

**Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting – November 3, 2003 at 7:30 P.M.**

PRESENT:

Chairperson:	Blake Held
Members:	Steve Melnyk Ken Willard Marcia Watt (7:35) Trip Pierson
Attorney:	Jeff Turner
Building Inspector:	Skip Bailey
Recording Secretary:	Jennifer Latshaw

Chairperson Held called the meeting to order at 7:30 P.M.

1. Deco Tude – 28 South Main Street – Sign

Present: Paul Schoewig

Application: Submitted, date-stamped and building inspector approved on October 20, 2003.

Discussion: Mr. Schoewig is proposing a building mounted sign for his business. The sign will be vinyl-printed letters mounted to ¾ inch plywood. The colors for the sign will be black, silver and gold. The pine trim will be painted gold. The sign measures 2'-0" x 2'-8" and will be mounted over the left entrance of the shop.

Motion: Chairperson Held made a motion, seconded by Member Melnyk, to approve the application for the sign as submitted.

Vote: Willard –yes; Melnyk – yes; Held – yes; Pierson – yes; Watt –not present. **Motion carried.**

Findings:

- Per Building Inspector's review, proposed sign meets requirements for placement, type, and size as identified in Chapter 168 of the Code of the Village of Pittsford.
- Material and appearance are consistent with signage previously approved by this board.
- The use of vinyl as an applied material imitating painted lettering has been deemed an appropriate application of the material for signage.
- Signs are not considered by this board to be permanent architectural features of a building.

This decision was filed in the Office of the Village Clerk on 11/03/03.

2. Simply Crepes – 7 Schoen Place – Sign

Present: Pierre Heroux

Application: Submitted and date-stamped on October 16, 2003 and building inspector approved on October 22, 2003.

Discussion: Mr. Heroux proposes two new signs for his business. Drawings submitted show two front signs for approval and one rear sign. Skip Bailey stated that two signs on the front of the building would not be permitted. Mr. Heroux subsequently proposed only one sign next to the main door, and one rear sign. The sign for the main door measures 35" by 60" x 3/4", while the rear sign measures 13" x 35" x 1/8". The main door sign would be sandblasted High Density Urethane with recessed gold leaf lettering and border finished to match. This sign would have an open/closed sign hanging via hooks which can be flipped around to show when they are in business. The rear sign would have a sandblasted logo as well as lettering that reads "upstairs and to the left".

Motion: Chairperson Held made a motion, seconded by Member Melnyk to approve the two signs as submitted in the application, including the open/closed sign.

Findings:

- Per Building Inspector's review, proposed sign meets requirements for placement, type, and size as identified in Chapter 168 of the Code of the Village of Pittsford.
- Material and appearance are consistent with signage previously approved by this board.
- While formed of a synthetic material, The sign –when painted – resembles a traditional etched wood sign.
- Signs are not considered by this board to be permanent architectural features of a building.

Vote: Willard – yes; Melnyk – yes; Held – yes; Watt – yes; Pierson – yes; **Motion carried.**
This decision was filed in the Office of the Village Clerk on 11/03/03.

3. The Pedestal – 50 State Street, Northfield Commons – Sign

Present: Robert and Kaylie Beck

Application: Submitted, date-stamped and building inspector approved on October 21, 2003.

Discussion: Mr. Beck proposes a new four square foot sign for the back entrance of his gift shop. The sign would be 16 by 36 inches, constructed of one-inch thick mahogany with applied block letters measuring six inches high. These would be raised wood letters painted gold and applied to the sign. The sign will be mounted on the building with a light above it. Mr. Beck does not have samples of a light at this time, so this portion of the application will remain open until a sample of the light fixture is submitted.

Motion: Member Melynk made a motion, seconded by Member Watt, to accept the sign application as submitted with applied six inch block letters and one-inch mahogany. The application will remain open relative to the submission of light fixtures at a later date.

Findings:

- Per Building Inspector's review, proposed sign meets requirements for placement, type, and size as identified in Chapter 168 of the Code of the Village of Pittsford.
- Material and appearance are consistent with signage previously approved by this board.
- Signs are not considered by this board to be permanent architectural features of a building.

Vote: Willard – yes; Melnyk – yes; Held – yes; Watt – yes; Pierson – yes. **Motion carried.**
This decision was filed in the Office of the Village Clerk on 11/03/03.

4. Renard and Wilma Beaty – 17 West Jefferson Road – Siding/ window replacement.

Present: Wilma Beaty

Application: Submitted, date-stamped and building inspector approved on October 15, 2003.

Discussion 1: Mrs. Beaty proposes to replace windows on the existing sun porch. This space was converted to living space years ago and the current windows are single paned, fixed windows. Wood, double-hung windows will be installed in the same configuration as is currently there. Mrs. Beaty stated that the only difference is how they operate. These will have sashes, which slide up and down, verses taking out the screen and installing a storm. They will be wood on both the interior and exterior, without divided lights. This is identical to the existing windows of the house.

