

**Village of Pittsford
Architectural and Preservation Review Board
Monday April 2, 2012 at 7:00 PM**

PRESENT:

Chairperson:	Paul Zachman
Members:	Cristina Lanahan (absent) William McBride Maria Huot Erin Daniele (absent)
Building Inspector:	Skip Bailey
Village Attorney:	Jeff Turner
Recording Secretary:	Linda Habeeb

Chairperson Zachman called the meeting to order at 7:00 pm.

Gene Cardamone, 73 South Main Street ~ Roof

Present: Gene Cardamone, owner; Joe O'Donnell, architect

Application: Submitted, date-stamped, and Building Inspector reviewed on 3/26/12.

Discussion: The applicant stated that he is proposing modifying the roofline of an existing addition in the rear of the house, located at 73 South Main Street. The applicant is proposing wrapping the side porch from the south side around the rear of the house. He stated that the original windows in the house will be reused in the addition. It was noted that the rear elevation of the house is not visible from the public way.

Findings of Fact:

- ◆ The existing house is a Greek Revival style house, with a two-story front cross gable.
- ◆ There is an addition in the rear of the house, and a character-defining porch on the south side.
- ◆ The existing house has all original wood siding and windows.
- ◆ The siding material and external finishes on the addition will be made of wood and painted to match the existing structure.
- ◆ The new windows to be installed on the second floor will be wood, double-hung windows, with exterior applied muntins; the applicant will submit specification sheets for the windows.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the conceptual plans, as submitted, including raising the footprint of the main gable of the first floor to two stories in the rear and wrapping the side porch from the south side around the rear of the house, subject to submittal of scaled drawings prior to construction.

Vote: McBride – yes; Zachman – yes; Huot –yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on April 2, 2012.

First Presbyterian Church, 21 Church Street ~ Sign

Present: Robert Collins; Bruce Boak, pastor

Application: Submitted, date-stamped, and Building Inspector reviewed on 3/21/12.

Discussion: The applicant stated that the church is proposing replacing the existing sign, located on the lawn of the Church at 21 Church Street. He stated that the existing sign is deteriorated beyond repair. They are also proposing installation of two lights to illuminate the sign. The applicants submitted documentation and photographs indicating the dimensions, material, and location for the proposed sign and lights.

Findings of Fact:

- ◆ The existing sign is a wood, glass display case, which is in a deteriorated state.
- ◆ The sign is located in a residential street setting.
- ◆ The proposed sign will be rotated 90 degrees.
- ◆ While the sign is unique, its replacement would not result in the loss of significant architectural craftsmanship or materials.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the proposed sign and lights, as submitted, subject to compliance with the Village sign ordinance.

Vote: McBride – yes; Zachman – yes; Huot –yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on April 2, 2012.

Scott Ehle, 11 Elmbrook Drive ~ Window

Present: Scott Ehle; Steve Grossi, Contractor

Application: Submitted, date-stamped, and Building Inspector reviewed on 3/20/12.

Discussion: The applicant stated that they are proposing removing the brick from the existing window opening and installing a wood, aluminum-clad casement window. He submitted documentation and photographs indicating the dimensions, material, and location for the proposed window.

Findings of Fact:

- ◆ The house is a minimal traditional style home, built in 1945.
- ◆ The proposed window will be installed in a bricked-in window opening.
- ◆ The proposed window will match the architectural character of the existing windows.
- ◆ There are currently different styles of window on the house, ranging from original wood to vinyl windows.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the installation of the aluminum-clad, wood sash casement window, with exterior applied muntins.

Vote: McBride – yes; Zachman – yes; Huot –yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on April 2, 2012.

Mitch & Patty Odinak, 1 Durham Way ~ Addition & fence

Present: Patty Odinak; Elise Johnson-Schmidt, Architect

Application: Submitted, date-stamped, and Building Inspector reviewed on 3/21/12.

Discussion: The applicants stated that they are proposing adding a two-story addition, renovating the existing deck, and installing a fence in the rear yard. It was noted that the house is visible from the canal. Board members reviewed the proposed plans for the addition. Member Huot expressed concern that the proposed addition detracted from the original architectural intent and character of the period, defined by the staggering volumes permissible by the use of shed roofs and accentuated by its fenestration. Member Huot suggested that the proposed volumes would be more compatible as long as the proposed fenestration continued to accentuate the various volumes defining the architectural character of the building. These revisions were indicated on the plans on the drawing of the canal side façade. The revised plan will also include a cedar panel garage door, a full light front door, and Marvin Integrity fiberglass windows that match the existing windows on the house.

