

**Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting – September 8, 2005 at 7:30 PM**

PRESENT:

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

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

**1. Robert Manzella (Naples Creek), 10 Schoen Place ~ Awnings
Present: Robert Manzella**

Application: Submitted, date stamped, and building inspector approved on July 20, 2005.

Discussion: The applicant is proposing installing four roll-up awnings on the north elevation of his business at Schoen Place. The proposal is for three awnings for the windows and one awning for the entrance, all in a light yellow color. The material for the proposed awnings is acrylic, and the fabric will fully cover the metal part of the awnings.

The Board decided to leave the application open, pending the applicant's submittal of a cutsheet and fabric sample for the proposed awnings.

**2. Mark Bergin, 84 South Street ~ Fence
Present: Mark Bergin**

Application: Submitted and date stamped on 8/24/05.

Discussion: The applicant is proposing installing an all-wood fence in the rear of his property. There is currently an existing fence along Bob Ford Field, which will remain, but with the addition of back boards for privacy. The applicant also proposes removing an existing wire fence and installing a picket fence.

The application will remain open, pending the applicant's submittal of complete plans and details of the project, including pictures or diagrams representing the proposed gates.

**3. Angela Deblase, 4 Rand Place ~ Railing and Stairs
Present: Angela DeBlase**

Application: Submitted and date stamped on 8/19/05, and building inspector approved on 8/29/05.

Discussion: The applicant is proposing replacing the existing concrete steps and metal railings on the residence with wooden steps and stair railings, to match the current porch railing. The proposal is for the same number of stairs as currently exist, but the new stairs will be approximately two inches wider than the existing stairs. The applicant indicated that the two proposed newel posts at the lower end of the stair railings will match the current newel post on the porch.

Motion: Chairperson Melnyk made a motion, seconded by Member Limbeck, to approve the replacement of the concrete stairs and metal railings with wooden stairs and railings, with the same number of risers as currently exist, but with the width of the stairway to match the current opening, which is wider than the current stairs, and the newel posts to match the newel post at the top of the stairs on the porch in height and dimensions, and the railings on both sides to match the current railings of the porch in spacing and dimensions.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Watt – yes; Latshaw – yes. *Motion carried.* **This decision was filed in the Office of the Village Clerk on September 8, 2005.**

4. First Presbyterian Church, 21 Church St ~ Light fixtures & generator screen
Present: Virginia Searl

Application: Submitted and date stamped 8/24/05.

Discussion: The applicants are proposing amending the originally -approved application to include the replacement of a second set of doors at the east entry, in addition to the replacement in kind of the west entry doors. The applicant stated that Bero Architecture agrees with this change as the current doors do not appear to be original and have been modified to fit the opening.

Motion: Based on the fact that the doors are not original, Member Limbeck made a motion, seconded by Chairperson Melnyk, to replace the second set of doors with the same type of doors that were previously approved by this Board, contingent upon the approval of the State Historic Preservation Office.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Watt – abstain; Latshaw – yes. *Motion carried.* **This decision was filed in the Office of the Village Clerk on September 8, 2005.**

The applicants also presented documentation explaining the proposed lighting. The drawings indicate the proposed location of four decorative light fixtures at the Church Street (north) walk at the First Presbyterian Church. The light level produced by the proposed fixtures is low and within acceptable Code-prescribed tolerances. The proposed light poles will be 7 feet in height, made of metal, and painted flat black.

Motion: Chairperson Melnyk made a motion, seconded by Member Limbeck, to approve the four pole lights, as described in the submitted materials, with a black finish, Corbett-3447-1-02.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Watt – abstain; Latshaw – yes. *Motion carried.* **This decision was filed in the Office of the Village Clerk on September 8, 2005.**

Next, the Board discussed the proposed screening for the mechanical equipment. Board members expressed concerns with the size of the proposed 7-foot, fence-like screen for the chiller unit. Chairperson Melnyk pointed out that it was a solid structure, with no voids. Member Latshaw questioned the applicant as to whether the historic windows would be obscured by the structure. The applicant stated that the lowest panel of the window would be covered, but not the entire window. Various methods for minimizing the size of the chiller and screen were discussed, and Members suggested adding vegetation to screen the structure. It was also suggested that any screen be stained in a color that would assist it blending in with the background.

The Board decided to leave this portion of the application open, pending the applicant's investigating ways to minimize the size of the screen and/or the area that the structure covers. The Board also advised the applicant to provide verifiable engineering schematics that describe functional spacing tolerances versus those suggested for maintenance.

5. Derek Cornelius, 76 N. Main St ~ Garage

Application: Submitted and date stamped on 6/22/05.

