Version 1.0 4/16/14

Village of Skaneateles Historic District Design Standards and Guidelines

The Village of Skaneateles Board of Trustees developed the Historical Landmarks Preservation Committee to protect, enhance, perpetuate and preserve historical landmarks including buildings and permanent structures to promote the education, pleasure and general welfare of the citizens of the Village. The Committee takes into account the fact that the high quality of life enjoyed by Village residents is in large measure, a result of the physical design, historic character and appearance of the Village center. The Village's traditional "Main Street" development pattern is characterized by an inviting and attractive street environment that encourages informal interaction among residents, merchants, and visitors. This interaction is enlivened by the closely interwoven combination of residential, retail, service, office and other nonresidential uses. The lively street environment is a valuable public space that attracts tourists who support local merchants and provide an important economic stimulus to the community. The economic and social vitality of the Village and Town of Skaneateles is dependent on maintaining the attractiveness of this street environment, the economic viability of Village businesses and the hospitable ambiance residential occupants appreciate.

The following standards have been developed by the Historical Landmarks Preservation Committee to provide guidance for property owners seeking exterior changes to their property, as well as to establish a consistent and objective review of those changes.

Version 1.0 4/16/14

Frequently Asked Questions and Historic District Design Approval Summary

Is my property within the Historic District?
Please refer to the following page showing list of properties and Skaneateles Zoning Map.

What changes **do not** need Historic Landmarks Preservation Committee approval?
Ordinary maintenance and repair of any exterior architectural feature of a historical landmark that does not involve a change in the design, material, color or outward appearance, and alterations of landscaping, trees and plantings do not require an approval hearing.

What changes **do** need Historic Landmarks Preservation Committee approval?
All changes in any exterior architectural feature of a historical landmark that do involve a change in the design, material, color or outward appearance, including but not limited to construction, reconstruction, alteration, restoration, removal, demolition, sidewalks, driveways, patios, decks, fences, other accessory structures, or painting.

Can I review my project informally with the Historic Landmarks Preservation Committee?
Yes, the Committee is willing to provide an informational review or discussion of any proposed change. The Committee generally meets one time per month but may also schedule an additional meeting as required. Whether or not an informational review occurs, a hearing is required for approval of any other changes that meet the descriptions above. The Committee encourages anyone planning a major project to talk with the HLPC first, before undertaking the preparation of a complete proposal and set of drawings.

Who may I contact with questions related to changes to my property?
Please contact the Village Code Enforcement Officer at 315-685-2118.

Version 1.0 4/16/14

What properties are in the Village of Skaneateles Historic District?

Properties currently in the Skaneateles Historic District (as of 11/02/13) are listed below. Please note that Skaneateles Village Code Chapter 127 contains the official list of properties – the summary below is provided for information only and Zoning Code shall take precedence.

Jordan Street

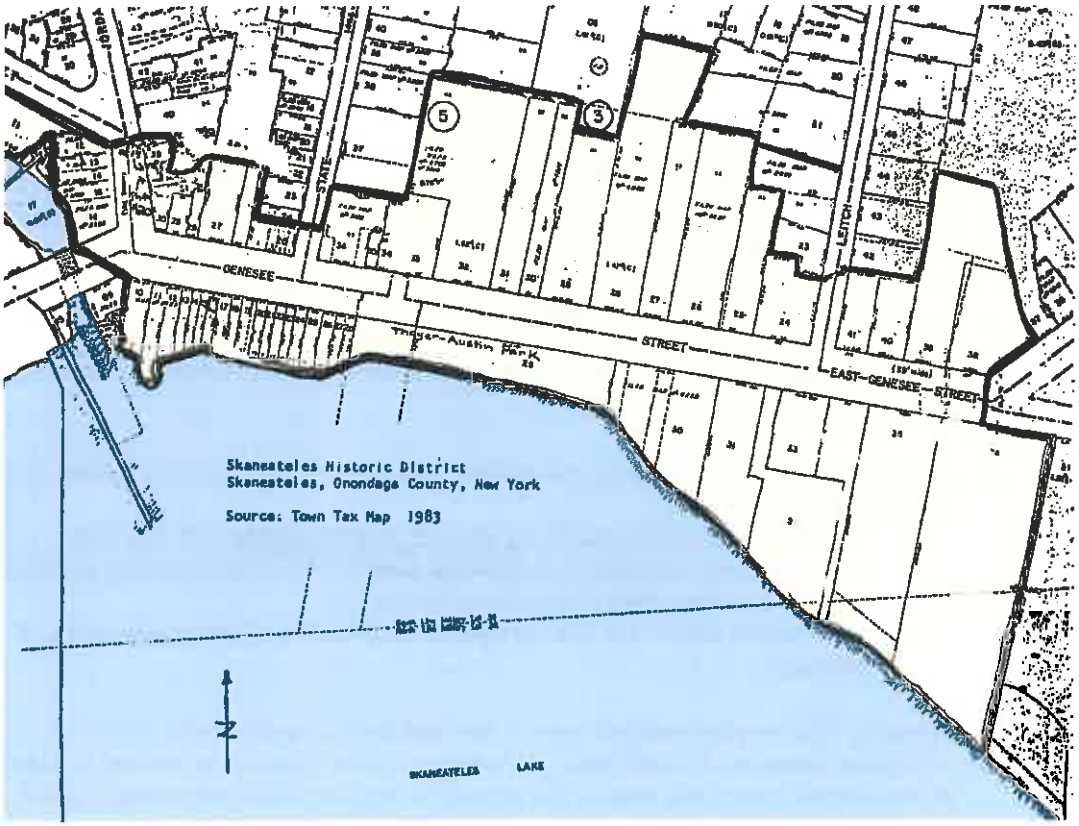
1-7, 4, 6, 8, 10-14, 9-13, 15-17, 16, 19-21, 23-25

