

**Village of Pittsford  
Architectural and Preservation Review Board  
Regular Meeting – July 2, 2007 at 7:00 PM**

**PRESENT:**

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

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

**1. ESL Credit Union, 11 State Street ~ Railing**  
**Present: Stacey Haralamisides**

**Application:** Submitted, date-stamped, and Building Inspector reviewed on June 20, 2007.

**Discussion:** The applicant is proposing installation of a steel pipe railing along the front entrance of the building at 11 State Street. He stated that the purpose of the railing is for the safety of customers exiting the building. He submitted documents and a drawing of the railing, indicating the dimensions, style, and proposed location for the railing.

***Findings of Fact:***

- ✦ The proposed railing is an example of a basic guardrail railing that is evident in other locations in the Village.
- ✦ The proposed style of railing is an appropriate style for this building, which is a fairly nondescript, non-ornamental type of building.
- ✦ The purpose of the installation of the railing is for safety reasons.

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

**Vote:** Limbeck – yes; Willard - yes; Zachman – yes; Lanahan - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on July 2, 2007.

**2. Morse Property Services, 17 Maple Street ~ Windows**  
**Present:** Gregory Lull  
Wally Morse

**Application:** Submitted, date-stamped, and Building Inspector reviewed on June 26, 2007.

**Discussion:** The applicant is proposing replacement of two picture windows on the house with Eagle Window “Talon” series all-wood picture window units to match the existing units. One unit is on the front of the residence and the other faces the rear of the house. Chairperson Zachman informed the applicant that the Board does not have jurisdiction over the window in the rear of the house, because it is not visible from the public way. The applicants stated that their customer is requesting approval of the window to be manufactured with an exterior white aluminum cladding, but that if this is not appropriate for the house, the window will be manufactured with a white primed wood exterior. They presented samples of both windows to the Board.

Chairperson Zachman explained that since the house was built in 1947, it is over 50 years old, and is therefore considered to be an historic house. He further stated that the Village Code and the Secretary of the Interior Standards, which have been adopted by the APRB, 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. Board members stated that windows are a significant architectural feature on a house, and that one of the concerns with cladding is that it has mitred corners, instead of a butt joint.

***Finding of Fact:***

- ✦ The existing windows on the house are original wood windows.

**Motion:** Member Limbeck made a motion, seconded by Member Willard, to approve the application for a wood, non-clad, replacement window, as submitted.

**Vote:** Limbeck – yes; Willard - yes; Zachman – yes; Lanahan - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on July 2, 2007.

**Open applications:**

- Sam Ward, 88 South Street

**Discussion:** The applicant was granted approval to convert the bedroom on his house back to its original state as a garage. The Board held open the overhang design portion of the application, pending submittal of detailed drawings of the proposal. The Board reviewed the final plans for this portion of the application.

**Motion:** Chairperson Zachman made a motion, seconded by Member Lanahan, to approve the submitted design elevation drawings of the extended soffit overhang.

**Vote:** Limbeck – yes; Willard - yes; Zachman – yes; Lanahan - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on July 2, 2007.

- Flower Mill Towers ~

**Present:** Michael Newcomb  
Todd Longwell

**Discussion:** Chairperson Zachman stated that at the May 7<sup>th</sup> APRB meeting, a revised set of plans for the exterior changes proposed for the Grain Tower renovation project were submitted for an “information only” review. At that meeting, modifications were suggested, and those changes

were summarized in a letter that was sent to Mr. Longwell on May 14<sup>th</sup>. Subsequently, Mr. Longwell requested a meeting to further discuss the APRB recommendations. At that meeting, all of the issues raised in the May 14<sup>th</sup> letter were resolved, except for the removal of the southeast portion of the proposed rooftop addition.

Chairperson Zachman reviewed the issues that were resolved, which included:

- The Board originally recommended external glass muntins for all of the casement style windows, as depicted on the plan. At the meeting, the Board determined that no muntins on the lower windows on the main tower would be an acceptable alternative; however, the replacement windows in the penthouse level should have exterior muntins in a pattern that would match as close as possible to the existing windows.
- The Board originally recommended that the replacements for two existing doors located on the south elevation of the penthouse should match and be steel doors. The Board determined that the two door openings should still match, but glass windows would be an acceptable alternative to fill in both openings of the former door locations, as depicted by the lower window/door replacement on the revised plan.

The applicants submitted photographs of the Grain Tower from several key vantage points in the Village with the proposed additions superimposed, in support of their interest in retaining the southeast portion of the rooftop addition. Upon reviewing the photographs, the Board maintained its original objection to that portion of the addition, on the basis that it posed a significant negative impact to the south and east elevation views of the historic building. Chairperson Zachman explained that any new addition should differentiate itself from the original historic structure, and that attempting to duplicate exact form, material, style, and detailing of the original structure is not recommended. He stated that based on the Secretary of the Interior's Standards, a rooftop addition on a prominent structure in the Village should not disrupt the profile of the view of the structure. The proposed front addition encroaches too far forward, therefore changing the appearance of the penthouse. Mr. Zachman stated that the portion of the stairway addition is also not ideal in that same respect, but the Board recognizes the practical need for it in order to conform to building codes, and finds it acceptable on that basis. He further noted that the location of the stairway portion of the addition would obscure the view of the northeast portion of the addition, and therefore is acceptable.

The photographs also depicted a solid screen cover to "hide" the proposed cell phone transmitter equipment. The Board still recommends that the transmitter equipment not be screened, and that it be painted or finished in a manner that would reduce the visual impact of the equipment; the theory being that the visual impact of a screen large enough to cover the equipment would itself be disruptive and possibly look like another addition.

Chairperson Zachman will send a letter to Mr. Longwell, stating that the Board is prepared to act upon a formal application at the next scheduled meeting, provided that revised plans and an application are submitted by July 25<sup>th</sup>, the application deadline for the August meeting.

**Minutes:**

**Motion:** Chairperson Zachman made a motion, seconded by Member Limbeck, to approve the June 4, 2007 minutes, as drafted.

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

**ADJOURNMENT:**

There being no further business, Chairperson Zachman adjourned the meeting at 8:30.

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Linda Habeeb, Recording Secretary