

VILLAGE OF PITTSFORD
Historic Preservation Board
Monday August 12, 2019 at 6:00 pm

PRESENT:

Members: **William McBride**
 Lisa Cove
 Ken Morrow
 Mark Harrington
 Nana Andoh

Village Attorney: **Jeff Turner**
Recording Secretary: **Linda Habeeb**

Member McBride called the meeting to order at 6:00 pm.

Conflict of Interest Disclosure: Board members had no conflicts of interest to declare.

Motion: Member McBride made a motion, seconded by Member Cove, to adopt the “Criteria for Design Principles for Installation of Solar Harvesting Resources on Historic Pittsford Village Building Structures.”

Vote: McBride – yes; Cove – yes; Morrow - yes; Harrington – yes; Andoh - yes. *The decision was filed in the office of the Village Clerk on August 12, 2019.*

CRITERIA FOR DESIGN PRINCIPLES FOR INSTALLATION OF SOLAR
HARVESTING RESOURCES ON HISTORIC PITTSFORD VILLAGE BUILDINGS,
STRUCTURES AND RESOURCES

Basic principal: The historic character of all properties and structures in the Village shall be considered, retained and preserved when the application of any solar harvesting system is reviewed. Removal of distinctive materials or alterations of features and spaces that characterize a property will be avoided.

1. All Village building and/or structures (commercial and residential, whether old or new construction) are to be considered historic resources for the purposes of integrating solar harvesting systems.
2. Solar harvesting systems shall not adversely impact the historic character of the property or structure to which they are being added.
3. Solar harvesting systems on roofs should have no, or very minimal, visibility from any publicway.
4. Solar shingles may have public way visibility on a roof’s surface if such shingles are applied to the roof’s structure in the same manner as non-solar

shingles, are non-reflective, and are similar in look and color as any other non-solar shingles remaining on the roof within view from a public way.

5. In those cases where solar panels that are very minimally visible from a public way have been approved, such solar panels shall be mounted parallel with the roof structure and shall protrude above the existing roof structure as minimally as possible and shall not be visible above the roofline of a primary facade.
6. On flat or nearly flat roofs, solar panels need to be set back from the roof edge so that they are invisible or minimally visible from any public way.
7. Solar harvesting devices that cannot be seen from the ground will generally meet the Secretary of the Interior Standards for Rehabilitation of Historic Property.
8. The installation of a solar harvesting system shall not alter or conceal significant and/or character-defining features of a historic resource, property, or structure.
9. The installation of solar harvesting systems shall be reversible such that in the event such system is removed in the future, there shall be no damage to the historic fabric of the resource, property, or structure upon which it has been installed.
10. For solar harvesting systems which are installed with minimal visibility from a public way, the visibility of such systems shall be further reduced by matching, to the greatest extent possible, the color of the solar harvesting system with the color of the roofing material.
11. The use of ground-mounted solar harvesting systems is encouraged if it is possible to locate the panels in an inconspicuous location, such as a rear or side yard, low to the ground, and reasonably screened to further limit visibility. Care must be taken to respect the historic landscape.
12. Whenever possible, a solar harvesting system shall be installed on new buildings or new additions provided that such installation does not violate any of the criteria set forth above. In the event that no such new buildings or additions are contemplated, solar harvesting systems shall be placed on existing, non-historic additions or accessory structures provided that such installation does not violate any of the criteria set forth above.

Markus Bauer, 27 Washington Ave ~ Solar panels

Present: Markus Bauer, Homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 6/27/19.

Discussion: The applicant is proposing installing solar panels on the southwest facing roof of the house at 27 Washington Avenue.

Board members explained to the applicants that this is an important issue for the Village's Historic Preservation Board. They have invested a great deal of time in researching the pros and cons of installing solar panels on historic properties. They recognize the value of solar panel installation, but they also have to respect the various agencies that guide the Board on the preservation of historic properties, such as the State Historic Preservation Office and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Board discussed the criteria that are relevant to this property. It was pointed out that:

- ≈ The solar panels will be minimally visible from the public way, as they will be installed on the less visible side of the house, and the house is located near the end of a dead-end street. There is minimal vehicle traffic on the street.
- ≈ The installation of the solar harvesting system will not permanently alter the roof and can be removed without damaging the historic fabric of the resource, property, or structure.
- ≈ The panels will match the color of the roofing material, to the greatest extent possible.
- ≈ The solar harvesting system will be mounted on the same angle as the roof, elevated 3-4 inches from the roof. The side of the house where the solar panels will be mounted is not the primary façade of the house.

Member Cove pointed out that although there are trees that limit the visibility of the panels at this time, at other times of the year, the trees are bare and the panels will be more visible. She also noted that even though there may not be a great deal of vehicle traffic on the dead-end street, there is pedestrian traffic on the street. Member Andoh stated that the panels are visible from approximately 40 feet from the end of the street, which is only 5 percent of the entire street. Member Cove raised the question of what effect there would be if, in the future, additional homes on the street install solar panels. Member Harrington stated that he is very conscious of the importance of solar panels and zero carbon footprints. He also stated that the adopted criteria are very clear and distinct.

- **Dan Keating, 26 Eastview Terrace**, questioned the premise that solar panels are unattractive.

Member Cove explained that the Board isn't trying to determine whether or not the panels are attractive; the issue is whether they are historically accurate.

Motion: Member McBride made a motion, seconded by Member Harrington, to approve the application, as proposed, for installation of solar panels on the side of the house that faces the dead-end street. The panels will be a solid black color that closely matches the roof. If the material that is used for the solar panels requires extra panels, the applicant can install an extra row of solar panels on the rear portion of the roof.

