

**Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting – December 4, 2006 at 7:30 PM**

PRESENT:

Chairperson:	Paul Zachman
Members:	Cristina Lanahan Scott Latshaw Marcia Watt Ken Willard
Mayor:	Robert Corby
Attorney:	Jeff Turner (absent)
Recording Secretary:	Linda Habeeb

Chairperson Zachman called the meeting to order at 7:35.

1. Old Pickle Factory, One Grove Street ~ Lights

Present: Sheila Fustanio

Application: Submitted, date-stamped, and Building Inspector reviewed on 11/6/06.

Discussion: The applicant submitted a proposal for installation of one Kim light to replace the floodlight on the main building, and replacement of the existing light on the mini-storage with a 20-foot pole mounted with a Cimarron light, in the rear parking lot. The applicant stated that the light will be mounted at the top of the pole, measuring 17 feet from the bottom of the light fixture to the ground, as per Village Code requirements. The proposed light and light fixtures will have a bronze finish.

Findings of Fact:

- The proposed lights are replacing existing floodlights.
- The proposed Cimarron pole light is in a style and color that is similar to the style of the other existing lights.
- The light will be mounted at the top of the pole.
- The light is mounted according to Village Code requirements.

Motion: Chairperson Zachman made a motion, seconded by Member Latshaw, to approve the application for installation of a Wall Director Kim light on the building over the loading dock to replace the existing floodlight, and a pole-mounted light in the rear parking lot north of the south storage building, in the location as approved by the Planning Board, and subject to Village Code requirements for height, the light to be mounted at the top of the pole, and the pole and lights to be a bronze color to match the existing lights.

Vote: Willard – yes; Watt – yes; Zachman – yes; Lanahan – yes; Latshaw – yes. ***Motion carried.***
This decision was filed in the Office of the Village Clerk on December 4, 2006.

2. Bradley Ward, 88 South Street, Garage

Present: Bradley (“Sam”) Ward

Application: Submitted, date-stamped, and Building Inspector reviewed on 11/6/06.

Discussion: The applicant stated that in 1954, the garage on his house was converted to a bedroom, and he is requesting approval to return the bedroom back to its original state as a garage. The applicant is proposing an all-wood, recessed, paneled garage door with four windows, to be painted white. The applicant stated that he will remove the existing window and repair/replace the siding around the outside of the new door to match the existing cedar shake siding. The applicant also plans on adding a soffit overhang to prevent icing on the concrete pad. The Board will hold open the overhang design portion of the application, pending submittal of further detail in the form of dimensioned drawings.

Findings of Fact:

- The house was built circa 1949.
- The garage was converted into a bedroom in 1954.
- The exterior trim casing on the door measures 1 x 4 to match existing trim on the other garages in the neighborhood, as well as windows on the house.

Motion: Chairperson Zachman made a motion, seconded by Member Watt, to approve the garage door installation, as submitted, the portion of the application regarding the overhang to remain open pending submittal of further details.

Vote: Willard – yes; Watt – yes; Zachman – yes; Lanahan – yes; Latshaw – yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on December 4, 2006.

3. Jill & David Werner, 34 Church Street, Window
Present: David Werner

Application: Submitted, date-stamped, and Building Inspector reviewed on 11/14/06.

Discussion: The applicant presented a proposal to add an oval-shaped window to his house. The applicant stated that he is proposing adding the window in that area because there are currently no windows in the proposed location. Board Members explained to the applicant that the house is a Federal-style house, which typically has larger, symmetrical, double-hung windows. Chairperson Zachman pointed out that round or elliptical-shaped windows would typically be in the gable area of a Federal-style house. The applicant stated that due to the close proximity of a staircase to the proposed location for the window, it would not be feasible to add a larger window in that area. It was suggested to the applicant that a full, single-sash, 1/2 size window opening with 2 lites or 9 lites would be more appropriate for the Federal-style house. The applicant stated that he would be willing to modify his proposal accordingly.

Findings of Fact:

- The house is a Federal-style house.
- The house was built circa 1815.
- There has been an addition added on the west elevation.
- The siding on the house is not original.
- There are currently no windows in the proposed location for the new window.
- There is a staircase in the location proposed for the new window that prevents installation of a full-size, matching window.

- An oval window would not typically be found in the proposed location in a Federal-style house.
- The proposed material is not wood.
- A rectangular, all-wood window would be consistent with the Federal style.
- A full, single-sash, 1/2 size window opening with 2 lites or 9 lites would be more appropriate.
- The window will not have shutters.
- The windowsill, trim, and casing will match the existing windows.

Motion: Based on the foregoing findings of fact, Member Watt made a motion, seconded by Member Latshaw, to approve, in concept, the addition of an all-wood (non-clad) window, as described above, in the proposed location, with the final approval being subject to the applicant's submittal of a detailed description of the window per the manufacturer's cutsheet with specific dimensions and location detail.

