

Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting – December 6, 2004 at 7:00 P.M.

PRESENT:

Chairperson: Steve Melnyk
Members: Ken Willard
Marcia Watt (absent)
Scott Latshaw
John Limbeck

Attorney: Jeff Turner
Building Inspector: Skip Bailey
Recording Secretary: Linda Habeeb

1. Tom Scott – 21 State St. - Sign
Present: Lauri Scott

Application: Submitted and date stamped on November 17, 2004.

Discussion: The applicant is proposing installing an 18.75 sq. ft. wood sign on the building at 21 State St. The proposed sign will be painted gray with black lettering and will not be lighted.

Motion: Chairperson Melnyk made a motion, seconded by Member Limbeck, to approve the application for an 18.75 sq ft painted wooden sign, as submitted.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. *Motion carried. This decision was filed in the Office of the Village Clerk on December 6, 2004.*

2. Tom Sanna – 22 Courtenay Cir – Wall sconces

Discussion: This is a continuation of an application from the July APRB meeting, at which time the Board stated that the proposed wall sconces are subject to review, and that that portion of the application will be left open pending the applicant's submittal of sample photographs of the wall sconces. Board members reviewed the submitted photograph of the light fixture.

Motion: Member Limbeck made a motion, seconded by Member Willard, to approve the sample for the light fixture, as submitted.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. *Motion carried. This decision was filed in the Office of the Village Clerk on December 6, 2004.*

3. Marty Coddington - 19 E. Jefferson Circle – Window

Present: Marty Coddington

Application: Submitted, date stamped, and building inspector approved July 21, 2004.

Discussion: This is a continuation of an open application from the August APRB meeting when the applicant proposed replacing the existing wooden picture window on his residence with a double-hung, white, vinyl replacement window. The Board decided to leave the application open, pending the applicant's investigating other options, including repair. The applicant is currently in the process of installing a vinyl-clad window on his residence in violation of Village Code.

The applicant presented examples of other vinyl windows on the residences of surrounding properties. Board members questioned the applicant as to whether he had investigated any wood window alternatives, and stated that the house was not constructed when vinyl windows were available. Board members further expressed their reluctance to establish a precedent by allowing the replacement of wood windows with vinyl windows.

In order to spread the financial hardship to the applicant over a period of time, it was agreed that the applicant will complete installation of the vinyl window, with the understanding that the window will be replaced with a wooden window over a period of 4 years.

Motion: Chairperson Melnyk made a motion, seconded by Member Latshaw, to deny the application, as submitted.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. ***Motion carried. This decision was filed in the Office of the Village Clerk on December 6, 2004.***

4. Pierre Heroux [Simply Crepes] – 7 Schoen Place

Present: Pierre Heroux

Discussion: The applicant presented proposals for screening of mechanical equipment at his business at 7 Schoen Place. The applicant expressed concern that the painting of the stainless steel equipment would fade and peel over time. The Board's architectural advisor stated that the steel could be painted, but that it could possibly fade over time. Board members stated that it would be the applicant's responsibility to re-paint the equipment periodically. The applicant proposed screening the air-conditioning compressors with a 10-foot pressure-treated lattice board, painted red to match the building. He submitted drawings with the dimensions of the lattice board. The Building Inspector noted that the provision for screening of mechanical equipment was enacted in 1999.

Motion: Chairperson Melnyk made a motion, seconded by Member Limbeck, to approve the proposal to paint the stainless-steel mechanical equipment on the roof a flat black color, and to approve the proposed screening of the two condensers by a structure of pressure-treated lumber and pressure-treated lattice, painted to match the color of the building, and that the conduit connecting the condensers will also be painted the color of the building.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. ***Motion carried. This decision was filed in the Office of the Village Clerk on December 6, 2004.***

5. Chris Bove – 8 Wood St. – Porch

Present: Chris Bove

Application: Submitted 10/21/04

Discussion: The applicant is proposing adding a porch in the rear of the residence. The applicant presented drawings of his proposed changes, submitted and date stamped 12/6/04. The proposed plan would convert 9 storm windows to 4 wood windows and would replace existing aluminum siding with clapboard and trim to match the house. The door will remain unchanged.

The Board noted that the applicant currently has an open violation on his property, and that the applicant will have 4 years in which to replace the vinyl windows with wood windows.

Findings of Fact:

- 1) There are currently 9 exterior storm windows on the structure with no other functioning window components.
- 2) This is a modern era porch addition.

Motion: Chairperson Melnyk made a motion, seconded by Member Limbeck, to approve the application to convert nine windows to four windows – one on each side and two in the rear and to replace the aluminum siding with clapboard to match the house and remove the vertical siding under the eave and replace with clapboard. The windows will be double-hung all-wood windows in the dimensions as noted in the application, referenced by pictures of the Wenco brand windows, and the existing door is to remain unchanged, contingent upon the applicant's addressing the open violation.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. ***Motion carried. This decision was filed in the Office of the Village Clerk on December 6, 2004.***

6. Mario Arena – 26 Eastview Terrace – Addition

Present: Mario Arena

Gabe Lavoie – Contractor

Application: Submitted and date stamped on 10/27/04, and building inspector approved on 10/29/04.

