

**Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting - May 4, 2009 at 7:00 PM**

PRESENT:

Chairperson: Paul Zachman
Members: Maria Huot
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.

**Lawrence Mastrella, 57 Monroe Ave (Realty USA) ~ Sign
Present:** Lawrence Mastrella

Application: Submitted, date-stamped, and Building Inspector reviewed on 4-22-09.

Discussion: The applicant explained that in 2007, his application for a sign was approved by the Zoning Board. He received a building permit from the Building Inspector, and the sign was installed, as approved by the Zoning Board.

Chairperson Zachman stated that the applicant should have come before the APRB for approval, prior to installation of the sign. He stated that according to the November 26, 2007 Zoning Board minutes, the fact that APRB approval for the sign was required was discussed at that meeting.

Board members stated that the large size of the sign letters is inappropriate for the residential, Neo-Colonial-style building. Chairperson Zachman stated that the sign has a "banner-like" appearance, which is out of context with the setting of the building. He noted that smaller, scaled-down letters, with some space on the top and bottom of the letters, would be more appropriate for this building.

The applicant again stated that the sign is within Zoning Code regulations, and was approved by the Zoning Board, and that he was under the impression that he was proceeding as required by Village regulations.

The Board will hold *open* this application to further review the matter.

Adam Hill, 5 Courtenay Circle ~ Fence
Present: Adam Hill

Application: Submitted, date-stamped, and Building Inspector reviewed on 4-22-09.
Discussion: The applicant stated that he is proposing installing a picket fence in the rear of his property, located at 5 Courtenay Circle. He stated that the fence will be 42 inches in height, and will be constructed of pressure-treated lumber. He stated that there will be a single gate on the east side and a double gate on the west side, which gates will match the fence in appearance. He submitted documentation and pictures indicating the location and dimensions for the proposed fence.

Findings of Fact:

- ❖ The proposed fence is an all-wood fence.
- ❖ The spacing of the pickets equals the width of the pickets.
- ❖ The posts will be installed on the inside of the fence below the picket tops.
- ❖ There will be no post top treatment.

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

Vote: McBride - yes; Zachman -yes; Lanahan - yes; Huot -yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 4, 2009.

Thomas Grant, 17 Lincoln Ave ~ Fence
Present: Thomas Grant

Application: Submitted, date-stamped, and Building Inspector reviewed on 4-22-09.
Discussion: The applicant stated that he is seeking approval for a fence that is installed on his property, located at 17 Lincoln Avenue. He stated that the replacement fence is installed in the same location as the previous fence. The fence is an all-wood fence, measuring 48 inches in height. He submitted documentation and pictures of the fence.

Findings of Fact:

- ❖ The fence is installed in the same location as the previous fence.
- ❖ The replacement fence is similar to the previous fence, with some slight differences in detail.
- ❖ The fence is an all-wood fence.
- ❖ The style of fence is appropriate for a Village setting.

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

Vote: McBride – yes; Zachman –yes; Lanahan – yes; Huot –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 4, 2009.

Denise Christa, 27 South Street ~ Windows & siding

Present: Steve Pakis, Contractor

Application: Submitted, date-stamped, and Building Inspector reviewed on 4-23-09.

Discussion: The applicant stated that the proposal is to remove the existing two layers of siding and replace it with hardie-board siding, and to install insulation. He stated that he is also proposing removing the existing windows on the house and replacing them with wood replacement windows.

Chairperson Zachman stated that he has a concern with installation of the insulation, because it would create a vapor barrier on the outside of the house. He also stated that a 4" reveal on the siding would be more appropriate than the 6" reveal being proposed, and that the siding material should be smooth, not faux grain finish.

Chairperson Zachman noted that there is currently a variety of windows on the house, and there is no continuity to the existing windows. He further noted that the process of putting a fully-framed replacement window "within" the existing window frame reduces the overall window opening, and is not typically appropriate as a replacement solution for historic homes. The proposed windows are full-frame replacements that will match the size and proportion of the existing windows and will not reduce the visible glass openings. He also stated that the shutters should be made of wood and mounted over the side of the casings.

Findings of Fact:

- ❖ The house was built in 1883.
- ❖ It is a local vernacular, folk Victorian style house.
- ❖ The existing siding is a mineral siding with approximately a 7-8" reveal on the outside, covering the original clapboard siding.
- ❖ The existing siding is not original to the house, is not appropriate siding for the house, and is not an historically significant style of siding.
- ❖ There are currently a variety of windows on the house, most of which are not original to the house.
- ❖ The proposal is for a full window replacement in wood, two-over-two windows with exterior muntins, which is appropriate for the age and era of the house.

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

1. The existing mineral siding will be removed, and the new siding will be a 4" reveal, cementitious siding (hardie-board) with a smooth profile.

2. All cornerboard and casing trim will be full 5/4 x 4" & 6" casing and cornerboard trim.
3. If there is an insulation layer below the new siding, all casing trim and cornerboards will be built out to keep a matching reveal with the hardie-board trim.
4. The wood shutters will be installed covering the side casings.
5. The windows will be full unit replacements with the same windowsill treatment and casing on the exterior as the existing windows, and the windows will all be the same size as the existing.
6. The applicant will submit a cutsheet for the windows.

