door, which is all tar paper now., that’s going to be worked at the same time as you bring your wall up?” Kinder said, “it is totally buried. You are not going to see any of that.” The Chairman asked, “is that all right for the fire department to have a wall like that.” Kinder said, “it’s got fire proof sheathing on the outside. I don’t know what it’s got on the inside.” The Chairman asked, “underneath that tar paper?” Eggleston said, “what happened was historically the owners of the building next door were remodeling. Opened up plaster and saw this brick wall and said ‘oh, that’s nice’ not knowing that it wasn’t their brick wall. Our contractor – the good news is our demolition people took this down board-by-board. They didn’t come in with a big ball and wrecker and all that. They are

taking down this brick wall and they look in and there's a kitchen. What's this? It was like the person having their cereal in the morning saying who are you?" Member Blackler said, "she said it in a voice more than who are you." Eggleston said, "so what Ted did is actually framed a wall back where they took out the wall and he provided fire rated sheathing for the outside." Kinder added, "and insulated. It wasn't every place. Probably 2 or 3 bays were like that where they actually exposed the brick wall." Eggleston said, "the little bump is where they put up a cabinet into the doorway that used to connect the two." Member White said, "you never know what you are going to find in these old buildings." Kinder said, "the building was completely connected. There were doors all the way through there." Member White said, "yes, when we bought out building there were doorways that went into the other buildings." Member Winship said, "bad for the fire loss, but kind of cool." Kinder said, "cross your fingers. It's been waterproof all Winter – a tough Winter. I was just waiting to get calls that it was leaking. But it was not a problem."

Chairman Williams said, "we are still not sure on the roof of the cupola, what that's going to be." Eggleston said, "it will either be a metal roof or slate." Multiple conversations. The Chairman said, "you have a bit of construction to do before you put that in place." Member Neibert said, "with the addition of adding some more decorative slate... **I make a motion that we approve as it is, the colors and so-on, with the addition of the decorative slate that we discussed.**"

Member Blackler asked, "what about a Knox Box?" Kinder said, "we will have a Knox Box too." The Chairman asked, "on the Genesee Street side?" Kinder said, "yes."

Member Neibert's motion was seconded by Member Winship. The vote was 6-0 in favor of the motion. The meeting was closed at 8:53pm.