

Village of Skaneateles
Historical Landmarks Preservation Commission
March 14, 2012

In the matter of the application for a Certificate of Approval from the Commission, submitted by Lakeview House LLC, to modify fourth floor windows, deck and railing on the fourth floor south elevation at the premises addressed as 4 East Genesee Street in the Village of Skaneateles.

Present: Charles Williams, Chairman
Katharine Dyson, Member
David Neibert, Member
Mona Smalley, Member
Beverly White, Member
Carol Young, Member

Dennis Dundon, Clerk to the Historical Commission

Robert Eggleston, Architect, on behalf of the Applicant
Ted Kinder on behalf of the Applicant
Wendy Rourke, Skaneateles

Absent: Andrew Ramsgard, Member
Pat Blackler, Member
Karlene Miller, Member

Chairman Williams opened the public hearing at 7:30 pm announcing the application of Lakeview House LLC for 4 East Genesee Street. The members of the Board introduced themselves for the public. Robert Eggleston, Architect, introduced himself and made the following presentation. "This is a modification to the approval. They now have a purchase offer for the fourth floor, which is the last unit. One of the requests that the purchaser had, was we originally had a recessed area, which was kind of a porch – covered roof area – and a smaller deck on the back of the building, on the fourth floor. He wanted the wall brought straight across, and have the entire roofed area as the deck. We do have two chimneys from fireplaces on the third floor and second floor that come up here. So we're providing a railing, originally that was just roof, we're providing a railing around there just to keep any activity away from the stacks. We're just bringing the same rail, that was approved earlier, all the way across. What happens is that this existing door that used to be set back here, is just brought forward. We're adding a window that used to be around the corner; we bring it around here. We have a consistent railing that goes all the way across. I have the drawing of what was originally approved; we didn't have the window here because it was up against the elevator, and the rail only came part way – and now goes all the way across. All the paint colors, finishes are the same as what had originally been approved."

Member Neibert asked, "Where was the original inset?" Mr. Eggleston, "The original inset was this. Because this was the back of the elevator, there were no windows here. So there's a window here and a door here. This door comes straight out." Member Neibert, "And this was all part of the porch?" Mr. Eggleston, "This was all part of the porch, and we only had part of this because it was so large. It was half porch, half deck, and this was just roof. Now we're going to bring the deck all the way across the roof, so the railing comes all the way across. We're providing a railing around these two chimneys that come up through, so that they don't get too close to those." Member Neibert, "So the roof goes all the way out to the edge of the railing?" Mr. Eggleston, "Now the deck goes out to the edge of the roof, and the railing now comes across..." Member Neibert, "So the roofline was always there, the deck was back, and now the deck is going out." Mr. Kinder, "The roofline isn't changing at all. The 7 foot by 12 foot area that was actually outside, as a covered deck, that we want to bring into the actual unit; because it's pretty small..." Member Neibert, "What are those two chimneys? Are they just metal stack?" Mr. Kinder, "They are metal stacks, just a ??? vent type of chimney for gas fireplaces." Mr. Eggleston, "On the second and third floors."

Chairman Williams said, "This is the only indication I see that we have this chimney, on this drawing here. Not on any of these previous drawings." Member Young asked, "Is this upper floor a duplex?" Mr. Eggleston responded, "Yes. It has the bedrooms on the third floor and then the living spaces on the fourth floor." Member Neibert, "Let me ask you, those chimneys – rather than just having a railing around them – could they just sort of be enclosed, you know what I mean? So that they are not..." Mr. Kinder, "I'd like to be able to get to them, just in case..." Chairman Williams, "So these are just pipes then?" Mr. Eggleston, "These are just gas vent pipes." Mr. Kinder, "6 inch gas vent pipes with a little mushroom cap on top that's about that big. They sit up off the ground about like that." Chairman Williams, "On the top deck." Member Neibert, "Above the roof." Chairman Williams, "But down below they're inside..." Mr. Kinder, "Inside, yes. You can't see them."

