

**Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting - March 7, 2005 at 7:00 P.M.**

PRESENT:

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

Attorney: Jeff Turner
Building Insp: Skip Bailey
Rec. Secretary: Linda Habeeb

Chairperson Melnyk called the meeting to order at 7:05.

1. Peck Babcock, 5 Monroe Ave ~ Sign

Application: Submitted and date stamped on 2/14/05, and building inspector approved on 2/23/05.

Discussion: Applicant is requesting approval for a plywood sign, in the same size as the previous sign, to be mounted on the center of the front of his business. The sign will have a painted gray-blue background and yellow lettering. Board members reminded the applicant that approval of signage is required prior to installing it.

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

Vote: Willard - yes; Melnyk - yes; Watt - yes; Latshaw - yes.
Motion carried. This decision was filed in the Office of the Village Clerk on March 7, 2005.

2. James Salerno ~ 1 N. Main Street ~ Signs

Present: James Salerno

Application: Submitted and date stamped 2/23/05, amended on 3/7/05, and building inspector approved on 2/22/05.

Discussion: The applicant proposes in stalling two painted aluminum signs on his business at 1 N. Main Street. The colors for the sign will be a black background with gold leaf lettering.

Motion: Member Watt made a motion, seconded by Member Latshaw, to approve the sign for the Main Street façade, as submitted, and to approve the Monroe Avenue sign, as amended to reduce the size

of the sign from 120 inches to 96 inches in length, with the height remaining as 24 inches, as proposed in the application, and the letters to be proportionately adjusted, in order to comply with a preexisting sign at that location.

Vote: Willard - yes; Melnyk - yes; Watt - yes; Latshaw - yes.
Motion carried. This decision was filed in the Office of the Village Clerk on March 7, 2005.

3. Kelly Empey ~ 15 S. Main Street ~ Sign

Present: Kelly Empey

Application: Submitted and date stamped 2/16/05, and building inspector approved on 2/22/05.

Discussion: The applicant proposes installing 2 building-mounted signs on her business in the same locations as the previous "Deco-Tude" signs. The colors for the proposed sign are a black background with gold lettering, and the material is Alumalite.

Motion: Chairperson Melnyk made a motion, seconded by Member Latshaw, to approve the application for two signs, as submitted, in the dimensions noted in the application, the material to be Alumilite and painted black with gold lettering. The application reflects that there is a black edge cap.

Vote: Willard - yes; Melnyk - yes; Watt - yes; Latshaw - yes.
Motion carried. This decision was filed in the Office of the Village Clerk on March 7, 2005.

4. Trip Pierson ~ 10 South Street ~ Chimney

Present: Curt Barnes, Contractor

Application: Submitted and date stamped 11/17/04, amended 1/21/05, and building inspector approved on 1/21/05.

Discussion: This is a modification to a previously-approved application for an addition. The applicant is proposing adding a brick fireplace and reroofing a portion of the porch. The existing chimney is proposed to be replaced, and the applicant presented samples of brick.

Findings of Fact:

1. The existing porch on the West elevation has a metal roof, and tin is an appropriate material, based on the style of the residence.
2. The roofs are low-pitched.
3. The chimney is located in the rear of the house where there is limited visibility.
4. The chimney style is compatible with the house, and with the architectural styles of other historic houses existing within the district.

Motion: Chairperson Melnyk made a motion, seconded by Member Latshaw, to approve the application to amend the previous proposal to include a brick chimney, as described and depicted in the application (Queensbury 82, Carolina C, color: zinc, Peterson Aluminum Corporation), and also to include standing-seam roofs, made of zinc-coated tin, with seams 16 inches apart, on two low-pitched porch overhangs on the West elevation. The application is approved in the brick provided, but if the applicant decides to use an alternate color for the raised feature, he will be required to submit the alternate color to the Board.