Vote: McBride – yes; Cove – no; Morrow - yes; Harrington – yes; Andoh - yes. *The decision was filed in the office of the Village Clerk on August 12, 2019.*

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**Joseph Khoury, 5 State Street ~ Sign**

**Present:** Joseph Khoury, Business owner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 6/27/19.**

**Discussion:** The applicant is proposing installing a sign on the front of the building located at 5 State Street. The proposed sign is a non-illuminated acrylic sign, using four goose-neck style light fixtures mounted over the sign for lighting.

**Motion:** Member McBride made a motion, seconded by Member Cove, to approve the application, as proposed, for installation of a 21 square foot sign over width of the front door of the building; the background for the sign to be a dark gray color, and the remainder of the face of the building at that height will be a lighter gray that extends the rest of the length of the front of the building; the sign lettering will be Gillette white, and the approval is contingent upon the submittal of swatches of the colors for the sign and the building.

**Vote: McBride – yes; Cove – yes; Morrow - yes; Harrington – yes; Andoh - yes. *The decision was filed in the office of the Village Clerk on August 12, 2019.***

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Holly Delgaudio, 30 South Main Street ~ Sign

Present: Holly Delgaudio, Business owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/13/19.

Discussion: The applicant is proposing installing a sign on the front of the building located at 30 South Main Street. The proposed sign is a non-illuminated sign, with black letters and a solid white background. The sign will be installed in the same location and in the same dimensions as the existing sign on the building.

Motion: Member McBride made a motion, seconded by Member Cove, to approve the application for installation of a sign, as submitted.

Vote: McBride – yes; Cove – yes; Morrow - yes; Harrington – yes; Andoh - yes. *The decision was filed in the office of the Village Clerk on August 12, 2019.*

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**James Peacock, 8 North Main Street ~ Sign**

**Present:** James Peacock, Premier Sign Systems

**Application: Submitted, date-stamped, and Building Inspector reviewed on 7/29/19.**

**Discussion:** The applicant is proposing installing a non-illuminated wood sign with raised 3/8" thick acrylic letters and logo. The sign is 3' x 8" and will hang from the front porch near the entrance to the building. The applicant stated that the Zoning Board of Appeals granted a variance for the sign.

Board members discussed whether the sign is centered appropriately on the building. The applicant explained that this option appears to be the best option for the site because the building has few mounting options for a sign due to a porch roof, windows, shutters, and other architectural details. The logo and business name require a wide sign. The sign can easily be removed to return the building to its original character.

**Motion:** Member McBride made a motion, seconded by Member Cove, to approve the application for installation of a sign, as submitted.

**Vote: McBride – yes; Cove – yes; Morrow - no; Harrington – yes; Andoh - yes. *The decision was filed in the office of the Village Clerk on August 12, 2019.***

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Gary Shadders, 7 Schoen Place ~ Sign

Present: Gary Shadders, Business owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/17/19.

Discussion: The applicant is proposing installing a 24" x 72" sign with a white background and black lettering. The sign will be installed in the same location as a previous sign. The applicant submitted documentation and photographs indicating the dimensions, material, and location for the installation of the sign.

Motion: Member McBride made a motion, seconded by Member Cove, to approve the application for installation of a sign, as submitted.

Vote: McBride – yes; Cove – yes; Morrow - yes; Harrington – yes; Andoh - yes. *The decision was filed in the office of the Village Clerk on August 12, 2019.*

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**Jacqueline Cullen, 34 Sutherland Street ~ Fence**

**Present:** Jacqueline Cullen, Homeowner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 7/29/19.**

**Discussion:** The applicant is proposing installing a black aluminum fence that will run from the house to four feet within the right property line and back to the end of the property. There will be a gate at the driveway, which is similar in design and is the same height as the fence. There will be another fence that follows the curvature of the driveway to the rear of the house, which fence will also have a gate.

**Motion:** Member McBride made a motion, seconded by Member Cove, to approve the application for installation of the fence, as submitted.

**Vote: McBride – yes; Cove – yes; Morrow - yes; Harrington – yes; Andoh - yes. *The decision was filed in the office of the Village Clerk on August 12, 2019.***

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Howard Henderson, 1 Gaskin Place ~ Garage door

Present: Howard Henderson, Homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 6/27/19.

Discussion: The applicant is proposing replacing the deteriorating steel garage door with a new steel door. The style of the replacement door is different from the existing door, in that the existing garage door has panels, and the proposed door has no panels.

Member Cove expressed concern with replacing a traditional garage door with an Arts and Crafts style door. It was noted that the garage door is minimally visible from the street, but is visible from the bus loop. Member McBride stated that the Board needs to determine if the garage door is a distinguishing architectural feature of the house.

The Board will request that the Architectural Consultant review the application, and the application will remain open pending her review.

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**Robert Locke, 46 Heatherhurst Drive ~ Windows**

**Present:** Howard Henderson, Homeowner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 6/27/19.**

**Discussion:** The applicants are proposing replacing the existing casement windows on the house with Marvin Integrity fiberglass windows. They stated that the proposed windows are the same style as the existing windows, except for the material. The house is a post-war home built in 1966.

**Motion:** Member McBride made a motion, seconded by Member Cove, to approve the application for installation of the replacement windows, as submitted.

**Vote: McBride – yes; Cove – yes; Morrow - yes; Harrington – yes; Andoh - yes. *The decision was filed in the office of the Village Clerk on August 12, 2019.***

**Member Items:**

**Motion:** Member Cove made a motion, seconded by Member McBride, to approve the 07.08.19 minutes, as drafted.

HPB 08.12.19 Mtg.

**Vote: McBride – yes; Cove – yes; Morrow - yes; Harrington – yes; Andoh - abstain. *The decision was filed in the office of the Village Clerk on August 12, 2019.***

The meeting was adjourned at 9:45 pm.