Member Dyson asked, "The roof is cantilevered out? Is there a support in the center?" Mr. Eggleston, "No. It was a clear span. What it is, is a steel beam; what happens is it comes over the third floor apartment, and you see everything steps, like this. So this is not cantilevered, it is the end of the condo there." Member Dyson, "No, I mean the top one." Mr. Eggleston, "This is the top porch. That now, you see, the railing is now here, instead of way back there. We come to the end of the building, and then this is a total open deck on the third floor." Member Dyson, "Nice. I want to live there." Mr. Eggleston said, "You do? You missed your opportunity."

Member Young asked, "I have a question about the upper roof, which is going to be a roof deck for someone to use, right?" Mr. Eggleston, "Which level are you talking about?" Member Young, "The top level where it's the roof." Mr. Eggleston, "No. That's not used. That's strictly roof." Member Young, "OK, great." Mr. Eggleston, "So we're talking about before the rail just came across this part, now it comes across the whole thing." Member Young, "And what materials are you using here?" Mr. Eggleston, "That's the Hardie board." Member Young, "That's not what you have out here is it?" Mr. Eggleston, "We have Hardie board siding on the upper levels, so, in other words, it's the same material as what we have here is back there. It's a different color. Or is it the same color? It's the same color." Mr. Kinder, "Where, front to

back?" Mr. Eggleston, "Front to back." Mr. Kinder, "It's the same color, it's that light blue. Nothing has been painted yet. If anyone's looking at the color, that's primer that comes from the factory." Member Dyson, "It's not bad though." [Multiple simultaneous conversations] Member Young, "It's like there was a sample there..." Mr. Eggleston, "That was a broken window." Mr. Kinder, "A wrench fell off the roof."

Chairman Williams asked, "These decks out here. Those are impervious, right?" Mr. Eggleston said, "Correct." Chairman Williams, "They're going to be covered from underneath, too." Mr. Kinder, "They are rubber roofs." Mr. Eggleston, "It is a rubber roof that then has sleepers and deck boards on it." Chairman Williams, "And then you'll have a ceiling panels, of some nature, versus the rough panel." Mr. Eggleston, "They're solid decks, even where they are over top of the other people. So these are all solid, so water doesn't drip through – it goes to a gutter over here." Member Young, "Is this ornamental wrought iron for the rails?" Mr. Eggleston, "Correct." Chairman Williams, "With four inches or less openings, right?" Mr. Kinder, "Correct. Can't pass a four inch ball through it." Mr. Eggleston, "So again, there's no new materials or anything like that, it's just the extent that we take the railing. And it makes it consistent." Member Neibert, "So all you're doing, basically, is straightening out the walls." Mr. Kinder, "Frankly, if the architect had been on the ball from the beginning, we should have taken that across to begin with. I think the contractor said to make it less expensive..."

Chairman Williams said, "Playing the devil's advocate, these chimneys – the tops of them you say you have a cap on them – if some kid was up there and wanted to drop a rubber ball down there, could he?" Mr. Eggleston, "No. It's a cap with little vents in the sides." Chairman Williams, "It's screened, so birds don't get in there either." Mr. Eggleston, "We're not concerned about the little kids, we're concerned about the birds." Member Neibert, "How tall are those little stacks above the deck?" Mr. Eggleston, "About 3 feet." Chairman Williams, "About the same height as the rail?" Mr. Kinder, "You can't see them. You'd have to be out in the lake a long ways to see them. You might be able to see them from the very end of the pier." Chairman Williams, "To me, for a kid they'd be an attractive nuisance." Mr. Eggleston joked, "And that's an electric rail we're putting around it so they get zapped." [Barbed wire and razor wire were also suggested]

Member Neibert asked, "What are those two chimneys to, are they to fireplaces or furnaces?" Mr. Kinder, "Fireplaces." Member Neibert, "I'm assuming the wall next to it is fire-retardant." Chairman Williams, "And they'll be painted black probably, the same as the railing?" Mr. Kinder said, "Yes, probably will. Paint it black actually. The rail is going to be a deep maroon..."

