

**Village of Pittsford
Architectural and Preservation Review Board
Special Meeting – January 5, 2004 at 7:30 P.M.**

PRESENT:

Chairperson:	Blake Held
Members:	Steve Melnyk Ken Willard Marcia Watt (excused) 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. Debbie Davis – 30 South Street - Fence

Present: Debbie Davis

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

Discussion: Ms. Davis is proposing a four foot, wood picket fence for areas facing the front of her house. This will be set back from the front of her house. In the rear and side yard, a six foot, wood, stockade privacy fence is proposed. The fence would be all wood construction to be painted white in the Spring. The locations of the fence are noted on the plan submitted on November 21, 2003.

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

Findings of Fact:

- The house is dated circa 1880.
- It is a two story wood clapboard framed house.
- The picket fence at the front of the house is typical of a residential style.
- The stockade is typical of rear yard style fencing and is common in the Village.
- The picket fence is held back from the front of the house.

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

This decision was filed in the Office of the Village Clerk on January 5, 2004.

2. Richard Holahan – 38 Rand Place – Door Replacement

Present: Mr. and Mrs. Holahan

Application: Submitted and date-stamped and building inspector approved on November 6, 2003.

Discussion: The Holahan's request approval for a new front door and storm door. The new door is the same style, color and dimension as the old door. The only difference is that the hinges are now mounted on the right side rather than the left side. The house is dated circa 1925.

Motion: Chairperson Held made a motion, seconded by Member Willard to approve the application for the door replacement as submitted.

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

This decision was filed in the Office of the Village Clerk on January 5, 2004.

3. Mark and Nancy Zawacki – 20 South Street – Window Replacement

Present: Mark Zawacki

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

Discussion: Mr. and Mrs. Zawacki propose the replacement of all second story windows to the home. All windows proposed are Marvin “Tilt Pac” wood windows. The original windows are two over two and the Board stated that the new windows should stay as original for the front of the house. This would be for six upper windows. The windows must have an exterior applied muntin either with a true divided light or an interior/exterior divide. All existing window trim will remain.

Motion: Chairperson Held made a motion, seconded by Member Pierson to approve the application for window replacement as submitted.

Findings of Fact:

- The age of the house dates to circa 1868 with an addition in the mid 19th century.
- The style of the home is a simplified Italianate.
- The older section of the home has two over two divided light windows.
- The rear of the home is a 1950’s addition with smaller scale windows without divided lights.

Vote: Willard – yes; Melynk – yes; Held – yes; Pierson – yes. **Motion carried.**

This decision was filed in the Office of the Village Clerk on January 5, 2004.

4. Anthony Barrese – Mobil – 58 Monroe Avenue - Signs

Present: Craig Barrese

Application: Submitted, date-stamped and building inspector approved on November 19, 2003.

Discussion: Mr. Barrese is proposing a free standing sign that will read Exxon instead of Mobil. There are no other changes to this sign. Only the faceplate will change. Also, Mr. Barrese proposes adding a red stripe and the word “Exxon” to the canopy over the gas pumps. The writing will also be in red. Mr. Barrese was granted two area variances for two signs consisting of red lettering that contain only the word “Exxon” with the maximum dimensions of the lettering to be 100” x 18” per side at a meeting of the Planning and Zoning Board on October 27, 2003. This variance however does not allow for lighting the signs.

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

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

This decision was filed in the Office of the Village Clerk on January 5, 2004.

Motion: Chairperson Held made a motion, seconded by Member Pierson to approve the sign mounted on the canopy as previously allowed in the variance granted by the Planning and Zoning Board on October 27, 2003.

Findings of Fact:

- Canopy is eight years old.
- Existing canopy is white topped with broad red stripe around four sides with Exxon lettering on the East and West sides of the canopy.
- Lettering is not to be lit externally or internally.

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

This decision was filed in the Office of the Village Clerk on January 5, 2004.

5. Fred and Adele Lester – 102 South Main Street – window replacement

Present: Mr. and Mrs. Lester

Application: Submitted, date stamped and building inspector approved on November 14, 2003.

Discussion: The Lesters were present as a result of notice of violation dated August 20, 2003. The violation was the installation of vinyl windows for the entire house. Mr. Lester installed these windows over an eighteen-month period. All of the windows were vinyl “Certainteed” windows. They were all special ordered and cost the owners approximately \$4600. The Lesters stated that they did not obtain a permit because they did not believe that this was something that was regulated by Village Code. The old windows were wood with aluminum storms.

Findings of Fact:

- The house dates to 1927.
- The upper part of the house is broad faced siding.
- The lower part of the house is brick.
- The style of the home is of the Arts and Crafts period.
- Original windows were wood with aluminum storms.
- This Board does not regulate storm windows.

Motion: Chairperson Held made a motion based on the findings and seconded by Member Pierson to deny the application for vinyl window replacement.

