

**Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting – September 13, 2007 at 7:00 PM**

PRESENT:

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

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

**1. Jenna Fantauzzo, 98 South Street ~ Fence
Present: Nicole Farkus**

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/5/07.

Discussion: The applicant submitted a proposal for installation of a fence in the rear of the property for dog containment. The applicant stated that she is proposing installing a wood, picket fence with a matching gate. Chairperson Zachman noted that the existing fence across the end of the driveway on the property is of a lightweight construction. He further stated that a fence with 2-by-4 cross-rails, 4-by-4 posts, and 2½-inch spacing between the pickets would be a more substantial fence. Member Limbeck requested that the applicant submit a cutsheet indicating the details of the fence to be installed.

Finding of Fact:

- The existing fence across the end of the driveway is of lightweight construction.

Motion: Chairperson Zachman made a motion, seconded by Member Limbeck, to ***approve*** the proposed fence, with the following modifications: (1) the spacing between the pickets will be reduced to 2½ inches; (2) the horizontal cross-rails will measure 2 x 4; and (3) the support posts will be 4 x 4, cut off at the height of the top rail, not to extend above the pickets.

Vote: Limbeck - yes; Zachman – yes; Huot - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on September 13, 2007.

**2. Jami Cummings, 10 Maple Street ~ Fence
Present: Jami Cummings**

Application: Submitted, date-stamped, and Building Inspector reviewed on 9/5/07.

Discussion: The applicant is proposing installing a fence in the rear of the property located at 10 Maple Street. She stated that the fence will be constructed of pressure-treated wood, and will have a gate that matches the fence. Board members suggested that the application be modified to propose a 4-foot fence from the house to the garage, a 5 or 6-foot fence on the property line perimeter, with spacing between the pickets not to exceed 2 inches.

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to *approve* the application for a fence with the following modifications: (1) the fence from the house to the garage will be 4 feet in height; (2) the fence on the property line perimeter will be 5-6-feet in height; and (3) the spacing between the pickets will not exceed 2 inches.

Vote: Limbeck - yes; Zachman – yes; Huot - yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on September 13, 2007.

3. Ralph Parker, 73 S. Main Street ~ Stairs and Railings **Present: Ralph Parker**

Application: Submitted, date-stamped, and Building Inspector reviewed on 8/24/07.

Discussion: The applicant is proposing installing new wooden steps and a wrought-iron railing on the front of his house located at 73 S. Main Street. He stated that the proposal was designed based on the depictions of the original stairs and railing found in the publication, “Architecture Worth Saving in Pittsford, Elegant Village.” Board Members noted that the proposed stairs and railing conform to Village Code requirements.

Findings of Fact:

- ✦ There are currently no stairs on the house.
- ✦ The applicant is proposing stairs that replicate the original stairs as depicted in the publication, “Architecture Worth Saving in Pittsford, Elegant Village,” with a slight variation on the style of the railing.
- ✦ The applicant submitted a picture of the proposed railing style, which conforms to Village Code requirements.

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

Vote: Limbeck - yes; Zachman – yes; Huot - yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on September 13, 2007.

4. Deb Napier, 17 Sutherland Street ~ Modification to approved application **Present: Deb Napier**

Application: Submitted, date-stamped, and Building Inspector reviewed on 9/4/07.

Discussion: The applicant is requesting modification to an application for an addition that was previously approved by the Board. She stated that the original approved application was for installation of stucco on the addition, to match the house. She presented a letter from her contractor stating that he is unable to match the stucco on the house. She is proposing using a hardy clapboard siding material, instead of the stucco originally proposed.

Chairperson Zachman stated that the Secretary of the Interior's Standards state that for new additions, "the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Findings of Fact:

- ✦ The applicant submitted documentation from a competent contractor that he was unable to replicate the stucco on the house.
- ✦ The proposed siding material change is on the new addition, not on the original house.
- ✦ The Secretary of the Interior's Standards state that for new additions, the new work should not attempt to match the existing, but should be differentiated from the original.
- ✦ Only the north elevation is visible from the public way.

Motion: Chairperson Zachman made a motion, seconded by Member Limbeck, to ***approve*** the substitution of hardy clapboard siding to replace the originally-approved stucco material, with the following stipulations:

1. The hardy clapboard will have a smooth finish;
2. The hardy clapboard will be painted after installation; and
3. The Azec trim will have identical profiles to the wood material and will be painted after installation.

Vote: Limbeck - yes; Zachman – yes; Huot - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on September 13, 2007.

Information Only:

➤ **10 Lincoln Avenue ~ Blake Held, Doug Brown**

Discussion: Mr. Held stated that Mr. Brown is interested in purchasing the house at 10 Lincoln Avenue. He further stated that the house will be relocated to another area of the lot, but that it is in severe disrepair and would be difficult to move in its current condition. Mr. Held and Mr. Brown discussed various alternative plans for the house. One proposal presented to the Board involves demolition of the house with the intention of rebuilding it with the same or similar characteristics.

Mr. Held stated that they met with the Planning and Zoning Board on an information-only basis to inquire about the required variances for the replacement house, should the APRB approve the demolition. The PZBA advised them that it is not inclined to approve a variance request for an attached garage. The applicants presented a proposal for a detached, carriage-style garage. Mr. Turner asked Mr. Brown if he had a contract to purchase the house, and he stated that he did. Mr. Turner reviewed the Village Code requirements for demolition:

E. Demolition

(1) Demolition may be permitted only after the developer of the site has submitted and obtained approval for his plans for new development, including APRB approval for new construction, including an acceptable timetable and guaranties which may include performance bonds for demolition and completion of the project. In no case shall the time between demolition and the commencement of new construction exceed six months. No structure may be demolished unless the APRB finds that:

- (a) Preservation of the structure is not warranted under general standards set forth in this section; or
- (b) The structure is deteriorating and that the owner has demonstrated that he cannot economically afford to preserve the structure; has sought financial assistance under established programs for historic preservation and failed to obtain sufficient assistance to enable him economically to preserve the structure; and has offered to sell the parcel upon which the structure is located and has been unable to find a purchaser at the fair market value who would agree to preserve the structure on the parcel....

(2) Moving of structures or buildings may be permitted as an alternative to demolition.

Chairperson Zachman stated that it would be desirable to maintain the simple, "square" style of the original house, with an emphasis on authentic materials. Board members also suggested that the applicants include in their proposal an inventory of characteristics representative of the style of the original house.

Mr. Turner stated that the Building Inspector will make a determination as to the viability of restoring the house. The Zoning Board will request a Development Review Committee (DRC) meeting or a joint APRB/PZBA Boards meeting to resolve some of the questions related to this property.

✦ **57 N. Main Street ~ Michael Newcomb**

Discussion: Mr. Newcomb presented plans for renovations to the property located at 57 North Main Street. He stated that the property will continue to be used as a gas station and convenience store, with some modifications. The proposed plan involves removing the two gas canopies in the front of the store and replacing them with one flat, metal canopy. He stated that one of the main reasons for replacing the existing canopies is that they are lower than the standard road bridge minimum height clearance and are prone to being damaged by larger vehicles. New gas canopy elevations conform to the higher minimum elevation requirements for safety purposes. The Board requested that Mr. Newcomb furnish elevation drawings depicting the size and scale of the proposed gas canopy with the existing convenience store building on the property. The plan also calls for the addition of one gas pump, for a total of three. He also is proposing building a one-story addition in the rear of the building for storage.

ADJOURNMENT:

There being no further business, Chairperson Zachman adjourned the meeting at 9:15.

Linda Habeeb, Recording Secretary