Motion: Member Watt made a motion, seconded by Member Pierson, to approve the application for wood replacement windows on the sun porch, to be approved as submitted.

Findings:

- House dates to ca. 1950's.
- While the operation of the windows is altered, the material (wood and glass with screening) remains the same.
- The opening size is unchanged.
- Houses of this era often had porches converted to sun porches. The proposed change in window style does not affect the character of the house..

Vote: Willard – yes; Melnyk – yes; Held – yes; Watt – yes; Pierson – yes. **Motion carried.**
This decision was filed in the Office of the Village Clerk on 11/03/03.

Discussion 2: Mrs. Beaty also proposed window replacement for three kitchen windows during her kitchen renovation. The kitchen window that is closest to the sun porch and on the side elevation of the house will be replaced in-kind with a single wood casement window. The window on the front left of the kitchen will also be replaced. This will be a double wood casement window. The configuration will remain unchanged. The window north of this on the same face will be replaced and altered. This window will be replaced with a window that is four inches shorter than what is currently there. It will be a single casement wood window. The shutters will remain on these two front windows and the one set will be adjusted to match the new height of the window. It was questioned whether these two front windows could be made to match in height with each other, but doing so would jeopardize counter space in the new kitchen renovation.

Motion: Member Pierson made a motion, seconded by Chairperson Held, to approve the application as submitted for the window replacement where the window on the right side will be a single casement window rather than a double.

Findings:

- House dates to ca. 1950's.
- While the opening of one of the windows is altered, the material (wood and glass with screening) remains the same. The two other window openings are unchanged.
- The existing street façade, containing the altered opening and one unaltered opening, is not symmetrical. This alteration is consistent with the house's existing character.

Vote: Willard – yes; Melnyk – yes; Held – yes; Watt – yes; Pierson – yes. **Motion carried.**
This decision was filed in the Office of the Village Clerk on 11/03/03.

Discussion 3: Mrs. Beaty also proposes changing the siding on the facade. The proposed area to be changed is only on the first floor on the left side of the house where the two windows face Jefferson Road. Currently sided with vertical wood boards, as opposed to the typical wide exposure, clapboard on the rest of the house. A report by John Bero received in the Village Office on October 13, 2003 stated that most likely this siding was added later, replacing a stone facade that was in need of repair. The Beaty's propose the use of a stone veneer accent in place of the current vertical siding. Two samples were selected as possibilities from the Owens-Corning brochure of cultured stones. One style is the "Country LedgeStone" in "Buck's County" and the other is "Old Country Fieldstone" in "Tudor". The Board agreed that it was necessary to see a sample up close and to scale before making a decision. The applicant will arrange to have the two samples delivered to the Village Hall for review by the board. If necessary, a site visit can be scheduled to view the stone next to the house itself. The application will remain open pending requested samples for review.

5. Robert Healy – 67 South Main Street – Addition / Steps

Present: Robert Healy

Application: Submitted and date stamped on October 17, 2003 and building inspector approved on October 20, 2003.

Discussion: Mr. Healy proposes an 11'-0" x 12'-0" addition off his existing kitchen as well as a 3'-0" x 8'-8" addition to the dining room. Further alterations involve removing an existing exterior porch and side door entrance. He also proposes removing the front porch steps and replacing them with a paver system to reduce concerns over rot.

For the proposed porch removal / addition, Mr. Healy stated that the porch currently measures five feet by two inches from the side of the house. The proposed addition would be decreased by thirty inches which allows some landscaping to soften this area. The proposed siding is a composite board manufactured by Louisiana Pacific to match the existing siding on the house. The trim boards proposed will either be wood or a similar composite by "Hardy Plank" to match the details already existing on the home. The roof shingles will match existing. Windows will be Pella "Architect" series. There will be three awning units in the family room and the porch replacement addition will have new double hung windows with exterior applied muntins.

For the proposed box-bay addition, Mr. Healy would like to reuse a window from the other part of the house where the addition of a family room will be. This will mean that the new windows will be 18” from the floor, which differs from the rest of the windows in the home. The head heights are seven feet. The windows will be two over two to match the original divided light configuration on rest of the house. Chairperson Held referred to Code 210-61 (A1) to determine if this addition would be considered an addition. It was determined that this can be considered a replacement of an addition.

In regards to the front steps, the board discussed the fact that the concrete paver stairs that were proposed by Mr. Healy are not appropriate for a house of this era. These were used on the Canal Lamp Inn in the village as shown in the picture provided by Mr. Healy. The board agreed that wood stairs or possibly slate steps would be more appropriate for this home. Mr. Healy stated that he would take the steps out of the application and come back in the spring after researching some other possible materials for his steps.

