

**Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting April 5, 2010 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.

**Arthur Alves, 5 Monroe Avenue ~ Sign
Present: Alvin Alves**

Application: Submitted, date-stamped, and building inspector reviewed on 3/29/10.

Discussion: The applicant stated that he is proposing installing a window sign on his business, which is located at 5 Monroe Avenue. He presented photographs and documentation indicating the proposed dimensions and text for the sign. Chairperson Zachman noted concern with the excessive level of advertising on the proposed sign, stating that only the name of the business and a brief description of the services offered should be included on the sign. The applicant modified the proposed sign accordingly. It was also noted that Village Code requires that the square footage of the sign shall not exceed 20% of the square footage of the glass surface to which it is attached.

Findings of Fact:

- The window is a storefront picture window.
- The store window is the only store window on the front of the building.
- The lettering that will be applied to the glass will not cover or damage any significant architectural features.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the window signage for the front window, as resubmitted and modified, with the condition that the sign conform to Village Code requirements for window signage.

Vote: McBride – yes; Zachman –yes; Huot – yes; Lanahan – yes; Daniele – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on April 5, 2010.

**Jonathan Murray, 29 South Street ~ Windows
Present: Jonathan Murray**

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/28/08.

Discussion: The applicant stated that at the August 2008 APRB meeting, his application for four Marvin Ultimate Double-Hung wood replacement windows was approved by the Board. He further stated that he is currently seeking to amend the previous application to request approval for

replacement of five additional windows with the same double-hung wood windows. The applicant also noted that the other existing windows on the house are a mix of aluminum-clad and vinyl replacement windows.

Chairperson Zachman reviewed the findings of fact from the previous meeting. The Board determined that those findings still stand and are applicable in this situation. He noted that the windows are high-quality, wood-sash windows, and the second-floor windows are proportionately uniform.

Findings of Fact:

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

- The house is a simple vernacular Victorian era home, built ca. 1910.
- The house is vinyl sided with aluminum-clad soffits, exterior sills, and casing trim.
- The front of the house is original, with a two-story addition in the rear.
- The front porch railing has been filled in and sided with aluminum.
- The other existing windows on the house are a mix of aluminum-clad and vinyl replacement windows.
- Only a few existing original features remain on the house.
- The applicant attested that the windows are beyond repair.
- All of the first-floor windows, and some of the second-floor windows, are replacement windows.
- Since the existing window openings on the house have been altered and reduced in size through a significant number of window replacements in the past, the architectural significance of the size of the window openings prior to replacement has been lost. Installing the window that the applicant proposes would create a better visual match than the existing windows.
- The applicant attested that he had measured the windows and determined that they are out of square beyond the tolerance allowed for a Marvin Tilt Pac replacement.
- The proposed window replacement will facilitate the removal of the existing exterior storm windows.
- The applicant is proposing a high-quality Marvin replacement window, with minimal window opening reduction.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the modification of the application to include the installation of five Marvin Ultimate Insert Double-Hung un-clad wood interior and exterior replacement windows.

Vote: McBride – yes; Zachman –yes; Huot – yes; Lanahan – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on April 5, 2010.

Bob Michaels, 71 State Street ~ Porch

Present: Bob Michaels

Application: Submitted, date-stamped, and Building Inspector reviewed on 2/17/10.

Discussion: The applicant stated that he is proposing construction of a new porch across the front façade of his house, located at 71 State Street. He is also proposing replacing the gable vent with a new window with shutters. He stated that the window and shutters will be made of wood, and the window will be cased and trimmed to match the other windows on the house. He submitted documentation and photographs that indicate the proposed dimensions and materials for the replacement porch.

Chairperson Zachman questioned the applicant as to whether he would consider using brick, rather than block, for the footer piers. He also stated concern with the use of hardie shakes with a 7-inch reveal on the upper shingle section, and suggested that the applicant consider using real shakes with a 4-inch reveal. Member McBride questioned whether Village Code required that the

stairs have a handrail installed. The Building Inspector stated that a handrail is required if the stairs are over 30 inches in height. Member Huot reviewed the list of materials submitted by the applicant. Chairperson Zachman noted that based on the drawings submitted by the applicant, the proposed changes are proportionately appropriate.

