

**VILLAGE OF PITTSFORD**  
**Historic Preservation Board**  
**Monday May 6, 2019 at 7:00 pm**

**PRESENT:**

**Members:** William McBride  
Lisa Cove  
Ken Morrow  
**Alternate:** Mark Harrington

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

Member McBride called the meeting to order at 7:00 pm. He stated that he will be acting Chairperson for this meeting.

**Conflict of Interest Disclosure:** Member Cove stated that she is employed by Breathe Yoga, one of the applications before the Board, but that this would not affect her ability to render a fair decision.

**Mark Lincoln, 14 Locust Street ~ Garage**  
**Present:** Mark Lincoln, Homeowner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 2/15/19.**  
**Discussion:** This is a continuation of an open application for a proposal to replace two garage doors with one large garage door at 14 Locust Street. The existing garage doors are approximately 8 feet in width with a one-foot divider separating the doors. The proposed new door will be 17'4" in width. The applicant explained that they cannot fit two cars in the garage as it currently exists. Board members explained that the garage door is a defining architectural feature of the property. Member Cove stated that the existing garage is a simple style, and the replacement door should match that style. The applicant should maintain the existing arch, and the replacement door should not have windows.

The applicant submitted a revised drawing of a brown steel garage door, with a wood grain finish. The arch on the garage door will be maintained, and the proposed door has no windows.

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

**Vote: McBride – yes; Cove – yes; Morrow – yes; Harrington – yes.** *The decision was filed in the office of the Village Clerk on May 6, 2019.*

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**Matthew Ricotta, 27 Courtenay Circle ~ Addition**

**Present:** Matthew Ricotta, Homeowner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 4/12/19.**

**Discussion:** The applicant is proposing installing a mudroom addition to the front of the house at 27 Courtenay Circle. The exterior will be the same siding, and will be painted the same color, as the house. One of the existing two front doors will be replaced with a window.

Board members stated a concern with the creation of different roof pitches. The application will remain open, and the Board will visit the site with the applicant and his architect to further review the proposal.

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**Andrew Van Roo, 41 North Main Street ~ Addition**

**Present:** Andrew Van Roo, Architect; John Shultes

**Application: Submitted, date-stamped, and Building Inspector reviewed on 4/17/19.**

**Discussion:** The applicants are proposing construction of an 1100 square foot commercial addition for a fitness center, with an 83 square foot vestibule for exiting, at the Del Monte Renaissance Hotel. The addition will be on-grade with suitable fill material, and the new floor will align with the existing floor on the adjacent hotel. The exterior walls, window openings, and door openings will match the architectural materials of the existing hotel, including: Exterior Finish System (EIFS), aluminum storefront and glass, primed/painted metal doors and frames, cornice and coin detailing. The roof edge and cornice of the addition will tie into the adjacent roof edge of the Del Monte Spa. Minor site alterations around the area of the proposed addition will include reconfiguration of sidewalks and a wheelchair accessible ramp to accommodate entering and exiting. The existing generator will be relocated within the adjacent courtyard and screened from view with landscaping. The existing exterior light fixtures will remain, and there are no new light fixtures being proposed.

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

**Vote: McBride – yes; Cove – yes; Morrow – yes; Harrington – yes.** *The decision was filed in the office of the Village Clerk on May 6, 2019.*



**Chuck Armbruster, 19 South Main Street ~ Vestibule addition**

**Present:** Chuck Armbruster, Contractor; Cyndi Weis, Business owner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 4/15/19.**

**Discussion:** The applicants are proposing construction of a 117 square-foot vestibule addition at 19 South Main Street, Breathe Yoga. The applicant stated that the new main entrance doors, sidelights, and transoms will match the existing adjacent exit door (aluminum storefront system). The existing siding and cement stucco siding will be painted, and the cement stucco will be repainted, patched, and repaired as required. Board members noted that the vestibule will be minimally visible from the public way. The applicant submitted plans with detailed specifications of the proposed addition.

