

**Village of Pittsford
Architectural and Preservation Review Board
Monday June 4, 2018 at 7:00 PM**

PRESENT:

Members: **Maria Huot**
 William McBride
 Lisa Cove
 Ken Morrow
 Scott Latshaw

Village Attorney: **Jeff Turner**
Building Inspector: **Kelly Cline**
Recording Secretary: **Linda Habeeb**

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

Conflict of Interest Disclosure:

Chairperson Huot asked if anyone had a conflict of interest with any of the applications before them, and no one had a conflict of interest to report.

Maria Cook, 29 Washington Avenue ~ Fence

Present: Maria Cook, Homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 5/16/18.

Discussion: The applicant stated that the proposal is for replacement of a portion of an existing, deteriorated chain-link fence in the rear of the yard with a wood fence. She stated that the wood fence will be the same height and style as the existing fence.

Findings of Fact:

- The applicant is proposing to remove a deteriorated chain-like fence.
- Trees have been affecting the stability of the fence.
- The proposal is to replace the fence with a wood fence that matches the existing style, height, and proportion of the existing fence.
- The proposed fence is a stained natural wood fence.
- The proposed fence will be located just beyond the garage in the rear of the property.

Motion: Chairperson **Huot** made a motion, seconded by Member **Cove**, to approve the application for installation of a fence at 29 Washington Avenue, as submitted.

Vote: **Cove** – yes; **Huot** – yes; **McBride** – yes; **Morrow** – yes; **Latshaw** – yes. ***The motion was filed in the office of the Village Clerk on June 4, 2018.***

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**Robert Pisanelli, 42 Monroe Avenue – Fence**

**Present:** Steve Tempio, Contractor

**Application: Submitted, date-stamped, and Building Inspector reviewed on 4/27/18.**

**Discussion:** The applicant stated that the proposal is for installation of a fence surrounding an in-ground pool at the property located at 42 Monroe Avenue. The height of the fence (48”) conforms to that permitted by Village Code. The proposed fence is made of aluminum and will be painted either black or brown. The fence will not be attached to the house. The fence has a gate that is the same height as the fence. The proposed fence is the same fence that was approved for another house on the street.

**Findings of Fact:**

- The applicant is proposing to install a fence surrounding a pool in the rear of the property.
- The pool is minimally visible from the street.
- Only one side of the fence is visible from the public way.
- The pool mechanicals will not be visible from the street.
- The height of the fence (48”) conforms to that permitted by Village Code.
- The proposed fence is made of aluminum and will be painted either black or brown.
- The proposed fence will not be attached to the house.
- The applicant submitted documentation with the specifications for the fence.

**Motion:** Chairperson **Huot** made a motion, seconded by Member **Morrow**, to approve the application for installation of a pool fence at 42 Monroe Avenue, as submitted.

**Vote:** Cove – yes; Huot – yes; McBride – yes; Morrow – yes; Latshaw – yes. *The motion was filed in the office of the Village Clerk on June 4, 2018.*

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Martha Young, 98 South Main Street – Door

Present: Martha Young, Homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/2/18.

Discussion: The applicant stated that the proposal is to replace the existing front door on the house with a wood door, with windows on the top for more light. The existing door is not original to the house. Member Huot stated that the proposed door is a Craftsman-style door, which does not match the period of the house. She presented some examples of other styles of doors that would be more appropriate for the Cape-style home.

Findings of Fact:

- The applicant is proposing replacing the front door on the house.
- The existing door is not original to the house.
- The house is a Cape-style in mass and scale.
- There is a picture window with muntins on the front of the house.
- The proposed door has 2-over-2 windows at the top of the door, which matches the character of the picture window.
- The specifications of the new door have been submitted for the record.

Motion: Chairperson **Huot** made a motion, seconded by Member **Cove**, to approve the application for installation of a front door on the house located at 98 South Main Street, as submitted.

Vote: Cove – yes; Huot – yes; McBride – yes; Morrow – yes; Latshaw – yes. *The motion was filed in the office of the Village Clerk on June 4, 2018.*

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**Mike Newcomb, 6 Lincoln Avenue – Porch**

**Present:** Mike Newcomb, Owner

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 4/2/18.

