

**VILLAGE OF PITTSFORD
HISTORIC PRESERVATION BOARD
REGULAR MEETING**

Monday, August 9, 2021 at 5:30 PM

Present:

Chairperson:	Lisa Cove
Members:	Virginia Searl Ken Morrow Mark Harrington Jeff Pollock
Village Attorney:	Jeff Turner
Recording Secretary:	Marina Pacheco-Walker

CALL TO ORDER

Motion by Chairperson Cove, and seconded by Member Pollock, to call the meeting to order.
Vote: Cove – yes; Morrow – yes; Harrington – yes; Searl – yes; Pollock – yes. *Motion Carries.*

CONFLICTS OF INTEREST DISCLOSURE

Board members had no conflicts of interest to disclose.

7 Schoen Place – Sign

Present: Caitlin Miller

Application submitted, date-stamped, and reviewed by Building Inspector on 7/26/21.

Ms. Miller presented plans to change the sign at 7 Schoen Place (Tru Salon). New sign will feature an updated logo. Size will remain the same at 48” x 37” x .5” and shape will be similar. Second 26” x 6” sign reading “AVEDA” to be mounted below it. Lettering will be white vinyl.

Member Searl noted that the “AVEDA” sign is a separate sign and asked if it was permissible. Further noted that the Building Inspector did not verify on the application if a variance was required or not. The Village Attorney responded that that decision should be left to the Building Inspector to determine. Chairperson Cove noted that the Board may approve the application with the condition that the Building Inspector signs off on the secondary sign.

Chairperson Cove asked Ms. Miller if she was paid to have the “AVEDA” sign. Ms. Miller replied that she was not.

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The Village Attorney asked Ms. Miller if the secondary sign was deemed not permissible if she would be open to putting “AVEDA” on the primary sign at the bottom. Ms. Miller responded that she would be open to that.

Motion by Member Searl, and seconded by Chairperson Cove, to conditionally approve the application of Caitlin Miller for a sign at 7 Schoen Place. **Conditions:** The second 26” x 6” sign with “AVEDA” text must be determined as permissible by the Building Inspector prior to installation. **Findings of Fact:** The changes as proposed are compatible with the Building Design Standards and do not create a negative impact on the historic resource.

Vote: Cove – yes; Morrow – yes; Harrington – yes; Searl – yes; Pollock – yes. *Motion Carries.*

APPLICATION TABLED UNTIL FURTHER NOTICE

50 State St., Bldg. F – Sign

Present: Jorge Cazzorla

Application submitted, date-stamped, and reviewed by Building Inspector.

Mr. Cazzorla presented plans to install two signs at 50 State Street, Building F. Signs will both be 82” x 38” x 1.5” and will be mounted on the 2nd floor south and east facing elevations.

Member Searl noted that the Building Inspector did not verify on the application if a variance was required or not. Chairperson Cove responded that the Board may conditionally approve this application in the same manner as it did the last one.

Member Pollock suggested possibly changing the dimensions of the sign to make it longer so that it would fill the building space. Member Searl replied that the sign might extend over the roof if it were to be longer.

Mr. Cazzorla explained his intention to add a planter by the doorway to his business. Discussion was had regarding the dimensions of the planter, the materials and whether or not the planter might infringe on public right-of-way. Member Searl noted that Mr. Cazzorla could place a large flower pot in that spot without Board approval.

Motion by Member Searl, and seconded by Chairperson Cove, to conditionally approve the application of Jorge Cazzorla for a sign at 50 State Street, Building F. **Conditions:** The Code Enforcement Officer must verify that the two signs, located on the southern and eastern 2nd floor elevations, is permitted by sign code. The Code Enforcement Officer must also verify that both signs will be installed plum and level. **Findings of Fact:** The changes as proposed are

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compatible with the Building Design Standards and do not create a negative impact on the historic resource.

Vote: Cove – yes; Morrow – yes; Harrington – yes; Searl – yes; Pollock – yes. *Motion Carries.*

5 Monroe Avenue – Sign & Windows

Present: Danielle Fliss

Application submitted, date-stamped, and reviewed by Building Inspector on 7/27/21.

