

Village of Skaneateles  
Historical Landmarks Preservation Commission  
July 11, 2012

Present: Patricia Blackler, Chairman, HLPC  
Ted Kinder, Member  
Karlene Miller, Member  
Dave Neibert, Member  
Andrew Ramsgard, Member  
Mona Smalley, Member  
Carol Young, Member

Dennis Dundon, Clerk to the Historical Commission

On behalf of the Applicant:  
Robert Medina, Camillus  
Joe Goethe, Skaneateles  
Michael Wamp, Skaneateles  
Bob Neumann, Skaneateles  
Kevin Gadra, Skaneateles

Trustee Lanning  
Chad Rogers, Skaneateles

Absent: Katharine Dyson, Member  
Beverly White, Member

Chairman Blackler said, "It hasn't been very long since we had words and controversy over another project. I just want to warn all of us about blueprints, of which we have a few tonight. Could the presenters please make sure that the Board understands what you want us to do and what you are going to do. Their understanding has to be to your satisfaction and the Board must be sure that they understand everything for their satisfaction. Give people time to vote and don't make a vote until all of the questions are over. And don't make a motion until it is called for. This is because of our past." Chairman Blackler opened the Public Hearing at 7:40 pm in the matter of the application by Ted Kinder for 6 West Genesee Street and the Seitz Building. Member Kinder recused himself in this matter, and indicated that Bob Medina would be presenting.

Mr. Medina said, "We are going to be doing some refurbishing or restoration of the front of the Seitz Building, basically what is going to be the pub. We will be installing new glass where the existing glass is, it will be insulated glass. We're going to try to salvage as much of the trim work, casings and what not – except for anything that may break when we're installing it, in

which case we will just replace it in kind. That will all be painted white. We will be putting in new doors, that hopefully will match pretty closely what was there. They are wood, mahogany doors. The storefronts will be painted white; they will be natural doors, the two doors, the entrance doors. Across the tops of the doors, there used to be transoms that have been covered up with plywood. We are going to restore the original transoms, that will have glass in them.” In response to a question from Member Young, Mr. Medina said, “It will not be old glass; it will be insulated glass.” Mr. Kinder indicated, “All the glass you see in here will be replaced with tempered insulated glass, by code we have to have tempered and insulated.” Mr. Medina continued, “We will get into the signage in a minute, but as I said, everything will be painted white except for the doors themselves, which will be natural. All the way on the left on the left side of the bar space we will be putting in a window to match the other windows that are there. Right now it is plywood; it used to be a door – that’s going to be closed up and we’re going to match what is there right now.” Member Neibert asked, “Is that stoop going to be removed?” Mr. Medina said, “No.”

After that, the signage that you see is pretty much going to be on the glass itself.” Chairman Blackler asked, “And it is going to be exactly in the position that you show it here.” The applicants indicated that Mr. Goethe and Mr. Wamp would be discussing their signage. Member Neibert revisited the stoop issue saying that, “the stoop will be sticking out into the sidewalk for people to trip over if there is no door there.” Mr. Medina and Mr. Kinder stated that it probably could be removed, dependent on what is underneath it and behind it. After some additional discussion, Members Ramsgard and Young were of the opinion that it should be left as is, saying, “It is Marcellus limestone and that doorway might come back some day.” Mr. Medina said, “Normally in an historic renovation they ask us to leave stuff like that there.” The Commission favored leaving the step in place. Member Young asked, “The doors are going to be natural. What do you mean by natural?” Mr. Medina said, “It’s a mahogany and it will possibly be stained a light stain. In other words it won’t be black or anything like that, it will be something that matches the look.” Mr. Goethe indicated that it would be stained the same as the bar.

