

**Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting – June 6, 2005 at 7:30 PM**

PRESENT:

Chairperson:	Steve Melnyk
Members:	Ken Willard
	Scott Latshaw
	John Limbeck
Attorney:	Jeff Turner
Building Inspector:	Skip Bailey
Recording Secretary:	Linda Habeeb

Chairperson Melnyk called the meeting to order at 7:30.

1. Jennifer Gordon, 73 N. Main St. ~ Gate
Present: Jennifer Gordon

Application: Submitted and date stamped on 5/24/05.

Discussion: This is a continuation of an open application for the installation of a pressure-treated fence where the Board stated that the applicant is required to submit further details regarding the placement of the steel support and hardware for the proposed gate.

Motion: Chairperson Melnyk made a motion, seconded by Member Latshaw, to approve the application for the gate, as submitted, stating that it will be board-on-board, dog-eared style at the top of the pickets.

Vote: Willard – yes; Melnyk – yes; Latshaw – yes. *Motion carried.* **This decision was filed in the Office of the Village Clerk on June 6, 2005.**

2. John Frank, 63 N. Main St. ~ Stairs
Present: John Frank

Application: Submitted and date stamped on 5/24/05.

Discussion: The applicant stated that he had replaced deteriorated cement stairs with 3 wooden stairs and landing, and also installed railings with spindles. The applicant presented a letter from the insurance company stating that the cement stairs were deteriorated and recommending that the applicant repair or replace the steps and install handrails.

Motion: Chairperson Melnyk made a motion, seconded by Member Latshaw, to approve the application for the stairs, as constructed, and as shown in the photographs, and amending the application to request approval for 3 stairs and a landing.

Vote: Willard – yes; Melnyk – yes; Latshaw – yes. *Motion carried.* **This decision was filed in the Office of the Village Clerk on June 6, 2005.**

3. Glen Huot, 38 Boughton Ave. ~ Fence
Present: Glen Huot

Application: Submitted, date stamped, and building inspector approved on 5/26/05.

Discussion: The applicant is proposing constructing a 6-foot-high fence on a corner lot on the eastern side of the property line. The material for the proposed fence will be white cedar in a Lattice Top Panel style. The Zoning Board has determined that the ditch could be considered as part of the setback.

Motion: Chairperson Melnyk made a motion, seconded by Member Willard, to approve the application for the fence, as submitted, amending the drawing on the lot survey to reflect that the fence will leave 15 feet for the width of the ditch and an additional 15 feet off the south right-of-way line, as noted on the tape location map.

Vote: Willard – yes; Melnyk – yes; Latshaw – yes. *Motion carried. This decision was filed in the Office of the Village Clerk on June 6, 2005.*

4. Ani & Trip Pierson, 10 South St. ~ Light
Present: Ani Pierson

Application: Submitted, date stamped, and building inspector approved on 5/26/05.

Discussion: The applicant presented one of the proposed lights, an antique Erie Canal red lantern, measuring 23”(h) x 10½”(w), to be hung on the side of the house with a wrought-iron hook. The applicant also presented photographs of two lights for the rear of the house that are being reproduced. She stated that the material for the lights will be the same hand-forged materials in a dark copper color, measuring 11½”(h) x 8”(w), and she submitted a sample of the material to the Board.

Motion: Chairperson Melnyk made a motion, seconded by Member Limbeck, to approve the application, as submitted and as demonstrated, for one Erie Canal red antique lantern, and two manufactured lights, in a dark copper color with rippled glass panels, with no crossbars or loop, and with a hook on top with a simple design that will be submitted for the record.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. *Motion carried. This decision was filed in the Office of the Village Clerk on June 6, 2005.*

5. Aladdin's, 8 Schoen Place ~ Awning
Present: John Crawford

Application: Submitted and date stamped on 4/22/05, and building inspector approved on 5/26/05.

Discussion: The applicant installed an awning on the upper deck of the restaurant for the purpose of enclosing the entire deck, including the portion of the deck that was previously uncovered. The applicant also is proposing replacing the lower covering with a blue awning to match the upper awning.

Finding of Fact:

- ? The applicant intends to install a permanent roof in the future, for which APRB approval will be required.

Motion: Member Limbeck made a motion, seconded by Chairperson Melnyk, to approve the application, as submitted, and amending the application to indicate the replacement of the lower awning, in the same configuration, with a blue awning.

Vote: Limbeck – yes; Willard – yes; Melnyk – no; Latshaw – yes. *Motion carried. This decision was filed in the Office of the Village Clerk on June 6, 2005.*

6. Brian Ward, 25 Locust Street ~ Roof
Present: Brian Ward

Application: Submitted and date stamped on 5/26/05, and building inspector approved on 5/24/05.

Discussion: The applicants are proposing removing the existing shingles and installing architectural shingles in a light brown color to match the house. The new roof will be vented with ridge and soffit vents.

