

Village of Skaneateles
Historical Landmarks Preservation Commission
October 12, 2011

In the matter of the application submitted by Lisa Riordan, for construction of a stone patio with stone wall, steps to the house, metal railing and repaint the front door on the premises located at 101 East Genesee Street in the Village of Skaneateles.

Present: Charles Williams, Chairman
David Neibert, Member
Karlene Miller, Member
Pat Blackler, Member
Mona Smalley, Member
Beverly White, Member

Jorge Battle, Clerk to the Historical Commission

Lisa Riordan, Applicant
Robert Eggleston, Rickard Road

James Lanning, 12 Hannum Street

Absent: Andrew Ramsgard, Member
Katharine Dyson, Member

Chairman Williams opened the public hearing at 8:09pm announcing the application of Lisa Riordan for 101 East Genesee Street.

Robert Eggleston, Architect for the applicant made the presentation. he said, “they have 2 French doors that are on the west side of the property. They did build some stairs to come down to the lawn off the southern-most set. The northern-most set of doors never received anything. There’s also a door off the mudroom area that doesn’t have a landing to come to. What they would like to do is put in a stone patio. This will be a flagstone surface. They’d like to have a loose stack appearing horizontal ledge stone wall. It will be a solid wall but it will look like it is dry stacked, with a limestone cap on it. So, we’ll have an 18 inch wall on the patio side so it kind of serves as seating and that type of thing. On the outside it will be 2 feet to 30 inches tall as the grade comes away. It will basically sit just slightly above the existing grade level.

They will have 2 breaks in the wall – a 6 foot break toward the street and a 6 foot break back toward the back. So, we’ll have the wall ‘C’ shape around on the west side and 2 pieces on each side. Create a ten by four foot stoop with steps coming down, built just like the existing stoop – except they don’t want to use the white railings, because the white railings are heavy and they are OK for this – because this is really the main door. So, what they’d like to do is just copy the very simple pipe rail that’s on the front entrance, just to provide the Code minimum handrail

for the steps, in that they are 30 inches above grade, they don't need to have the balusters and all of that. They want to play that down. That will probably be like a black or the Forest Exit Green color so it's dark and it goes away. So, that is the patio.

The tree – they have had the tree cabled. The cables have broken. There is some compromise in the crotches of the trees. So, they are having the tree taken down. They will be maintaining a couple large trees right by the street. Any questions about the patio itself?"

Chairman Williams asked, "on the drawing at the top on the right here, on the steps where you are showing 'down' the 'DN' – how are those indicated?" Eggleston explains, "we are not going to actually put those on the steps. People will know to go down the steps because..." "...the steps are not indicated on here on this," said the Chairman. Eggleston said, "there are 2 steps here and 2 steps there. The width of the – instead of having the 18 inch high cap, that becomes the tread that's 6 inches below the patio. The limestone cap is here, then there's a cap. This is the patio and this is the step built right into the width of the wall. So, the step is like 6 inches high and 18 inches long....the wall is here and here and here." The Chairman said, "you have one step shown here, not two." Eggleston said, "2 risers, one tread....they will be a little bit of site condition as to what the actual grade is."

Member Miller asked, pointing on the drawing, "this is an opening here too? Or just here and here?" Member Smalley asked, "the patio is going to above the lawn level?" Eggleston said, "just above it. 6 inches. It will be about 6 inches above the lawn level but then the lawn drops maybe another 6 or 8 inches. So, the wall on the church side it will be 18 inches on the patio side, but it might be 2 feet to 30 inches on the church side."

Member Smalley asked about water problems? Eggleston said, "no. We will drain the water." The Chairman asked, "do you have drains in this?" Eggleston said, "we will incorporate drains so it takes care of that. What she wanted was a solid patio as opposed to just a landscaped patio." Chairman Williams asked, "that will be a concrete base?" Eggleston said, "concrete base, yes, with mortared flagstone." Member Miller said, "I think it looks nice."

Eggleston continued, "on the front door, the house is white and it has the Essex Green shutters, which is the very, very deep green shutter. Then all the other accents – the porch floor and steps are the green, the louver is the green. Originally, she wanted to paint the door dark, and she wanted the green. I suggested to her that she consider maybe going into the red-tone so it kind of pops a little bit. She has copper gutters on the sides that have a very nice patina. That patina has stayed constant. It hasn't greened or anything. We were looking at it today and we have chosen the *Townsend Harbor Brown (Benjamin Moore HC-64)* as the color for the door. What we wanted was something that was deep and rich like the Essex Green to compliment that. (Presents color chips) These are the 2 colors. It compliments. It's very similar to what the copper gutter looks like coming down on the side. We thought that would really be sharp. It gives that very deep color like the green shutter, but it's a deep-deep reddish tone."

Member Miller asked, "the whole front door will be painted that color?" Eggleston said, "just the door panel itself. Not the trim. Oddly enough some of the paint had chipped the sill. It was a very similar red color." Lisa Riordan said, "It was bizarre. I was just spraying with a hose

and some of the paint chipped off and there was under a nice color.” Member Neibert said, “I certainly like the copper red color for a door as opposed to the green. The green with the green shutters is too much.” Eggleston said, “I thought we needed something and that’s why I suggested the red.” Riordan said, “Dan and Bob like that color.” Eggleston said, “personally I like the *Hodley Red*.” Member Neibert said, “personally I like that better myself.” Eggleston said, “that’s what I had on Elizabeth Street. And that’s what Mrs. Holden had and she got in a big fight because she thought that I stole her color.” Member Neibert said of the paint ship samples, “I like the one in the middle personally because it has a little bit more red tint to it than the other.” Member Smalley said, “personally, I like the green.” Member Blackler said, “it’s Lisa’s choice at this point.” More discussion on personal preferences. With the photographs you don’t realize that it’s green on a overcast day you don’t see the green On a bright day you see the color very nicely. As you get closer to it you realize it’s green, and that’s what makes it a sharp color, rich color.”

The Chairman said, “the house next door we tried different colors. With the sun shine and the shadows and thins kind of stuff, it changes tremendously. So we went back to the drawing board a couple of times ourselves.” Member Neibert asked, “are you dyed in the wool on that color?” Eggleston said, “I know Dan liked it. When we held it up to the gutter, this was just nice. We will use a semi-gloss.” Member White said, “it’s very sophisticated I think it’s great.” Member Smalley said, “it will match the bark of the tree.”

Member Miller said, “on the patio thing, I think I like it a lot. That’s wonderful. Personally I think that they should choose the front door color, as long as they have brought it to us that they feel is appropriate.” Member Neibert said, “either one of those.” Eggleston said, “I think we are splitting hairs.” Member Blackler said, “yes, we are. We do have to honor the owner’s choice.” Member Miller said, “exactly, the owner’s choice is the right one.” Member White asked, “Lisa, are you keeping the sconces?” Riordan said, “I am. And the width, the 6-wide, we are going to just see how that works – the 6 foot wide opening on both ends. That might vary between a foot or two.” Member Miller said, “a very historic house, as you know.”

The Chairman opened the floor for public comment. Jim Lanning said, “it looks like a wonderful project. I think in my door-to-door canvassing a lot of these front porches are falling off the houses in the Village of Skaneateles. Any time you get an opportunity from a resident who is willing to put the time, effort and money into rebuilding and modernizing, it is a welcome opportunity.” The Chairman said, “I wouldn’t necessarily use the term modernizing either – restoration.”

Member Blackler said, **“I move that we approve this as presented.”**

Seconded by Member Neibert. The vote was 6-0 in favor of the motion. The hearing was closed at 8:23pm.