

**Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting – June 4, 2007 at 7:00 PM**

PRESENT:

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

Chairperson Zachman called the meeting to order at 7:00.

1. The Country Ewe, 15 South Main Street ~ Sign

Application: Submitted, date-stamped, and Building Inspector reviewed on April 30, 2007.

Discussion: The applicant is proposing installation of a wood sign on the building at 15 South Main Street. He submitted dimensioned drawings and a photograph of the proposed sign, indicating that it will have a black background with gold-leaf lettering.

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

Vote: Limbeck – yes; Willard - yes; Zachman – yes; Latshaw - yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on June 4, 2007.

2. Two Point Capital Management, 4 S. Main Street ~ Sign

Application: Submitted, date-stamped, and Building Inspector reviewed on May 23, 2007.

Present: Mr. Testa

Discussion: The applicant is proposing installation of a sign made of a high-density urethane foam material for the business located at 4 South Main Street. He presented a photograph of the proposed sign indicating the dimensions and the colors of the sign. He stated that the sign is the same size as the “Twin Advertising” sign that is currently on the building.

Motion: Chairperson Zachman made a motion, seconded by Member Latshaw, to *approve* the application for a sign, as submitted.

Vote: Limbeck – yes; Willard - yes; Zachman – yes; Latshaw - yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on June 4, 2007.

3. Debbie Davis, 30 South Street ~ Railing

Present: Debbie Davis

Representative from Mr. Fussy Contracting

Application: Submitted, date-stamped, and Building Inspector reviewed on May 25, 2007.

Discussion: The applicant is proposing replacing the wrought-iron railings on the house with wood railings, painted white to match the trim of the house. The applicant stated that the proposed railing will run along both sides of the existing stairs in the location of the current handrail, which will be removed. The railing will also enclose a rear deck, which is of limited visibility from the public way.

Findings of Fact:

- There is currently a wood decorative column in place behind the wrought-iron detailing which will remain incorporated into the railing-post scheme.
- The proposed railing will run along both sides of the existing stairs in the location of the current handrail to be removed.
- The proposed railing will enclose a rear deck, which is of limited visibility from the public way.
- The railing will be painted white to match the trim on the house.
- The material for the railing is pressure-treated wood.
- The railing will measure 30 inches in height.
- The top rail will have a chamfered detail edge.

Motion: Based on the findings of fact, Chairperson Zachman made a motion, seconded by Member Limbeck, to **approve** the application, as submitted.

Vote: Limbeck – yes; Willard - yes; Zachman – yes; Latshaw - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on June 4, 2007.

4. Thomalaris, 24 Washington Avenue ~ Fence

Present: Bill Thomalaris

Application: Submitted, date-stamped, and Building Inspector reviewed on May 25, 2007.

Discussion: The applicant is proposing installing a fence across the rear of the property at 24 Washington Avenue. He stated that there are currently two existing, approved fences, and he is proposing the same fence for the rear of the property. The fence will measure 36 inches in height and 103 feet in length, and will be made of cedar and painted white.

Findings of Fact:

- The proposed fence differs from the photograph submitted by the applicant.
- The fence will be made of cedar and painted white.
- The fence will measure 36 inches in height and 103 feet in length.
- The pickets will be 4 inches wide with 2½ inch spacing between the pickets.
- The pickets will have a dog-eared cut.

Motion: Member Limbeck made a motion, seconded by Member Latshaw, to approve the application, as submitted, based on the stated findings of fact.

Vote: Limbeck – yes; Willard - yes; Zachman – yes; Latshaw - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on June 4, 2007.

5. Kenneth Morrow, 48 Sutherland Street ~ Roof
Present: Ken Morrow

Application: Submitted, date-stamped, and Building Inspector reviewed on May 24, 2007.

Discussion: The applicant presented plans for replacement of the asphalt shingle roof with a cedar shake roof; replacement of the gutters and valleys with copper; replacement of the dormer siding and trim with wood shakes and wood trim board; replacement of one existing stucco gabled end with wood; replacement of one board-and batten gable with wood siding; and replacement of cornice and window trim with painted foundation.

Board members questioned the applicant as to the replacement gutters, and the applicant stated that the gutters will be “c” style gutters. He also stated that any wood trim on the house that is not viable will be replaced in kind.

Findings of Fact:

- The house is an eclectic house, with a mix of many different architectural styles.
- The original house had a cedar shake roof, and the applicant is proposing restoring the roof on the house to cedar shakes.
- The gutters will be replaced with solid copper “c” style gutters and a mix of built-in gutters to match existing features.
- The applicant is proposing to replace both the vertical Board and Batten siding on the South end gable area, and the stucco siding treatment in the north end gable area with cedar shake siding. It was noted that the west facing gable end and the roof dormers are presently sided with cedar shakes.
- Any existing wood trim on the house that is not viable will be replaced in kind.