**Discussion:** The applicant stated that the proposal is to replace the wooden porch floor at 6 Lincoln Avenue with a tongue-and-groove PVC decking product, Azek. He stated that the product closely resembles wood, and has been used on other houses that he owns and has worked well. He also stated that the wood porch flooring available today will not survive the weather as well as the wood available in past years. Member Huot stated that the APRB has never approved this type of PVC material in the historic district.

**Findings of Fact:**

- The applicant is proposing replacing the deck with a new PVC material.
- In this historic district, the board has never allowed another material other than wood.

**Motion:** Chairperson **Huot** made a motion, seconded by Member **Cove**, to **deny** the application, as submitted.

**Vote:** Cove – yes; Huot – yes; McBride – yes; Morrow – yes; Latshaw – yes. *The motion was filed in the office of the Village Clerk on June 4, 2018.*

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Daniel Olson, 26 Church Street~ Windows

Present: Mike Seelig, Contractor

Application: Submitted, date-stamped, and Building Inspector reviewed on 6/13/18.

Discussion: The applicant stated that the proposal is to replace three wood windows with sash kits in the kitchen of the house at 26 Church Street. He explained that the existing windows are not working properly. He stated that the windows will be the same size and proportion as the existing windows. They will not be changing any of the wood trim on the exterior of the windows. The windows are aluminum-clad wood windows. Member Huot stated that the Board has not approved replacement of wood windows with aluminum-clad windows. The application will remain open.

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**Del Monte Lodge, 41 North Main Street ~ Porte Cochere**

**Present:** Andrew Van Roo, PLAN Architectural Studio

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 3/20/18.

**Discussion:** At the last meeting, the applicants presented a revised proposal for the porte cochere and the rear entrance of the Del Monte Lodge, based on comments from the Board. While board members generally agreed that the revised version was an improvement over the previous proposal, they commented that the

new construction should reflect the architectural style of the existing building. The applicants stated that their understanding was that the Board suggested that they revise the style of the new construction to be more in line with the architectural style of the depot building and the surrounding site.

Board members discussed whether the proposal would be considered a demolition of the existing carport. Mr. Turner stated that the port cochere is an addition that was added in approximately 2002. He further explained that one key question is whether it is a structure that is worthy of preservation under the standards of the preservation code. The other key question is whether it is a distinguishing and contributing architectural feature. If it is, it can be replaced as long as the materials are of equal or better quality.

Board members discussed whether the proposal is a demolition or alteration. Ms. Cline stated that according to the Village Code, it is a cosmetic alteration to the structure.

**Motion:** Member **Huot** made a motion, seconded by Member **Cove**, that the architectural style of the existing structure is a contributing and distinguishing feature of the building.

**Vote:** Cove – Yes; Huot – no; McBride – no; Morrow – yes; Latshaw – no. *The motion was filed in the office of the Village Clerk on June 4, 2018.*

**Findings of Fact:**

- The Del Monte Hotel was built in 2002.
- The building is a combination of multiple structures from different periods. One side of the building has thick cornices; the geometry which defines the massing is varied; the way that the volumes intersect doesn't make it a cohesive unit, but a mismatch of different styles.
- The applicant is proposing to change the style of the porte cochere to a style that matches some of the historic elements of the site, specifically, the Depot.
- The proposed porte cochere maintains the mass, scale, and proportion of the existing structure.
- Buildings of the period reference stylistic elements of other periods in time.

**Motion:** Chairperson **Huot** made a motion, seconded by Member **Cove**, to approve the proposal for installation of the porte cochere, as submitted.

**Vote:** Cove – yes; Huot – yes; McBride – yes; Morrow – yes; Latshaw – yes. *The motion was filed in the office of the Village Clerk on June 4, 2018.*

**Minutes:**

**Motion:** Chairperson **Huot** made a motion, seconded by Member **Latshaw**, to approve the 5/7/18 and 5/14/18 minutes, as drafted.

**Vote:** Cove – yes; Huot – yes; McBride – yes; Morrow – yes; Latshaw – yes.

There being no further business, the meeting was adjourned at 9:00 pm.

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Linda Habeeb, Recording Secretary