Motion: Member Pierson made a motion, seconded by Member Watt to approve the application as submitted with the exception of the steps, according to the drawings provided and stamped 10/29/03, subject to Zoning Board Approval on 11/24/03. Trim boards are to be cementitious fiberboard by Hardy Plank or wood.

Findings:

- House dates to ca. 1890’s.
- House style: Vernacular, late Victorian.
- Cementitious composite board siding has previously been approved by this board and has been deemed an acceptable alternative to wood since its application – being sawn members nailed to the house in a traditional lap configuration – is similar to traditional wood siding in appearance and application.
- Applicable standards: § 210-61 A(1).

The opening size is unchanged.

Vote: Willard - yes; Melnyk – yes; Held - yes; Watt – yes; Pierson – yes. **Motion carried.**

This decision was filed in the Office of the Village Clerk on 11/3/03.

FOR INFORMATION ONLY

1. St. Paul Evangelical Lutheran Church – 28 Lincoln Avenue

Present: Robert Healy, architect

Application: Date- stamped, submitted, and building inspector approved on October 22, 2003.

Discussion: Mr. Healy provided preliminary plans for renovations to the church. These include enhancing a courtyard area in the inactive setback area between the house and the church on the Lincoln Avenue elevation, extension of the vestibule leading to the west side parking lot providing a covered drop-off area, and making a more prominent entrance onto Lincoln Avenue. There was formerly an entrance into the church from Lincoln Avenue, but it has since been closed off. The addition would be a wood sided structure to match the existing in material and scale.

Some concerns that were cited include tying the new addition into the original part of the building. There are two stained glass windows of the six on the west side which would be blocked by the addition. One will be encased and the other would have some sort of dormer installed in order to direct the light. The board stated that this needs to be looked at for other possible ideas. They stated that the new addition ideally should stay clear of the original building and especially the windows. The board had no significant comments or objections to the drop-off area of the addition. They stated that it was well executed in being sympathetic to the original forms of the church while also being clearly modern in treatment. However, the board felt that the Lincoln Avenue entrance seemed to be too busy and competing too much with the church steeple on Lincoln. A recommendation was to lower the roof line somewhat.

The board agreed that the plans are moving in the right direction. The next step in the process is for Mr. Healy to present these plans to the congregation on November 16, 2003 and then come back to the APRB with more detailed drawings. This will allow the congregation to give their opinions and ideas regarding the plans. It was also recommended that the board complete a site visit after the congregation views the plans in order to provide more feedback.

2. EJ Del Monte– Main Street

Present: John DelMonte, and architects.

Discussion: Plans were submitted for review for further revisions to the Del Monte Lodge. The owners propose using the historic and currently vacant railroad buildings as a day spa facility. They propose demolition of the two story addition at the rear and replacing it with an expanded laundry facility. They would finish the entry to the spa from the outside by adding formed, concrete columns, a rustic industrial style metal roof and granite panels to the sides of the entrance. The area would house a retail area, lobby, salon and men's and women's treatment rooms. Dumpsters at the rear would be relocated and parking configurations would change. They stated that they are already within parking requirements for this space.

At the freight area outside the building, the eave line was extended and a bracketed element with a small shed roof was placed there. This would alter the historic lines of the original structures. Windows are not necessary here, so the current facade would be maintained with Spandrel glass. The board agreed that the history of the building needs to be considered. These are original passenger and freight buildings that were always on this site. They agreed that any changes need to be in keeping with the history of these buildings. Also, the proposed entrance to the spa is somewhat modern for these buildings and does not blend with the theme of the buildings. A wood panel was suggested instead of the granite / glass. Mr. DelMonte and his architects agreed that they will put together some further ideas and designs and present them at a later date.

Library Discussion:

The APRB discussed some of their concerns with Attorney Turner regarding the library proposal. The board members will email their concerns regarding this project to Chairperson Held, at which time, he will prepare a letter to the Board of Trustees detailing these concerns.

Minute Review:

10/06/03:

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

Vote: Willard – yes; Melnyk – yes; Held –yes; Watt – yes; Pierson – yes. Motion carried.

This decision was filed in the Office of the Village Clerk on 11/03/03.

Village Hall Renovation Plans:

Plans were reviewed for renovations to the Village Hall at 21 North Main Street. These include adding lighting to the exterior of the building, adding a handicapped-accessible ramp with a railing to a new side entrance and changing the existing closet to a new entrance into the foyer of the building.

Motion: Member Watt made a motion, seconded by Member Melnyk to approve the modified changes to the handicapped ramp with the addition of a railing as submitted.

Vote: Willard – yes; Melnyk – yes; Held – Abstain; Watt – yes; Pierson – yes. Motion carried.

This decision was filed in the Office of the Village Clerk on 11/03/03.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 11:15.

Jennifer Latshaw, Recording Secretary