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

**Vote: McBride - yes; Cove - yes; Morrow - yes; Harrington - yes.** *The decision was filed in the office of the Village Clerk on May 6, 2019.*

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**Ellen Granberg, 10 Eastview Terrace ~ Replacement windows**

**Present:** Ellen Granberg/Sonya Rankin, Homeowners

**Application: Submitted, date-stamped, and Building Inspector reviewed on 4/26/19.**

**Discussion:** The applicants stated that they are requesting approval to replace single pane wood windows, some of which are in disrepair, in the house located at 10 Eastview Terrace. They are proposing replacing the windows with vinyl windows from Comfort Windows. They explained that they looked into replacing the windows with wood windows, but the cost of the wood windows was prohibitive. They cited other examples of homes with vinyl windows in the Village.

Board members explained that the Historic Preservation Board cannot approve replacement of original wood windows with vinyl windows. The Board suggested that the applicants investigate repairing the existing wood windows, and provided them with names of consultants that will evaluate the windows.

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

**Vote: McBride - yes; Cove - yes; Morrow - yes; Harrington - yes.** *The decision was filed in the office of the Village Clerk on May 6, 2019.*

The applicants are also proposing to replace the existing wood fiber garage doors with steel doors. The doors they are proposing are steel sixteen panel colonial style with a window insert at the second row. They submitted documentation with the specifications for the proposed doors. The steel doors will have a smooth surface.

**Motion:** Member McBride made a motion, seconded by Member Cove, to approve the application for steel replacement garage doors, as submitted.

**Vote: McBride - yes; Cove - yes; Morrow - yes; Harrington - yes.** *The decision was filed in the office of the Village Clerk on May 6, 2019.*

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**Jeff Ashline, 18 State Street ~ Roof**

**Present:** Jeff Ashline, Contractor

**Application: Submitted, date-stamped, and Building Inspector reviewed on 2/18/19.**

**Discussion:** This is an open application for replacement of the cedar roof at 18 State Street with textured shake-look asphalt shingles.

The Board explained that the Canandaigua National Bank building is a significant historical focal point in the Village. Member Cove stated that cedar shingles, when properly installed, should last 80 years. Member McBride explained to the applicant that he has the option of a hardship hearing. They requested that the Board's architectural consultant review the proposal.

Ms. Huot submitted a report, which documented the historical history and significance of the building, which report stated the following conclusions:

1. The Smith House is a significant and contributing structure. It illustrates a particular architectural style and construction technique in the historic fabric of the Village of Pittsford
2. The structure is located in the Central Business District of the Village of Pittsford; the most prominent and visible neighborhood of the Historic District.
3. Adding to its prominence in location, it is an important contributing structure due to its authenticity.
4. Authenticity in a historic building is defined by its integrity.
5. Integrity is defined by the originality; the retention of the majority of the features that illustrate the building's style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, the texture of materials, and ornamentation.

6. The continued application of wooden shingles on the roof of the Smith House represents historical continuity of a highly visible distinguishing architectural characteristic of the building.
7. To maintain the building's significance and contributing factors, materials and architectural details that define style must be preserved or replicated in kind.

The applicant stated that he will withdraw the application.

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**Dan Brault, 17 Church Street ~ Modification to approved application**

**Present:** Dan Brault, Homeowner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 4/15/19.**

**Discussion:** This is an application to modify a previously approved application for 17 Church Street. The applicant stated that he is proposing (1) replacing the concrete walkway with vintage style bricks, (2) adding three exterior lights, and (3) using wood siding on the sides of the garage, instead of cement board.

The applicant stated that there will also be an additional walkway to the driveway, connected to the front walkway, which will use the same style of brick. He brought samples of the proposed bricks, and showed examples of the same type of bricks used in other locations throughout the Village.