Vote: Willard - yes; Melnyk - yes; Watt - yes; Latshaw - yes. Motion carried. This decision was filed in the Office of the Village Clerk on March 7, 2005.

5. Jackie Olivencia ~ 14 South Street ~ Addition

Present: Jackie Olivencia
Scott Alexander, Architect

Application: Submitted and date stamped 2/18/05, and building inspector approved on 2/22/05.

Discussion: The applicants are proposing building a new two-story wood frame addition on the southeast corner of the residence. The architect stated that they had attempted to follow the existing design of the house, matching the rooflines and windows, and to minimize the impact on the property as much as possible. The addition will be in line with the existing shed. The architect explained that the need to extend the existing rooflines has led to the shape of the new room. Board members pointed out that the Secretary of the Interior's Standards state that new work on a structure should be clearly distinguishable from the original structure. The material for the proposed windows will be wood, with exterior applied muntins. The applicant will submit a cutsheet with detailed information regarding windows, doors, gutters, and foundation stone, the replacement of the lower-level rear window and door on the original portion of the house, and other features.

The applicants presented a letter to the Board, which was signed by neighbors living in close proximity to the property, indicating their approval of the proposal.

The Board presented a letter from the previous owners, providing additional history about the residence, and indicating their desire that the current owners respect the integrity of the original structure.

Findings of Fact:

1. The proposed addition is set back.

2. The original 1840's portion of the residence is distinguishable
3. The rear shed was a later addition (1900's)
4. The proposed addition is reflective of the types of alterations that were made to smaller homes of that type.
5. The size, scale, and materials are consistent with the existing style of the residence.
6. The proposed plan preserves the lower-level access to the canal of the former blacksmith building.
7. That historic component is located in the rear of the property with limited visibility.

Motion: Member Watt made a motion, seconded by Member Latshaw, to approve the application for an addition to the house at 14 South Street, in concept, based on the drawings submitted, the proposed addition to have siding, trim, and roofing to match existing, and all-wood windows with exterior-applied muntins, with final approval being subject to submission and approval of construction documents consistent with drawings submitted on 3/7/05. The applicant will submit a cutsheet with detailed information regarding windows, doors, gutters, and foundation stone, the replacement of the lower-level rear window and door on the original portion of the house, and other features.

Vote: Willard - yes; Melnyk - yes; Watt - yes; Latshaw - yes.
Motion carried. This decision was filed in the Office of the Village Clerk on March 7, 2005.

6. Pittsford Flour Mill ~ Schoen Place
Present: Bob Corby, Bero Architecture

Discussion: This is a continuation of an open application for the installation of clad wood windows in the Flour Mill building.

Chairperson Melnyk stated that the applicant is proposing altering a significant feature of the historic structure, and he referenced # 6 of the Secretary of the Interior's Standards, stating that deteriorated historic features shall be repaired rather than replaced, and where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. He stated that while Mr. Corby had made a compelling case for clad windows, he was of the opinion that the preponderance of the evidence favored wood window replacement.

Member Watt stated that the Village has adopted specific Department of the Interior Standards and the Village Code, which state that the replacement material should match the existing. She expressed concern about maintaining a consistent policy throughout the Village. She stated that the project is

characterized as rehabilitation, not restoration. She further questioned the characterization of the period of time from 1939 to 1950 as the Flour Mill's period of significance, stating that the Mill was built earlier, with wood windows, and that to deviate from replacing the windows with wood, when wood is available, is inconsistent with the Board's prior holdings. She also stated that the visual quality of the windows is altered with cladding.

Member Latshaw concurred with Member Watt and Chairperson Melnyk, and added that the building has had many alterations, but the windows have remained as wood, and that changing the materials for the windows would be injecting a new element into the process.

Member Willard requested that Mr. Corby reiterate the historical significance, or lack thereof, of the building.

Mr. Corby stated that the Board has allowed substitute materials when it is demonstrated that the visual appearance of those materials is a reasonable facsimile of the original material. He stressed that the most compelling issue is that the proposed windows are a reasonable facsimile of wood windows.

