

**Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting – September 6, 2001 at 7:30 PM**

PRESENT:

Chairperson:	Blake Held
Members:	Steve Melnyk Trip Pierson Marcia Watt Ken Willard
Attorney:	Jeffrey Turner
Board Liaison:	Robert Corby
Building Inspector:	Skip Bailey
Recording Secretary:	Mary Marowski

The meeting was called to order by Chairperson Blake Held at 7:30 PM.

1. Scott and Wende Wallman – 11 Washington Road – Garage

Present: Scott and Wende Wallman

Application: Revised drawing submitted and date stamped 9/6/01

Discussion: Mr. Wallman was sited a violation notice because the built garage was not in compliance with the original approved application. The resident has resubmitted a new drawing depicting the addition of wider casings and crown moldings to the window and garage doors. The window is four over four with exterior muntins. Shutters are installed and will be painted black. Garage siding is board and batten. There is also a window on the rear of the structure. The rear of the barn is only partially visible from a public way.

Motion: Member Watt made a motion, seconded by Member Melnyk, to approve the changes to the structure as depicted in the amended drawing submitted 9/6/01. The changes noted show the addition of crown moldings and trim to the top and sides of the window. The drawing further shows the addition of moldings and trim above the garage doors and on the corners of the garage. The amended drawing reflects board and batten siding, the installation of wooden mounted shutters over jamb casing and the option for exterior window muntins. As an alternative, all front and rear window muntins are to be removed.

Vote: Held – yes; Melnyk – yes; Pierson – abstain; Watt – yes; Willard – yes *Motion carried*
The decision was filed in the Office of the Village Clerk 9/6/01.

2. Andrew Chatman – 49 State Street – Glass Door Replacement

Present: Andrew Chatman

Application: Submitted, date stamped and building inspector approved 7/20/01.

Discussion: Continuation of discussion from meeting on August 6, 2001 which was held open pending further review and information regarding replacement of existing sliding door. Applicant stated existing door was inoperable and rotted beyond repair. New door is vinyl clad wood slider of same dimensions as previous door. The Board discussed criteria set in the Secretary of the Interior Standards particularly #6 and #2. The door is a pre-existing, non-conforming addition to the house. The addition dating from approximately 1975 on a ca. 1875 house. While a vinyl replacement would not be allowable on the original structure, this door neither alters the visual character of the addition nor does it violate the principal of using materials consistent with the era of the addition.

Findings of Fact: 1. Ca. 1875 house with a ca. 1975 addition. 2. While material use and siding on the addition is consistent with the original house, the scale and visual character of the door and window openings on the addition are not. 3. New door matches existing in size and style, but differs in cladding. 4. Secretary of the Interior Standards #4. 5. Vinyl cladding is material appropriate to the addition, though would not be allowed on the original house. 6. Addition is pre-existing and non-conforming. 7. Based on the testimony of the applicant, the pre-existing door was improperly installed and not a key architectural element.

Motion: Chairperson Held made a motion, seconded by Member Pierson, to approve the Anderson double pane vinyl replacement door on the rear of the 1975 addition of the 1870's home.

Vote: Held – yes; Melnyk – yes; Pierson – yes; Watt – yes; Willard – yes *Motion carried*
The decision was filed in the Office of the Village Clerk 9/6/01.

3. Brook Teets – 30 East Jefferson Road – Window Replacement

Present: Robert Watters, Contractor

Application: Submitted, date stamped, and building inspector approved 8/20/01.

Discussion: Continuation of the discussion from meeting on June 4, 2001 which was held open pending a revised submission. Ms. Teets, owner, proposes to replace the existing octagonal 2' x 2' window with a square wood window of the same dimensions containing four divided lites and exterior muttins in the existing wood frame and wood trim to match the existing.

Findings of Fact: 1. House built in 1925. 2. Secretary of the Interior Standards #5, #6, and #9.

Motion: Chairperson Held made a motion, seconded by Member Melnyk, to approve the window application as submitted. The window being a wood square Kolbe and Kolbe window measuring 26 ½"W x 26"H with wood trim to match the existing wood trim on the house and exterior muttins in a pattern of four equal lites as shown in the application.

Vote: Held – yes; Melnyk – yes; Pierson – yes; Watt – abstain; Willard – yes *Motion carried*
The decision was filed in the Office of the Village Clerk 9/6/01.

4. Mr. & Mrs. Burris – 7 East Jefferson Circle – Siding and Replacement Windows

Present: Mr. and Mrs. Burris

Application: Submitted, date stamped, and building inspector approved 6/21/01.