Member Young asked, “That will be a new door, why are you not restoring the doors that are there?” Mr. Medina said, “First of all, the one that you see on the left is an aluminum storefront with no old door behind it.” The one on the right is “in such bad shape and it swung the wrong way. By code it has to swing out.” Member Young agreed, but feels, “But they can change that.” Mr. Medina said it would be very difficult. Member Young observed that the new door would not be the same as a restored door, “everything is going to scream ‘New Door.’” Member Neibert said, “I don’t have any problem changing the doors because basically both doors would be the same. As long as the general look is what’s here.” Mr. Medina noted that the drawing of the door is what’s been ordered, saying “It is virtually an identical door to what’s there. It has the pattern and molding on the bottom.” Member Ramsgard asked if the doors would have kick-plates. Mr. Medina said, “There are no plans to right now for the doors to have kick-plates.” Member Young asked about the hardware for the door. Mr. Medina indicated that the Applicants would come back to the Commission for further approval when hardware had been determined.

Member Kinder said, "You can actually see the signage and logo in the colored picture that they have put up as a temporary..." Member Young asked, "What color is that going to be on the glass?" Mr. Goethe said, "The logo is red. If you look at this picture, actually it's up now. It's a dark red, almost a maroon." Mr. Medina indicated that the placement, "is exactly the same as what you see on the [elevation drawing]." Mr. Goethe said, "It's the same design, the same logo. There was the bad white plastic covering the windows for construction. All I did was print out our logo and put it up there. It's temporary to cover for the construction." Mr. Medina said, "Keep in mind that this is the existing condition, and this is what we are submitting as the plan for approval."

Member Smalley asked, "If you put a door to the west there, will you have a transom?" Member Kinder said, "No. If you look at the elevation, it will look literally like the window right next to it." Member Smalley, "So it will match the window instead of the door, ok." Mr. Medina said, "The elevation shows exactly what we are doing. This is the existing building right now. These two glass windows are these two right here. And the sign is going to be on the glass toward the bottom of the glass right here." Member Young asked, "Are these old windows now? And is the wood going to be left?" Mr. Medina indicated that it would be. Member Kinder said, "Everything stays like it is."

During a series of questions by Member Ramsgard with input from other members, it was determined that:

- The transoms will be glass
- The anchor symbol will be vinyl, color burgundy, approximately 12 inches high by 9 inches wide and applied to the exterior of the east transom glass
- The No. 6 symbol will be vinyl, color burgundy, approximately 8 inches high by 12 inches wide and applied to the exterior of the west transom glass
- The three logo signs will be vinyl, color burgundy with gold & white lettering and trim, approximately 18 inches high by 36 inches wide (3.75 SF), applied to the interior of the window glass, extending no more than 42 inches above the floor
- There will be no toe-kick plates
- Hardware for the doors will be submitted for approval at a later date
- The stoop is going to remain
- The LakeHouse Pub and anchors sign above the west door will be black metal letters, attached to the lintel using studs on the back side
- The woodwork will all be painted white
- Member Ramsgard annotated the submitted drawings to show this information

Mr. Medina then moved to the west elevation, saying, "On the west elevation we are going to use the cultured stone over the existing block walls." Mr. Gadra showed the members a sample of the stone and color. Chairman Blackler affirmed that it would be applied over the top of what is there. Mr. Medina continued, "It will be grouted in and there will be a cap." It will all be the light limestone color. Member Young questioned whether the "fake stone lasts like the real stone does." Mr. Medina disagreed, "It lasts pretty close. We've had pretty good luck with it." Mr. Ramsgard indicated that he had it in his building and it has held up pretty well. Mr. Neumann stated that, "We have sold millions and millions of dollars of it and we have had very,

very little problems.” Mr. Kinder said that they had thought about parging it, “the existing stone foundation which has two infills, flushes right out with the block. So we thought for a while, let’s just parge the block (cover it with stucco), but we couldn’t do that across the other elevation. So we’re trying to unify...” Mr. Medina said, “That’s exactly what we are trying to do. To create a unified look and something that mimics what would have been there in that period.” Mr. Kinder indicated that the color match is very close to “that limestone that’s all over the Village.” Mr. Medina continued, “So that’s what we’re doing on the foundation. And then over the garage door, we are going to extend the canopy look of the roof that’s on the mechanical room. It will just jut out a very little amount but just basically to keep rain from washing straight down from up above. There is one change that we are going to make from what this elevation shows. We have an air intake that we are showing next to that window. We are going to move it actually to the window pane itself. The top window pane is going to become a panel with louvers and it will be the air intake.” Mr. Kinder indicated that the Pub’s kitchen equipment supplier recommended using the top half of the window with louvers, to provide more intake area and to enter directly where the hood is. Mr. Medina said, “Those are pretty much the changes on the west elevation, and the north elevation will be just the foundation cultured stone.” The other fixtures on the north elevation are from Kabuki.