Member Young asked, "The elevator just comes up to the lower floor, right?" Mr. Eggleston said, "It comes to the third floor, right." Mr. Kinder, "But you have to carry -- unfortunately, we could have brought that into the penthouse, but you need at least 7 feet above the elevator, which brings you up into that area, so we couldn't bring that into the penthouse. So you have that big square that's kind of taken out of that room up there." Mr. Eggleston said, "They do have elevator to the third level, which is their entry level, but hey do have to bring groceries up to living level." Member Neibert, "Because these are bedrooms, on the third floor." Mr. Kinder, "It's kind of a weird situation, normally your bedrooms are on the second floor. This is your

bedrooms are when you walk in -- there's a foyer, your bathrooms and bedrooms are there and then you go up a set of stairs to get to the penthouse." Member Young, "Was there a reason you did it that way?" Mr. Eggleston, "Because the view from the penthouse is the lake and the view from the bedrooms is the street. So it made more sense to have the bedrooms on the street side." Mr. Kinder said, "We actually thought about it going the other way for quite a while, thinking do you want up and see the beautiful view or do you want to spend your day up there." Member Dyson, "Did you put a dumbwaiter in it?" Mr. Kinder, "No. It's a straight set, so if somebody really wanted to put one of those -- Inclinator..." Ms. Rourke, "They're happy with it the way it is."

Mr. Eggleston said, "Of the four units, three of them are totally accessible, so the elevator brings you up." Member Neibert, "But this is accessible from the elevator also, it's just that it doesn't go to the upper floor. But it is accessible to that apartment."

Chairman Williams asked, "Are there any further questions?" Member Young said, "I have questions on the building..." Chairman Williams, "Yes, later. But as far as this modification to the south elevation..."

Member Neibert said, "I make a motion to approve the application as presented." Member Dyson seconded the motion. The Chair called for the vote. Upon the unanimous vote of those members present in favor, the Chairman called the motion "Carried."

This public hearing was closed at 7:44 pm.

The Commission desired further discussion with the applicants on other matters related to the building. Member Young asked, "A question first of all, is the cupola attached now?" Mr. Eggleston, "Attached to the building? Yes." Member Young, "It's off center." Mr. Eggleston, "It's off center?" Member Young, "It is very off center. I have pictures here." Mr. Eggleston, "Oh, really." Member Young, "And it is a very symmetrical building; it needs a cupola that's very centered." Member Smalley, "It's off center in the drawing, also." Member Dyson, "No it's not." Member White, "Is it in the same spot that it was before?" Mr. Kinder, "It's pretty darn close." Member Dyson, "According to your drawings, it is centered in the drawing that was approved, and it's not centered now." Mr. Eggleston, "We had dimensions on the drawing; did they center it on the building -- because we've got that 3 foot strip?" Member Young, "It's very obvious if you go out and look." Mr. Kinder, "But based on the layout of the upper floor, Bob, you can't go one way or the other." Member Young, "This shot was taken directly across the street from it." Member Dyson, "We could all go down and look at it." Member Dyson, "We looked at it twice, we took pictures, we measured it; it's definitely off center." Chairman Williams said, "You've got the same picture I did." [Background noise, inaudible]

Member Dyson said, "One other question is in the original approved plan the roof material of the cupola was to be metal, on the original, and now it's asphalt?" Member Young, "And the original was metal." Mr. Kinder said, "It's nothing right now, we haven't done it yet." Member Dyson, "So it's nothing?" Member Young, "This is just an underlayment that's there?" Mr. Kinder, "It's just underlayment." Chairman Williams, "Black asphalt shingles; what was on

there before.” Mr. Kinder, “No. We stripped it off completely to repair it; what’s on there right now is just an ice & water shield.”

Member Neibert, “What is the cupola? Is that an open area where somebody can go up and look out?” Mr. Eggleston, “It’s actually the study on the penthouse level.” Chairman Williams, “I think you’ve added the 3 foot section – it may be 2 foot 8 or whatever it is -- that used to be space. So that part of the building, I think the cupola may be centered from the east edge to the west edge, which is now up against the bank building here.” Member Young, “It doesn’t matter, it’s not centered on the building.” Chairman Williams, “Well, it’s centered on the main part of the building, not on the eaves up here.” Member Dyson, “No it’s not.” Member Young, “This needs to come down right through the middle and it doesn’t.” Chairman Williams, “That’s what I’m saying. It is centered on the building, which comes over behind this tarp here, up against this wall.” Member Neibert, “But it’s not centered on the front.” Chairman Williams, “It’s centered between here and here.” Member Young, “That may be, but it doesn’t look right.” Chairman Williams, “But that’s where it was.” Member Dyson, “This is the way it was drawn. It was centered, now it’s not. This is what we approved.” [Multiple sidebar conversations]