Motion: Chairperson Zachman made a motion, seconded by Member Willard, to approve the application, as submitted, based on the stated findings of fact.

Vote: Limbeck – yes; Willard - yes; Zachman – yes; Latshaw - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on June 4, 2007.

6. Chase Bank, 31 State Street ~ Roof

Application: Submitted, date-stamped, and Building Inspector reviewed on May 14, 2007.

Discussion: The applicant presented plans for replacement of the wood fascia trim adjacent to the roof flashing and drip edge with metal clad trim. Board members pointed out that since the building was built in the 1970’s, it is not an historic building, and therefore, metal would not be an inappropriate material for this building. The applicant presented a sample of the material for board members to review.

Findings of fact:

- The building was built in 1972.
- The original installation had wood corner board trim along the drip fascia and at the top ridge line.
- The new material is bronze-colored aluminum cladding.
- All the commercial entry doors and windows in the building are the same bronze-colored aluminum cladding material.
- The newly installed flashing material matches the appearance of the existing metal cladding on the windows and doors.

Motion: Chairperson Zachman made a motion, seconded by Member Latshaw, to approve the application, as submitted, based on the findings of fact.

Vote: Limbeck – yes; Willard - yes; Zachman – yes; Latshaw - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on June 4, 2007.

7. Joseph Mills, 7 E. Jefferson Road ~ Windows

Present: Joe Mills

Application: Submitted, date-stamped, and Building Inspector reviewed on May 24, 2007.

Discussion: The applicant stated that he is proposing replacing the existing, non-original window with a double-hung, all-wood window.

Findings of Fact:

- There is currently an existing window frame and sill and casing trim that surround the existing metal window
- The applicant is proposing removing only the metal window portion.
- There will be no interior or exterior grilles between the glass.
- There is no center mull separation between the two double-hung sash set to be installed as proposed.

Motion: Chairperson Zachman made a motion, seconded by Member Willard, to approve the application, as submitted subject to the following modification: The applicant will construct a 4” wide center frame between the two double hung window sash sets. A center mull, to match the surrounding casing trim will be installed to complete the window trim.

Vote: Limbeck – yes; Willard - yes; Zachman – yes; Latshaw - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on June 4, 2007.

8. Peter Brizee, 24 Washington Road ~ Doors

Present: Mr. & Mrs. Brizee

Application: Submitted, date-stamped, and Building Inspector reviewed on May 14, 2007.

Discussion: The applicants stated that they are proposing replacement of the front and side doors on their house, located at 24 Washington Road. They submitted documentation and photographs specifying the dimensions of the doors, and indicating that the doors will be all-wood, 4-panel doors, manufactured by Reeb. They also presented to the Board the brass hardware that will be installed on the doors.

Findings of Fact:

- The proposed replacement doors will be 4-panel Fir wood doors.
- The manufacturer of the doors is Reeb.
- The applicants presented a sample of the brass hardware for the doors.

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

Vote: Limbeck – yes; Willard - yes; Zachman – yes; Latshaw - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on June 4, 2007.

9. John Caselli, 15 E. Jefferson Road ~ Addition

Present: John Caselli, owner
Scott Fiske, Pardi Partnership Architects

Application: Submitted, date-stamped, and Building Inspector reviewed on April 30, 2007.

Discussion: The applicant presented plans for a two-story addition on the rear of the house, located at 15 East Jefferson Road. The applicants stated that the previous plan was revised to preserve the hip roof foursquare style of the house. They stated that they are proposing installing Marvin Integrity double-hung awning windows. Chairperson Zachman suggested that wood windows on the first floor would more closely match the existing windows.

Findings of fact:

- The windows on the west side and south rear are of limited visibility from the public way.
- The rebuilt porch is not visible from the public way.
- The applicant has agreed to install wood windows on the east side, which are in close proximity to existing windows on the house.
- The existing siding on the house is original cedar clapboard..

Motion: Member Limbeck made a motion, seconded by Member Latshaw, to approve the application, subject to the following conditions:

- The applicant has agreed to install cedar clapboard siding with 10-inch reveal, except on the addition portion, where a cementitious fiberboard siding matching the reveal and characteristics of the corner board trim soffit material of the existing house will be used.
- The first floor east side of the addition will have flush wall extension from the existing house; the applicant will modify the plan by eliminating a window and installing a piece of break-line trim board to allow for the continuation of Hardy siding along that flush east wall of the addition.
- All siding and trim will be painted after installation.
- The applicant will provide revised drawings and provide a cutsheet on the cementitious fiberboard to be used

Vote: Limbeck – yes; Willard - yes; Zachman – yes; Latshaw - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on June 4, 2007.

Minutes:

Motion: Chairperson Zachman made a motion, seconded by Member Willard, to approve the May 7, 2007 minutes, as drafted.

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.

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

ADJOURNMENT:

There being no further business, Chairperson Zachman adjourned the meeting at 8:45.

Linda Habeeb, Recording Secretary