Findings of Fact:

- ◆ This house is a modern-style of architecture, with vertical cedar siding, which was built in 1978.
- ◆ The windows are all casement and awning style windows.
- ◆ There is an existing wood deck, with a contemporary railing, which is not a significant architectural feature.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application, as submitted, with the revisions as noted in red on the plans, modifying the fenestration of the windows on the canal-side view, and including the installation of the stainless steel cable rail fence around the property line, which will match in dimension and detail the railing on the house. The revised plan will include: a cedar panel garage door, a full light front door, and Marvin Integrity fiberglass windows that match the existing windows on the house.

Vote: McBride – yes; Zachman – yes; Huot –yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on April 2, 2012.

Deborah Metz, 47 Rand Place ~ Windows

Present: Deborah Metz, owner; Jack Miller, Rochester Colonial

Application: Submitted, date-stamped, and Building Inspector reviewed on 3/21/12.

Discussion: The applicant stated that she is proposing replacing the existing windows on her house with Marvin Infinity Fiberglass double-hung replacement windows. Mr. Miller stated that the proposed windows are the same windows that were approved and installed at 98 South Main Street. He also noted that the glass size of the windows will be maintained. Chairperson Zachman stated that under the Village Code, this change would be considered a replacement. Replacement of non-contributing non-distinguishing exterior architectural features is considered an alteration. Alterations allow for replacement rather than repair, and allow for substitute materials that are of equal or better quality.

Findings of Fact:

- ◆ This house is a post-WWII Minimal Traditional style home, built in 1951.
- ◆ Per a site inspection, the existing wood double-hung windows are of a standard post-war mass-production style quality, which do not exhibit unique architectural characteristics, are not composed of superior or unique materials, and are not an example of rare or outstanding craftsmanship.
- ◆ The placement, proportion, and style (Double-hung) of the existing windows are important elements that do help define the character and style of the home.
- ◆ The existing window glass is 4" less than the window size at the inside of the jamb, and the proposed Marvin Infinity replacement style of window has the same glass size.
- ◆ The divided light configuration of the existing windows can be reproduced.
- ◆ The overall appearance of the replacement windows with the included half or full screen frame sufficiently matches that of the existing windows' style and proportion.

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

Vote: McBride – yes; Zachman – yes; Huot –yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on April 2, 2012.

Pearl Ehrlich, 12 Courtenay Circle ~ Windows

Present: David Cameron, Contractor

Application: Submitted, date-stamped, and Building Inspector reviewed on 3/21/12.

Discussion: The applicant stated that the proposal is for replacement of six windows on the front and side of the house with Alside Excalibur vinyl windows. The existing windows are aluminum-frame slider windows. Chairperson Zachman stated that under the Village Code, this change is considered a replacement. Replacement of non-contributing non-distinguishing exterior architectural features is considered an alteration. Alterations allow for replacement, rather than repair, and allow for substitute materials that are of equal or better quality.

Findings of Fact:

- ◆ This house is a post-WWII ranch-style home, built in 1961.
- ◆ Per a site inspection, the existing windows are narrow frame aluminum sliding windows. The windows are low-quality windows, which are not used much in this area, as they are not particularly suitable for our climate. The windows do not exhibit unique architectural characteristics, are not composed of superior or unique materials, and are not an example of rare or outstanding craftsmanship.

- ◆ The placement, proportion, and style (undivided sliding) of the existing windows are important elements that do help define the character and style of the home.
- ◆ The existing windows are very thin-framed, appearing much like heavy-duty storm windows. The proposed vinyl replacement windows have slightly thicker sash frames that do not impair the open and simple style of the existing windows, and they function just as the existing window do.
- ◆ The overall appearance of the proposed replacement windows sufficiently matches that of the existing windows' style and proportion.

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

Vote: McBride – yes; Zachman – yes; Huot –yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on April 2, 2012.

Minutes:

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the 3/5/12 minutes, as drafted.

Vote: McBride – yes; Zachman – yes; Huot –yes. **Motion carried.**

Member Items:

- ◆ May is Preservation Month, and the Village will be presenting the Irving Gaskin Preservation Award to residents who have restored and improved their homes. Board members discussed various properties for nomination for this award.

ADJOURNMENT: There being no further business, Chairperson Zachman adjourned the meeting at 9:00 pm.

Linda Habeeb, Recording Secretary