Chairman Williams said, “This building also shows this being right up next to the bank building.” Member Dyson, “That doesn’t matter.” Member Young, “It doesn’t matter.” Chairman Williams, “But that’s not the way it is.” Member Young, “It doesn’t matter though.” Member Dyson, “It has to be over this...” Member Neibert, “The centerline of the building.” Member Dyson, “Well, the center of the design, and now it’s over this way so it looks peculiar. And this is such an historic building; it’s got to be correct.” [Multiple sidebar conversations]

Member Smalley said, “It’s too far to the right.” Mr. Kinder, “If it’s too far to the right, then it is because of that 3 foot section between the two buildings; it’s not part of the building.” Member Dyson, “That’s not the way that it’s drawn though.” Member Young, “It doesn’t matter what the reason is, it doesn’t look right. It is very obvious, when you stand on the street and you look up at the building, it throws the entire symmetry of the whole building off.” [Multiple conversations] Mr. Kinder, “There must be a conflict between the elevation and the drawing then, because we put it where it has to be for the floor plan to work.” Member Dyson, “See, this is what it has to look like, though.” Chairman Williams, “See, that’s where it was before – before they took it down.” [Multiple conversations] Member Young, “This could have been done in the Sixties.” [Multiple conversations]

Member Young said, “The other is when you’re looking up at it from the street, you see that back area that was added up. And that really shouldn’t be seen.” Mr. Eggleston, “It is as we presented it.” Member Young, “It doesn’t show in the drawings that we have, even in this drawing, it doesn’t show.” Mr. Eggleston, “It’s there, it’s shown, it’s further back.” Member Neibert, “It’s the dotted line...” Member Young, “You don’t see it in the front, this is what I’m going by, this is how...” Mr. Eggleston, “Her current issue is how well, how pronounced this is, which is shown; it’s further back.” Member Dyson, “I remember you said that you would see it, if you backed up; I remember you saying that, if you back up on Jordan Street a little bit...” Member Young, “But it’s not backing up on Jordan Street; you see it when you’re standing on the curb of Genesee Street. I don’t think that that should be.” Mr. Kinder, “This is what the floor plan always was and this is the full height; just as high as the cupola, so you’re going to

have to see it, there's just no two ways about it." Member Young, "I don't think in a landmark area you're supposed to see that." Mr. Eggleston, "What I'll express, and before I do are there any other issues – relative to this issue of how much you see this or not, this is no different than what Andy Ramsgard did on Robert Kiltz' building. Look at the drawings; look at what's there, and he played up certain parts, played down certain parts. We did this lighter because it does sit back further, we did show what it was going look like and that's how it is." Member Young, "Well, I don't think it shows here. I don't think that this is reflective of what it should look like." Member Dyson, "I don't think you were in that meeting, though, because you weren't on the Board at that time. I think they did say that..."

Mr. Kinder, "If you went up there and measured, this says 13 foot 6 from the edge of the building to the cupola. This is 13 foot 1 1/4, so it's five inches off. These dimensions would be correct, which is virtually centered. I think the issue is that we picked up space between the two buildings." Member Dyson, "Here Ted, this is the..." Mr. Kinder, "I can see the issue that the floor plan is not corresponding with the elevation." Member Dyson, "And when we looked at it, the elevation..." Mr. Kinder, "I've never noticed it; I've looked at it a hundred times, a thousand times." Member Young, "Did you see these?" Chairman Williams, "This is the picture I took before we tore it down..." Member White, "And it's off center." Chairman Williams, "...and the center line here comes right down and ends there." Member Young, "This is standing right in front of it, and to anyone's eyes, you can see, right away, it like why is that off?" Mr. Kinder, "Yeah, that's exactly why, because we picked up 3 feet on this side of the building." Member Young, "But it's not right." [Multiple simultaneous conversations] Member Smalley, "Was it that way beforehand, that's what somebody said, was that way beforehand?" Member Dyson, "It doesn't matter. This is what was approved."