Discussion: This is the second appearance by Mr. & Mrs. Burris before the Board regarding this issue. Following an appeal before the Zoning Board of Appeals, the case has returned for renewed review by the APRB. The original house and the addition have the same wood siding and the same window types. Owners would like to replace the windows and siding with vinyl siding and vinyl windows for maintainence ease. Mr. Burris stated their research revealed vinyl for siding and windows was available in the 1950's. Energy and comfort issues were also presented. The Bero report, which was not presented to the P/Z Board, states the existing siding is deteriorated but repairable. The exposure of the existing cedar shake siding is 8 –12". The proposed vinyl siding is 4-6". The applicants had no further information to present. Preservation Brief #8 was cited. Zoning Board questions were addressed. The Secretary of the Interior Standards were cited as the Village guidelines. Mr. Burris stated there are other homes on his street and in the Village that have vinyl siding. (The resident from 34-36 E. Jefferson Circle indicated that his home was built in 1956 and vinyl sided in 1985. He added that two other nearby homes at 42 & 44 E. Jefferson Road are also vinyl sided.) *The application was left open* pending the Board's review of the Bero Report and all the information presented. A special meeting was set for 9/17/01.

Preliminary Findings of Fact: 1. House built in 1956 and sided in wood 8 –12" exposure. 2. Vinyl siding proposed of 4 – 6" exposure. 3. Some portions of the home have vertical board and batten siding in addition to the cedar shingles. 4. Vinyl siding proposed would alter original character of the home. 5. Vinyl window pattern proposed would alter original character of the home. 6. Secretary of the Interior Standards #2, #3, #5, #6, and #9 apply in this case. 7. National Park Service Preservation Brief #8 supports viewing individual house within a historic district as a contributing member of that district. 8. Information presented suggests vinyl as a material for siding and windows was being developed and in limited production at the time of the house's construction. 9. Vinyl was not used on original structure.

5. Fleet Bank – 9 North Main Street – Signs (5)

Present: Ralph Peranis, Empire Signs

Application: Submitted, date stamped, and building inspector approved 8/23/01.

Discussion: Mr. Peranis stated that Fleet Bank was making sign changes nationwide as depicted in the computer generated photos and dimensions submitted in the application. The changes are made to reflect the addition of the new "eagle" logo in green, blue and white are as follows:

E01: Replacing existing sign, no lighting.

E02: Externally lit sign, directly applied to the fascia board 6" letters, centered to the lights

E03: Replace letters, center to the lights,

E04: 12" H x 26"W; non-illuminated

E05: ATM Drive up: non-illuminated sign 91" x 76"

ATM has an internally illuminated sign previously replaced. It needs to be reviewed/revisited by the Planning and Zoning Board for a predecessor variance regarding the lighting. The attorney advised this portion of the application can be approved subject to there being a predecessor variance for an interior lit sign or getting a variance.

Findings of Fact: 1. New signage is consistent with what is being replaced in size and application in each instance.

Motion: Member Pierson made a motion, seconded by Member Watt, to approve the application as submitted with the addition of the ATM sign. Member Pierson further motioned the ATM has an internally lit sign that needs to be reviewed/revisited by the Planning and Zoning Board for a predecessor variance or for getting a variance.

Vote: Held – yes; Melnyk – abstain; Pierson – yes; Watt- yes; Willard – yes *Motion carried*
The decision is filed in the Office of the Village Clerk on 9/6/01.

6. Peter Messner – 19 Monroe Avenue – Lighting Fixtures

Present: Peter Messner

Application: Submitted and date stamped 8/22/01. Building inspector approved 8/23/01.

Discussion: Store owner is seeking a conditional approval for four hood designed gooseneck lights to be equally placed over each of the two building signs (Messner Carpeting and tenant, State Farm). The fixtures will be mounted in the upper most part of the fascia as close to the top of the brick as possible. Each fixture will be centered an equal distance on each sign (two per sign). Fixture will be painted to match the exterior building.

Motion: Chairperson Held made a motion, seconded by Member Pierson, to approve the application for lighting being four gooseneck lighting fixtures in a hood design as submitted. Two fixtures will be equally spaced over each sign. There will be one sign on each corner of the facade. They will be mounted in the upper most part of the fascia. The approval is contingent upon further review by the Planning and Zoning Board regarding wattage.

Findings of Fact: 1. Placement of lighting is historically correct. 2. Lighting is consistent with Village standards.

