

Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting – June 1, 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.

Sarah McGeough, 34 E. Jefferson Road ~ Porch & Fence

Present: Dave Cameron, Cameron Home Improvement

Application: Submitted, date-stamped, and Building Inspector reviewed on 5/20/09.

Discussion: The applicant is proposing installing a front porch, replacement windows, and a stockade fence at the house located at 34 East Jefferson Road.

Windows: The applicant stated that the proposal is for replacement of four windows, two second-story, street-facing wood windows, and two first-story, street-facing vinyl windows. He is proposing replacing the windows with vinyl windows. Chairperson Zachman explained 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.

Porch: The applicant submitted a proposal for a front porch addition, with French-style doors, an open deck, and a secondary door. Chairperson Zachman stated that this style of open porch, with no roof, no columns, and a secondary door, on the front of a house, is inappropriate for a Village setting. Board members suggested that either adding a gable or relocating the deck under the roof would be a more appropriate style for a Village home.

Fence: The applicant submitted a survey map showing the location for the proposed fence, and documentation stating the dimensions and material for the fence. He stated that there is currently an

existing stockade fence with a gate on the east side of the property, and the proposed fence will match the existing fence. The fence posts will not exceed the height of the fence.

Findings of Fact:

- There is an existing stockade fence with a gate on the east side of the property.
- The proposed fence will match the existing fence and gate and will be installed on the west side from the house to the property line behind the front edge of the house, as indicated on the submitted survey map.
- The finished side of the fence will face forward.

Motion: Chairperson Zachman made a motion, seconded by Member Lanahan, to approve the application for installation of a stockade 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 June 1, 2009.

The application will remain open for the windows and the porch.

John Crawford (Aladdin's), 8 Schoen Place ~ Railings

Present: John Crawford

Application: Submitted, date-stamped, and Building Inspector reviewed on 5/19/09.

Discussion: The applicant stated that he had removed the decayed railing and stairs at the entryway to the building and replaced them with a new railing and steps. He stated that he replaced the railing with a pressure-treated lumber railing. Chairperson Zachman stated that since the deck has been expanded, this was a change that should have come before the APRB for approval, prior to installing the railing and steps. He further noted that the style of the railing that was installed is not a traditional railing style.

Findings of Fact:

- The applicant removed the decayed railroad tie timber and paved terrace steps at the entryway to the building and replaced them with a new railing and steps.
- The entry deck platform on the upper level was expanded.
- The railing style of the new railing closely mimics the style of the building across the street, except for the baluster detail.
- The railing is made of pressure-treated lumber, and the baluster spacing was changed to conform to Village Code regulations.

- The building was built in the 1970's.
- The surrounding area is a former agricultural and industrial area, and high ornamentation and detail would generally not be found in these surroundings.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application, as submitted, with the condition that the railing be stained to match either the body or the trim of the building.

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 June 1, 2009.

Tobi Van Orden ~ 40 Sutherland St ~ Sunporch windows

Present: Tobi Van Orden, homeowner; Daniel Pope, Architect; Art Rothfuss, Contractor

Application: Submitted, date-stamped, and Building Inspector reviewed on 5/20/09.

Discussion: The applicant is proposing replacing the existing windows and door on the sunporch of the house, which is located at 40 Sutherland Street. They stated that the existing roof structure will remain the same. They presented two alternative proposals for the windows, stating that they would prefer to replace the windows with aluminum-clad, double-hung, six-over-six, divided light windows. Board members stated that the second alternative, non-clad, wood windows, would be more appropriate for this house, and the applicants agreed to install the wood windows.

Findings of Fact:

- The remodeling of the sunporch will not affect the roof, columns, or structural openings of the porch.
- The existing wood windows will be removed and new windows will be installed in the same proportions, and there will be a kneewall construction similar to the panel kneewall on the west side of the structure.
- The porch is approximately 150' from the public way.
- The lower panel change is not visible from the street.
- The divided light, external muntin sash configuration is consistent with other windows on the house.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application, as submitted, with the condition that the windows be nonclad, wood sash windows with exterior muntins, as indicated in submitted document A2.