Present: Derek Cornelius

Discussion: This is an open application for rebuilding of the current garage at 76 North Main Street. The Board previously voted to approve the design application for the proposed garage, contingent on the approval of the demolition or relocation of the existing structure, and contingent on the applicant's providing a cutsheet for the garage door.

The applicant stated that upon consultation with John Bero, of Bero Architecture, he has decided not to either demolish or move the garage, but is instead proposing repairing portions of the existing garage and building an addition and attaching the structure to the north and east elevations of the existing garage. Chairperson Melnyk pointed out that #9 of the Secretary of the Interior's Standards state that new construction shall be differentiated from the old, but also shall be compatible in size and scale. The proposed new portion of the structure will have a solid, painted, steel garage door, facing North Main Street.

Motion: Chairperson Melnyk made a motion, seconded by Member Limbeck, to grant conditional approval for the garage addition, as submitted, with windows and entry doors in the dimensions represented by the cutsheets submitted, the siding on the new addition to be vertical, the garage door on the new addition to be a painted, steel door, without windows, in a panel style, contingent upon receipt of corresponding construction designs with dimensions.

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Watt – yes; Latshaw – yes. *Motion carried.* **This decision was filed in the Office of the Village Clerk on September 8, 2005.**

6. Mark Schenkel, 70 South St. ~ Windows

Application: Submitted and date stamped on 8/29/05.

Present: Mark Schenkel

Discussion: The applicants are proposing amending the previously-approved application to replace the originally-proposed sliding kitchen window to the left of the door entry with two side-by-side Marvin, one-over-one WUDH2414 "Wood Ultimate Double Hung" windows.

Motion: Member Limbeck made a motion, seconded by Chairperson Melnyk, to approve, as submitted, the amendment to the previously-approved application to replace the originally-proposed sliding kitchen window to the left of the door entry with two side-by-side Marvin, one-over-one WUDH2414 "Wood Ultimate Double Hung" windows, matching the previously-approved windows.

Vote: Limbeck – yes; Willard yes; Melnyk – yes; Watt – yes; Latshaw – yes. *Motion carried.* **This decision was filed in the Office of the Village Clerk on September 8, 2005.**

7. Michael Newcomb, 10 Jackson Pk. ~ Doors

Discussion: This is the continuation of an open application. The applicant has replaced two nonoriginal, hollow-core wood doors with windows with two new fiberglass, panel-style, windowless doors, without the Board's approval. The applicant stated that the hollow-core doors were deteriorated. 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, Blake Held, commented on the style of replacement doors as not being the most appropriate door. Board members noted that the majority of homes of this style within the village have doors with glass. While the style may be appropriate for a single front entry, concern was expressed about the use of a solid, six-panel style for two side-by-side doors. The Board's preservation consultant, Ted Bartlett of Crawford & Stearns, noted that, with regard to the privacy issue, the Board's purview is to review the Code-prescribed appropriateness of the proposed alterations, and privacy is not a factor reviewed by the Board. It was discussed that the addition of a blind or shade to a door window addresses the privacy concerns. He referenced the Secretary of the Interiors Standards, "The rehab and adaptive reuse of a historic building should preserve its distinguishing qualities or character, as stated in #2 of the Standards. The placement, design, and materials for doors and windows often are significant elements in the architectural character of a building. Rehabilitation should retain original fabric wherever possible;

replacement doors and windows should either match the historic in size, configuration, and materials, or substitute new materials and a design sympathetic to the original.”

Motion: Member Limbeck made a motion, seconded by Chairperson Melnyk, to deny the application for the replacement doors, stating that the doors are not an appropriate style for the house.

Vote: Limbeck – yes; Willard - Melnyk – yes; Watt – yes; Latshaw – yes. *Motion carried. This decision was filed in the Office of the Village Clerk on September 8, 2005.*

Based on the foregoing, no formal decision was made by the Board concerning the appropriateness of fiberglass as a replacement material. Board members expressed differing views on that issue.

Minutes:

Motion: Member Limbeck made a motion, seconded by Chairperson Melnyk, to approve the June 30, 2005, Special Meeting minutes, as amended.

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

Motion: Member Latshaw made a motion, seconded by Member Limbeck, to approve the July 7, 2005, Regular Meeting minutes, as amended.

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

Motion: Member Limbeck made a motion, seconded by Chairperson Melnyk, to approve the August 1, 2005, Regular Meeting minutes, as amended.

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

Motion: Member Limbeck made a motion, seconded by Member Latshaw, to approve the August 16, 2005, Special Meeting minutes, as amended.

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

ADJOURNMENT:

There being no further business, Chairperson Melnyk adjourned the meeting at 10:30.

Linda Habeeb, Recording Secretary