

**Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting – July 7, 2008 at 7:00 PM**

PRESENT:

Chairperson:	Paul Zachman
Members:	Maria Huot (absent) Cristina Lanahan William McBride Erin Daniele
Building Inspector:	Skip Bailey
Village Attorney:	Jeff Turner
Recording Secretary:	Linda Habeeb

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

1. James DePalma, 27 E. Jefferson Road ~ Fence

Present: James DePalma

Application: Submitted, date-stamped, and Building Inspector reviewed on 6/18/08.

Discussion: The applicant is proposing installation of a 4-foot high, chain-link fence in the rear of the property, and a 4-foot high wood fence, which will increase to 6 feet across the driveway. He stated that there are currently two existing gates on the property. Board members suggested that the applicant modify his proposal to request a 4-foot fence across the driveway, instead of a 6-foot fence, and he said that he would be willing to amend his application to reflect this change.

Findings of Fact:

The Village of Pittsford Architectural and Preservation Review Board finds that:

1. The two existing gates are 4 feet in height.
2. The application will be amended to propose a 4-foot fence to match the height of the existing gate.
3. The wood fence will be installed in the rear corners of the house and will run to the property line, which will visually block the remainder of the backyard from the view from the street.
4. The chain-link fence will enclose the back yard, running perpendicular and will be obscured from view by the wood fence across the property at the rear of the house.
5. All components of the chain-link fence will be factory coated black to blend in with the heavily planted area of the yard where it will be installed.

Legal Criteria:

The *Code of the Village of Pittsford, New York* mandates the protection, enhancement, perpetuation and use of buildings, structures, places and sights of historic, architectural, cultural or aesthetic value is a public necessity and purpose in the Village of Pittsford and to safeguard the heritage of the Village of Pittsford by preserving the Historic and Architectural Design District in the Village, which represents and reflects elements of its cultural, social, economic, political and architectural history (ARTICLE XIV, § 210-57).

The Code directs the Village of Pittsford Architectural and Preservation Review Board to review, approve or disapprove all plans and building permit applications for the construction, reconstruction, removal, restoration, alteration or demolition of any exterior architectural feature within the District to ensure alterations and additions to existing buildings shall either be made consistent with the spirit of their architectural style or shall alter the structure to an appearance consistent with the architectural styles of historic value existing in the district. Alternatively, contemporary design for alterations and additions to existing properties may be permitted when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, material and character of the property, neighborhood or environment. In applying the principles of consistency and compatibility with the architectural styles existing in the District, the APRB shall consider composition, design, texture and other visual qualities (ARTICLE XIV, § 210-57).

Motion: Chairperson Zachman made a motion, seconded by Member Lanahan, to approve the application, with the modification that the fence/gate at the driveway will be 4 feet in height.

Vote: McBride – yes; Zachman –yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on July 7, 2008.

3. James Weick, Bank of America, 9 North Main Street, Unit screening

Present: James Weick, Project Manager for Bank of America

Discussion: This is an open application for installation of ornamental rooftop screening to block the view of air-conditioning units installed on the roof of the building located at 9 North Main Street. That portion of the application was left open, to be reviewed after an analysis on the feasibility of moving the proposed equipment further back from street view. The applicants stated that the location of the units had been re-positioned, so that the equipment on the roof of the building is minimally visible from the street. The Board agreed that in the current location, the air-conditioning equipment is only minimally visible from the street, and that ornamental screening of the unit would be more visibly intrusive than no screening.

Findings of Fact:

The Village of Pittsford Architectural and Preservation Review Board finds that:

1. The applicant originally proposed installation of ornamental fencing to screen air-conditioning units installed on the roof of the building.
2. The applicants have re-positioned the units from the proposed location to an area that is minimally visible from the public way.
3. An ornamental screen would be disruptive and possibly call more attention to the units.

Motion: Based on the above-stated findings of fact, Chairperson Zachman made a motion, seconded by Member McBride, that the need for screening the equipment has been eliminated by the re-positioning of the air-conditioning units.

Vote: McBride – yes; Zachman –yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on July 7, 2008.

4. Messner Carpeting, 19 Monroe Avenue ~ Addition/Alteration, sign

Present: Peter Messner

Application: Submitted, date-stamped, and Building Inspector reviewed on 12/26/07.

Discussion: The applicant presented a proposal to alter the front entrance of the building, in order to create greater visibility for the business. He stated that he is proposing the addition of a gable front to increase retail visibility for the center entrance and address the maintenance issue of ice buildup on the roof. The building will be changed from double-occupancy to single-occupancy, but the access to the building will remain the same.