Member Willard stated that he is inclined to agree with this view.

Chairperson Melnyk stated that the appearance of the windows is not the only criteria to consider, and that in spite of his support for the project in general, he cannot support the replacement of wood windows with clad windows, based on the Preservation Briefs, the Village Code, and the precedent of the Board.

The Board will **hold open** the application, until the next regularly scheduled meeting, at which the applicant proposes presenting samples of existing wood windows, the proposed clad windows, and wood replacement windows.

7. Richard Newell ~ Installation of generators: Information Only Present: Richard Newell

Discussion: Mr. Newell requested information regarding the installation of emergency standby generators in the Village. He stated that the generators run once every 7 days for 7-12 minutes. The generators must be three feet from structures or trees; four feet from a dryer or vent; five feet from an air-conditioning compressor; and six feet from an electric meter.

The Board informed Mr. Newell that the Village Code requires mechanical equipment to be camouflaged. He stated that it would be possible to screen the generator with a 3-foot picket fence,

but that there would have to be wide spaces between the pickets for airflow.

The Board stated that the installation of the generators would have to be determined on a case-by-case basis, depending on where it is located on the property.

8. Pittsford Town Hall ~ Exterior Rehabilitation: Information Only

Present: Mike Garland, Commissioner of Public Works
Michael Goebel-Bain, Bero Architecture P. C.

Discussion: The applicants stated that they are beginning Phase II of the renovations to the Town Hall building, and were requesting input from the Board about their proposal.

The project is primarily repair or replacement-in-kind of masonry, wood trim, windows, and painting. The Town plans to remove four existing plywood covers at the north basement window openings and in-fill the window openings with brick masonry. The masonry will be recessed one inch from the existing wall plane and be similar to the existing brick but easily differentiated from it. These four windows are not visible from the public way. The Town proposes the same treatment for three window openings at the northwest corner that are visible from the public way, two at the north and one at the west. The existing openings are blocked at the interior by frame walls, are painted a uniform color (glass included), and are difficult to maintain due to their proximity to grade. The historic location and size of the openings will remain identifiable, but the material within the window opening will change. In-filling the window openings with masonry will retain historic representation of the openings while easing maintenance requirements. It is our recommendation to the Town that the openings be in-filled.

The Board recommended that the windows be salvaged and kept for possible future use.

9. Scott & Jennifer Latshaw - 49 Monroe Ave ~ Fiberglass columns

Discussion: This is the continuation of a previously approved application, in which a portion of the application was left open, pending consultation with the Board's architectural advisor prior to making a determination regarding the use of fiberglass as an acceptable material for the columns.

Findings of Fact:

- ? The proposed fiberglass columns are on the new construction.
- ? When painted, fiberglass columns have an appearance similar to wood.

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? The use of fiberglass columns is consistent with current historic preservation practices, per Ted Bartlett of Crawford & Stearns.

Motion: Chairperson Melnyk made a motion, seconded by Member Willard, to allow the option of fiberglass columns, painted to replicate wood, to be used for 49 Monroe Avenue, consistent with current historic preservation practices, per Ted Bartlett of Crawford & Stearns.

Vote: Willard - yes; Melnyk - yes; Watt - yes; Latshaw - abstain. *Motion carried.* This decision was filed in the Office of the Village Clerk on March 7, 2005.

Minutes:

Motion: Member Watt made a motion, seconded by Member Latshaw, to approve the January 3, 2005 minutes, as amended.

Vote: Willard - yes; Melnyk - yes; Watt - yes; Latshaw - yes.
Motion carried.

Motion: Member Willard made a motion, seconded by Member Melnyk, to approve the February 7, 2005 minutes, as amended.

ADJOURNMENT:

There being no further business, Chairperson Melnyk adjourned the meeting at 10:00.

Linda Habeeb, Recording Secretary