Vote: Willard – yes; Watt – yes; Zachman – yes; Lanahan – yes; Latshaw – yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on December 4, 2006.

4. Towpath Bike Shop, Schoen Place ~Skylights

Present: Mike Franzen

Application: Submitted on 11/3/06, and Building Inspector reviewed on 11/27/06.

Discussion: The applicant presented a proposal for installation of four, dome-shaped skylights on the original barn structure roof area of the building at 3 Schoen Place. It was noted by the Board that the building has had substantial modifications over the years, including an addition in the 1980's. Board members stated that installing skylights would be less intrusive than windows. They also pointed out that the proposed area for installation of the skylights has limited visibility from the public way. The Board expressed concern with the shape of the proposed skylights, and stated that a flat-style skylight would be more appropriate because it would be less visible than a domed skylight. The applicant stated that he would be willing to modify the proposal to request installation of flat skylights.

Findings of Fact:

- The proposed location of the skylights is in the original barn structure roof area northwest slope side of the roof opposite the street.

- The proposed area is minimally visible from the public way.
- There are woods in the rear of the building.
- There have been substantial modifications made to the building.
- The current commercial usage requires better lighting in the second floor area.
- Other methods of introducing light would be more intrusive and require more architectural variation to the original building.
- Since 1987, domed-shaped skylights have not been approved by the APRB.
- The applicant will install flat skylights in dimensions and locations as shown in the application.
- The skylights will have a dark-bronze finish.

Motion: Member Zachman made a motion, seconded by Member Lanahan, to approve the application, as revised, for the installation of four, flat skylights, subject to submittal of a manufacturer's cutsheet.

Vote: Willard – yes; Watt – yes; Zachman – yes; Lanahan – yes; Latshaw – yes. *Motion carried.*
This decision was filed in the Office of the Village Clerk on December 4, 2006.

5. Del Monte Lodge, 41 N. Main Street ~ Renovations

Present: John Del Monte
Tim Tyskiewicz, Architect

Application: Submitted on 11/3/06, and Building Inspector reviewed on 11/27/06.

Discussion: The applicants presented plans for renovations at the Del Monte Lodge. They propose changing the restaurant entryway and enclosing the existing covered landing to increase the size of the entry area. They are also proposing expansion of the floor space in the restaurant to increase the seating area, by cantilevering out and putting in new windows. The new windows will be white, aluminum windows, which is the same as the existing windows. The proposed renovations also involve expansion of the exercise room into the courtyard area, to create an area for hotel guests to exercise.

Findings of Fact:

- The proposal is for:
 - ➔ Modification of the canal-side of the restaurant in the location where there are existing windows by cantilevering out and putting in new windows.
 - ➔ Changing the vestibule entryway on the west end of the restaurant within the same existing roof covering.
 - ➔ Changing a door that is not visible from the public way.
 - ➔ Addition of a concrete terrace extension on the north end entryway that is minimally visible from the public way.
 - ➔ Removal of an existing palladium window, which is a faux window, and which is the only one on the property.
- The style of the siding, trim, and finish will be consistent with the architectural elements of the hotel.
- The new windows will be white, aluminum windows, which is the same as the existing windows.

- The application will remain open, pending submittal of manufacturer's specifications for the window detail and dimensions, which remain subject to final approval.

Motion: Chairperson Zachman made a motion, seconded by Member Watt, to approve the application, per plan designated as A1, submitted and dated-stamped 11/15/06, subject to the submittal of, and final approval for, the window detail.

Vote: Willard – yes; Watt – yes; Zachman – yes; Lanahan – yes; Latshaw – yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on December 4, 2006.

Information Only:

- Sutherland High School ~ Sign

Board members reviewed the sign and made the following comments:

- A dimensioned drawing was not provided, but Board members expressed concern with the height of the sign.
- Based on the drawing submitted, Board members suggested that the column height below the column collar trim could be reduced by two-thirds.
- The Board agrees that an electronic sign would not be compatible with the historic visual character of the Village.
- The Board expressed the view that a mechanically-lettered sign would be appropriate.
- The Board expressed a preference for external lighting from the ground for the sign, as opposed to internal or lighting from the back, which is prohibited by Village Code.

Other Matters:

Mayor Corby addressed the Board and stated that he and Remegia Mitchell attended a lighting seminar, and, as a result, the Board of Trustees is considering a Code change prohibiting high-pressure sodium lights. The Board and Mayor Corby also briefly discussed the house at 10 Lincoln Avenue and the recent report submitted by the structural engineer. This will be added to the agenda for the next Board meeting.

Minutes:

Motion: Chairperson Zachman made a motion, seconded by Member Latshaw, to approve the October 2, 2006 and the November 6, 2006 minutes, as amended.

Vote: Willard – yes; Watt – yes; Zachman – yes; Latshaw – yes; Lanahan – yes. *Motion carried.*

ADJOURNMENT:

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

Linda Habeeb, Recording Secretary