

**Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting – August 6, 2007 at 7:00 PM**

PRESENT:

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

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

1. Richard Gunn, 4 N. Main Street ~ Sign
Present: Richard Gunn, Fowler's Chocolates

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/25/07.

Discussion: The applicant submitted a proposal for installation of a 2' x 10' sign in the same location as the existing sign on the building at 4 North Main Street. The applicant stated that the colors for the proposed sign are steel gray on a pink background. Chairperson Zachman asked the applicant if the proposed sign will have a border framing the sign, so as to avoid its having the appearance of a banner. The applicant agreed to frame the perimeter of the sign with a border.

Motion: Chairperson Zachman made a motion, seconded by Member Willard, to *approve* the proposed sign, as submitted, with the condition that the sign have a border simulating a frame around the outside perimeter of the sign.

Vote: Willard - yes; Zachman – yes; Lanahan – yes; Huot - yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on August 6, 2007.

2. Mark Beebe, 33 S. Main Street ~ Fence
Present: Mark Beebe

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/23/07.

Discussion: The applicant is proposing installing a fence on the south edge of the parking lot at 33 South Main Street to replace dying vegetative screening in the area. Chairperson Zachman noted a correction to the application, which stated that the location for the proposed fence is on the north property line. The applicant stated that the proposed fence is a 6-foot-high, board-against-board, dog-eared-style fence. Chairperson Zachman stated that this style is a common style of fence for commercial lots in the Village.

Findings of Fact:

- ✦ The proposed fence is a board-against-board, dog-eared-style fence, with 1 x 6 pickets and 4 x 4 posts, cut off at the height of the top rail, on the inside property side of the fence.
- ✦ The applicant will submit documentation of the details of the posts.
- ✦ The approval is contingent on Planning Board approval.

Motion: Chairperson Zachman made a motion, seconded by Member Lanahan, to **approve** the application for a fence, as submitted, with the following conditions:

- The applicant will submit detailed documentation of the fence posts.
- The approval is contingent on Planning Board approval of the application.

3. Paula & Ross Sherwood, 23 Boughton Avenue ~ Window
Present: Ross Sherwood

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/24/07.

Discussion: The applicant is proposing replacement of a window on the second story of the south side façade of the house. He stated that the window was removed in the 1970's and clapboard was put in its place. The applicant is proposing installing the window in the original location. The proposed window will be a Marvin wood window, in the same size as the other two existing windows, and will be painted the same trim color as the existing trim: Bay Moore off-white.

Findings of Fact:

- ✦ The proposed windows will be all-wood windows.
- ✦ The applicant's intent is to match as closely as possible the size of the other existing windows.
- ✦ The windows will be 1-over-1 with no divided lites.

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

Vote: Willard - yes; Zachman – yes; Lanahan – yes; Huot - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 6, 2007.

4. Lynn & Lili Lanphear, 14 Jackson Park ~ Windows
Present: Lynn & Lili Lanphear

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/23/07.

Discussion: The applicants stated that they are proposing replacing the existing slider door on the rear of the house with two wood, double-hung windows, and one wood, casement window. Chairperson Zachman asked the applicants if the two double-hung windows would be mulled together similar to the window on the same elevation, and the applicants stated that they would. Chairperson Zachman stated that, as to the proposed casement window, a house of this era typically would not have a window of that height, but since the proposed window is on an

addition that is not original to the house, and is minimally visible from the public way, it would not be inappropriate in the situation.

Findings of Fact:

- ✦ The proposed windows are all-wood windows.
- ✦ The window locations are on the rear elevation of the house, which is of limited visibility from the public way.
- ✦ The windows are on an addition that is not original to the house.
- ✦ The windows match other existing windows on the house.

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

Vote: Willard - yes; Zachman – yes; Lanahan – yes; Huot - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on August 6, 2007.

5. Christ Church, 36 S. Main Street ~ Windows
Present: Winifred Collin

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/25/07.