Vote: Held- yes; Melnyk – yes; Pierson – yes; Watt – yes; Willard – yes **Motion Carried**
The decision is filed in the Office of the Village Clerk on 9/6/01.

7. DeAnn Schenkel – 83 South Street – Garage Door Replacement, Siding on rear of barn, fence (for information only)

Present: DeAnn Schenkel

Application: Submitted, date stamped, and building inspector approved 8/21/01.

Discussion: The owner is proposing to replace the wooden garage door with six windows with a wood door with three windows. The existing door is deteriorated beyond repair. The owner also proposes to side the barn with T111 to match the existing barn. Further documentation regarding the garage door is needed. The Board has **left this application open** pending a site visit scheduled for 9/17/01.

The resident also inquired (for information only) about the possibility of installing a shadowbox stockade fence along the back property line. This fence would provide privacy and safety. It would also serve as a noise reducer. The Board stated the Planning and Zoning Board would need to review set back and height issues.

8. Mr. and Mrs. Mulcahy – 31 West Jefferson Road – Chimney repair

Present: Mr. & Mrs. Mulcahy

Contractor: Harvey Shapiro, 112 West Hickory St. E. Rochester, N. Y. 14445

Application: Submitted, date stamped and building inspector approved 8/22/01.

Discussion: Due to a deterioration and safety issue, the owners are proposing to repair their chimney. They stated the top two rows of the chimney are loose and will replace them with a concrete crown wash.

Motion: Member Pierson made a motion, seconded by Member Willard, to approve the application as submitted.

Vote: Held- yes; Melnyk – yes; Pierson – yes; Watt – yes; Willard – yes **Motion Carried**
The decision is filed in the Office of the Village Clerk on 9/6/01.

9. Judy Brovitz – 74 North Main Street – Removal of Porch Additions

Present: Judy Brovitz

Application: Submitted, date stamped, building inspector approved 8/22/01.

Discussion: The home was built in 1885 as stated in the building-structure inventory. The owner is proposing to restore the porch to its original intent by removing the porch screening and storm windows. The porch columns will be maintained. Ms. Brovitz has provided the Board with a Bero Report. This **application is held open** pending a review of the Bero Report. A special meeting is scheduled for 9/17/01.

10. Sal and Pat Randazzese – 5 Durham Way – Addition and extension of deck

Present: Mr. & Mrs. Randazzese

Contractor: Randshire Building Corporation

Application: Submitted and date stamped 8/22/01. Building inspector approved 8/23/01.

Discussion: Original home was built in 1981. The owners are proposing to build an addition onto their home facing the canal as depicted in the drawings submitted. The window wall, exposed to the canal, will be the location for the new addition. The siding will match the existing clapboard in style and color. A direct vent fireplace is being proposed for the west elevation of the addition. Pella casement windows in brown to match the existing windows and two Frenchwood Anderson patio doors to replace both the existing aluminum clad sliding doors are also proposed. The owner would like to have the option of installing a third window to be placed between the two proposed windows. The roof for the addition will match the existing brown roof. The new decking on the addition will tie in with the existing decking. The material used will be applied wood boards (Trex/recycled plastic), stained to match the existing decking.

Motion: Chairperson Held made a motion, seconded by Member Pierson, to approve the application as submitted with the provision that on the west elevation, the applicant is given the option of replacing the panel between the windows with one set of windows. An alternate placement on the east elevation for the fireplace is acceptable. The fireplace is a direct vent with the vent only exposed. All other materials with the exception of the French doors are identical to the

existing home. French door clad system is vinyl. Doors are not a permanent architectural feature. Decking material is applied Trex, a synthetic board, which is a wood equal to wood board for decking consistent with the existing.

Findings of Fact: 1. Home built in 1981. 2. New window units will match existing in character and material. 3. Replacement vinyl clad door is consistent in character with original aluminum clad door. 4. Board has deemed doors to be an often and easily replaced element of a house. 5. Vinyl clad windows and doors were commonly available at the time the home was constructed.

Vote: Held- yes; Melnyk – yes; Pierson – yes; Watt – yes; Willard – yes *Motion Carried*
The decision is filed in the Office of the Village Clerk on 9/6/01.

Minutes:

5/7/01:

Motion: Chairperson Held made a motion, seconded by Member Watt, to approve the amended minutes.

Vote: Held- yes; Melnyk – yes; Pierson – yes; Watt – yes; Willard – yes *Motion Carried*
The decision is filed in the Office of the Village Clerk on 9/6/01.

Adjournment:

There being no further business, the meeting was adjourned at 10:45 P. M.

Mary Marowski, Recording Secretary