Ms. Fliss previously presented her proposal to operate a “pop-up” shop at 5 Monroe Avenue. She presented her plans to install 2 36” x 24” windows, identical to the window that she previously applied and was approved for. Also proposing a sign reading PITTSFORD MRKT on the stone face above the door and window and another vinyl decal sign on the lower bay window.

Motion by Chairperson Cove, and seconded by Member Searl, to approve the application of Danielle Fliss for a sign and window installation at 5 Monroe Avenue. No conditions. **Findings of Fact:** The changes as proposed are compatible with the Building Design Standards and do not create a negative impact on the historic resource.

Vote: Cove – yes; Morrow – yes; Harrington – yes; Searl – yes; Pollock – yes. *Motion Carries.*

47 State Street – Roof

Present: Gregg Searl

Application submitted, date-stamped, and reviewed by Building Inspector.

Member Searl noted that the presenter is her brother-in-law and stated that she will recuse herself from this application.

Mr. Searl proposed plans to change a roofline on the home where an addition was previously added. Current roof configuration causing leakage and other maintenance issues. Mr. Searl noted that a tree fell in the Spring and because the roof must be done so now would be a good time to change the roofline as well.

Board members determined that the current roofing issues are the cause of improper planning when the addition was built.

Member Morrow suggested the installation of copper roofing in order to stop the leaking. Mr. Searl explained that those options had been researched but determined that they would not be sufficient to address the problem in the long term. Also stated that rubber roofing had previously been used and did not make a difference.

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Board members discuss possible alternatives that would address the issues without changing the roofline. Members discussed how the proposed roofline change would create a roof pitch that is inappropriate for the house.

Motion by Chairperson Cove, and seconded by Member Pollock, to deny the application of Greg Searl for a roof change at 47 State Street. No conditions.

Vote: Cove – yes; Morrow – yes; Harrington – yes; Searl – abstain; Pollock – yes. *Motion Carries.*

57 S. Main Street – Porch Addition

Present: Gaetano Abbate

Application submitted, date-stamped, and reviewed by Building Inspector on 2/22/21.

Proposal was previously presented by Paul Morabito, architect. Mr. Abbate stated that he is unsure why he is before the Board again.

Chairperson Cove explained that at a previous meeting it was suggested by the Board that the exterior of the porch not be changed, but that the contractors could work within the interior. It was suggested that the porch be enclosed using glass, however, there was no formal approval on the application or the suggestions of the Board members.

Mr. Abbate noted that the porch is only visible from a private drive. Chairperson Cove explained that a private drive is considered as public way. Attorney Turner stated that the Board has jurisdiction over architectural features that can be seen from a public way or from a place where the public is regularly permitted to go.

Board members noted that the glass had been installed and that one casement window had been installed. Mr. Abbate explained that the casement was installed to help better ventilate the room. A double casement was used as a single casement would not have been large enough.

Mr. Gaetano explained that it is his understanding that when the proposal was previously presented by Paul Morabito, the application was denied and tabled. Discussion was had with the Building Inspector and the Mayor to determine a solution. The Village Attorney explained that it is the Board that must approve and the previous application of Mr. Morabito was not approved.

Mr. Abbate agreed to replace the double casement window with solid glass. Chairperson Cove stated that the matter would be voted upon and the application tabled again should the applicant wish to come back before the Board.

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Motion by Member Pollock, and seconded by Chairperson Cove, to approve the modification of replacing the one casement window that was installed with a solid pane of glass at 57 South Main Street as proposed. **Findings of Fact:** The casement window that was approved is compatible with the Building Design Standards and do not create a negative impact on the historic resource.

Vote: Cove – yes; Morrow – yes; Harrington – yes; Searl – yes; Pollock – yes. *Motion Carries.*

APPLICATION TABLED UNTIL FURTHER NOTICE

Mr. Abbate asked if the Board had jurisdiction over the painting of the porch. It is his understanding that the Board does not have jurisdiction over color. Explained that he has stopped the painting as requested. No formal stop work order was issued.

The Village Attorney explained that if the stucco was used to apply color and was not painted after, then to paint it would be modification of an exterior architectural feature. If the normal practice is to apply stucco and then to apply paint then it would not be considered as such a modification.