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 June 1, 2009.

George Vanderzwaag, 31 Locust Street ~ Modification to approved plans

Present: Dan Pope, Architect

Findings of Fact:

- A site adjustment for elevation purposes prevents the installation of the approved wraparound set of steps.
- The staircase will be divided into two separate staircases, each to address its respective grade.
- The elimination of the wraparound steps will not alter any architecturally significant feature of the building.

Motion: Chairperson Zachman made a motion, seconded by Member Daniele, to approve the modification to the steps.

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 June 1, 2009.

Dave Gross ~ 25 Boughton Avenue ~ Modification to approved plans

Present: Dave Gross, Woodcrafters Construction, Inc.

Findings of Fact:

- Applicant is proposing an ornamental top rail change to the existing railing after repairing the porch.
- The top rail is an ornamental style that is appropriate to the era and style of the house.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the modification to the railing.

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 June 1, 2009.

Michael Newcomb, 57 North Main Street ~ Sign

Present: Michael Newcomb

Application: Submitted, date-stamped, and Building Inspector reviewed on 5/20/09.

Discussion: The applicant is proposing installation of three signs at the business located at 57 North Main Street. He stated that two of the signs will be building-mounted signs, and one will be a free-standing sign to replace the existing sign. He submitted documentation indicating the dimensions, materials, and location for the proposed signs. The free-standing sign will contain the names of two separate businesses, and board members suggested that there be some type of separator added to the sign to clearly differentiate between the two businesses.

Findings of Fact:

- The proposed building-mounted signs on either side of the main entrance will be mounted with distinct separation from the header trim.
- The signs will be carved, painted signs, with the dimensional depth of at least an inch.
- The same concept will apply for the two-sided sign to be mounted between the existing signposts.
- The signs will not cover or damage any significant architectural features of the building.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of three signs, with the condition that a separation frame effect be added between the two signs on the street sign.

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 June 1, 2009.

Michael Newcomb, 21 Schoen Place ~ Addition

Present: Michael Newcomb; Bob Bringley, Marathon Engineering; Todd Longwell

Application: Submitted, date-stamped, and Building Inspector reviewed on 5/20/09.

Discussion: Mr. Bringley presented plans for renovation of the former gas station at 21 Schoen Place. He stated that the existing two-story addition will be removed, and a one-story addition added. He said that the ground floor will be converted to retail space, and the second story will remain as office space. The siding for the addition will be hardiboard, and the soffits and eaves will be finished with the same cementitious material. The storefront windows and doors will be aluminum, painted, flat stock, with exterior applied muntins, and the windows on the second floor will be double-hung, wood, aluminum-clad windows, with exterior applied muntins.

Board members discussed whether the proposed style for the building was appropriate. Chairperson Zachman stated that the building was built in the 1970's, and has no redeeming qualities, and that the proposal is for an adaptive re-use of the building.

Findings of Fact:

- The existing building was built in the 1970's, and an addition was added, which later became a convenience store.
- The building is a block building on the first floor, and the second floor is framed with T111 siding.
- The building was originally an automobile garage.
- The proposal is to remove the noncontributing front addition and add an addition to the east end of the building.
- In form and style, the existing building is a noncontributing architectural style.
- The building will be altered for retail use.

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

1. The applicant will submit a schedule of materials, including the cementitious clapboard siding, the same material to be used for the cornerboard trim and front exterior building trim and soffit.
2. The storefront windows and doors will be aluminum, painted, flat stock, with exterior applied muntins.
3. The windows on the second floor will be double-hung, wood, aluminum-clad windows, with exterior applied muntins.
4. The hardware that supports the front roof cover on the addition will be brackets and not pilasters.

Vote: McBride – yes; Zachman –yes; Lanahan – yes; Huot –no; Daniele – yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on June 1, 2009.

Member Items:

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the May 4, 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 June 1, 2009.

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

Linda Habeeb, Recording Secretary