Motion: Chairperson Melnyk made a motion, seconded by member Willard, to approve the application, as submitted, with the amendment that the gutters will be seamless, K-style, made of aluminum, the color to be light brown, and the downspouts will also be made of aluminum, the fixtures and soffit vents to be made of metal, and with the approval being made contingent upon the Village Office receiving cutsheets for the gutters and architectural shingles.

Motion: Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. *Motion carried.* **This decision was filed in the Office of the Village Clerk on June 6, 2005.**

7. Paul Zachman, 27 Lincoln Ave ~ Renovations
Present: Paul Zachman

Application: Submitted and date stamped on 4/25/05, and building inspector approved on 5/26/05.

Discussion: The applicant is proposing converting the existing two-family house to a single-family residence. The proposal entails removing the second-floor stairway on the south end of the house and adding a new roofline with matching overhangs to the remaining structure. Existing windows taken from other locations will be re-installed on the south side, and the existing clapboard siding will be exposed, if present, or new clapboard siding will be installed on the south end of the house and on the exterior walls under the kitchen porch. All siding reveals and trim to match original profiles prior to installation of the aluminum siding.

Motion: Member Limbeck made a motion, seconded by Member Latshaw, to approve the application for changing the stairway, removing a window on the north side and re-installing it on the south side, the casing on the relocated window to be the same size as the adjacent window; the replacement of the aluminum siding on the south elevation with the underlying original clapboard is to be an initial phase of restoring the entire house to its original wood clapboard; the door and window exchange will be *held open*.

Motion: Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. *Motion carried.* **This decision was filed in the Office of the Village Clerk on June 6, 2005.**

8. Great Northern Pizza Kitchens, 14 S. Main Street ~ Light
Present: Rob Desino

Application: Submitted and date stamped on 5/26/05.

Discussion: The applicants submitted photographs and details of proposed light fixtures for the parking lot at Great Northern Pizza Kitchens.

Motion: Chairperson Melnyk made a motion, seconded by Member Limbeck, to approve the application for the lamps and lampposts, as submitted, noting that the fixtures are painted black.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. *Motion carried.* **This decision was filed in the Office of the Village Clerk on June 6, 2005.**

9. Flour City Bagels, 24 State St (Library) ~ Light

**Present: Rob Desino
Craig Bright**

Application: Submitted and date stamped on 5/26/05.

Discussion: The application states that Flour City Bagels LLC, as lessee for the retail space in the northwest corner of the new Pittsford library, is requesting approval for signage, lighting, and awnings on the front and side of the retail space, as detailed on the drawings submitted. This includes a request for five awnings (three on the front and two on the side), four-inch “Brueggers” lettering on the awnings, a building-mounted sign, goose-neck lighting for the building-mounted sign, and a door sign.

- ✍ The lettering on the door and on the awnings is the same style as the lettering on the building-mounted sign, which is detailed on the front elevation drawing.
- ✍ The awning material is made of a standard commercial treated canvas.
- ✍ The Bruegger’s building sign material would typically be made of vacuum-formed painted letters, but we can also use material to conform to the main library signage used by the town, if different.
- ✍ The linear measurement of the front of the retail space along the street is 59 feet.
- ✍ The front elevation door signage does not exceed 20% of the surface area of the glass.
- ✍ The “Bruegger’s” building sign is slightly under thirteen square feet.

The Board informed the applicants that they are required to obtain a zoning variance for the lettering on the awning.

Motion: Chairperson Melnyk made a motion, seconded by Member Latshaw, to approve the application, as submitted, for the awning, the front sign and lighting for the sign, contingent on the applicant’s receiving a zoning variance for the lettering on the awning. The applicant will inform the office as to the material for the sign.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. *Motion carried. This decision was filed in the Office of the Village Clerk on June 6, 2005.*

10. McGeough, 28 Washington Ave ~ Deck

Present: David Cameron

Application: Submitted, date stamped, and building inspector approved on 5/26/05.

Discussion: The applicants are proposing constructing a deck off the back of the residence. After reviewing the application, the Board determined that the area for the proposed deck is not visible from a public way, and that therefore, the applicants are not required to request approval to build the deck from this Board.

11. Donald Anderson, 1 Village Grove ~ Addition

Present: Donald Anderson

Application: Submitted and date stamped on 5/24/05 and building inspector approved on 5/26/05.

Discussion: The applicant proposes extending a room in the residence by six feet. Included in the proposed plan is the re-use of the existing, vinyl-clad windows and the addition of two new windows. The Board informed the applicant that he will have to submit a cutsheet for the new windows.

Motion: Member Limbeck made a motion, seconded by Chairperson Melnyk, to approve the application, as submitted, contingent on the applicant’s providing a cutsheet for the new windows.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. *Motion carried.* **This decision was filed in the Office of the Village Clerk on June 6, 2005.**

12. Michael Newcomb, 10 Jackson Pk. ~ Doors
Present: Donald Anderson

Application: Submitted and date stamped on 1/14/05 and building inspector approved on 1/19/05.