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

This decision was filed in the Office of the Village Clerk on January 5, 2004.

6. Great Northern Pizza Kitchen – 14 South Main Street – signs

Present: Rob Desino

Discussion: This is a continuation of an application from November in which the owners proposed a sign for the front of the building. They then applied for a variance with the Planning and Zoning Board on December 15, 2003. The Board was not inclined to provide them with this variance as projecting signs are not the precedents for the Village of Pittsford. At this point, the owners were open to some suggestions regarding lighting and signage. A few options were discussed and one in particular was to look at billboard lighting on a sign to the right of the front door that avoids the quoining effect in the brick. Mr. Desino agreed to have his sign company draw up some new ideas and present them at the January 12, 2004 regular meeting. This application is held open until further drawings are provided.

7. EJ Del Monte– 41 North Main Street – Exterior Changes

Present: John DelMonte, architect and John Tangeras

Application: Submitted, date stamped and building inspector approved on December 16, 2003.

Discussion: Changes were submitted based on discussion from the previous APRB meeting of November 3, 2003. These changes include a decrease in size of the side entrance, a change in the roof lines so that they do not touch the existing roofline, addition of spandrel glass to the side windows, similar style of moldings on the cornice to match the rest of the hotel, and changes in the design of the entrance leading into the spa. The entrance to the spa would be surrounded in totally transparent glass with copper edging. The entire roof of the entrance would also be copper.

Board members raised a concern over the entrance to the spa. All members concurred that this entrance design is too modern for the historic quality of the building. They stated that the scale of the entrance is fine, but that the roof pitch is too stark next to the historic part of the building. They stated that per code 210.60, the design of this entrance should be more in line with the architecture of the Village and surrounding buildings. All members agreed that a roof line that is flat would blend itself better with the rest of the building.

Motion: Chairperson Held made a motion, seconded by Member Melynk to approve alterations as proposed to the structure including the spandrel glass, canopy across the front of the building which does not effect original lines, simplified crown molding in back and stepped brick form in back, reserving the actual entrance for further discussion.

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

This decision was filed in the Office of the Village Clerk on January 5, 2004.

8. Kevin and Julie Beatson - 77 State Street – addition

Present: Julie Beatson, Charlie Kentmar (Kentmar Builders)

Application: Submitted, date stamped and building inspector approved on November 26, 2003.

Discussion: Mrs. Beatson provided revised plans date stamped January 5, 2004 along with photographs of the existing house. Mrs. Beatson proposes an addition and garage to the existing structure built in 1977. Windows are currently aluminum-clad, all casement windows without divided lights. The current house has applied vinyl shutters. They will be replaced with new ones shown on

the plan. Mrs. Beatson agreed that she would only like shutters on the front of the house. All design features are to match existing. Trim work around the windows that is depicted on the drawing will be omitted. The changes to the house will change the character of the house from a non-descript style to that like a carriage house.

Findings of Fact:

- Built in 1977.
- Distance and proximity to the road is approximately 300 feet.
- The house is located in an area where other houses are not of a similar style.

Motion: Chairperson Held made a motion, seconded by Member Pierson to approve additions as presented being that all character of the structure will match former (existing) with the exception of the allowance of a screen porch. Any alterations otherwise are subject to appearance before the board. This approval is contingent upon a record drawing presented to Skip Bailey that reflects approved changes. This also includes the option of rustic wood shutters with 1x 6 casing applied around the windows to the North elevation.

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

This decision was filed in the Office of the Village Clerk on January 5, 2004.

9. John and Ann Limbeck – 62 State Street – window replacement

Present: John Limbeck

Application: Submitted, date stamped and building inspector approved on November 19, 2003.

Discussion: Mr. Limbeck proposes window replacement of all windows with Pella, wooden, double hung windows in the 9-Lite Prairie style as shown on the drawing submitted.

Findings of Fact:

- Built in 1908
- 1908 is consistent with the prairie style.

Motion: Member Pierson made a motion, seconded by Chairperson Held to approve the application for window replacement as submitted.

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

This decision was filed in the Office of the Village Clerk on January 5, 2004.

Canal Project Review

Drawings were reviewed for the new pavilion for the canal path on Schoen Place. The colors of the pavilion will be red with green trim.

Motion: Chairperson Held made a motion to approve the proposed alterations of the pavilion design on Schoen Place as submitted.

Findings of Fact:

- **Between 1911 and 1912 to the 20th century, the Schoen Place area and the Village of Pittsford functioned as an agricultural and milling warehouse district. Basic form and materials are compatible with the utilitarian historic agricultural buildings that characterize Schoen Place.**
- **Proposed landscaping considers the historic appearance of this area and typical vernacular landscaping found during the area's period of significance.**

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

This decision was filed in the Office of the Village Clerk on January 5, 2004.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:30 P.M.

Jennifer Latshaw, Recording Secretary