

**Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting November 2, 2009 at 7:00 PM**

PRESENT:

Chairperson:	Paul Zachman
Members:	Maria Huot Cristina Lanahan (absent) 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.

**John Leyland, First Presbyterian Church, 21 Church Street ~ Sign
Present: John Leyland, Ed Rummler, Phil McCabe**

Application: Submitted, date-stamped, and Building Inspector reviewed on 10/21/09.

Discussion: The applicants stated that they are proposing installation of a sign above the portico under the eaves on the Locust Street entrance of the First Presbyterian Church. They pointed out that although there is currently a smaller sign on the main entrance to the church on Church Street, the Locust Street entrance is considered a primary entrance to the church from the adjacent handicapped parking lot. The Zoning Board granted a variance for the sign, the size of which exceeds that which is allowed by Village Code for an auxiliary entrance. The applicants stated that the proposed sign will be 9"x 15' with gold lettering on a burgundy background, and with a church symbol on each end.

Chairperson Zachman noted that the proposed sign has a "banner-like" appearance, which is inappropriate for this residential setting. Board members noted concerns with the size of the letters, which stand out prominently on the burgundy background. The Board discussed using smaller letters, but suggested that individually-applied letters on a white background would be a more appropriate style of signage for the residential area. The applicants agreed to amend the application to propose the applied lettering.

Findings of Fact:

- ✓ The proposed sign will be installed on a rear entrance of the church that was rebuilt after a fire.
- ✓ The entrance is located in a residential neighborhood.
- ✓ The entrance is a significant architectural feature.
- ✓ The primary purpose of the sign is for identification of the church.
- ✓ Other churches in the area have small identification signs.
- ✓ There are no other signs in the residential area similar to the proposed sign.
- ✓ Applied letters would be more appropriate for an historic/residential district.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of a sign mounted on the header across the rear entrance of the Church, with the following conditions:

1. The letters will be no larger than 11 inches, and will be individually-applied letters with no additional backer board installed behind the letters..
2. There will be a plaque with a church symbol at each end.

Vote: McBride – yes; Zachman –yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on November 2, 2009.

Pamela Hines (Jackson & Hines), 4 North Main Street ~ Signage & awnings
Present: Pamela Hines

Application: Submitted, date-stamped, and Building Inspector reviewed on 10/21/09.

Discussion: The applicant stated that she is proposing installing three signs, one over the front window, and one on each of the two corners of the building, which is located at 4 North Main Street. She is also proposing installation of three custom, retractable awnings, one above the main window, and one above each of the two doors. She submitted documentation indicating the dimensions, materials, and locations for the signs and awnings. Chairperson Zachman pointed out that because the proposed awnings will not be located over a public walkway, it is not required that they be retractable awnings.

Findings of Fact:

- ✓ The building is a nontraditional style makeover of a prior service station, and the addition of awnings in the proposed locations over the main front window and two entry doors is not inappropriate for the retail storefront, and adds a desired detail element to the front façade.
- ✓ The proposed awnings are not located over a public walkway.
- ✓ The proposed awnings have no signage or graphics.
- ✓ The proposed awnings are not covering or impairing any significant architectural features.
- ✓ The awnings are set down below the second story cantilever such that the awnings are a distinct feature set apart from the cantilever above.

Motion: Chairperson Zachman made a motion, seconded by Member Daniele, to approve the application for installation of signs and awnings, as submitted.

Vote: McBride – yes; Zachman –yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on November 2, 2009.

Jeffrey Mason, 68 State Street ~ Garage addition
Present: Jeffrey Mason

Application: Submitted, date-stamped, and Building Inspector reviewed on 10/21/09.

Discussion: The applicant stated that he is proposing building an addition on his existing garage, located in the rear of his property. He stated that the siding on the addition will match the siding on the existing garage, and the new door and window will be the same style as the

existing. Chairperson Zachman stated that the front elevation of the proposed addition is not visible from the public way, and only the roofline view of the left side is minimally visible from the public way.

Findings of Fact:

- ✓ The proposed front elevation is completely out of view from the public way.
- ✓ The left side view is the only elevation that can be seen from the public way.
- ✓ The parallel double front gable would create the smallest roofline evident from the public way.
- ✓ All exterior features on the garage addition will match the existing.

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

Vote: McBride – yes; Zachman –yes; Huot – yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on November 2, 2009.

John & Ann Limbeck, 62 State Street ~ Windows & siding
Present: John Limbeck & Ann Limbeck

Application: Submitted, date-stamped, and Building Inspector reviewed on 10/21/09.

