

**Village of Pittsford
Architectural and Preservation Review Board
Monday June 3, 2013 at 7:00 PM**

PRESENT:

Chairperson:	Paul Zachman
Members:	Cristina Lanahan (absent) 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.

Colleen Anderson, 5 Elmbrook Drive ~ Fence & windows

Present: Kevin Morton; Josh Schmieder, Josh Landscaping

Application: Submitted, date-stamped, and Building Inspector approved on: 5/28/13.

Discussion:

Windows:

The applicant is proposing: (1) relocating the second-floor window on the west wall; (2) removing the first-floor window on the west wall; and (3) replacing the existing windows. Mr. Morton stated that the siding will be patched to match the existing siding on the house.

Chairperson Zachman explained that this house meets the qualifications for a postwar house window replacement. The existing windows are mass-produced and are not unique in materials or craftsmanship. He further stated that it is important to preserve the character from the original construction.

Findings of Fact:

- Windows are a significant architectural feature of the house.
- The house is a postwar, modest, tract-style house.
- The existing windows are not unique in craftsmanship or materials.
- The entire house is sided in wood.
- The siding will be patched to match the existing.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the window replacement, as submitted, with the following conditions:

1. The windows will be painted wood windows with the same grid patterns as the existing, with external grids on the glass; and
2. The windows will be cased in the same trim profiles as the brick and siding portions of the house.

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on June 3, 2013.

Findings of Fact:

- There is a brick chimney in front of the windows that partially interferes with the view into the backyard.
- Removal of the lower window eliminates any symmetry issues with the upper windows.
- There are no other symmetrical fenestrations on that side of the house.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the removal of the first-floor window and relocation of the second-floor window, with the condition that the siding be blended in to match the existing where openings were changed.

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on June 3, 2013.

Fence:

Discussion: The applicant presented an application for installation of a pool fence enclosure. The columns will match the style of the house.

Findings of fact:

- The lower portion of the house has a painted brick façade and a brick chimney.
- The columns will match the style of the house.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the installation of 20-inch wide columns, with a 2-inch cap, and a black, either single or double aluminum fence. The columns nearest the house shall be offset approximately 8" with a short section of matching fence in place to close the gap.

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on June 3, 2013.

Louis Cipro, 6 Elm Street ~ Fence

Present: Louis Cipro, homeowner

Application: Submitted, date-stamped, and Building Inspector approved on: 5/28/13.

Discussion: The applicant presented a proposed plan for installation of an extension of the neighbor's scalloped fence, a board-on-board fence, and a picket fence.

Findings of Fact:

- The picket fence is similar in style to the existing arbor fence.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the installation of the fence, as submitted, with the following conditions:

1. The dip in the scalloped fence on the east side will conform to the neighbor's.
2. The materials for the fence will match the neighbor's fence.
3. The cross rails of the picket fence will be mounted between the posts.

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on June 3, 2013.

Marty Coddington, 19 East Jefferson Circle ~ Deck

Present: Marty Coddington, homeowner

Application: Submitted, date-stamped, and Building Inspector approved on: 5/28/13.

Discussion: The applicant presented a proposed plan for a deck to be installed adjacent to the swimming pool on the east side of the rear yard, with a locking gate at the bottom of the steps. The material for the deck will be pressure-treated wood.

Findings of Fact:

- The house is a postwar, ranch-style house.
- The deck will enclose an above-ground pool behind the house on the east side.
- The deck stairs will not be visible from the public way.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the installation of the fence, as submitted, with the condition that if the pool is permanently removed, the deck will be removed.

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on June 3, 2013.

Michael Newcomb, 6 Lincoln Avenue ~ Siding

Present: Michael Newcomb, owner

Application: Submitted, date-stamped, and Building Inspector approved on: 5/28/13.

Discussion: The applicant stated that he is proposing replacing the deteriorating wood siding on the house with hardie board siding. He stated that there is no sheeting underneath the siding, and the house will not hold paint.

Chairperson Zachman noted that the existing siding is in poor condition, because there is no vapor barrier to prevent moisture from moving into the walls.

Findings of Fact:

- The house has catastrophic paint failure.

- The existing siding is deteriorating, and some of the siding has been patched and replaced.
- The house is a small, two-family house, with a high living intensity.
- There is no vapor barrier to prevent the moisture from moving into the walls.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the installation of hardie plank siding, with the following conditions:

1. The siding will have a smooth profile on the trim and clapboard.
2. All reveals will match existing.
3. The installation styles will match existing.

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on June 3, 2013.

Jack Sigrist, 21 Boughton Avenue ~ Addition

Present: Jack Sigrist, architect

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

Discussion: At the previous APRB meeting, the applicant presented a proposal 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. Board members had expressed concerns with the proposed rooflines, and suggested various alternatives. The applicant was also told that he needed Planning Board approval because the proposed addition was in excess of 400 square feet.

Mr. Sigrist stated that he had received Planning Board approval for the addition, and he presented revised plans to the Board. Chairperson Zachman stated that the revised plan has the appropriate gable pitches and proportions that relate well to the existing architecture of the house. Board members agreed that the revised plan is an improvement over the previous version.

Findings of Fact:

- The Village Planning Board approved the proposed plans for an addition.
- The revised plan has the appropriate gable pitches and proportions that relate well to the existing architecture of the house.
- The proposed addition will replicate all the exterior trim and siding features of the existing house.
- The windows will be wood windows with exterior-mounted grilles.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the revised plans, as submitted.

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on June 3, 2013.

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.

This is an application from the previous APRB meeting that was held open pending approval from the PZBA. The applicants stated that they had received Planning Board and Zoning Board approval for the project. Mr. Burrows stated that he had made a revision from the previous plans: they are extending the roof over the porch on the south side. They are also considering changing window manufacturers, but the style of the proposed windows will remain the same.

Findings of Fact:

- The house is a stucco-sided, foursquare-style house.
- The addition will be built partially on top of the existing first floor of the house in the rear, and the main body will telescope in slightly from the second-floor walls as well as hip roofs.
- The addition will be sided in clapboard, which will differentiate it from the stucco on the house.
- The windows will be wood windows with exterior-applied muntins that will match the style of the existing windows.
- All exterior materials will match the existing house.

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

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on June 3, 2013.

Daniel O'Connor, 17 Courtenay Circle ~ Addition

Present: Bruce Steele, Contractor; Don O'Connor, Homeowner

Application: Submitted, date-stamped, and Building Inspector approved on 5/18/13.

Discussion: The applicants are proposing construction of an attached two-car garage, conversion of the existing two-car garage into an entryway/hall and two rooms, and an addition to the existing kitchen extending into the rear yard. They indicated that roof pitch, shingles, siding, soffits, and other external materials and paint will match the existing house, as shown on the elevation drawings.

Mr. Limbeck determined that this proposal requires approval from the Planning Board because the addition is in excess of 400 square feet. Chairperson Zachman stated that the application will remain open, pending Planning Board review and approval.

Paul Schenkel, Town of Pittsford ~ Signs

Mr. Schenkel presented proposals for signs to be installed at the Spiegel Community Center and the Port of Pittsford. The sign at the Spiegel Center will be a single-sided sign and will face the road. The current sign at the Port of Pittsford will be replaced with a sign to commemorate the former Town Supervisor.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of a sign at the Spiegel Community Center, the height of the sign not to exceed 5½ feet.

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on June 3, 2013.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of a sign at the Port of Pittsford, the height of the sign not to exceed three feet.

Vote: McBride – yes; Zachman – yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on June 3, 2013.

Member Items:

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the 5/6/13 minutes, as drafted.

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

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

Linda Habeeb, Recording Secretary