

**Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting – May 7, 2007 at 7:30 PM**

PRESENT:

Chairperson:	Paul Zachman
Members:	Cristina Lanahan Scott Latshaw John Limbeck Ken Willard
Building Inspector:	Skip Bailey
Village Attorney:	Jeff Turner
Recording Secretary:	Linda Habeeb

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

1. Jennifer McLean, 12 Maple Street ~ Fence

Present: Jennifer McLean and Chris Bove

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/26/07.

Discussion: The applicants are proposing installing a round post-and-rail fence with wire mesh between the rails for pet containment on the front and east side of the property. They stated that there is currently an existing fence on the property. The applicants submitted a survey map showing the location of the proposed fence and drawings indicating the dimensions. Member Zachman stated that the proposed fence is an informal style for a village setting in the context of a small preservation district, but that it is not inappropriate.

Motion: Chairperson Zachman made a motion, seconded by Member Limbeck, to approve the round post-and-rail fence, as submitted, with wire mesh between the rails for pet containment, in the location as shown on the survey map, across the front yard, around the east side and rear of the property, and not across the driveway.

Vote: Limbeck – yes; Willard - yes; Zachman – yes; Lanahan – yes; Latshaw - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on May 7, 2007.

2. Daniel Subtelny, 72 South Main Street ~ Deck

Present: Chuck Warboys

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/12/07.

Discussion: The applicant stated that he is proposing expanding the deck in the rear of the property, located at 72 South Main Street. The applicant submitted documentation indicating the dimensions of the proposed deck, and stated that the railing system will be upgraded to meet current Village Code requirements. Member Zachman questioned the applicant as to whether the skirting lattice on the deck would be framed, and the applicant stated that it would be framed in for a finished appearance.

Findings of Fact:

- ◇ There is an existing deck on the rear of the house.
- ◇ The current ranch-style railing will be updated to a spindle-style railing to meet Village Code.
- ◇ The elevation is visible only from East Jefferson Rd.
- ◇ The appearance of the house will not change.
- ◇ The deck will be constructed of pressure-treated wood.

Motion: Chairperson Zachman made a motion, seconded by Member Willard, to approve the proposed deck extension, as submitted, based on the findings of fact, with the exception that the lattice will be framed-in for a finished appearance, and the optional staircase will not be installed.

Vote: Limbeck – yes; Willard - yes; Zachman – yes; Lanahan – yes; Latshaw - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 7, 2007.

3. Jeanette Smith, 48 Rand Place ~ Windows

Present: Jeanette Smith, owner; Joe Hancock, contractor

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/25/07.

Discussion: The applicant stated that she is proposing replacing three deteriorated windows on the house located at 48 Rand Place. The windows are wood frame, casement windows that are original to the house. She is proposing replacing the windows with Lincoln brand windows that will match the existing windows in dimensions and materials.

Motion: Chairperson Zachman made a motion, seconded by Member Lanahan, to approve the three, all-wood replacement windows for 48 Rand Place, the painted windows to match existing windows in dimension, style, and composition, with no discernible exterior appearance change.

Vote: Limbeck – yes; Willard - yes; Zachman – yes; Lanahan – yes; Latshaw - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 7, 2007.

4. Paul Ruske, 2½ Green Hill Lane ~ Stairs

Present: Paul Ruske, owner; Kyle Zach, Contractor

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/26/07.

Discussion: The applicant is proposing removing the existing deteriorated front steps and replacing them with new stairs made of a composite material. Board members pointed out that the wood on the front porch is original to the house, and that the front stairs should resemble the porch and the stairs that are being replaced. Chairperson Zachman stated that the Village Code and the Secretary of the Interior Standards require that deteriorated architectural features be repaired rather than replaced, wherever possible, and in the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture, and other visual qualities. He further pointed out that the front stairs are very visible, and that the composite stair tread is not representative of painted wood.