Chairman Williams said to Mr. Eggleston, "I think I gave you a copy of that picture I took beforehand, right? So you'd have the pattern." "Mr. Eggleston said, "I believe I have that." Chairman Williams said, "Mona has the picture that I took, which would date back..." Member Smalley, "It wasn't centered there either." Chairman Williams, "No." Member Smalley, "So this is like it was before?" Member Young, "It's not the way it was in the 1800s; they may have messed it up in the 1940s." Member Dyson said, "What is the new building, and what did we approve, and what is it supposed to look like? It doesn't need to go back and see all the different changes..." Chairman Williams, "The first building didn't have a cupola; it had a hip roof towards the south." Member Young, "Here's the 1800s with the cupola." Chairman Williams, "Yes. The design before they put the mansard on was a hip, front-to-back."

Member Dyson said, "May I suggest we not talk about what it was, we're wasting a lot of time. Let's just talk about what it should be and what can be done about it." Member Young asked, "How can we get it so it's symmetrical now." Mr. Eggleston to his client, "I don't think there's an answer to getting it symmetrical." Mr. Kinder, "No." Chairman Williams, "It wasn't centered previously." Member Young, "We're not talking about what it was before..." Chairman Williams, "So, you don't put it back..." Member Neibert, "It's very possible that if this picture were taken at a slight angle, something that's behind it wouldn't look square." Member Dyson, "Can I just say this again; it doesn't matter what it was before, what it's got to matter is what is it now and is there anything that can be done about it to make it look the way the elevation looked." Member Young, "It needs to be symmetrical. The cupola, frankly, is one

of the really nice unique parts of that building. I think it's the only one, if you don't count the Thayer House or the tower..." Chairman Williams, "Here's two pictures taken today and yesterday. This one is way off center, right, from that window. This one is right on the edge of that window. And if you see, there's just a little bit difference – standing about 2 feet different on the curb on the other side of the street – makes that much difference." Member Young, "It's enough difference that when you look up you think 'why is that not centered?'" Ms. Rourke, "Excuse me, I think that you have a critical eye and that's what you're looking for. But, like, for me, for example, I drive through this Village probably countless times a day and I'm always looking at it – because I have the buyer so I'm always seeing what the progress is – I've never noticed it." Member Young, "And you've looked up?" Ms. Rourke, "I've always looked up, because that's where his unit..." Member Young, "We walk in the Village, and my husband and I walked down for breakfast this morning. And it was – really stood out to both of us. Immediately." Ms. Rourke, "I think that you're looking at it from your aspect – in that you're looking at it for your historical preservation, or whatnot. And I'm just looking at it as, 'Wow, what a nice looking building', whatever, my attention is going to the detail with the slate roof, and all that..." Member Young, "I know what you are saying, but I think this really stands out." Member Dyson, "But that's our job, though. Your job – you're selling real estate, you're building, you're designing – our job is to try to create, to make sure that what is built, even if no one else notices, is correct to what was approved. That's all. So that's our job. So we have to look at this stuff. That's the difference."

Mr. Eggleston said, "In that I've only been made aware of this for the last 20 minutes, OK, I don't have any definitive answers or explanation. The intent was that it would be centered. Did the drawings get messed up and it didn't get centered because they centered it on the building and not on the façade? I don't know. I have to go back, research it, and all that good stuff. I'll also say, I've been looking at this building every day I come through town. The view, the visual perception, is a dynamic perception. And you have to be in one particular spot to notice it. And you happened to be in that one particular spot, and you noticed it." Member Young, "You stand in the center of the building and you look and it's not symmetrical." Chairman Williams, "I think too, and most of us would walk across and say 'Yes, I'm looking straight at it at a 90 degrees at the very center of the building. You move 6 inches to a foot either side – that's what these two pictures right here are." Mr. Kinder, "I've looked at it a thousand times, and I've never noticed it." Member Dyson, "I did, I took them." Chairman Williams, "These are two..." Member Young, "That's where you're standing across the street." Chairman Williams, "These two pictures here are 2 feet apart."

