

**Village of Pittsford
Architectural and Preservation Review Board
Monday March 2, 2015 at 7:00 PM**

PRESENT:

Chairperson: Paul Zachman
Members: William McBride
Cristina Lanahan
Maria Huot (absent)

Erin Daniele

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

Al Herdklotz, 21 North Main Street ~ Storage Shed

Present: Al Herdklotz, Commander, American Legion Post 899

Application: Submitted, date-stamped, and Building Inspector reviewed on 1/23/15.

Discussion: Mr. Herdklotz stated that the American Legion, Post 899, which meets in the lower room of the Village Hall, is proposing installing a storage shed in the rear yard of the property at 21 North Main Street. He explained that the structure will store cooking grills and other equipment, and that the Village will also be able to utilize the shed for storage. Currently, they have had to either store the equipment outside or carry it up the stairs from the basement. Mr. Herdklotz presented a number of examples of various styles of sheds, and Board Members explained that traditional materials, such as wood, would be preferable for this type of accessory structure that will be located at the Village Hall.

Findings of Fact:

Chairman Zachman cited the following findings of fact:

- The proposed shed will store cooking grills and other Village equipment.
- The shed will be made of wood and will be painted to match the Village Hall.
- The shed will be located in an area that will not interfere with snow removal.
- The Zoning Board granted a variance for the size of the shed.
- The shed has been approved by the Village.

Motion: Chairman Zachman made a motion, seconded by member McBride, to approve the 10' x 16' Cyprus wood storage shed with a door on the gable end.

Vote: McBride – yes; Zachman – yes; Lanahan – yes; Daniele - yes. **Motion carried. This decision was filed in the Office of the Village Clerk on March 2, 2015.**

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**Heather Erwin, 18 Green Hill Lane ~ Replacement Windows**

**Present:** Brian Buckley, Comfort Windows

**Application: Submitted, date-stamped, and Building Inspector reviewed on 1/23/15.**

**Discussion:** Mr. Buckley stated that the homeowner is proposing replacing the windows on the house located at 18 Green Hill Lane with vinyl windows. He explained that the proposed windows are the same windows that were approved for the house located next door at 20 Green Hill Lane. Chairperson Zachman explained that the house is a postwar house, and this change is considered to be an alteration. Substitute materials are permitted for alterations, as long as the quality of the materials is equal to or better than the original component, and the style is compatible with the original component or others in the neighborhood. He also stated that the installation of the proposed windows will result in only minimal reduction in glass.

**Findings of Fact:**

Chairman Zachman cited the following findings of fact:

- The house is a postwar house, built in 1961.
- The installation of the proposed windows will not result in excessive glass reduction.
- This change is considered to be an alteration, and substitute materials are permitted for alterations, as long as the quality of the materials is equal to or better than the original component, and the style is compatible with the original component or others in the neighborhood.

**Motion:** Chairman Zachman made a motion, seconded by member McBride, to approve the installation of the Comfort vinyl windows that were installed on the house located at 20 Green Hill Lane, with the condition that all grid patterns match the existing windows, and the one fixed window will be an eight-over-eight, double-hung window, as submitted.

**Vote: McBride – yes; Zachman – yes; Lanahan – yes; Daniele - yes. Motion carried. This decision was filed in the Office of the Village Clerk on March 2, 2015.**

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Michael Newcomb, 21 Monroe Avenue ~ Replacement door

Present: Michael Newcomb, Owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 1/23/15.

Discussion: The applicant is proposing replacing the rear door on the house located at 21 Monroe Avenue with a fiberglass door. Board members discussed whether the inappropriate style of the existing rear door, and the fact that the existing door is a secondary entrance to the house and is not original to the house, justify replacing it with a fiberglass door, instead of a wooden door, as has been required of other homeowners.

Findings of Fact:

Chairman Zachman cited the following findings of fact:

- The door is a side entry door that is visible from the street.
- The existing door is a wood replacement door the style of which is inappropriate for the house.

- All elements of the outside of the house are wood and are original to the house, which is a good example of a preserved house.

Motion: Chairman Zachman made a motion, seconded by member McBride, to approve a half-light replacement door with two recessed panels, in wood that can be painted.

Vote: McBride – yes; Zachman – yes; Lanahan – yes; Daniele – no. **Motion carried. This decision was filed in the Office of the Village Clerk on March 2, 2015.**

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**Bruce Steele, 34 Monroe Avenue ~ Addition**

**Present:** Adam Stetzer, Homeowner; Bruce Steele, Contractor

**Application: Submitted, date-stamped, and Building Inspector reviewed on 1/20/15.**

**Discussion:** The applicants are proposing removing the existing additions on the rear of the house and constructing a new two-story addition. Mr. Steele presented plans for the addition and discussed minor modifications to the submitted plans: (1) The bottom of the eave on the second-floor gable will line up with the bottom of the existing eave; (2) The gable window has been changed to a medallion; and (3) the shutters on the rear have been removed. He also provided photographs of the existing addition that is being removed and a brochure with the details of the proposed windows. He explained that they considered preserving the existing addition, but determined that it would not be practical.

Chairperson Zachman requested that the applicants provide further details about the porch. He also suggested that the addition telescope in slightly to break up the long plane.

**Findings of Fact:**

Chairman Zachman cited the following findings of fact:

- The existing addition and outhouse were not built at the same time nor to the same standards as the original house, so that removing them to add a significant addition that will meet construction standards and finished details of the existing house justifies removal of the rear structures.
- The proposed addition is of significant size, but the stature of the surrounding houses and the size of the lot can support the added size and bulk of the house and is in character with the surrounding area.
- The screened porches and other architectural elements, including the cross-gable on the east side, are significant architectural features that will break up long planes of flush extensions of the roof and wall lines.

**Motion:** Chairman Zachman made a motion, seconded by member McBride, to approve the application for an addition with the following conditions:

- (1) All exterior details of the main house will be replicated on the addition;

- (2) The porch railings will be traditional-shaped railings with 1¼ square balusters spaced appropriately;
- (3) The newel posts on the porch will be proportioned and stylized to match the larger columns on the house;
- (4) The porch will have a 4 x 4 fir floor;
- (5) The windows will be Pella ProLine windows;
- (6)** The foundation on the addition will be concrete block that is parged so that it has a smooth appearance.
- (7) The piers supporting the porches will be brick that could match the brick on the rear.
- (8) The applicant will provide detailed drawings showing how the piers, columns, and railings line up and balance. The applicant will submit plans for approval by the application deadline for the April meeting.

**Vote: McBride - yes; Zachman - yes; Lanahan - yes; Daniele - yes. Motion carried. *This decision was filed in the Office of the Village Clerk on March 2, 2015.***

Chairperson Zachman stated that the application will be held open for the April meeting for the porch design review and proposed changes to the barn/garage doors

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