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

**Vote: McBride – yes; Cove – yes; Morrow – yes; Harrington – yes. The decision was filed in the office of the Village Clerk on May 6, 2019.**

The applicant submitted documentation for the proposed light fixtures, and indicated the locations for installation of the light poles. The applicant submitted a diagram indicating the location for the lights. The light fixture is a Callaway Mission Post light, with steel construction, in a rustic bronze finish. Board members questioned the applicant regarding the location of the light near the sidewalk. The applicant suggested relocating the light farther from the sidewalk. Member McBride asked the applicant to find other examples in the Village where there are lights at the sidewalk. The placement of that light will be held open.

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

**Vote: McBride – yes; Cove – yes; Morrow – yes; Harrington – yes.** *The decision was filed in the office of the Village Clerk on May 6, 2019.*

The proposed garage siding will be cedar clapboards, with a 4-inch reveal, on the east and west walls, and cement clapboards on the south wall, which is required by the Fire Code. Board members expressed approval of the change from cement siding to wood siding.

**Motion:** Member McBride made a motion, seconded by Member Cove, to approve the application for cedar siding on the Main and South Street sides of the garage, as submitted.

**Vote: McBride – yes; Cove – yes; Morrow – yes; Harrington – yes.** *The decision was filed in the office of the Village Clerk on May 6, 2019.*

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**Lindsey Michaels, 39 State Street ~ Garage demolition**

**Present:** Lindsey Michaels, Homeowner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 12/19/18.**

**Discussion:** The applicant stated that he is proposing demolition of the existing detached garage at 39 State Street. He explained that the entire driveway is pitched toward the garage, and has emptied the storm water runoff directly into this garage for many years. The most rotted side is on the neighbor's land, which is much higher in elevation and spills water toward the garage. In addition, part of the garage was built on the neighboring property, which has created a title insurance problem. He stated that he tried to purchase the two feet from the neighbor, but he refused to sell. He explained that when he requested that a contractor move the garage, he stated that the garage is in too poor condition to move, and that it would collapse. There is no floor in the garage, and it is too small to park cars in.

Board members asked if the garage is original to the property. The applicant stated that the garage was not built at the same time as the house. He explained that after the garage is removed, he will not rebuild, but will install a driveway and create a turnaround. Member Cove suggested that the garage could be reinforced to give it some support. The applicant stated that the structure is not practical for use as a garage, and that the cost of preserving it would be prohibitive. Board members also pointed out that the garage is minimally visible from the public way.

The Board's attorney explained to the members that the focus of the Board's review will be whether or not the preservation of the structure is warranted under the standards set

forth in the Historic Code. The Board also needs to determine whether the structure is a distinguishing feature of the property that is worth preserving.

The application will remain open, and the Board will conduct a site visit with the Building Inspector to determine if the structure can be preserved.

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**Robert Michaels, 34 - 34½ State Street ~ Modification to approved application**

**Present:** Robert Michaels, Owner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 12/19/18.**

**Discussion:** The applicant is proposing modifying the previously approved application for renovation of the buildings located at 34-34½ State Street. He is proposing replacing the handicap ramp on the canal side of the building with ramps on two sides of the building. The proposal is also to relocate two doors on each building, which will be the same as the existing door on the front of the building, and relocate one window to make it more symmetrical. Member Cove expressed concern with creating one long building and losing the small Village houses.

**Motion:** Member McBride made a motion, seconded by Member Morrow, to approve the application for modification of the approved plans, as submitted.

**Vote: McBride - yes; Cove - yes; Morrow - yes; Harrington - yes.** *The decision was filed in the office of the Village Clerk on May 6, 2019.*

**Motion:** Member McBride made a motion, seconded by Member Cove, to approve the minutes from the April 1, 2019 meeting, as drafted.

**Vote: McBride - yes; Cove - yes; Morrow - yes.** *The decision was filed in the office of the Village Clerk on May 6, 2019.*

The meeting was adjourned at 10:15 pm.