

**Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting – October 1, 2007 at 7:00 PM**

PRESENT:

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

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

**1. Peruvian Style, 5 Monroe Avenue ~ Sign
Present: Gladys Noreiga**

Application: Submitted, date-stamped, and Building Inspector reviewed on August 13, 2007.

Discussion: The applicant submitted a proposal for installation of a sign at the business located at 5 Monroe Avenue. She stated that the proposed sign is the same size as the previous sign. It was also noted that there is currently a second sign on the building that replicates the proposed sign. She presented documentation indicating the dimensions, material, and colors of the proposed sign.

Finding of Fact:

- The proposed sign is an unframed, solid board sign.
- There is a second sign on the building that replicates the proposed sign..

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

Vote: Limbeck - yes; Zachman – yes; Huot – yes; Lanahan - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on October 1, 2007.

**2. Amy Reidinger, 6 South Main Street ~ Sign
Present: Amy Readinger**

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

Discussion: The applicant is proposing replacing the existing, temporary sign at 6 South Main Street with a wood sign in the same dimensions as the existing sign. She presented a sample of the colors and the material for the sign, and stated that the sign will have vinyl lettering. She also stated that the border for the sign will not overlay the trim.

Finding of Fact:

- There is an existing, temporary sign on the building.

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

Vote: Limbeck - yes; Zachman – yes; Huot – yes; Lanahan - yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on October 1, 2007.

3. Kelly Phelps, 8 Wood Street ~ Fence
Present: Kelly & Cameron Phelps

Application: Submitted, date-stamped, and Building Inspector reviewed on September 7, 2007.
Discussion: The application proposes installation of a wood, picket fence along the rear property line. The applicants stated that the proposed fence will be the same design and dimensions as the existing fence in the front yard of the property. They also said that they are considering two options for ending the fence, as indicated on the submitted survey map. The Board informed the applicants that they can decide which option to use at the time of obtaining the building permit.

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

Vote: Limbeck - yes; Zachman – yes; Huot – yes; Lanahan – yes. . *Motion carried.* This decision was filed in the Office of the Village Clerk on October 1, 2007.

4. Tom & Mary Dannhauser, 16 Locust Street ~ Fence
Present: Tom & Mary Dannhauser

Application: Submitted, date-stamped, and Building Inspector reviewed on September 14, 2007.
Discussion: The applicants presented a proposal for installation of a wood, picket fence, the location of which is indicated on the submitted survey map. There is an existing chain-link fence on the east edge of the property, and a wood, board-on-board fence on the north property line, both of which are owned by the Presbyterian Church. They stated that the proposed fence along the west property line will be 4 feet high, and the fence and the gate on the south side will be 3 feet high. They also stated that they are considering two options for the location of the southeast portion of the fence, as shown on the survey map. The fence will be painted green to match the house.

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

Vote: Limbeck - yes; Zachman – yes; Huot – yes; Lanahan – yes. . *Motion carried.* This decision was filed in the Office of the Village Clerk on October 1, 2007.

5. Michael Manjerovic, 6 Village Grove ~ Shed
Present: Michael Manjerovic

Application: Submitted, date-stamped, and Building Inspector reviewed on September 10, 2007.
Discussion: The applicant is proposing installing a wood storage shed in the rear of the property located at 6 Village Grove. He stated that the proposed shed has one double door, and three windows with shutters. He also stated that it will be a “Quaker” model shed, which will be pre-painted and delivered fully assembled. The Board noted that the proposed site for the shed is in an area in the rear of the property that is minimally visible from the public way.

Findings of Fact:

- The house was built in 1986, and therefore is not considered an historic structure.
- The shed will be installed in an area on the property that is in the extreme rear portion of the property, and is minimally visible from the public way.
- The shed will be made of wood and have traditional asphalt shingles.

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

Vote: Limbeck - yes; Zachman – yes; Huot – yes; Lanahan – yes. . **Motion carried.** This decision was filed in the Office of the Village Clerk on October 1, 2007.

6. Bill Livingstone, 28 Boughton Avenue ~ Porch/Railings
Present: Bill Livingstone, Stillbrook Co., Inc.

Application: Submitted, date-stamped, and Building Inspector reviewed on September 12, 2007.

Discussion: The applicant presented photographs of the house and a description of the proposed work to be done in the repair and restoration of the front and rear porches, stairs, railings, and front walkway. He stated that deteriorated siding will be replaced with new clapboard to match the existing siding. The applicant stated that he is proposing installing fir tongue-and-groove decking to match the existing, and porch columns to match the original columns, some of which have been salvaged. Chairperson Zachman noted that the front porch floor has been removed, and Mr. Livingstone stated that the porch floor had been deteriorated and was not salvageable.