Discussion: The applicant proposes enclosing the breezeway between the garage and the house. The proposed project would involve the removal of the siding between the house and the garage and the reapplication of the siding between the front and the back of the breezeway enclosure to maintain the consistent color and look of the house. New doors to match the house are also proposed for the front and rear of the enclosure. The roof will be extended and will cover a small window on the side of the house.

The Board requested that the applicant provide more detailed, scaled drawings and photographs, indicating more specific information about the project, for example, the dimensions of the doors and window, and the merging of the rooflines from different elevations. The Board decided to hold open the application, pending submittal of this information.

7. Trip Pierson – 10 South St. – Addition

Present: Trip Pierson

Application: Submitted and date stamped on 11/17/04.

Discussion: The applicant presented a packet containing drawings, photographs, and a description of the proposed addition to his residence. The applicant stated that he was reusing as much of the original materials as possible. On the West Elevation, the original door from the side of the house will be used as the front door, and the existing window and storm will be used as the window. The siding will be cedar clapboard to match existing, and the roof will be asphalt shingles with the pitch to match existing. The proposal also includes a porch and a deck, the specific dimensions and materials of which were included in the packet submitted by the applicant.

Findings of Fact:

- 1) The house was built ca. 1858.
- 2) The new addition of the residence is being renovated
- 3) The project is a renovation in the interest of maintaining the character of the original structure, not a demolition.
- 4) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Motion: Member Limbeck made a motion, seconded by Member Willard, to approve the application for an addition, as amended to include the packet submitted 12/6/04.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. ***Motion carried. This decision was filed in the Office of the Village Clerk on December 6, 2004.***

8. Sunoco – 9 Monroe Ave - Gas pump canopy removal

Application: Submitted, date stamped, and building inspector approved on 11/30/04.

Present: Konrad Hicke

Discussion: The applicant is proposing removing the existing canopy over the fuel dispensers, because the Sunoco gasoline operations will be closing.

Motion: Chairperson Melnyk made a motion, seconded by Member Willard, to approve the proposal to remove the canopy at 9 Monroe Avenue.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. ***Motion carried. This decision was filed in the Office of the Village Clerk on December 6, 2004.***

9. Mike Newcomb – 10 Lincoln Ave – Demolition and new construction – Information Only

Present: Mike Newcomb
Blake Held

Discussion: The applicant is proposing the demolition of the existing structure at 10 Lincoln Avenue and the replacement with a new residential structure of similar dimensions, proportion, and character. The proposed dimensions reflect the Building Code requirements for new structures. The applicants stated that the existing structure is deteriorated to a state beyond repair.

The Board decided to schedule a site visit to the property for further review.

10. Pittsford Flour Mill Project - Schoen Place

Present: Al Longwell, Owner and Developer
Michael Newcomb, Owner
Representatives from Pella Windows

Discussion: The applicants propose replacing the existing wood windows in the Flour Mill with aluminum-clad wood windows. Chairperson Melnyk stated that there is no precedent for the Board's approving the replacement of wood windows with vinyl-clad windows. Board members stated that this is a historically significant building in the Village, and that it has been a consistent policy of the Board to encourage repairing rather than replacing wood windows. The applicant stated that it is not practical to install wood windows on this building.

11. Jim Dunn: Contractor for Deb Napier (17 Sutherland St) & Jennifer Gordon (73 N. Main St.)

Discussion: The applicant presented a sample of garage door which was treated with an exterior leveling compound. Board members questioned the applicant as to the process by which the texture was made smooth, and also as to how the material would adhere. The applicant stated that the surface readily accepts new coverings.

Motion: Member Limbeck made a motion, seconded by Member Willard, to approve the product, as submitted, with the exterior compound applied with coats of paint over it, and with the understanding that if, in the future, the product fails, the applicant will replace the door with a wooden door.

Vote: Limbeck – yes; Willard – yes; Melnyk – no; Latshaw – yes. ***Motion carried. This decision was filed in the Office of the Village Clerk on December 6, 2004.***

12. Kevin & Shannon Quinn – 6 Sutherland St. – Window replacement

This is a continuation of a previous application in which the 3rd floor window replacement portion of the application was held open pending the architectural consultant's review. The consultant commented that he recommends repairing rather than replacing these windows. He further stated that the attic windows on the residence are unique and would not be reasonably replicated.

The Board stated that the windows on the 3rd floor are unique and are of greater architectural significance to the house.

Minutes:

8/2/04:

Motion: Member Limbeck made a motion, seconded by Chairperson Melnyk, to approve the August 2, 2004 minutes as amended.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. ***Motion carried. This decision was filed in the Office of the Village Clerk on December 6, 2004.***

Motion: Member Limbeck made a motion, seconded by Chairperson Melnyk, to approve the August 10, 2004 minutes as amended.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. ***Motion carried.***

10/4/04:

Motion: Chairperson Melnyk made a motion, seconded by Member Limbeck, to approve the October 4, 2004 minutes as amended.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. ***Motion carried.***

Motion: Member Limbeck made a motion, seconded by Chairperson Melnyk, to approve the October 26, 2004 minutes as amended.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. ***Motion carried.***

Motion: Chairperson Melnyk made a motion, seconded by Member Limbeck, to approve the November 1, 2004 minutes as amended.

ADJOURNMENT:

There being no further business, Chairperson Melnyk adjourned the meeting at 10:10.

Linda Habeeb, Recording Secretary