East Genesee Street

1, 2, 4-6, 9, 11, 12, 14, 18, 20, 24, 26, 28, 32, 33, 36, 38, 42, 44, 46, 47-49, 50, 56, 58, 59, 61, 62, 64, 66, 68, 74, 75, 76, 77, 78, 80, 81, 82, 83, 84, 85, 86, 88, 89, 90, 91, 92, 94, 96, 97, 100, 101, 102, 103, 104, 105, 108, 107-109, 112, 115, 116, Thayer Park

12 West Genesee Street

3 Fennell Street



I. Standards and Guidelines: The Skaneateles Historical Landmarks Preservation Committee has developed this set of standards and guidelines to assist an applicant in proposing alterations, renovations and/or construction to their properties within the Historic District. Also refer to the Downtown D District Design Standards, Appendix A, page 225: A7 – A51.

II. General:

a. New Construction: In reviewing proposals for structures involving new construction, alterations and/or additions, the Historical Landmarks Preservation Committee shall consider the surrounding neighborhood context to determine what is appropriate for maintaining the character of the area.
b. Additions: When constructing an addition, exact replication of styles and elements is not required, or necessarily desired. In these cases, it is generally preferred that any addition be separate and distinct from the original structure so that the form and character of the original building is retained. Constructing an addition which blurs the line between the old and new is discouraged. New additions should instead seek to closely compliment the original design, and may even present a sensitive modern-day interpretation (See parts IV.c and V.a).
c. Renovations and repairs: When renovating or repairing a structure, exact replication of design and materials is not necessarily required. Where possible, existing design elements should be repaired, in lieu of replacement. If replacement is necessary, the scale and character of the replacement materials should closely resemble the original.
d. Alterations: Alterations to structures should be consistent with the character and spirit of their style.
e. Chimneys: Removal of original chimney(s) not only requires approval by the HLPC, it is also highly discouraged.
f. Photos: Historic photos, if available, should be used whenever possible to determine the original design of the structure when exterior changes are contemplated.

III. Building Orientation: Building orientation describes how a building relates to the street and its neighbors.

a. New structures and additions should be compatible with the site arrangement, setback distance and orientation of neighboring houses to reinforce the existing character of the street.
b. Front entry walks are encouraged to connect to existing sidewalks, if present.

IV. Massing: Scale is the relative size of the building to its elements (such as individual windows or materials) compared to other structures around it. Massing is the overall volumetric size of the structure and its parts compared to other structures around it.

a. The scale of new elements should be generally similar to the scale of the original structure's elements (doors, window, trim, details).
b. The massing of a new addition should generally be subordinate in size and placement to the original structure. Additions should not overwhelm or detract from the original structure.

c. New additions should be distinct from the original structure, so that the boundaries of the addition are readily discernable from the shape of the original structure.
d. The height of a structure or addition should minimize the visual impact on neighboring back yards and limit the loss of privacy of residents of neighboring lots.
e. The effective visible width of a structure, as viewed from the street, should be maintained whenever possible. New additions to the original massing should ideally be located toward the rear or less visible areas of the structure.