Findings of Fact:

- The house was built in 1910.
- The existing porch will be replaced in the same size with the same materials, with improvements to some of the non-original features of the porch.
- The original columns and cap will be replicated.
- The replacement stairs will be wider than the original stairs in order to incorporate the railing.
- The material will be a traditional fir tread.
- The applicant will submit detailed drawings of the specifics of the proposed railing.

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to **approve** the application for the stairs, lattice skirting, and brick piers, leaving open the post and railing portion of the application.

Vote: Limbeck - yes; Zachman – yes; Huot – yes; Lanahan – yes. . **Motion carried.** This decision was filed in the Office of the Village Clerk on October 1, 2007.

7. Jim Weick, 9 North Main Street ~ Replacement windows
Present: Jim Weick

Discussion: The applicant stated that they are proposing: 1) screening of mechanical equipment on the roof of the one-story section of the building, and 2) replacement windows for the addition.

Screening of mechanical equipment: The applicant presented a proposal for installation of a fencing unit to screen air-conditioning units that will be installed on the roof. The Board questioned the applicant as to whether the screening could be located further back on the building, and he stated that the proposed size and placement of the screening fence are required for the allowance of air movement around the air-conditioning units. Member Limbeck requested that the applicants submit documentation of engineering calculations and manufacturer specifications supporting the proposed clearances for the proper functioning of the air-conditioning units. Chairperson Zachman suggested that painting the equipment a neutral color might be a better alternative than screening the equipment. The Board decided to leave the portion of the application for screening *open*, to be reviewed after an analysis on the feasibility of moving the proposed equipment further back from street view has been submitted, and the equipment has been installed.

Windows: The applicant stated that he is proposing replacing the existing single-pane windows with double-pane, wood windows. Chairperson Zachman pointed out that the window replacement is proposed for the 1970's addition portion of the building, which is not historic.

Finding of Fact:

- The original portion of the building was built in the early 1900's.
- A single-story addition was built in the 1970's, and is not, by definition, considered to be historic.
- The windows are original to the addition, and the windows in the original portion of the building appear to be identical to the windows on the addition and not original.
- There will be no changes to the door.
- The pre-existing windows are true divided lights, single-pane, double-hung, wood windows, except for two large, fixed, divided-light picture windows on the older portion of the building.
- The replacement windows will be wood double hung windows with non-clad painted exterior finish, and will contain true divided light double insulated glass. The muntin profile of the existing single pane windows is not of a narrow profile characteristic found in typical historically significant windows. Consequently, there is no difference in the exterior muntin profile of the new true divided light windows and the existing true divided light windows.
- The replacement windows will be wood windows with the identical profile as the original wood windows.
- The exterior casing trim will match the style of the existing windows.

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the application for unclad, wood windows, as submitted, conditioned on the applicant's submittal of a manufacturer's cut sheet of the windows, defining the size of the muntins, and true divided lights.

Vote: Limbeck - yes; Zachman - yes; Huot - yes; Lanahan - yes. . ***Motion carried.*** This decision was filed in the Office of the Village Clerk on October 1, 2007.

7. Carol Dugan, 12 Green Hill Lane ~ Siding
Present: Carol Dugan

Discussion: The applicant is proposing replacing the existing aluminum siding on the garage with vinyl siding, and adding a single door on the rear of the garage. The applicant stated that the proposed siding for the garage will match the vinyl siding on the house. Chairperson Zachman

stated that the door on the rear of the garage is not visible from the public way, and therefore not subject to this Board's review. He also noted that the house was built in 1960, and therefore is not considered to be historic.

Finding of Fact:

- The existing house is vinyl sided.
- The garage currently is aluminum sided, which does not match the house.
- The proposed door on the rear of the garage is not visible from the public way.

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

Vote: Limbeck - yes; Zachman – yes; Huot – yes; Lanahan – yes. . ***Motion carried.*** This decision was filed in the Office of the Village Clerk on October 1, 2007.

8. John Caselli, 19 East Jefferson Road ~ Addition

Present: John Caselli

Discussion: The applicant presented plans for a second-floor addition on the house at 19 Jefferson Road. He stated that he will be using most of the existing wood windows, which will be moved to new locations on the addition. He also stated that the siding will match the existing wood clapboard siding on the house. Board members stated that the proposed addition is architecturally appropriate for the house. Chairperson Zachman noted that the proposed railing on the open porch on the southwest corner of the house has a modern detail that is not an appropriate style for the house. The porch railing and column portion of the proposed addition will be held ***open*** pending revised specific detail plans for review.

