

**Village of Pittsford
Architectural and Preservation Review Board
Monday March 5, 2012 at 7:00 PM**

PRESENT:

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

Chairperson Zachman called the meeting to order at 7:05 pm.

Esther Winter, 50 State Street ~ Sign

Present: Esther Winter, business owner; Kathleen Washnis, Skylight Signs, Inc.

Application: Submitted, date-stamped, and Building Inspector reviewed on 11/18/11.

Discussion: This is an open application for installation of a sign on the business located at 50 State Street in Northfield Common. The applicant is proposing an aluminum sign with vinyl lettering. The applicant submitted documentation and photographs indicating the dimensions and location for the proposed sign.

Findings of Fact:

- ◆ The proposed sign is made of aluminum with vinyl graphics.
- ◆ The proposed sign is in proportion to, and consistent with, other signs on the building.
- ◆ The sign will be mounted in the same location as the previous sign, which is an appropriate location on the building.
- ◆ The sign 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 installation of the proposed sign, 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 March 5, 2012.

Tess Enright, 1 South Main Street ~ Sign

Present: Kathleen Washnis, Skylight Signs, Inc.

Application: Submitted, date-stamped, and Building Inspector reviewed on 2/21/12.

Discussion: Ms. Washnis stated that the owner of the business is proposing installing a sign on the front of the building located at 1 South Main Street. She stated that the proposed sign will have aluminum letters applied flush to panels that were reused from the previous store sign.

She stated that they are also considering installing a second sign on the Monroe Avenue side of the building. Chairperson Zachman stated that the Building Inspector will make a determination as to whether a second sign is permitted under the Zoning Code. The applicant submitted documentation and photographs indicating the dimensions, material, and location for the proposed sign.

Findings of Fact:

- ◆ The proposed sign will be ¼" aluminum lettering mounted onto existing panels from the previous sign.
- ◆ The proposed sign will be installed in the same location as the previous sign.
- ◆ The sign 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 proposed signs, as submitted, subject to confirmation by the Building Inspector that the second sign on Monroe Avenue conforms to Zoning Code.

Vote: McBride – yes; Zachman – yes; Huot –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on March 5, 2012.

Gene O'Donovan, 6 South Main Street ~ Sign

Present: Gene O'Donovan, business owner

Discussion: The applicant stated that he is proposing installing a sign and lighting on the building located at 6 South Main Street. He stated that the awning on the front of the building will be removed and aluminum lettering will be mounted on the front of the building.

Findings of Fact:

- ◆ The existing awning on the front façade of the building will be removed.
- ◆ The proposed sign consists of individual letters stud-mounted to the front façade of the building.
- ◆ The location for the installation of the sign is an appropriate location on the building.
- ◆ The style of the proposed lights is appropriate for this building.
- ◆ 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 proposed sign, 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 March 5, 2012.

Michael Newcomb, 15 Lincoln Avenue ~ Window

Present: Michael Newcomb, owner

Discussion: The applicant stated that he is proposing replacing the single-pane steel window on the front of the house, located at 15 Lincoln Avenue. He stated that the window is not original to the house, and is in disrepair.

Findings of Fact:

- ◆ The house was built circa 1890.
- ◆ The east wing of the house was remodeled a number of years ago, and the front steel casement window was installed.
- ◆ The window is in disrepair and is not functional.
- ◆ The window is not consistent in form or function with the other original windows on the house.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the installation of a wood, fixed-panel window, with narrow muntins, as submitted, with the condition that the shutters adjacent to the window be removed.

Vote: McBride – yes; Zachman – yes; Huot –yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on March 5, 2012.

Ryan Morse, 36 East Jefferson Road ~ Roof

Present: Ryan Morse, NYC Metal Roof Co-op

Discussion: The applicant stated that he has installed a stone-coated steel roof on the house located at 36 E. Jefferson Road. Chairperson Zachman explained that the applicant was required to obtain approval from the Village prior to installation of the roof. The existing roof was asphalt, and this change of material should have been presented to the APRB for approval. He further explained that the Board is charged with determining whether this roof material would have been approved had the applicant proposed installation prior to doing the work. Board members discussed whether the installed roof is compatible with the house and surrounding neighborhood. Chairperson Zachman stated that the house is a post-war, minimal traditional-style house, built in 1953. Board members determined that the change in material and appearance does not change the character of the house.

Findings of Fact:

- ◆ The house is a minimal traditional style house built in the 1950's.
- ◆ The roof has no dormers or hips, and no features other than a simple gable configuration that is repeated over the garage
- ◆ The proposed roof does not alter any trim profiles and reveals to such an extent as not to be consistent with this style of house.
- ◆ The rake edge flashing and ridge cap finish are similar in profile to a traditional asphalt or cedar shake roof
- ◆ The style of shake is not incompatible with the simple style of the house.

Motion: Chairperson Zachman made a motion, seconded by Member Daniele, to approve the application, 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 March 5, 2012.

Information only:

➤ **Christ Church, 36 South Main Street ~ Robert Green, Property Committee**

Discussion: Mr. Green explained that basement glass-block windows were installed in the church without approval and a building permit having been obtained from the Village. He stated that he is seeking information from the Board as to his options for this situation. Chairperson Zachman had explained to Mr. Green at a previous meeting that these windows are contemporary windows that would not have been approved by the Board for this historic building that is located in a very prominent area of the Village. Mr. Green discussed various methods of camouflaging the windows, such as by installing another window in front of the glass-block windows. He also discussed a proposal to remove the windows on South Main Street and Locust Street, and replace them with appropriate windows. He will return to the Board with a formal application at a future meeting.

Minutes:

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the 1/4/12 minutes, as drafted.

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

Member Items:

- ◆ May is Preservation Month, and the Village will be presenting the Irving Gaskin Preservation Award to residents who have restored and improved their homes. Board members discussed various properties for nomination for this award.

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

Linda Habeeb, Recording Secretary