V. Roof Design: Covers the overall style, slope and shape of individual roof elements.
   a. New roof areas as part of an addition should be distinct in form and massing from the original roof.
   b. Original roof areas should be kept in character without adding new elements such as dormers, skylights or solar panels that are readily visible from the street or modifying the roof slope.
   c. Additions should match the roofing materials of the original structure, except in cases where the new roof is a very minor element to the overall design, such as roofing over a new bay window or entry vestibule.
   d. If replacement-in-kind of the original roof materials is not feasible, care should be taken to select substitute materials, which convey the same character and scale. Every effort should be made however to use similar materials (i.e. real slate tiles, not asphalt) whenever possible.

VI. Fenestration: Includes openings in the facade for windows and doors.
   a. The removal, infill or concealment of original windows or doorways is strongly discouraged. Windows or doorways that were previously in-filled or concealed, especially along the front and readily visible sides of the structure, should be opened up and returned to their original state when possible and practical.
   b. Original windows and doors should be repaired in lieu of replacement when possible. If replacing, replace with elements, which are similar in design type, style, profile, size and materials to the original.
   c. The alteration of the size, shape or proportion of an existing window or door opening is discouraged.
   d. New windows added as part of an addition should match the general style of those on the original structure. (e.g., 6/6 divided lite double hung vs. casement, etc.)
   e. In some cases, simulated divided lite windows may be an acceptable substitute for matching the general style of divided lite windows on the original structure or additions, provided that they include muntins on the exterior of the glass.
   f. New or replacement windows should match or maintain the window trim found on the other existing windows.
   g. The proportion of any new windows should match the general proportion of windows on the original structure wherever possible, particularly along the front and publically visible facades of the house.
   h. Larger window openings should be broken down into smaller windows clustered together if needed to match the scale and proportion of existing windows.

i. Window shutters should not be removed from a structure which originally had them, or added to a structure which did not originally have such elements.
j. Window shutters, if used, should be mounted consistently and correctly. Avoid placing shutters on either side of a wide window that would not be able to cover the opening width when closed. Also avoid using shutters that are too tall or too short for the window.
k. Window shutters should be mounted on the window trim, and not attached flat against the siding. If window shutters are installed on an addition to a structure that also uses them, a similar shutter style and mounting method should be used.
l. New or replacement windows should use clear glass, except in cases attempting to match a specialty window such as stained glass. Opaque, darkly tinted, mirrored or reflective glass is strongly discouraged.
m. New windows should not be installed flush with the exterior wall, but should be recessed slightly and framed with trim to match the style and depth of existing windows.

VII. Front Porches and Entries:

a. Porch and stair railings should be provided in an openwork of individual railings, columns and balusters in a regular-spaced rhythm that is in keeping with the style of the structure. Railings constructed of solid panels or walls are strongly discouraged, except in cases of appropriate construction. Unarticulated railings or balusters are discouraged.
b. The enclosure or removal of an existing porch is strongly discouraged. The conversion of an existing open-air porch into a screened porch may be permitted, provided that the style and character of the original structure will not be substantially compromised. If approved, the new screened enclosure shall be erected behind the original columns and railings so as to preserve the original design and keep it visible. This new screened enclosure should be designed to minimize its visual appearance and to leave the original design elements visible.
a. The addition of a new front porch on a structure may not always be appropriate, especially if the original architecture was not designed to accommodate one. The addition of a new front porch in a neighborhood where they are uncommon may also be inappropriate.
a. Reconstruction or renovation of existing porches should utilize the same or similar materials and designs used on the original structure while keeping original woodwork and trim wherever possible. Any new or modern elements introduced should be sympathetic to the original design and materials.
b. Renovations or alterations to an existing porch should maintain as much of the original design as possible. Alterations that may be required to bring the structure up to code should be designed in a sympathetic manner that works with the original design instead of replacing it.