Motion: Chairperson Zachman made a motion, seconded by Member Limbeck, to approve the application for front stairs, in the same dimensions and style, and in the same location, as the existing stairs, with four risers painted to match the porch trim, with the following conditions:

- The stair treads are to be constructed of wood, not a composite material;
- If the stair treads are made of pressure-treated wood, they are to be painted; and

- The handrail running up the center of the existing stairs will be maintained as is.

Vote: Limbeck – yes; Willard - yes; Zachman – yes; Lanahan – yes; Latshaw - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 7, 2007.

5. Jennifer and Dennis DesRosiers, 5 Austin Park ~ Addition

Present: Jennifer and Dennis DesRosiers

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/12/07.

Discussion: The applicants are proposing a one-story addition in the rear of their house, located at 5 Austin Park. The applicants stated that the siding material for the addition will match the existing house. They are also proposing Anderson vinyl-clad windows. Board members stated that the replacement windows should match the existing wood windows on the house.

Findings of Fact:

- ✧ The addition is minimally visible from Austin Park, but is visible from South Street.
- ✧ The existing house has vinyl siding and wood windows.
- ✧ The existing doors on the rear of the house will be moved out and used in the rear of the addition.
- ✧ The existing deck will be detached and reattached in the same location in the rear of the addition.

Motion: Chairperson Zachman made a motion, seconded by Member Latshaw, to **approve** the application for an addition, as submitted, with the modification that the windows on the addition will be all-wood, non-clad windows to match the existing wood windows on the house; the applicant will submit a cutsheet for the windows.

Vote: Limbeck – yes; Willard - yes; Zachman – yes; Lanahan – abstain; Latshaw - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 7, 2007.

6. Scott Zakalik, 1 Elmbrook Drive

Present: Scott Zakalik

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/26/07.

Discussion: The applicant is proposing installing a 6' wood fence, with a gate, along a portion of the rear property line and returning to the rear corner of the house. The corner of the fence will tie in with the proposed fence for 20 Rand Place.

Motion: Member Limbeck made motion, seconded by Member Latshaw, to **approve** the application for a fence, as amended, contingent upon submission of a detailed drawing indicating the overall length of the fence, the location and style of gates to be installed, and the height of the lattice.

Vote: Limbeck – yes; Willard - yes; Zachman – abstain; Lanahan – yes; Latshaw - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 7, 2007.

7. Paul Zachman, 20 Rand Place

Present: Paul Zachman

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/26/07.

Discussion: The applicant is proposing installing a 6' wood fence, with a gate, along a portion of the side/rear property line and returning to the rear corner of the garage. The second segment of the fence with a gate to run from the front corner of the house to the neighbor's (1 Elmbrook Drive) proposed matching fence.

Motion: Member Limbeck made motion, seconded by Member Latshaw, to *approve* the application for a fence, as amended, contingent upon submission of a detailed drawing indicating the overall length of the fence, the location and style of gates to be installed, and the height of the lattice.

Vote: Limbeck – yes; Willard - yes; Zachman – yes; Lanahan – yes; Latshaw - yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on May 7, 2007

8. Pittsford Flour Mill, Schoen Place

Present: Todd Longwell

Discussion: The applicant submitted modifications to the approved plans for the parking lot fence, and a proposal for air-conditioning screening units.

Fence: The Building Inspector informed the Board that the Planning Board has approved the location of the fence. The applicant presented a drawing of the proposed fence, indicating that the fence will be a wood, picket fence, with no gates, painted a color to match the Flour Mill.

Motion: Chairperson Zachman made a motion, seconded by Member Latshaw, to approve the application for a wood fence, in the location approved by the Planning Board, for the parking lot surrounding the Flour Mill, as per the drawing submitted, with the following modifications: the style of the fence will be 1 x 4 pickets spaced 3" apart, 4 x 4 support posts with a 2-sided bevel that will match the top cut of the picket, painted to match the body color of the Mill.