Discussion: This is the continuation of an open application, where the applicant replaced two wood doors with two fiberglass doors, stating that the doors were deteriorated and not original to the residence. The applicant also stated that for the reason of the privacy of his tenants, he replaced the doors with solid doors. The Board's architectural consultant is of the opinion that the interest of the residents' privacy would take precedence over the desire for a half-glass appearance at the entry. Chairperson Melnyk stated that the Secretary of the Interior's Standards state that architectural features shall be repaired rather than replaced, or where replacement is necessary, replaced in kind, with the same materials as were available when the house was built.

The Board decided to leave the application *open*, pending the preservation consultant's opinion as to what type of door is compatible.

13. Michael Newcomb, 4 South Main (Phoenix Building)
Present: Michael Newcomb

Application: Submitted, date stamped, and building inspector approved on 4/21/05.

Discussion: This is a continuation of an open application in which the applicant proposes removing the outside fire escape and door and replacing the fire door with a wood window like the existing window on the left side of the existing door. The application further proposes replacing the 9-inch reveal siding with 4½-inch reveal hardy-plank cement board siding and paint, and the installation of a small cover over the downstairs entrance.

Motion: Chairperson Melnyk made a motion, seconded by Member Limbeck, to approve the application, as submitted, holding open the awning over the door, and contingent upon submission of a cutsheet for the window and siding.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. *Motion carried.* **This decision was filed in the Office of the Village Clerk on June 6, 2005.**

14. Del Monte Spa, 43 N. Main Street ~ Door
Present: Michael Mercier

Application: Submitted, date stamped, and building inspector approved on 1/19/05, revised 5/24/05.

Discussion: This is a continuation of an open application where the applicant had removed and replaced an original door and transom window immediately above the door on the historic building. The application remained open pending the applicants' returning to the Board for approval of a proposal to more clearly replicate the original door.

The applicants showed documentation and pictures of plans for a revision of the door which increased the height of the door and transom and elongated the windows to more closely replicate the original door. The Board stated that the applicants have made a good-faith effort to restore the door to its original state.

Motion: Member Limbeck made a motion, seconded by Member Willard, to approve the revised door and transom, 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 June 6, 2005.**

15. Brian & Cristina Lanahan, 26 Locust St. – Addition
Present: Cristina Lanahan

Discussion: This is a continuation of an open application where the applicants are proposing a 2-story addition, approximately 600 sq. ft., on the east side of the residence. The applicants propose replacing 6 windows with divided-lite wood windows, and removing the existing shutters from the windows. The Board questioned the appropriateness of some of the proposed changes, such as the removal of the shutters, and referenced the Secretary of the Interior’s Standards, stating that historic features shall be repaired rather than replaced. The application was held open, pending consultation with the Board’s architectural advisor and the applicant’s submittal of additional information.

The architectural advisor’s report stated that the existing door on the entry is not original to the house, and the ideal would be for the applicant to restore a porch to the front of the house. As the applicant noted, there are many examples of small entry canopies throughout the Village; examples such as the canopy at 49 State Street or 10 Lincoln Avenue are appropriate canopy styles for the period.

The Board recommended that the applicants have the windows evaluated by Bero Architecture, through Historic Pittsford, to determine if they are original to the home. If it is determined that the windows are original, then they should be preserved.

Motion: Chairperson Melnyk made a motion, seconded by member Willard, to approve the application, as submitted, amending the application to change the style of the canopy to that replicating the canopy at 49 State Street, as indicated by figure 11 in the application, and contingent upon submission of measured drawings; two antique copper hanging lanterns for the front entry, Bellacor # 35319; fieldstone brick, contingent upon the applicant’s submittal of a sample of the brick; and *holding open* the replacement of the 6 windows, pending the architectural evaluation.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Latshaw – yes. *Motion carried.* **This decision was filed in the Office of the Village Clerk on June 6, 2005.**

16. Valerie Coughane, 34 Boughton Ave - Addition
Present: Valerie Coughane

Application: Submitted, date stamped, and building inspector approved on 5/24/05.

Discussion: The applicants are proposing expanding and enclosing the side porch and attaching it to the garage. The garage was previously approved by the Board. The Board expressed a need for further clarification about preserving the distinction between the main house and the outbuilding, thereby maintaining the original character of the property.

The Board is holding open the application pending consultation with the architectural advisor.

17. Bruegger’s Bagels (Library): Lead Agency for SEQR Review

Motion: Member Limbeck made a motion, seconded by Chairperson Melnyk, to declare the Board of Trustees lead agency for SEQR review for Bruegger's Bagels in the Library.

Minutes: May 2, 2005

Motion: Chairperson Melnyk made a motion, seconded by Member Limbeck, to approve the May 2, 2005 minutes as amended.

ADJOURNMENT:

There being no further business, Chairperson Melnyk adjourned the meeting at 11:00.

Linda Habeeb, Recording Secretary