

## **HISTORIC ARCHITECTURE COMMISSION**

**February 12, 2013**

**PRESENT:** Ann Parks, James Fassanella, Michael Montalto, Phil Wise, Susan Angevine

**OTHERS:** James Brasley, Perinton Planning Board; Tom & Marilyn Hamilton, 23 Ridgeview Drive; Wendy Meagher, Meagher Engineering; Thomas Quinn, 30 Ridgeview Drive

### **FITCH CONSTRUCTION                      7278 Pittsford Palmyra Road**

Wendy Meagher showed a rendering of the new version of the monument sign that they are proposing. Several logos had been removed from the sign. Last month the Commission had asked that the sign be simplified. She said that she had gone before the Planning Board and had received preliminary site plan approval of the renovation project. They had tabled her sign until March 6, 2013, as they were short two members at that meeting.

Ms. Meagher said that several businesses have both a building and a monument sign. She will be requesting a variance for building mounted signs at the next Planning Board meeting. She said that she believes that they are necessary for the customers to be routed to the correct area and to keep away from the truck area.

James Brasley mentioned that the Planning Board had put some additional conditions on the application. One was that parking needed to be in front, due to the wetlands in the back. Because of that condition, there will be a need for extra landscaping in the front. The Planning Board would like the decision deferred until next month. James Fassanella felt that a conceptual approval could be given so that the applicant would not have to return to the Commission next month.

Michael Montalto said that he preferred that the sign not be internally illuminated, like the rest of the approved signs in the historic district. He said that he would endorse the building mounted and the monument signs, but with the caveat that the monument sign be externally illuminated. He would also prefer to wait until the Planning Board gave their endorsement. J. Brasley said that all the proposed signs met code, but that they need a variance to allow both building mounted signs and the free-standing monument sign. Phil Wise added that he agreed with the externally illuminated lighting for the monument sign.

J. Fassanella made a motion to accept the signage package submitted by Fitch Construction, 7278 Pittsford Palmyra Road, and dated 1/29/13 with one caveat – all of the Planning and Zoning criteria rules are followed and that this is only an approval from the Historic Architecture Commission. The approval is for the one monument sign and the two building mounted signs on the retail center. The interior lit sign (monument) must be converted to an externally lit sign. Catalog cuts are needed for the ground exterior lights, and noted that the signage on the warehouse building has been withdrawn from the proposal. Motion was seconded by S. Angevine.

Ayes: Parks, Fassanella, Montalto, Wise, Angevine

Nays: None

Motion unanimously approved.

## **TOM HAMILTON**

### **23 Ridgeview Drive**

Tom Hamilton showed the Commission his new landscaping plan, which showed the addition in green of the new grading plan. The yellow areas, 1, 2 and 3, remain unchanged. He explained the proposed plantings and gardens and showed what the new landscaping would look like in the new area. A. Parks said that the Commission would like to see the specific tree locations and the major plantings on a site plan. It was a bit hard to visualize without seeing the new placement of the major trees and bushes as they relate to the house. There was not a real need to show the existing ones. Our concern is what can be seen from the street. A. Parks asked about the pattern of the brick pattern on the driveway. The entire driveway area needs to be shown, and the brick pattern should duplicate the original.

The Commission also needs to see catalog cuts for the garage door. Mr. Hamilton said that he was going to install a 10 ft, and not an 8 ft, wooden garage door. Ms. Parks inquired about the windows. Mr. Hamilton said that he would be replicating the windows that are currently on the house. A. Parks passed out a copy of the Compatibility Criteria section from the preservation code. She felt that the project was compatible with the existing house and the surrounding properties. M. Montalto wondered if all of the “historic district” criteria would apply, since this new house is not in the historic district. P. Wise said that he likes what he has seen, and would like the Commission to work with the owner and help him with suggestions. He noted some examples for Mr. Hamilton to look at, such as the Ranney property, Red Stone Photography and Northern Nurseries.

T. Hamilton said that he hoped to get conditional approval from the Board so that he could begin to get his building permits, as he thought that it would take a year to complete this project.

M. Montalto made a motion to grant a negative declaration for SEQR, as this proposal will not have any negative impacts on the cultural environment and is consistent with the goals and objectives of the Historic Architecture Commission. The motion was seconded by J. Fassanella.

Ayes: Parks, Fassanella, Montalto, Wise, Angevine

Nays: None

Motion unanimously approved.

M. Montalto made a motion to declare a Certificate of Appropriateness for 23 Ridgeview Drive, submitted on January 29, 2013, with conditions regarding the following: a landscape plan is needed showing details regarding the type and location of specific trees and bushes; the pattern of the new brick driveways and the specific placement of any new driveway; catalog cuts for the garage door; a statement written by the homeowner regarding new windows – specifically that they will be identical to the existing windows. (per homeowner)

Ayes: Parks, Fassanella, Montalto, Wise, Angevine

Nays: None

Motion unanimously approved.

## **HILTON GARDEN INN**

## **800 Pittsford Victor Road**

The Hilton Garden Inn was on the agenda to seek a modification to an existing monument sign. (the addition of a logo) J. Brasley told the Commission that the change was minor and that there was no change to the size or the shape of the sign. The Planning Board approved this modification.

J. Fassanella made a motion to approve the modification to the sign as submitted by the property owner, which consisted of the addition of a logo. This approval will be added to the previous Certificate of Appropriateness for this address.

Ayes: Parks, Fassanella, Montalto, Wise, Angevine

Nays: None

Motion unanimously approved.

## **OLD BUSINESS**

Ann Parks distributed a list of the barns, by street address, currently surveyed by commission members. The survey work is close to completion.

Historian Bill Poray asked if there was any money available for an owner of an historic barn to fix it up. He was speaking about the Millow property on Ayrault Road. The owner, Michael Millow, is concerned for the barn's longevity.

The Hickey home, 7215 Pittsford Palmyra Road, has been the subject of discussion lately, as the owner wants to take the house down. This property has historic and architectural significance and is located in an historic district, hence, is subject to demolition regulations.

## **ANNOUNCEMENTS**

Ann Parks told the Commission that the Landmark Society has asked if they could host a meeting at our Town Hall Court Room on Monday, March 18<sup>th</sup> at 6:00 PM. The program would actually begin at 6:30 and end at 8:30.

## **MINUTES**

Susan Angevine made a motion to approve the minutes from the January 8, 2013 meeting as submitted. The motion was seconded by J. Fasanella.

Ayes: Parks, Fasanella, Montalto, Wise, Angevine

Nays: None

Motion unanimously approved.

There being no further business, Chairman Ann Parks adjourned the meeting at 9:15 PM.

Respectfully submitted,

Barbara Clay