Discussion: The applicants stated that they are proposing replacing five existing, nonoriginal, vinyl windows on their house with all-wood, nonclad, double-hung, architectural series windows, as described in the submitted documentation. Chairperson Zachman noted that there are several existing windows on the house that have the Prairie/Craftsman style grill/muntin pattern on the upper sash that is proposed.

They are also proposing removing the nonoriginal mineral shingle siding material on the house and replacing it with vapor barrier insulation and hardieplank siding. Chairperson Zachman stated that an exterior vapor barrier should not be installed behind the siding. He further stated that cementitious siding has been approved for cedar clapboard siding replacement in instances of demonstrated catastrophic paint failure (system failure) in cases where an interior vapor barrier is not present in older prewar homes retrofitted with wall insulation, and in cases where the existing cedar siding is not viable after being covered over by other siding materials.

Findings of Fact:

- ✓ The style of the house is a front gable local vernacular Folk Victorian.
- ✓ There are several existing windows that have the Prairie/Craftsman style grill/muntin pattern on the upper sash that is proposed.
- ✓ The windows that will be replaced are non-original vinyl replacement windows.
- ✓ The proposed windows are wood, non-clad, double-hung window units.
- ✓ Shingled gables with clapboard siding underneath is a common feature of local vernacular Folk Victorian homes.
- ✓ Patterned shingles can be found on Folk Victorian style homes, but typically not random staggering, as proposed.
- ✓ Cementitious siding has been approved for cedar clapboard siding replacement in instances of demonstrated catastrophic paint failure (system failure) in cases where an interior vapor barrier is not present in older prewar homes retrofitted with wall

insulation, and in cases where the existing cedar siding is not viable after being covered over by other siding materials.

- ✓ An exterior vapor barrier should not be installed behind the siding.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for replacement windows and hardieplank siding, as submitted, with the following conditions:

- ✓ All cornerboard casing trim is to be built out sufficiently to have traditional reveals with clapboard siding.
- ✓ If cedar shingles uncovered underneath the mineral siding are not salvageable, new hardifiber cement shingle will have the same reveal and pattern as the existing cedar shingles.
- ✓ The hardieplank clapboard will be installed with the smooth side out.

Vote: McBride – yes; Zachman –yes; Huot – yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on November 2, 2009.

Charlie Fox/Ken Bracker, 15 State Street ~ Siding
Present: Charlie Fox; Ken Bracker

Discussion: The applicant stated that he is requesting modifying the application for the building located at 15 State Street to propose hardieplank siding for the rear addition, instead of the cedar clapboard siding that was approved by the Board at the October meeting. Chairperson Zachman stated that the cedar clapboard siding on the original front portion of the house is intact, but the rear addition portion of the house is currently sided with T-111 siding and exposed/painted block wall. The proposed cementitious clapboard siding would cover inappropriately sided additions to the original house, and would be smooth surfaced.

Findings of Fact:

- ✓ The house located at 15 State Street is a pre-1870 Federal style, front-gable house, with an altered first-floor front entry and picture window.
- ✓ There are distinct architectural and trim breaklines that distinguish the existing original front house from the rear addition.
- ✓ The house is part of a group of four similar Federal houses lining that portion of State Street.
- ✓ All four houses have the original beveled cedar clapboard siding.
- ✓ The cedar clapboard siding on the original front portion of the house is intact.
- ✓ The rear addition portion of the house is currently sided with T-111 siding and exposed/painted block wall.
- ✓ The applicant has prior approval to remove T-111 siding on later additions to the original house and replace with matching beveled cedar clapboard siding.
- ✓ The proposed cementitious clapboard siding would cover inappropriately sided additions to the original house and would be smooth surfaced.

Findings to keep original siding on original portion of house:

- ✓ There is peeling paint, but not evidence of catastrophic paint failure.

- ✓ The interior of the building has been gutted to the studs, and there is an opportunity to install a proper interior vapor barrier.
- ✓ The property is being used for commercial purposes and would not have excessive interior moisture issues generated by residential occupancy, i.e., cooking, laundry, showering, and bathing.
- ✓ The exterior siding paint is peeling, but scraped and painted, it would be in the same condition, and have the same historic patina, as the other three adjacent houses.
- ✓ The original portion of the house is the primary structure visible in this busy downtown location.

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the use of hardieplank, or some other fiber cement siding clapboard, for the re-siding of the rear addition of the house located at 15 State Street, with the condition that the hardiplank be installed with the smooth side out.

Vote: McBride – yes; Zachman –yes; Huot – yes; Daniele - yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on November 2, 2009.

Member Items:

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the October 5, 2009 minutes, as drafted.

Vote: McBride – yes; Zachman –yes; Huot – yes. *Motion carried.*

ADJOURNMENT: There being no further business, Chairperson Zachman adjourned the meeting at 9:00 pm.

Linda Habeeb, Recording Secretary