

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

PRESENT:

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

❖ **Irving Gaskin Preservation Award Presentation**

Mayor Corby opened the meeting by explaining that the Irving Gaskin Preservation Award is an award that is presented by the APRB to residents and business owners who have restored and improved Village houses in such a manner that maintains the historic character of the house, and have demonstrated a willingness to work with and include the APRB in the development and implementation of their projects.

The recipients of this year's awards are as follows:

1. Eugene Cardamone, 10 Lincoln Avenue
2. Charles Fitzsimmons, 5 State Street: Village Bakery & Cafe

Chairperson Zachman called the meeting to order at 6:45 pm.

John Limbeck, 62 State Street ~ Fence

Present: John Limbeck, owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 3/21/12.

Discussion: The applicant stated that he is amending his application to propose installing a 6-foot-high, wood, board-on-board fence along the eastern property line of his yard, located at 62 State Street. He submitted documentation and photographs indicating the style and location of the proposed fence.

Findings of Fact:

- ◆ The proposed fence is a 6-foot-high, wood, board-on-board custom-made fence.
- ◆ The posts will be installed on the inside of the fence.
- ◆ The proposed fence will match an existing fence on the western property line.

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the installation of a fence, as submitted.

Vote: Zachman – yes; Huot –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 7, 2012.

Christian Mueller, 6 Stonegate Lane ~ Fence

Present: Christian Mueller, owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/25/12.

Discussion: The applicant stated that he is proposing installing a 3-foot-high fence in the front yard of his property, which is located at 6 Stonegate Lane. He stated that the fence will be a traditional style fence, made of either aluminum or steel, and will be painted black. He submitted documentation indicating the style and location for the proposed fence.

Findings of Fact:

- ◆ The proposed fence is a 3-foot fence, made of either steel or aluminum, which will enclose the front yard of the house.
- ◆ The fence will have 2-inch posts, which will be on the inside of the fence.
- ◆ This traditional style fence is appropriate for the house and the surrounding neighborhood.

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the installation of a fence, as submitted.

Vote: Zachman – yes; Huot –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 7, 2012.

Nancy O’Neill, 63 State Street ~ Dock

Present: Nancy O’Neill, owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/25/12.

Discussion: The applicant stated that she is proposing installing a dock in the rear of the property, located at 63 State Street. She stated that the proposed dock will have two steps for access to the canal. She stated that she has obtained a permit from the New York State Canal Corporation for the dock. She submitted documentation and photographs indicating the style, materials, and location for the proposed dock.

Findings of Fact:

- ◆ The proposed dock is a small, nondescript structure.
- ◆ The dock will be made of pressure-treated lumber.
- ◆ The style of dock is appropriate and similar to other docks in the area.

Motion: Chairperson Zachman made a motion, seconded by Member Daniele, to approve the application for installation of a dock, as submitted, with the condition that the applicant has the option of installing two benches, with decorative, Victorian-style backs, and 4x4 posts with a grip rail.

Vote: Zachman – yes; Huot –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 7, 2012.

The applicant stated that she is requesting to amend her application to include a fence that has been installed on her property without approval. Board members noted that the fence is a custom-built fence which is an appropriate style of fence for the house and the surrounding neighborhood.

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the amended application to include a 6-foot fence, installed in the rear of the property, as submitted.

Vote: Zachman – yes; Huot –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 7, 2012.

Jack Sigrist, 4 Elmbrook Drive ~ Addition

Present: Jack Sigrist, Architect; Bill Rosenthal, homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/24/12.

Discussion: The applicant stated that the owners are proposing construction of a second-floor rear addition for the house located at 4 Elmbrook Drive. Chairperson Zachman noted that the existing addition was added in the 1960's and is of poor construction and design, and does not match the character of the house. The proposal is for removal of the existing vinyl siding and restoration and repair of the existing shingles, where possible. The applicants stated that they will be re-using the existing windows, and adding two new windows on the western elevation. The new windows will match the existing windows in proportion and appearance.

Findings of Fact:

- ◆ The house was built in 1931.
- ◆ A poorly designed addition was added in the 1960's, which does not match the character of the house.
- ◆ The proposed addition is compatible with the existing house, and will not remove or damage significant architectural features of the house.
- ◆ The existing windows will be reused, and two new windows, which will match the existing windows in proportion and appearance, will be added on the west elevation.
- ◆ The new windows will have divided light muntins on the exterior of the glass.
- ◆ The existing vinyl siding will be removed, and the existing cedar shingle siding will be restored and repaired, where possible.
- ◆ The aluminum soffits covering the overhangs and eaves will remain, or be restored to their original condition.

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the application for construction of an addition, as submitted.

Vote: Zachman – yes; Huot –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 7, 2012.

The applicants are also proposing expanding the existing one-car garage. The existing garage will remain, and be expanded to a two-car garage. All exterior materials will match the existing garage. A window will be installed in the new garage. Chairperson Zachman noted that the garage is minimally visible from the public way.

Findings of Fact:

- ◆ The existing garage is a one-car garage.
- ◆ The garage addition will not destroy the architectural appearance of the garage.
- ◆ All exterior materials will match the existing garage.
- ◆ The addition is located behind the house and is only partially visible from the public way.

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the application for construction of a garage addition, as submitted, with the condition that the front wall of the addition will step back 6 inches from the existing front façade, the soffit overhangs will match existing, and the new garage door will match the existing door.

Vote: Zachman – yes; Huot –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 7, 2012.

Kevin Archibald, 90-92 South Street ~ Replacement windows

Present: Kevin Archibald, owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/25/12.

