

**Village of Pittsford**  
**Architectural and Preservation Review Board**  
**Monday May 6, 2013 at 7:00 PM**

**PRESENT:**

Chairperson:	Paul Zachman
Members:	Cristina Lanahan
	William McBride
	Maria Huot
	Erin Daniele

Village Attorney:	Jeff Turner
Building Inspector:	John Limbeck
Recording Secretary:	Linda Habeeb

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

**Eleanore Ballieul, 80 South Street ~ Windows**

**Present:** Eleanore Ballieul, homeowner: Representative from Pace Windows

**Application: Submitted, date-stamped, and Building Inspector approved on 4/22/13.**

**Discussion:** The applicant is proposing replacing five windows with either vinyl double-hung windows, or composite wood, tilt-in double-hung windows. Chairperson Zachman pointed out that the windows on the rear of the house are not visible from the public way. He explained that the reduction in glass from the installation of the proposed windows would be greater than what is appropriate for this style house. He stated that sash replacement would be the least invasive method of installation of the replacement windows. The application will remain open, and the applicant will investigate alternatives to this proposal.

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**Robert Brenner ~ 30 Boughton Avenue ~ Window**

**Present:** Robert Brenner, owner

**Discussion:** The applicant stated that he is proposing replacing two windows the house, one on the side of the house and one on the front. He explained that the windows are damaged beyond repair. He is proposing replacing the windows with wood, sash replacement windows. He is also proposing installation of three light fixtures on the house. He presented four options for the Board to review.

***Findings of Fact:***

- ❖ The house is a local vernacular, Victorian-era house built in 1910.
- ❖ The windows on the front and side of the house are damaged and not repairable.
- ❖ The existing light fixture on the front of the house is not a character-defining feature of the house.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the

application for installation of wood-sash replacement windows, as submitted.

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes; Daniele - yes. **Motion carried.**  
This decision was filed in the Office of the Village Clerk on May 6, 2013.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for the installation three light fixtures, the applicant to choose any of the four options presented.

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes; Daniele - yes. **Motion carried.**  
This decision was filed in the Office of the Village Clerk on May 6, 2013.

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**Jack Sigrist, 21 Boughton Avenue ~ Addition**

**Present:** Jack Sigrist, architect

**Application: Submitted, date-stamped, and Building Inspector approved on 4/23/13.**

**Discussion:** The applicant stated that the proposal is for the expansion of an existing second-floor bedroom, a first-floor mudroom addition, and addition of a master bedroom over the existing living room and small bath over the new mudroom. He further stated that the house currently has 4" wood clapboard with a 4" exposure and 4" corner boards and asphalt shingles, and the plans match these materials, as well as the color and trim details.

Board members expressed concerns with the proposed rooflines, and suggested various alternatives. The applicant stated that because of constraints of the inside floor plan, which includes cathedral ceilings, his options for roof configurations are limited.

The application will remain open for the applicant to consider alternative plans.

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**David Burrows, 11 Sutherland Street ~ Addition**

**Present:** David Burrows, Architect; Gary Morrow, Homeowner

**Application: Submitted, date-stamped, and Building Inspector approved on 4/23/13.**

**Discussion:** The applicants are proposing construction of a second-floor addition for the house located at 11 Sutherland Street. The existing first-floor porch will be replaced with a finished entrance, and the steps and landing will be replaced. The proposed windows are Kolbe and Kolbe traditional double-hung and awning, with a painted wood exterior.

Chairperson Zachman stated that the rear elevation is not visible from the public way. The application will remain open, pending the applicant's receiving site plan approval from the Planning Board.

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**Dave Mathews, 43B Rand Place New Home Construction**

**Present:** David Mathews, Architect; Wendy Vitek, Homeowner

**Discussion:** The applicants presented plans for construction of a new house on the property located at 43B Rand Place. The proposed house will be sided with a mix of cedar-clapboard and aluminum-clad wood. They submitted documentation indicating the location, style details, and materials for the proposed structure.

Chairperson Zachman reviewed some of the guidelines for new construction in the Village: New buildings in an historic district should complement the existing historic buildings and the established character of the surrounding neighborhood. Some of the issues to consider are the history of the neighborhood and physical features that define its character; whether the neighborhood is commercial or residential; whether it is located along the canal or in a downtown setting; and other periods and styles represented in the area.

***Findings of Fact:***

- ❖ Based on the design principles and eclectic postwar styles of houses and lot settings on this private drive, the house is in a setting and oriented in a way that is the same pattern and rhythm of the surrounding area.
- ❖ The house will be located on a hilltop and will not be visible from Eastview Terrace or Rand Place, and will be minimally visible from Jefferson Road.
- ❖ All proposed materials are the appropriate design and style.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for construction of a new house, as submitted.

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on May 6, 2013.

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**Tom Blum, Christ Episcopal Church ~ Glass Block windows ~ Information Only**

**Discussion:** Mr. Blum stated that basement glass-block windows were installed in the church without APRB approval and a building permit having been obtained from the Village. He stated that he is seeking information from the Board as to a possible option for replacement of the windows. He suggested removal of the glass block windows and the window wells, and installation of smaller windows that would be similar in style to the original windows. Board members expressed approval for this solution.

**Member Items:**

**Minutes:**

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the 2/26/13 minutes, as drafted.

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

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the 3/4/13 minutes, as drafted.

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

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the 4/1/13 minutes, as drafted.

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

**ADJOURNMENT:** There being no further business, Chairperson Zachman adjourned the meeting at 9:15 pm.

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Linda Habeeb, Recording Secretary