Member Neibert asked, "So what's below that? Are there like supports that go up to hold that?" [Multiple simultaneous conversations] Mr. Kinder, "There's all structural steel under it, the steel is stepped to go underneath it." Member Young said, "Dennis, you were going to say something." Clerk Dundon said, "I was going to suggest that you hear the comment that Ted just made." Mr. Kinder said, "We can talk about this all we want, but it's 100 percent impossible to move the cupola. That's not to say that you couldn't do some fake thing, or something like that, but to move the cupola is impossible. You have structural steel directly underneath it..." Member Young, "I don't think anything is impossible." Mr. Eggleston, "We can tear down the building and start again." Mr. Kinder, "From a financial standpoint, it is impossible to move the cupola. You can add something on to it, or potentially build something on to it, but you can't

move the cupola – because it’s over the top of structural steel that goes all the way down to the foundation of the building.”

Member Young said, “My suggestion would be that you kind of think about this and see what can be done. Take some more looks at the building and how that is off center, and then come back.” Mr. Eggleston said, “And I agree that it’s a little unfair for us to respond after 20 minutes...” Member Dyson, “Absolutely.” Member Neibert, “I agree.” Mr. Eggleston continued, “We will look at it and Ted and I will talk about it. There was no intent on my part to have an offset cupola...” Member Dyson, “Mistakes happen.”

Member Neibert asked, “Ted, does the structural steel go up into the cupola, or just support it. Is it possible to slide the cupola over and then you would have, cut out or reroof...”

Chairman Williams speaking with Mr. Eggleston, [while many other conversations taking place], “...the pattern...not replaced...” Mr. Eggleston, “I saw that.” Chairman Williams, “And this up here...” Mr. Eggleston, “Let me talk to Ted.” Chairman Williams, “And the arch over these windows, these are not the same size or angle. You’ve got the capital in here, the brackets at the end here, which are not on the drawing...” Mr. Eggleston, “Those brackets just haven’t been put in; they just haven’t been installed.” Chairman Williams, “This piece of sheet metal is still hanging loose on that side. And then you have 18 boards here, there were 19 on this one...” Mr. Eggleston, “well again, this was shingles, too.” Chairman Williams, “I assume they put those shingles over the clapboards that were underneath, there.” Member Young, “The shingle look is what, 1950s?” Chairman Williams, “Yes. And then the detailing, that you’ve got is not as detailed.” Mr. Eggleston, “I want to make a color copy of that, and I’ll get it back to you?” The Chair gave it to him. Chairman Williams, “So there’s all those details in the slate there that jumped out at me, and I didn’t realize it until I was talking with Jackie Keady, says the building next door is leaning...” Member Young, “But that’s the charm of this Village; old buildings lean.”

Mr. Eggleston said, “We’ll get back to you.” He and Mr. Kinder thanked the Commission. Member White said, “By the way, the building really looks good.” Member Dyson added, “It does!” At this point the public participants departed the meeting.

Member Dyson said, “I think we all need a little experience in reading blueprints.” Member Neibert said, “Well, no. It’s just that in drawings everything appeared centered, and in reality it didn’t end up centered. But, the barn door is closed now; the horse is gone.” Member Dyson, “If we’d been better at what we’re doing – at our job quite frankly – we’d have looked at it much quicker when it first went up.” Member Young, “Maybe, but I’m not so sure, because the drawing shows it centered. And I think we had every right to think that this was the way it was going to be.” Member Neibert, “I know exactly what they did. They centered it on the structure, with the extra 3 feet, instead of the original structure. So it moved the whole thing over a foot, a foot and a half. Member Dyson, “You can bring that structure flat all the way over to here, and then they’d pull the cupola over here, that’s what happened.” Member Neibert, “I know that’s exactly what they did. They got up there and they measured from the bank building to the edge of the building instead of the original structure to the...” Member Dyson, “That happened to me on the peak of a garage, and I made them take it down and redo it. It was off the center of the

two doors, because there was an extension on the right.” Member Neibert, “I don’t see any way that this is going to be able to be...” Member Young, “Everything can be done, it’s just the price.” Member Dyson, “But we let a lot of stuff go. We let the thing down the road go. This is an historic structure...” Member Neibert, “We held that guy with the chimneys, his feet to the fire, you know he wanted to take that chimney down.” Member Young, “But there’s so many; I think we’d probably agree that there were mistakes made with the Robert Kiltz building.” Member Neibert, “Unfortunately, it’s all built.” Chairman Williams, “The Kiltz building is still under review for the doors and that kind of stuff. That hasn’t finished. We never approved those big handles.” Member Young, “Right. Well even, there’s a lot of other things around there that...”