Member Young asked, “What’s the longest you’ve had this cultured stone? When did you first start selling them?” Mr. Neumann said he first started selling the product four or five years ago, but it has been on the market for 20 to 25 years. Mr. Medina recalled that he had used it 12 years ago on a building. Member Young observed that 4 – 12 years is not a real test of time. She asked, “Is there a reason you didn’t use real stone?” Mr. Medina said, “For one reason, no question about it, cost.” He went on to explain that the thickness of stone would reduce the width of an already-narrow alley. The cultured stone is thinner, but creates a good look. Face stone cut that thin would not last. Mr. Neumann thinks the warranty is 25 to 30 years. Members Neibert and Miller think it looks good.

During a series of questions by Member Ramsgard with input from other members, it was determined that:

- The air intake will be a louvered panel in top half of the existing window
- The overhang or canopy roof will extend the full width of the west elevation. It will match the projection of the existing piece, approximately 16 to 18 inches. It will be a black metal roof with black flashing
- There are other vents on the west façade, 2 utility exhausts for the bathrooms on the left and a hot water exhaust and two furnace exhausts in upper right corner. These were previously approved by the Commission. They will be capped and painted the color of the brick
- On the west side the foundation stone extends and dies into the extension of the concrete. It will go right over any existing openings. It is angled because the building is not square
- The colors for the garage doors and man doors are to be provided to the Commission for approval at a later date
- Member Ramsgard annotated the submitted drawings to show this information

Chairman Blackler opened the public comment portion of the hearing by asking, “Is there anyone who would like to speak in favor of the application?” Hearing no one desiring to be

recognized, she asked, "Is there anyone who would like to speak in opposition?" Again hearing no one desiring to be recognized, Chairman Blackler said, "I'll take a motion to close the Public Hearing." Member Miller so moved and Member Ramsgard seconded. Upon the unanimous vote of all members present in favor, with Member Kinder abstaining, the motion passed.

Member Young said, "I have a concern about how much of the old materials are going to be left. Just because we have had this problem before. I heard [Mr. Medina] say 'salvage as much as possible' and that was of what?" Mr. Medina replied, "Of all the trim and wood outside when we are replacing the glass. Now there is no intent whatsoever to destroy or take any of that stuff down. But if a piece of molding happens to break, beyond our ability to use it. Most of the replacement is going to be done from the inside, so if a piece of trim breaks, it's more than likely a stop, it will be on the inside. But there's always a possibility that maybe something in here is rotted. But in general, the only things we intend to replace are the doors and the glass." Member Young asked how old the existing glass is. The response was that it is plate glass, not the old wavy glass, so it is not that old. But in a breakage situation it is dangerous, and that's why it will be replaced with tempered glass.

Chairman Blackler said, "I'll entertain a motion." **Member Ramsgard said, "I'd like to make a motion that the Applicant be granted a Certificate of Approval for of the work as shown on the drawing dated 28 June 2012 as annotated with comments in red dated 11 July 2012 carrying supplementary information to materials, size, colors and placement of signage that are numbered 1 – 17. There are three outstanding issues with respect to those comments; #5 the door hardware for the new doors, #16 which is a submittal to be made for the colors of the doors on the north and west elevations of the building, and #17 the stain color for the mahogany doors. Supplemental information has been supplied by Cobblefield, which is a registered trademark of Cultured Stone listed as gray in the materials supplied with the application, as well as a supplemental drawing from Simpson for the mahogany doors to replace two existing doors on the south elevation dated 25 July 2007." The motion was seconded by Member Miller.**

Upon the unanimous vote of all members present in favor of the motion, with Member Kinder abstaining, Chairman Blackler declared, "The motion is passed."

This matter was concluded at 8:23 pm.

Respectfully submitted,

Dennis Dundon, Clerk to HLPC