Member Searl explained that historically stucco could be mixed with a dye to achieve certain colors and argued that if the stucco on the home had been dyed then it would be improper to paint over it.

Mr. Abbate stated that the stucco on the home is modern stucco and that no dyes were used for coloring. Also noted that the home was built in the 1800s and originally had clapboard siding. The house was “modernized” and stucco was put over the siding several decades later.

Mr. Abbate stated that he has observed several homes and businesses in the Village with painted stucco and brick. Member Searl explained that painting over brick was acceptable in some cases due to the porosity. Noted that use of water proof or water-resistant paint on stucco may cause moisture to become trapped within the wall and lead to the stucco crumbling off at a later time or could cause the wood framing to warp. Cited National Park Service Preservation Brief #1.

The Village Attorney explained that the Building Inspector will have to determine whether or not the Board has jurisdiction in this matter. Mr. Abbate asked how he should move forward once jurisdiction is determined.

Member Searl suggested that the homeowners have the stucco cleaned. Mr. Abbate responded that they have had it cleaned and it still did not achieve the desired look. Further stated that he is unsure how to fix the area that is already painted, if the Board were to ask that the freshly painted

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area be painted to match the prior stucco finish that it would bring up the question of whether or not the Board has jurisdiction over color.

Board members agreed that jurisdiction must be determined first. Special meeting to be scheduled to include the Building Inspector and determine jurisdiction.

52 Heatherhurst Dr. – Windows *Hold-Over*

Present: Kenneth Connor

Application was submitted, date-stamped, and reviewed by Building Inspector.

Member Searl stated that she had conducted a visit to the property to review the windows. Determined that they are modern wood windows. Wooden sash is in good shape. Member Searl suggested that Mr. Connor reach out to G&G Windows to repair them.

Mr. Connor responded that he is unsure how the Board defines modern windows. Member Searl responded that the windows are modern because it is a post-war home, built in 1960.

Mr. Connor stated that approximately half of his windows are inoperable and have leakage issues. Further stated that his neighbor at 37 Courtenay Circle had previously been approved for Anderson renewal windows in their post-war home and that he would like to have the same replacement windows.

Chairperson Cove asked if Mr. Connor would be willing to allow an evaluator to assess his windows. Mr. Connor responded that he would rather not pursue repair and that he would like to have the same opportunity to replace as his neighbor.

The Village Attorney stated that the Board should review the approval that was done for the neighbor. Chairperson Cove stated that Mr. Connor could attend the Special meeting being scheduled to allow time to research the approval at 37 Courtenay Circle and reconvene.

APPLICATION TABLED UNTIL FURTHER NOTICE

1 Elmbrook Drive – Windows *Information Only*

Present: Georgia Woodring

Ms. Woodring explained that her house was built in 1953 and has Anderson original casement windows. She has previously had them repaired but the wood is rotting and she is unable to close many of the windows. Explained that she has received quotes for wood casements and has also been advised by her contractors that double hung windows would be appropriate as well.

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Chairperson Cove asked if the double hung windows would be wood. Ms. Woodring responded that they would be vinyl wrapped wood and that 2 houses on her street already have them.

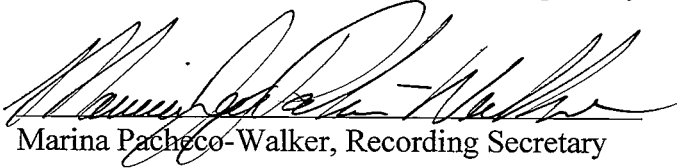
Chairperson Cove asked if a few windows would be replaced or all of them. Ms. Woodring replied that she only has 10 windows in her home and would like to do them all.

Ms. Woodring stated that she had been told that she does not have any repairable windows.

Board members agreed that it would be appropriate to have members of the Board visit the home and assess the windows again. Ms. Woodring agreed.

Motion by Chairperson Cove, and seconded by Member Searl, to adjourn the meeting.

Vote: Cove – yes; Morrow – yes; Harrington – yes; Searl – yes; Pollock – yes. *Motion Carries.*



Marina Pacheco-Walker, Recording Secretary