Member Neibert, “But I don’t know practically, other than tearing it down and starting it over...” Member Young, “Well, that’s for Bob to go back and see what can be done. He can see how much work and how much expense will be in making that symmetrical.” Member Dyson, “The only thing he could do it to add, to redo the roof, and pull this out here...” Member White, “But how about the windows, though. The windows would be off.” Member Young, “I think that would be rebuilding the entire...” Member Dyson, “It would be rebuilding it on top of the structure. Without rebuilding the structure underneath. They could do that. It’s not that big a deal, I don’t think, to rebuild the top of the cupola. You’ll end up without the original, but you don’t have...” Member Young, “I’m sure he’ll look at those options.” Chairman Williams, “This top is the original.” Member Dyson, “So you lift it off, you rebuild this middle section, and move it over.” Chairman Williams, “He hasn’t resurfaced this...”

Member Neibert, “See what I was saying, a possibility, and I realize it’s changing the original a little bit, would be to add to one side of the cupola...” Member Dyson, “I know what you’re saying; I think proportionally it’s not going to look good.” Member Neibert, “And the cupola actually, it would end up being a little bit bigger, but you can redo the windows and the roof so it basically looked the same, but it would be just a little bit wider than what it is here.” Member Dyson, “I know what you’re saying, you could, but it would make it out of proportion because now it’s too big.” Member Neibert, “It would be about a foot wider.” Chairman Williams, “Well, you can’t add to one side, what you’re really looking at is the center piece right here, between those two eyebrow windows right here, to line that up.” Member Dyson, “Instead of looking at photos, this is the one [holding up the elevation drawing].” Member Neibert, “The thing with a photograph, if you’re standing to the side, even a foot, it changes the angle of something that’s behind the front, you know what I mean, it accentuates the offset. So you have to be absolutely straight in front to get a true perspective, which is what you did with your picture.” Member Dyson, “That’s got to be accurate, in order for the building to be honest.” Member Young, “We’re assuming when he drew these, that this was done looking at it symmetrical.” Member Dyson, “I think he knows it too.” Member Young, “I think it was an accident. Accidents happen in construction. I think we’ve all been through that with our own properties. It’s like oops, and you have to rip out and do it again.”

Chairman Williams, “Part of this problem – in other words, he said it was 8 feet 1 inch and 8 feet 6 inches or something. You’ve got all these interior walls in here and these support beams go all the way to the basement. Like when the one up at Birchenough’s old house. When he replaced that cupola, those beams went all the way down though the house to the basement and they were

rotten, and that's why it was taken off years ago, before it was going to fall in. And that was put back on maybe 20 years ago now. From pictures that the Historical Society has. So they knew what that looked like." Member Smalley, "So it was wrong before." Member Dyson, "Everything was wrong; the windows if you look at it, the spacing on that building was wrong." Member Young, "We don't know what was done in the 1940s. We're not trying to duplicate what was done in the 1940s..." Member Smalley, "You're talking about centering the cupola." Member Dyson, "Because that's what we approved." [Multiple conversations]

Member White suggested that in the future, "When people bring their plans to us, to say that if there is a variation in what we approved, you're going to have to change it. So warn them; because after the fact, with thousands and thousands of dollars, I can understand why anybody would be upset." Member Young, "Absolutely. But this happens."

Member Dyson said, "This is a major building in the Village and I think it has got to be corrected." Chairman Williams, "Using this as an example, this is a sketch, not a photograph." Member Neibert, "But this is what we're going by basically, is this photograph right here – except for the street level – the second and third floor and cupola; this is basically what we're basing..." Member Dyson, "No, no. We're basing it on this." Member Neibert, "But that should have been based on this. They drew it, but they haven't done it." Member Young, "A lot of times with historic districts, if someone is going to be doing a major renovation, that's the time to correct some error that was done in the 1940s or 50s. And that's how this was being corrected." Chairman Williams, "This was not the 40s or 50s, this goes back to 1890." Member Young, "We don't know that. There was a lot of this that was done in the 50s or 60s."