The Board discussed whether a house built in the 1970's should be altered to resemble the characteristics of a house built in the 1870's. According to the *Secretary of the Interior's Standards for Rehabilitation #4*, "Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved." Therefore, exact replication of historic features and dimensions is not required or recommended for the proposed architectural elements being added to this building. The proposed changes are, however, in character with nearby homes in the district.

A neighbor, **Art Pires, of 70 State Street**, stated his approval of the proposal.

Findings of Fact:

- The house was built in 1977.
- The house is a front-gabled house that resembles a Foursquare.
- The house currently has fiberboard, masonite siding.
- The windows are wood windows.
- There is currently a small porch centered on the front entrance.
- The style changes being made to the front of the house are a mixture of architectural styles. The proposed changes are, however, in character with nearby homes in the district.
- The proposed changes will not alter or harm any significant historical features or existing unique examples of craftsmanship.

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

1. The front rake edge will extend out for more depth.
2. The reveal on the hardie cedar shake will be 7 inches, as specified in the catalog presented.
3. The railings will be a traditional style and will be identical to railings exhibited on the house located at the southeast corner of Sutherland Street and Monroe Avenue.
4. The applicant has the option of installing a handrail down the sides of the steps with the same railing post at the base of the stairs, in the same location and proportion as the front elevation view.
5. The applicant will skirt the deck with either square, framed lattice panel, or solid scroll ventilated board between the foundation bases.

Vote: McBride – yes; Zachman –yes; Huot – yes; Lanahan – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on April 5, 2010.

Information only:

Brendon Bystrak, Conceptual plan for Rand Place improvements

Present: Brendon Bystrak, Civil Engineer, Gerard DeRomanis, Jr., Architectural Technician, Bob Healy, LaBella Associates, P.C., Sally Schrecker, St. Louis Church

Discussion: Mr. Bystrak explained that they are submitting a conceptual plan for campus improvements at St. Louis Church, located at 21 Rand Street.

He stated that the plan proposes:

1. Demolishing the existing two-car garage at 21 Rand Place.

2. Construction of a new garage with storage at 21 Rand Place, including a new sidewalk and paved driveway.
3. Boundary line adjustments to facilitate various church campus improvements, including:
 - > Reconstruction of the church access to/from Rand Place with a new sidewalk, including pedestrian level lighting on the south side of the access to Reddington Hall.
 - > Potential relocation of the utility pole (RG&E #4) and various communication services to the adjoining homes for modification of the campus access to/from Rand Place.
 - > Sidewalk on the east side of Reddington Hall with provisions to protect new HVAC equipment.
 - > Parking expansion east of Reddington Hall with provisions for snow storage.
4. Removal of the existing brick and wood fencing systems between 21 Rand Place and the church campus.
5. Installation of a new fencing system along the north and west boundaries connecting to the garage.
6. Landscaping to buffer the campus parking modifications.

The Board discussed the demolition of the garage. Chairperson Zachman posed the question as to whether the existing garage has significant historical architectural features, the removal of which would be detrimental. It was generally agreed by board members that the existing garage has no significant historical significance. The proposed location for the replacement garage was also discussed, and Chairperson Zachman stated his opinion that the proposed location for the new garage was preferable to the current location. Board members also stated concerns with the massing of the new garage, and with the removal of the trees. The Board expressed a strong preference for the area to remain as residential property.

The Board also discussed the removal of the brick wall and the existing stockade fence. Board members generally determined that the wall and fence have no historical significance, and that their removal will improve the residential character of the property.

Member Items:

✧ **Irving Gaskin Preservation Award**

Board members discussed Preservation Month, and the Irving Gaskin Preservation Award. It was decided that the Board would schedule a special meeting in May to propose and discuss nominations.

✧ **Historic and Architectural Design District Building Design Standards ~ Tim Galli, Village Trustee**

Mr. Galli stated that the purpose of the recently published Design Standards is to communicate with the general public and real estate agents as to the purpose of the APRB, and to help applicants navigate the design review process and the administration of the Village's Preservation Code.

✧ **Minutes:** January 6, 2010; February 1, 2010.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the January 6, 2010 Special Meeting minutes, as drafted.

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

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the February 1, 2010 minutes, as drafted.

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

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

Linda Habeeb, Recording Secretary