Vote: McBride - yes; Zachman -yes; Lanahan - yes; Huot -yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 4, 2009.

Chris Frank, 28 Church Street ~ Shed and deck

Present: Chris & Heather Frank

Application: Submitted, date-stamped, and Building Inspector reviewed on 4-24-09.

Discussion: The applicants stated that they are proposing installing a wooden shed in the rear northwest corner of their property, and are seeking approval for an installed deck. Chairperson Zachman stated that only a small portion of the deck railing is visible from the public way.

Deck:

Findings of Fact:

- ❖ The deck is built, and is of limited visibility from the public way.
- ❖ One section of the deck railing is visible from the public way.
- ❖ The railing style is not incompatible with the style of the house.

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

Vote: McBride - yes; Zachman -yes; Lanahan - yes; Huot -yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 4, 2009.

Shed:

Findings of Fact:

- ❖ The shed is proposed to be installed in the rear of the back yard, which is enclosed with a fence.
- ❖ The slope of the yard pitches down, lowering the visibility of the shed from the public way.

- ❖ The proposed shed will be wood-framed and wood-sided.
- ❖ The roof will be asphalt shingle, to match the shingles on the house.

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

Vote: McBride – yes; Zachman –yes; Lanahan – yes; Huot –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 4, 2009.

Lynn & Ryan Johnston, 17 Locust Street ~ Fence
Present: Lynn & Ryan Johnston

Application: Submitted, date-stamped, and Building Inspector reviewed on 4-24-09.

Discussion: The applicants stated that they are proposing installing a wood, picket fence, with two gates, on their property, located at 17 Locust Street. They submitted documentation and photographs indicating the location, dimensions, and style of the proposed fence. Member Huot noted the importance of proper installation of the fence.

Findings of Fact:

- ❖ The proposed fence conforms to zoning regulations.
- ❖ The fence will have two gates that will match the fence.
- ❖ The fence will be a wood, picket fence.
- ❖ There will be no ornamental post top treatment.

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

Vote: McBride – yes; Zachman –yes; Lanahan – yes; Huot –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 4, 2009.

Walter Critchley, 85 W. Jefferson Road ~ Pool Fence
Present: Jeremy Westcott, Lakeview Lawn and Landscape

Application: Submitted, date-stamped, and Building Inspector reviewed on 4-30-09.

Discussion: The representative for the applicants stated that they are proposing installing a 4' high black aluminum fence that resembles wrought iron to enclose the pool area. He stated that the fence will have three gates that will match the fence. The fence will be self-closing and self-locking. The house is set a distance back from the street, and has limited visibility from the public way.

Findings of Fact:

- ❖ The house is a modern, custom-built house, located on a suburban-like lot on the edge of the Village.
- ❖ The fence will enclose an in-ground pool.
- ❖ The fence will be a safety barrier for entry to the pool area.
- ❖ The fence will be located in the rear of the yard.
- ❖ The house is set back 187' from the street.
- ❖ The house has limited visibility from the public way.

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

Vote: McBride - yes; Zachman -yes; Lanahan - yes; Huot -yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on May 4, 2009.

Peter Messner, 19 Monroe Avenue ~ Addition/Alteration

Discussion: At the July 7, 2008 APRB meeting, the Board approved a modified concept sketch for 19 Monroe Avenue, subject to the applicant's submittal of final plans and elevation views, incorporating stated modifications to the original submitted plans. The applicant submitted final plans, the Board reviewed the plans, and determined that all the conditions of the approval had been met.

Information only:

Judith Peace, 70 North Main Street ~ Addition

Present: Mark Tait, Premier Sunroom Solutions

Discussion: Mr. Tait presented a proposal for the addition of a screened room on the rear of the house located at 70 North Main Street. The proposed room would be made of aluminum sandstone, with a wood deck and a landing and stairs.

Chairperson Zachman stated that the style of the proposed structure is not appropriate for this Foursquare house, which was built circa 1914. He stated that a flat, aluminum, shed-roof paneled structure would not typically be seen on this style of house. He acknowledged that attempting this type of addition on this house poses a number of challenges, due to the shape of the structure and the style of the room. Board members discussed other possibilities for the addition with Mr. Tait, who said he will discuss these suggestions with the homeowner.

Mr. & Mrs. Trojian, 31 W. Jefferson Road ~ Renovation of barn

Discussion: Mr. Trojian discussed a proposal for plans to renovate their barn, which is located at 31 West Jefferson Road. He stated that their plan is to fix the foundation, and renovate the barn to create a two-car garage with a loft over the garage.

Chairperson Zachman stated that the barn is in disrepair, and this proposal would be an example of an adaptive re-use of a structure. He noted that the style of the renovated barn should be simple, and he stressed the importance of retaining the characteristics of the original barn.

Member Items:

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the April 6, 2009 minutes.

Vote: McBride - yes; Zachman -yes; Lanahan - yes; Daniele - yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on April 6, 2009.

ADJOURNMENT: There being no further business, Chairperson Zachman adjourned the meeting at 9:30 pm.

Linda Habeeb, Recording Secretary