VIII. Exterior Materials: Includes the proper use of exterior materials on a structure.

a. All exterior materials should attempt to match the materials and/or character found on the original structure whenever possible, based on the specific recommendations listed below.
b. The concealment or removal of existing exterior materials, trim or ornamentation is discouraged.

c. The removal of any imitation or synthetic siding and trim that had previously concealed the original construction underneath is highly encouraged.
d. When replacing siding, it is recommended to replace in-kind to match the design and appearance of the original. Replacements that significantly alter the siding (i.e. changing clapboard to shingle or changing brick to wood) are discouraged.
e. Samples of all proposed exterior materials and colors shall be submitted to the Historic Landmark Preservation Committee for consideration.
f. The materials generally recommended for use, and those that are generally discouraged, are outlined in the following table as a guide. The Historic Landmark Preservation Committee should approve or disapprove any proposed materials, colors or applications based on the specific project conditions.
g. Some materials may be appropriate on one building, but not another due to age and style.
h. Material transitions at outside corners are discouraged (e.g. wood clapboard turning the corner and changing into masonry). The transition from one material to the next should occur at a logical step or massing change in the facade, such as in inside corner.
i. **Appropriate Materials** (subject to appropriateness of specific structure):
    i. Façade and Trim:
        1. Common Red Brick or Multi-toned brick
        2. Natural Stone with appropriate coursing pattern
        3. Wood clapboard or shingle
        4. Wood board and batten
        5. Finish grade wood trim
        6. Fiber reinforced cement siding/Hardi-Plank
    ii. Windows and Doors:
        1. Wood windows
        2. Wood or steel doors with copper or colored metal flashing
        3. True divided lites
        4. Simulated divided lites with exposed wood exterior muntins
        5. Expressed lintels over masonry openings (brick, limestone, granite, precast concrete)
    iii. Roof:
        1. Natural wood shingle or shake
        2. Asphalt architectural shingle
        3. Natural or imitation shake
        4. Natural or imitation clay/terracotta tile
        5. Standing seam metal, small seam width
        6. Aluminum or copper flashing or eave guard
        7. Parapet & chimney caps (stone, limestone, precast concrete)
        8. Brick or natural stone chimney
        9. Slate

iv. Miscellaneous:
    1. Front walkway areas and paths: Poured concrete, stamped concrete, brick pavers, slate, cast pavers, stone pavers, gravel, pea stone
    2. Awnings: Canvas and fabric
    3. Fences and walls: Natural wood, aluminum, wrought iron
    4. Porches, railings or ramps: Natural wood, synthetic wood products on horizontal walking surfaces only, masonry

v. Lighting:
    1. Incandescent or "soft light" fluorescent/led fixtures
    2. Shielded, downward facing fixtures to minimize glare and light trespass onto neighboring properties

j. **Discouraged Materials** (subject to appropriateness of specific structure):

i. Façade and Trim:
    1. Multi-colored brick, imitation brick, asphalt or asbestos siding
    2. Concrete masonry units (CMU)
    3. Precast concrete panels
    4. Stamped or textured concrete
    5. Imitation stone on primary facades
    6. Imitation/synthetic wood clapboard or trim (vinyl, aluminum, PVC)
    7. Wood paneling (Plywood or T-111, MDO, Unfinished lumber
    8. Corrugated metal
    9. Mirrored or highly reflective siding or panels
    10. EIFS (Exterior Insulation Finish System)

ii. Windows and Doors:
    1. Vinyl clad, PVC, aluminum or metal frame
    2. Other than clear glass
    3. Glass block
    4. Interior snap-in simulated divided lites or artificial divided lites sandwiched between glass panes
    5. Concealed lintels over openings which is not reflected on the outside of façade
    6. Brick mold trim on a wood frame structure

iii. Roof:
    1. Light colored or otherwise highly reflective materials
    2. Corrugated or unfinished metal
    3. Chimney made of concrete block, or enclosed in exterior siding

iv. Miscellaneous:
    1. Front walkway areas and paths: Asphalt or stamped asphalt
    2. Awnings: Plastic, vinyl or similar synthetic materials
    3. Fences and walls: Chain link fence, PVC/vinyl fence,
    4. Porches, railings and ramps: Synthetic wood products on vertical non-walking surfaces, unfinished lumber, PVC/vinyl railings.
    5. Trim: Preservative treated wood used for finished trim

v. Lighting:
   1. Commercial floodlights or wall packs
   2. High intensity fixtures: High pressure sodium or metal halide

IX. Single Family Residential Garages:
   a. Garage doors, unless appropriate to the architectural period of the structure, should not be used on the original structure. Such doors, if used on an addition, should attempt to use materials and designs which complement the original architecture. Stamped metal raised panel doors or similar designs are highly discouraged.
   b. If garage doors are permitted to be included as part of an addition to a structure that does not historically have them, such doors should be oriented so that they are not visible from the street.
   c. Side yard facing garages may be required to provide adequate landscaping or screening from the neighboring property.
   d. Detached garages should be located behind the house and set back from the road so as to appear secondary to the primary structure.

End of Standards and Guidelines