

Village of Pittsford
Architectural and Preservation Review Board
Monday June 2, 2014 at 7:00 PM

PRESENT:

Chairperson:	Paul Zachman
Members:	Cristina Lanahan (absent)
	William McBride
	Maria Huot
	Erin Daniele
Village Attorney:	Jeff Turner
Building Inspector:	John Limbeck
Recording Secretary:	Linda Habeeb

Chairperson Zachman called the meeting to order at 7:00 pm.

Kevin Archibald, 98-100 South Street – Replacement windows

Present: Kevin Archibald, homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/21/14.

Discussion: This is an open application for installation of replacement windows at the house located at 98-100 South Street. At the May APRB meeting, Board members had expressed concern with the reduction in the amount of glass within the frame of the windows that the applicant proposed.

The applicant stated that he is proposing installing Kolbe traditional sash replacement windows to replace the existing windows on the house that are visible from the public way. Chairperson Zachman stated that the house is a postwar home, and that windows are a noncontributing architectural feature the replacement of which is considered an alteration. The Village Code requires that noncontributing features be replaced with windows that are equal to or better than the existing windows and that resemble the existing windows in appearance.

Findings of Fact:

- ✓ This is a postwar house, and the sash replacements are considered an alteration.
- ✓ The existing windows on the house are 2-over-2 wood windows with a horizontal divider.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the installation of Kolbe double-hung sash replacement kits on the double-hung windows, and an awning-style window to match the existing awning windows, with divided lights, externally mounted grilles on the glass, and in the same configuration as the existing windows.

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on June 2, 2014.

Katherine Symington, 7 Locust Street ~ Fence

Present: Katherine Symington, Homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 5/16/14.

Discussion: The applicant stated that she is proposing installing a fence in the rear of her property to screen vehicles located on a neighboring property from view. She stated that the proposed fence will consist of two wooden panels, measuring 8' feet in height, with a lattice top piece, with a post cap. It was noted that a neighbor to the east also has an 8-foot fence.

Chairperson Zachman expressed a concern that the proposed fence will be higher than the eaves of the existing garage and out of scale with the garage. He also suggested that posts measuring 6 x 6 would be more in proportion to the fence than the 4 x 4 posts proposed.

Findings of Fact:

- ❖ The house has a shallow rear yard.
- ❖ The purpose of the proposed fence is to screen non-residential vehicles from view.
- ❖ The neighbor to the west of this property has an existing rear yard 8'6" fence.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of a 6' solid 1-over-6 panel fence, with 6 x 6 support posts, in a pressure-treated material.

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on June 2, 2014.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the installation of a 2" lattice top, with diagonal framed lattice, and conditioned on Zoning Board approval of the fence height.

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. **Motion carried. This decision was filed in the Office of the Village Clerk on June 2, 2014.**

Christopher Frank, 28 Church Street ~ Porch railing

Present: Christopher Frank, Homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 5/20/14.

Discussion: The applicant stated that he is proposing removal of the deteriorated stair wing walls and stairs and installation of railings on the house located at 28 Church Street. He stated that the proposed railing style was approved by the APRB in 2006. Chairperson Zachman suggested that the stairs be replaced with wider stairs.

Finding of Fact:

- ❖ The existing rusticated block columns, wing walls, and concrete stairs are deteriorated beyond repair.
- ❖ In 2006, the APRB determined that it was not practical to repair the rusticated block on the columns and wing walls.
- ❖ The proposal is to install a new set of wider stairs with railings that will attach to the front of the columns.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to allow the demolition of the deteriorated wing walls and front stairs and replacement with a new set of stairs with railings on either side of the stairs, per the sketch created at this meeting, and all features to match the existing features of the house.

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. Motion carried. **This decision was filed in the Office of the Village Clerk on June 2, 2014.**

Stacey Haralambides, 11 State Street ~ Lights

Present: John Manilla

Application: Submitted, date-stamped, and Building Inspector reviewed on 3/2/14.

Discussion: The applicant stated that he is proposing replacement of three lights in the parking lot of the property located at 11 State Street. He presented cutsheets for the light fixtures, and he indicated the locations for the lights. Board members stated that the new style of light fixtures is more appropriate than the existing lights.

Findings of Fact:

- ✓ The proposal is for replacement of three lights on the building: two large front lens lights that tilt down toward the parking lot, and one small wallpack light in the center of the building.

- ✓ These particular lights are not a significant architectural feature of a building.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of the three lights on the building located at 11 State Street, as submitted.

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. **Motion carried. This decision was filed in the Office of the Village Clerk on June 2, 2014.**

Natasha O'Malley – 15 Austin Park – Screened porch

Present: Natasha O'Malley, homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 5/19/14.

Discussion: The applicant presented a proposal for installing screening for an existing porch on the rear of her house located at 15 Austin Park. Chairperson Zachman stated that the rear porch is only minimally visible from across the canal. He also noted that the screening system is appropriate for this era of home.

Findings of Fact:

- ✓ The rear porch is not visible from the street, and is only minimally visible from the canal.
- ✓ The house is a minimal traditional 2-story colonial style house built in 1959.
- ✓ The house is a postwar track-style home.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of screening for the rear porch of the house, as submitted.

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. **Motion carried. This decision was filed in the Office of the Village Clerk on June 2, 2014.**

Michael Newcomb, 9 South Main Street ~ Lights

Present: Michael Newcomb, Owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 5/20/14.

Discussion: The applicant stated that he is proposing installing 4 gooseneck lights on the building located at 9 South Main Street. He presented documentation indicating the style and location for the proposed lights.

Findings of Fact:

- ≈ The building is a commercial building located on the South Main Street.
- ≈ There is currently no lighting on the building.
- ≈ The style of light proposed is common throughout the business district.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of lights, as submitted, subject to approval of the Planning Board.

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. **Motion carried. This decision was filed in the Office of the Village Clerk on June 2, 2014.**

Michael Newcomb, 15 South Main Street ~ Replacement window

Present: Michael Newcomb, Owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 5/20/14.

Discussion: The applicant stated that he is proposing replacing four windows on the front of the building located at 15 South Main Street. He stated that the existing windows are not original to the building, and that the replacement windows will be Kolbe wood windows.

Findings of Fact:

- ≈ The building is a commercial brick building built in 1912.
- ≈ The existing windows are not original to the building.
- ≈ The replacement of the windows will not cover or destroy any significant architectural features of the building.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the replacement of four windows on the building with Kolbe sash replacement wood windows, with exterior applied muntins.

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. **Motion carried. This decision was filed in the Office of the Village Clerk on June 2, 2014.**

Member Items:

- ❖ Canal nomination to the State and National Register of Historic Places

Chairperson Zachman stated that the APRB is in support of the Canal being listed in the State and National Register of Historic Places.

APRB 6/2/14

Motion: Chairperson Zachman made a motion, seconded by Member Daniele, to approve the 4/7/14 minutes, as drafted.

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. Motion carried. This decision was filed in the Office of the Village Clerk on June 2, 2014

ADJOURNMENT: There being no further business, Chairperson Zachman adjourned the meeting at 8:30 pm.

Linda Habeeb, Recording Secretary