Discussion: The applicant is requesting approval to replace two windows on the north side of the block addition on the church. Chairperson Zachman stated that the two windows to be replaced are older, industrial-style, double-casement windows, which will be replaced with more appropriate Gothic-style, wood windows that match the windows on the church. The applicant stated that the windows will have clear glass temporarily, but will eventually be replaced with colored glass similar to the glass on the church windows.

Finding of Fact:

- ✦ The two windows to be replaced are older, industrial-style, double-casement windows, which will be replaced with more appropriate, Gothic-style, wood windows that match the windows on the church.

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

Vote: Willard - yes; Zachman – yes; Lanahan – yes; Huot - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on August 6, 2007.

6. Dennis DesRosiers, 5 Austin Park ~ Shed
Present: Dennis DesRosiers

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/25/07.

Discussion: The applicant is proposing constructing an 8' x 10' gable-roof shed in the rear of his property. He stated that the proposed location for the shed is on the southeast corner of his property, which is minimally visible from the public way. The proposed shed will have one door and no windows, and the pitch of the shed roof will match the pitch of the roof on the house. The siding material for the shed will be vinyl, which matches the house and the addition.

Findings of Fact:

- ✦ The location of the shed is in an area of the yard that is minimally visible from the public way, and the door of the shed faces the house.
- ✦ The vinyl siding for the shed matches the house and the addition on the house, and is not inappropriate for a house of this era and the surrounding neighborhood.

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

Vote: Willard - yes; Zachman – yes; Lanahan – yes; Huot - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 6, 2007.

7. Christopher Williams, 26 S. Main Street ~ Demolition of Barn
Present: Christopher Williams

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/23/07.

Discussion: The applicant stated that he is proposing the demolition of a barn in the rear of the property located at 26 South Main Street. He stated that it is in a state of disrepair, and that the building serves no useful function. He further stated that the expense of repairing the barn does not justify any use that it could serve. Chairperson Zachman questioned the applicant as to the reason for the proposed demolition of the barn, and the applicant stated that he would like to create more parking for his business. Chairperson Zachman suggested alternative uses for the barn, such as converting it into a covered parking space. He further noted that the building is structurally sound, not a safety concern, and that the fact that a structure requires some maintenance does not justify demolition. He pointed out that the barn does have some historic significance, in that it is an outbuilding that reflects back to an era when there were agricultural uses in the Village, and that the Village is made up of a mix of eclectic, interesting buildings and outbuildings, which contribute to the character and charm of the Village. He stated that the barn also creates a visual barrier from Church Street, which blocks the view of the rear of the commercial-use buildings on South Main Street. Board members explained to the applicant that the Demolition Code was designed to protect and preserve structures from being demolished at will.

Findings of Fact:

- ✦ The barn needs some normal maintenance and repair, but is structurally sound, and is a contributing structure to the Village center.
- ✦ The barn offers a visual buffer to the rear views of the commercial use buildings on South Main Street from Church Street.

Motion: Chairperson Zachman made a motion, seconded by Member Willard, to **deny** the demolition of the barn, based on the stated findings of fact.

Vote: Willard - yes; Zachman – yes; Lanahan – yes; Huot - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 6, 2007.

8. Pittsford Fire Department, 8 Monroe Avenue ~ Sign

Discussion: The Board reviewed a drawing and plans for a sign for the Pittsford Fire Department. The general consensus of the Board was that the proposed sign was very complimentary in appearance and scale; use of masonry materials that match the main building add significantly to the permanence and stature of the proposed sign. It was noted in the plans that the graphic portion of the sign would be internally illuminated, and the Board recommended that the sign be illuminated externally, through the use of spotlighting, either in the form of up-lights in the landscaping or goose-neck lighting, as is typically seen throughout the village. Board members stated that an externally-illuminated sign is more compatible with the Historic Village setting.

Minutes:

Motion: Chairperson Zachman made a motion, seconded by Member Willard, to approve the July 2, 2007 minutes, as drafted.

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

ADJOURNMENT:

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

Linda Habeeb, Recording Secretary