

**Village of Pittsford
Architectural and Preservation Review Board
Monday July 1, 2013 at 7:00 PM**

PRESENT:

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

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

Robert Koster, 7 Jackson Park ~ Fence

Present: Robert Koster, Homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 6/18/13.

Discussion: The applicant stated that he is proposing installing a 3-foot-high vinyl fence along the property line at 7 Jackson Park. Chairperson Zachman explained that within the Village's Historic District, fences should be constructed of traditional materials, such as wood. He further noted that a vinyl fence would be out of character for the neighborhood. The applicant stated that he would amend his application to propose installation of a wood fence.

Findings of Fact:

- ◆ The fence will be located on the property line between two properties that are connected with an existing fence.
- ◆ The fence will be installed perpendicular to the existing fence along the property line.
- ◆ The existing fence is a cedar picket fence, as depicted in the submitted photographs.
- ◆ The fence will be installed within the Village's Historic Preservation District, where traditional materials are used when available.

Motion: Chairperson Zachman made a motion, seconded by Member Lanahan, to approve the amended application for installation of a wood fence, to match the existing fence located between the two houses.

Vote: Lanahan – yes; Zachman – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on July 1, 2013.

Clayton Forsyth, 77 North Main Street ~ Fence

Present: Clayton Forsyth, Contractor

Application: Submitted, date-stamped, and Building Inspector reviewed on 5/21/13.

Discussion: The applicant stated that he is proposing installing a 6-foot-high pressure-treated fence at the property located at 77 North Main Street. He stated that the fence will have two gates that will match the fence. Chairperson Zachman pointed out that there is a significant drop in the grade from the corner of the house to the property line. Board members stated that the proposed fence is an appropriate style of fence for this setting.

Findings of Fact:

- ◆ The fence will be installed from the corner of the house to the south property line.
- ◆ There will be a gate facing North Main Street and a gate off the southwest corner of the house.
- ◆ The gates will match the fence.
- ◆ The proposed fence is appropriate for the setting.
- ◆ The installation of the fence will accommodate the existing grade without exceeding 6 feet in height.

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

Vote: Lanahan – yes; Zachman – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on July 1, 2013.

Larry Weis, 19 South Main Street ~ Windows

Present: Larry Weis, Owner

Discussion: This is a continuation of an open application for renovations of the building located at 19 South Main Street. Board members discussed the replacement of five windows on the second floor of the building. The applicant submitted documentation showing that the existing windows are severely deteriorated and unable to be repaired. He is proposing replacing the windows with wood windows. He is also proposing installation of standard architectural style shingles for the roof on the south side of the building, instead of the metal roof that was previously approved by the Board. Chairperson Zachman suggested that the applicants use hardy cornerboard trim and soffits instead of PVC.

Windows

Findings of Fact:

- ◆ The five windows on the second floor are in severe disrepair, based on submitted photographs and a site visit.
- ◆ The proposal is for a full reconstruction style of installation, and the glass will be relative to the window openings.
- ◆ The style of the replacement windows will be the same as the existing windows.

Motion: Chairperson Zachman made a motion, seconded by Member Lanahan, to approve the application for replacement of five windows, as submitted, with the condition that the windows be wood, nonclad windows, with exterior-mounted muntins.

Vote: Lanahan – yes; Zachman – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on July 1, 2013.

Roof

Findings of Fact:

- ◆ The Board had previously approved a metal re-roof on the low-pitched roof on the south side of the building.
- ◆ The revised proposal is for architectural-style shingles.
- ◆ The low-pitched asphalt roof is appropriate for the building.

Motion: Chairperson Zachman made a motion, seconded by Member Lanahan, to approve the amended application proposing installation of architectural-style shingles.

Vote: Lanahan – yes; Zachman – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on July 1, 2013.

Linda Brisbane/Marty Martina, 30 Locust Street ~ Door

Present: Linda Brisbane, homeowner

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

Discussion: The applicants are proposing removing the existing front door on the house and replacing it with a similar style and size door. They presented documentation that the existing door and frame are in disrepair, and that attempts to repair the door were not successful. The proposal is to replace the door with a Simpson Douglas Fir solid wood door.

Findings of Fact:

- ◆ The existing door is not repairable, and meets the standard for deteriorated beyond repair.
- ◆ The proposal is for replacement with a wood door, similar to the existing door.

Motion: Chairperson Zachman made a motion, seconded by Member Lanahan, to approve the application for replacement of the existing door with a wood door, as submitted.

Vote: Lanahan – yes; Zachman – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on July 1, 2013.

Member Lanahan noted that although she had previously abstained from voting on the more significant portions of this application, she was voting on this minor element of the application.

Ann Comisso, 11 Maple Street ~ Siding

Present: Ann Comisso, homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 6/3/13.

Discussion: The applicant stated that she is proposing replacement of the existing cedar clapboard siding on the south and west sides of the house located at 11 Maple Street. Chairperson Zachman noted that the existing cedar siding has catastrophic paint failure, and that the applicant is proposing replacing the siding in kind.

Findings of Fact:

- ◆ The existing cedar siding has catastrophic paint failure.

Motion: Chairperson Zachman made a motion, seconded by Member Lanahan, to approve the application for replacement of the existing cedar siding on the south and west sides of the house and replacing the siding with new, wood siding.

Vote: Lanahan – yes; Zachman – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on July 1, 2013.

Rufus Falk , 7 Elmbrook Drive ~ Front Steps

Present: Rufus Falk, Homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 6/17/13.

Discussion: This application is for replacement of the damaged bricks on the front stoop of the house, replacing the front step with materials to match the existing, and replacing the wrought-iron railing. Board members expressed concerns with the proposed style and method of installation of the columns. Chairperson Zachman stated that a traditional wooden railing would be an appropriate style of railing for this era of house.

Findings of Fact:

- ◆ The house is a colonial revival style that was built in 1930.
- ◆ The front stoop is brick with a bracketed canopy roof over the entry.
- ◆ There is a retrofitted wrought-iron railing that was installed on the stoop.
- ◆ This style of house would support a traditional wooden baluster railing on the porch.

Motion: Chairperson Zachman made a motion, seconded by Member Lanahan, to approve the application for replacement of the front stoop and removal of the wrought-iron railing and installation of a traditional wood railing, 28-30" in height, with 4-5" posts.

Vote: Lanahan – yes; Zachman – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on July 1, 2013.

Information only:

Kevin Morgan, 7 Austin Park ~ Addition

Present: Kevin Morgan, Homeowner

Discussion: The applicant presented preliminary plans for construction of an addition for the house located at 7 Austin Park. Mr. Limbeck stated that the proposal will require Zoning Board

approval for variances. Chairperson Zachman noted that the addition will be minimally visible from the public way. Board members expressed concerns that the gable roof proposed for the addition intersected the existing roof and soffits at a higher elevation and the soffits of the addition overlay the existing roof. The board suggested that the homeowner discuss possible alternatives that would include matching the elevation of the addition soffits with the existing house.

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

Linda Habeeb, Recording Secretary