Findings of Fact:

- All windows shown on the plan for the new addition will be pre-existing windows that will be moved to new locations, except for: the second-floor window of the north addition wall facing Jefferson Road, and the three double-hung windows to be added in the kitchen area on the rear south wall of the house.
- One window on the east wall near the southeast corner of the house will be removed and not replaced.
- The siding will be wood clapboard siding, which will be finger-jointed into the existing siding.
- The windows will be wood windows, non-clad with wood exterior trim.
- The railing and trim for the rear porch portion of the application will be held open.

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the application, as submitted, with the following conditions: (1) the pair of double-hung windows on the south wall of the first floor will be separated by center casing trim to match the spacing of the existing pair of double-hung windows; (2) all external trim and siding of the new windows will be nonclad, painted wood trim, to match the existing features; and (3) the applicant will submit a spec sheet for the three new windows, indicating that the windows have external divided-light muntins.

Vote: Limbeck - yes; Zachman – yes; Huot – yes; Lanahan – yes. . **Motion carried.** This decision was filed in the Office of the Village Clerk on October 1, 2007.

9. Ruth Donohue, 24 Church Street ~ Garage Door
Present: Ruth Donohue

Discussion: The applicant is proposing replacing the garage doors with a carriage-style steel door, with no windows. The garage was built in the 1930's or 1940's, and has a 1950's style picture window. Board members commented that a door with a smooth surface would be preferable to a faux-grain, textured surface. Chairperson Zachman stated that a wood or fiberglass door in a simple, traditional style would be a more appropriate style of door for the garage than the faux, carriage-house style door that depicts a style of an earlier era. Board members suggested that the applicant investigate wood garage door options.

Chairperson Zachman stated that the application will remain *open*, pending the applicant's investigating other types of garage doors.

10. Nancy Hollowell, 12 Washington Ave. – Front Door
Present: Nancy Hollowell

Discussion: The applicant is proposing replacing the damaged front door on her house at 12 Washington Avenue. She presented photographs of several possible replacement doors. Board members noted that the two-light, late-1880's door is an appropriate style of door for this era of house.

Findings of Fact:

- The existing door on the house has been damaged beyond repair and needs to be replaced.
- The applicant submitted a photograph of a proposed actual appropriate style, two-light, late 1800's period door.

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

Vote: Limbeck - yes; Zachman – yes; Huot – yes; Lanahan – yes. . **Motion carried.** This decision was filed in the Office of the Village Clerk on October 1, 2007.

10. Boardwalk Design, 22 South Street – Front Porch
Present: Paul Zachman

Discussion: The applicant is proposing removal of the existing front stoop and steps and construction of a new front porch at 22 South Street. Mr. Zachman stated that he has modified the original plan to propose the same pitch for the side porch and front porches, and to change the style of the column to Italianate. He indicated that all materials will match the existing materials on the house. There will be a concrete step with a pipe rail, which meets Code requirements. He presented a proposal to the Board, requesting approval for a substitute flooring material, "Tendura," which is a composite tongue-and-groove plank material. He stated that it does not have a smooth surface and is not identical to wood. He also informed the Board that this material holds paint better than fir.

Findings of Fact:

- The applicant revised the plan to propose the same pitch for the side porch and front porches, and to change the style of the column to Italianate.
- All materials will match existing materials on the house.
- There will be a concrete step with a pipe rail, which meets Code requirements.
- The column trim will be Azec material, which will have a smooth, painted surface.
- The Board ***denied*** the applicant's proposal for use of a substitute flooring material, for the reason that the surface is not smooth, and therefore does not appear identical to wood.

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

Vote: Limbeck - yes; Zachman – abstain; Huot – yes; Lanahan – yes. . ***Motion carried.*** This decision was filed in the Office of the Village Clerk on October 1, 2007.

Open applications:

✦ **Pittsford Flower Mill:**

The Board discussed the open violation for the signage for the Flour Mill. Chairperson Zachman and Mr. Turner will draft a letter to the Board of Trustees, stating that the applicants are required to either comply with the approved signage, or return to the Board to apply for the currently installed signage.

Minutes:

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the August 6, 2007 minutes, as drafted.

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

Motion: Chairperson Zachman made a motion, seconded by Member Limbeck, to approve the September 13, 2007 minutes, as drafted.

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

Member Items:

Minutes: August 6, 2007
September 13, 2007

ADJOURNMENT:

There being no further business, Chairperson Zachman adjourned the meeting at 10:30.

Linda Habeeb, Recording Secretary