Vote: Limbeck – yes; Willard - yes; Zachman – yes; Lanahan – yes; Latshaw - yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on May 7, 2007

Air-conditioning screens: The applicant also submitted drawings for a louver-type fence for the screening of the air conditioning units. The proposed screen units will be held up with pressure-treated posts set in the ground inside curbs of landscape surrounding the building.

Motion: Chairperson Zachman made a motion, seconded by Member Latshaw, to approve the proposal for air-conditioning screening, as submitted, with the modifications that the 1 x 6 horizontal slats will match the same overlap coverage as the 1 x 8 slats shown, enter blocking in each section between the louvers to prevent sagging over time; the screen units will be held up with pressure-treated posts set in the ground inside curbs of the landscape surrounding the building.

Vote: Limbeck – yes; Willard - yes; Zachman – yes; Lanahan – yes; Latshaw - yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on May 7, 2007

Findings of Fact:

- The screens are for concealing the air-conditioning unit and designed for airflow acceptable to manufacturer's specifications.

- The screen should come to no greater than within 6” of the building.

Sign: Board members discussed with the applicant the open violation for signage on the Flour Mill building. The applied lettering method in place at present does not resemble in any manner, aside from style of font, the intent to recreate an “historical marker” effect through the use of lettering painted directly onto the clapboard siding. Mr. Longwell stated that the current signage was installed mainly for the reason of ease of maintenance. He also pointed out that other buildings in the Village have the same type of signage, such as the Phoenix Building, the Coal Tower, and Sutherland Auto, among others. In a letter sent to Mr. Longwell and Mr. Newcomb in March, 2007, the Board indicated that, “While the use of applied letters for signage is common in and around the Village, it is important to note that the large size and scale of the Mill signage is unique, and the intent of the original approved “painted on” signage was to reflect the original sign depicted in historic photographs of the mill.

This remains an open issue for further consideration.

Towers/Silo: Board members next discussed the proposed modifications to the Flour Mill Towers plans. Mr. Longwell stated that they are proposing adding a galvanized metal shed for access to the command room. Also proposed is a reduction in the number of windows, and a change in the window locations. Board members indicated that windows with either exterior muntins or no muntins would be an appropriate style for the windows. Chairperson Zachman informed the Board about a proposal for installation of an enclosure for cell phone antennas on the towers. The 6-foot-high enclosure would be secured to the roof of the towers, and would match the façade of the building. The Board determined that leaving the call phone antennas exposed would be more appropriate than attempting to install a screen extension that would replicate and extension of the Penthouse. The Board also asked the applicant to explore ways to minimize the visual impact of the “new antenna equipment” through creative surface finish coloring to create the effect of a rust or black/galvanized appearance. For the extension on the upper portion of the silo, with respect to the proposed additions to the penthouse level, the Board advised that any new addition should differentiate itself from the original historic structure. Attempting to duplicate exact form, material, style, and detailing of the original structure is not recommended. It is also not recommended to construct additions that would radically change the historic appearance of a building or structure. Board members further suggested that the applicants consider a different material from the proposed concrete and stucco, to distinguish the addition from the Mill, instead of attempting to match it. It was also suggested that the portion of the addition to house the staircase be pulled back from the wall of the grain silo below it.

Other Issues:

- ✓ **Meeting time:** Board members agreed to change the APRB meeting start time to 7:00 pm.

Minutes:

Motion: Chairperson Zachman made a motion, seconded by Member Latshaw, to approve the April 2, 2007 minutes, as amended.

Vote: Limbeck – abstain; Willard - yes; Zachman – yes; Lanahan – abstain; Latshaw - yes.
Motion carried.

Motion: Chairperson Zachman made a motion, seconded by Member Limbeck, to approve the April 10, 2007 special meeting minutes, as amended.

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Vote: Limbeck – yes; Willard – abstain; yes; Zachman – yes; Lanahan – abstain; Latshaw - yes.
Motion carried.

ADJOURNMENT:

There being no further business, Chairperson Zachman adjourned the meeting at 10:15.

Linda Habeeb, Recording Secretary