Chairperson Zachman expressed some concern with the submitted proposal, and presented a modified sketch of the project. He stated that the building is a Neo-Colonial style building, constructed in 1960, and that the front façade modifications should be stylized along those lines. He pointed to the Genesee Regional Bank on Monroe Avenue as an appropriate representation of a brick building from the same era. One main concern was that the gable entry appears visually to be only lightly supported. Board members also suggested that the proposed gable be raised, maintaining the existing eave line. Also mentioned were: modifying the cornice returns of the addition by extending a continuous cornice across the entire end gable; adding two pilasters; using flush boards instead of clapboard for the tympanum siding finish; installation of 7'6" doors instead of 7'0" doors; raising up the top of the proposed windows and door to align with the tops of the existing windows, with the transom windows above that elevation line; and using less ornamental, Doric style columns.

Findings of Fact:

The Village of Pittsford Architectural and Preservation Review Board finds that:

1. The building was constructed in 1960, originally used as a U.S. Post Office.
2. The building is a Neo-Colonial style, single-story brick structure.
3. The building has a side-gabled, symmetrical front façade, with a center entrance.
4. The cupola is centered on the building over the front entry.
5. The windows and door are not original to the building.
6. The proposed renovations will not negatively alter any significant original architectural features on the building.

Legal Criteria:

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The Code directs the Village of Pittsford Architectural and Preservation Review Board to review, approve or disapprove all plans and building permit applications for the construction, reconstruction, removal, restoration, alteration or demolition of any exterior architectural feature within the District to ensure alterations and additions to existing buildings shall either be made consistent with the spirit of their architectural style or shall alter the structure to an appearance consistent with the architectural styles of historic value existing in the district. Alternatively, contemporary design for

alterations and additions to existing properties may be permitted when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, material and character of the property, neighborhood or environment. In applying the principles of consistency and compatibility with the architectural styles existing in the District, the APRB shall consider composition, design, texture and other visual qualities (ARTICLE XIV, § 210-57).

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the modified concept sketch, dated 7/7/08, subject to the applicant's submittal of final plans and elevation views detailing the manner in which the entry will return back to the existing building, and incorporating the following modifications to the original submitted plans:

1. The continuous cornice will run across the top of the entryway.
2. The drip edges and eave soffit lines will all match the existing elevations.
3. The gable area will be flush-board sided configuration, instead of the proposed clapboard.
4. The columns will be Doric style.
5. The tops of the door and the existing windows below the transom will equal the height of the existing windows; the transoms will be above that line.
6. All trim features on the exterior of the building – the soffit, eave trim, fascia, rake edges – will be painted wood detailing to match the existing building.
7. The proposed doors will have a wood core, and be metal aluminum clad, with a smooth texture, and the windows will match the same material.

Vote: McBride – yes; Zachman –yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on July 7, 2008.

4. Cyndi Weis, Breathe Yoga, 19 South Main Street, Windows
Present: Cyndi Weis
Fran Overmoyer, Architect

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

Discussion: The applicant presented a proposal for expansion of her business into the front area of the building. She stated that she is proposing expanding the current operation of the juice bar, retail sales, treatment area, and office space. The expansion will involve changing the style of the existing front windows from double-hung windows to store-front, display windows.

Board members suggested some modifications to the proposal. Chairperson Zachman suggested removing the knee wall and increasing the glass area. He pointed out that historic storefronts typically maximize the glass area for an inviting retail appearance. Members also expressed concern with attaching a false pilaster treatment over the existing brick knee wall, and the proposed solid partial window treatment to the left of the entryway to conceal a major structural component. The board also suggested that the proposed changes be consistent with a design that could be extended across the entire first floor façade. Ms. Weis stated that since she is not the owner of the building, she is not prepared to change the building in any significant manner, for example, by removing the brick. She pointed out that she is interested in expanding her business, but she is not responsible for the appearance of the entire building. Member Lanahan suggested limiting the proposed window and façade changes to the immediate left and right sides of the existing front entry door with a symmetrical balance with respect to the entry, and not altering the window in the center of the building. The extended cornice treatments and window design could be extended across the entire first floor façade at a later point in time.

Findings of Fact:

The Village of Pittsford Architectural and Preservation Review Board finds that:

1. The building was constructed in 1815.
2. The building has a five-rank symmetrical Federal-style second floor front facade.
3. No original features survive except rooflines, second-floor window configuration, and the centered wall dormer.
4. The first-floor façade has undergone multiple reconfigurations over the years.
5. The proposed changes do not alter any historically-significant or original features.
6. The proposed changes will create a more inviting retail front façade for that portion of the building, and the concept can be extended to include the entire first floor façade.

Legal Criteria:

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Motion: Chairperson Zachman made a motion, seconded by Member Daniele, to approve the modified concept sketch, dated 7/7/08, that limits the design of the cornice modification to be centered over the right entry door and not extend into the center window location on the left, with two new undivided light windows on each side of the door, with the following conditions:

1. The height of the proposed windows will be extended to the highest point that is structurally allowed.
2. The height of the transom window over the door will match the new windows.
3. The remainder of the building will not be changed.
4. The approval is subject to submittal of scaled drawings and details of the proposed materials.

Vote: McBride – yes; Zachman –yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on July 7, 2008.

ADJOURNMENT:

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

Linda Habeeb, Recording Secretary