Discussion: The applicant stated that he is proposing replacing the windows on the front and sides of the house, which is located at 90 South Street. Chairperson Zachman stated that the house was built in 1952 and is considered a post-WWII house, for which there is more flexibility in materials. Replacement of non-contributing non-distinguishing exterior architectural features is considered an alteration. Alterations allow for replacement rather than repair and allow for substitute materials that are of equal or better quality.

Findings of Fact:

- ◆ The house is a post-war, tract-style, minimal traditional style house.
- ◆ The house is vinyl-sided with wood double-hung windows.
- ◆ Replacement of non-contributing non-distinguishing exterior architectural features is considered an alteration.
- ◆ Alterations allow for replacement rather than repair and allow for substitute materials that are of equal or better quality

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the application for installation of Marvin Infinity replacement window units, as submitted. M&W brand vinyl sash replacement windows also to be approved on the condition that the applicant supply an example to be approved by the APRB chair.

Vote: Zachman – yes; Huot –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 7, 2012.

Michael Newcomb, 28 South Main Street ~ Windows

Present: Michael Newcomb, owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 5/1/12.

Discussion: The applicant stated that he is proposing replacing the deteriorated windows, repairing the stucco siding, and installing lighting on the building located at 28 South Main Street. He submitted plans for the Board's review.

Chairperson Zachman stated a concern with removing the historic 1st floor original storefront window frames. The applicant proposed replacing the original window frames with modern aluminum frames to accommodate double-pane insulated glass. Chairperson Zachman suggested that the applicant investigate the possibility of installing insulated glass within the existing framework. The applicant agreed to do so.

Findings of Fact:

- ◆ The windows on the first floor of the storefront are original to the building, and were reconstructed during the 1920's.
- ◆ The windows on the second floor of the front façade were installed in the 1960's, and are not original to the building.
- ◆ The existing 2nd floor windows are not installed correctly for a masonry building.
- ◆ The proposed new windows will be installed with the correct interior recess from the exterior wall.
- ◆ The stucco siding is in poor condition.

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

1. The stone architrave string trim over the top of the windows will have the same appearance as the existing;
2. The existing storefront glass framework will be left intact with double-pane insulated glass retrofitted into the existing bronze window frames; and
3. Divided light effect will be added to the existing transom windows.

Vote: Zachman – yes; Huot –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 7, 2012.

Michael Newcomb, 10 Jackson Park ~ Garage

Present: Michael Newcomb, owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 5/1/12.

Discussion: The applicant stated that he is proposing replacing the deteriorated garage doors and repairing the siding on the garage located at 10 Jackson Park. He is also proposing installing windows in the garage. He submitted plans for the renovation of the garage.

Findings of Fact:

- ◆ The existing structure formerly housed a trucking business, and has commercial oversized sliding doors.
- ◆ The proposal is to install standard-sized overhead doors to replace the existing doors.
- ◆ A portion of the west façade of the structure has been sided with an inappropriate siding material.
- ◆ Some of the building has been sided with cedar shingles, which will be preserved, where possible.
- ◆ The proposal is to convert the building into a functional residential garage, which is an adaptive reuse of the building.
- ◆ The bulk and mass of the building will remain unchanged.

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the application, as submitted, with the condition that the applicant submit detailed specifications for the garage doors.

Vote: Zachman – yes; Huot –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 7, 2012.

Robert Michaels, 35 State Street ~ Shed

Present: Lynn Bailey

Application: Submitted, date-stamped, and Building Inspector reviewed on 5/1/12.

Discussion: The applicant stated that the existing shed is deteriorated beyond repair. The proposal is to replace the shed with a new shed that will be the same size, and in the same location, as the original shed. The applicant submitted documentation and photographs indicating the location, materials, and dimensions for the proposed shed.

Findings of Fact:

- ◆ The proposal is for demolition of the existing shed and replacement with a new shed in the same location.
- ◆ The existing shed has no foundation, is leaning severely, and is deteriorated beyond repair.
- ◆ The replacement shed will be a simple style shed, with the same qualities as the original shed.
- ◆ The proposed shed will be sided with tongue-and-groove siding.
- ◆ The window installed on the north side will be an antique sash – size is flexible based on availability

Motion: Chairperson Zachman made a motion, seconded by Member Daniele, to approve the application for demolition of the existing shed, as submitted.

Vote: Zachman – yes; Huot –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 7, 2012.

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

Vote: Zachman – yes; Huot –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 7, 2012.

John Caselli, 3 Elmbrook Drive ~ Addition

Present: John Caselli, homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 1/17/12.

Discussion: The applicant presented proposed plans for a second-floor rear addition for the property located at 3 Elmbrook Drive. All proposed exterior treatments will match the existing details and materials on the house. Board members noted that the addition will be minimally visible from the public way.

Findings of Fact:

- ◆ The addition is in the rear of the house, replacing a poorly-designed existing addition.
- ◆ The addition will improve the architectural character of the house.
- ◆ All proposed exterior treatments match the existing details and materials on the house.
- ◆ The addition was designed by Bero Architecture, preservation consultants to Historic Pittsford.

Motion: Chairperson Zachman made a motion, seconded by Member Daniele, to approve the application for construction of an addition, as submitted.

Vote: Zachman – yes; Huot –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on May 7, 2012.

Greg Kissell, 18 South Main Street ~ Sign

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/13/12.

Discussion: The application is for installation of signage on the windows of the business located at 18 South Main Street. The Building Inspector noted that Village Code allows for 20% of window signage. Phone numbers are not permitted on signs.

Findings of Fact:

- ◆ The signage meets Village Code requirements.

- ◆ The sign matches the font and color of the existing sign.

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the proposed sign, as submitted.

Vote: Zachman – yes; Huot –yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on May 7, 2012.

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

Linda Habeeb, Recording Secretary