Member Dyson said, "Remember the first plan, when Bob came, he had five windows instead of four. And we had him change it." Chairman Williams said "What I'm pointing out to Bob, in the details on the second and third floor here that they left off. Our little mouth, smiley mouth, here is not on any of these with the pattern in the slate." Member Dyson, "Was it in on his original [elevation drawing]?" Chairman Williams, "This one here." Member Dyson, "No, no no. We have to always go back to [what we approved]." Chairman Williams, "He had a copy of this, so I took it and gave him this and this is what..." Member Dyson, "But Chuck, isn't he, aren't we working from the elevation. Isn't this the final version we approved; that he got approved?" Chairman Williams, "I gave him a copy of this; that this is what he would follow." Member Dyson, "But he didn't work it into the design. Well then we should have caught that on this drawing; it's our error." Member Young, "You know quite honestly, because I have a house with this roof and we just did restoration on it, this looks odd to me. It looks like maybe some of these slates had fallen out in the 40s, and they just stuck in the green ones." Chairman Williams, "No, no." Member Young, "I think the way that Bob has done the patterned slate actually looks like it would have been." Chairman Williams, "That is original, right there..." [Multiple conversations] Member Dyson, "This is what he drew, this is what we approved. If we had wanted him to add those things, we had to add them before it was being built." Chairman Williams, "This was part of it." Member Dyson, "What do you mean it was part of it; it wasn't on his plan." Chairman Williams, "No. Because when he presented that, then I showed him this picture. This is 11/16/09." Member Dyson, "And what did he say he was going to do?" Chairman Williams, "he was going to reproduce..." Member Dyson, "He said he would do that?" Member White, "It was verbal and didn't go through the committee." Chairman

Williams, "Our original charge was that he was going to take the whole façade off and take it back; take it in two pieces back." Member Young, "Because they used new slates, which I don't think is as good as the original." Chairman Williams, "And you'll notice that the top of these windows here he's got the little dentils under here, but he doesn't have the angle quite right. A sharper angle at top and thicker." Member Young, "This is quite weak here, don't you think? And this is a thicker piece of wood. And what about at the top, to have the scalloped edge?" Chairman Williams, "The scallop is on that one, that straight across, square ones, rectangular ones and then the scallop underneath it." Member Young, "But I'm just looking at what he has done, and I can't see the scalloped along here." Chairman Williams said, "They're not there. That's why that circle is there. And he agreed to do these things and he had this to follow, for the pattern." Member Young, "It does look like they kind of got this far and just ran out of steam, and didn't." Member Dyson, "Should have had Adam Weitsman do it; he would have gotten it right." Member Young, "But as far as the flower patterned slate here, I think they did a great job and it's pretty centered with the windows. I don't think it misses having this gobble-de-gook here, because I think that looks like half a flower that they kind of ran out of one color of slate." Chairman Williams, "That's a smiling Cyclops. Those are pointed out; I just circled them here and he has..." Member Dyson, "He did put the top over the, is not what he did here. So he could replace those." Member White said, "That's minor."

Member Young asked, "Do you know how finished that penthouse is?" Chairman Williams said, "Jackie is planning on moving in the end of May. But she's on the third floor." Member Young, "But we don't know how finished this is inside?" Chairman Williams, "No." Member White, "If this is sitting right here on supports that are running all the way to the basement, how do you move the cupola? Without moving all the interior walls?" The Members speculated on how it might be done. Member Young said, "You know there will be a way to do it. It probably will be costly, but that's what happens when you make a mistake." Member Dyson said, "I think it's a pretty serious mistake, actually. I think we should have caught it earlier, we should have looked at it when it went up, but we didn't." Member Young asked, "But what about the building department? This has to go through them too." Chairman Williams said, "No. The Building Inspector would worry about wiring, plumbing and height."

Member Dyson said, "I think where the mistake came was frankly through the drawings. You've got the elevation and you've got the working drawings. I've got the feeling that the working drawings are probably done correctly. And they don't mesh with the elevation..." [Multiple conversations]

Member Young, "What are the rules for how high, how far away you need to be to not see that extra..." Chairman Williams, "They have nothing, we would have nothing on that." Member Young, "There should be guidelines on that." Member Dyson, "Carol, actually, he did say, and I remember his telling us, that we would see that roof." Member Young, "So that's when it should have been caught. You should not see that." [Multiple conversations]

The Chair declared the meeting adjourned at 8:26 pm.