

**Village of Pittsford  
Architectural and Preservation Review Board  
Special Meeting – March 15, 2006 at 4:30 PM**

**PRESENT:**

<b>Chairperson:</b>	<b>Steve Melnyk</b>
<b>Members:</b>	<b>Marcia Watt Scott Latshaw Cristina Lanahan Paul Zachman</b>
<b>Architectural Consultant:</b>	<b>Blake Held</b>
<b>Recording Secretary:</b>	<b>Linda Habeeb</b>

Chairperson Melnyk called the meeting to order at 4:30.

**Mr. & Mrs. David Ferris, 27 Monroe Avenue ~ Addition  
Present: Mr. & Mrs. Ferris  
Stephen Takatch, Architectura PC Architects**

**Application:** Submitted, date-stamped, and building inspector reviewed on 2/21/06.

**Discussion:** This is a continuation of an application that was held open for further review and consultation with the Board's architectural advisor. The applicant is proposing removal of portions of the existing house, construction of a new foundation and addition, and moving the garage to a different location on the property. The Board viewed the interior and exterior of the house, including the basement. The applicants stated that they are replacing the basement floor with a level concrete floor, installing a french drain for improved drainage, and removing the interior stairway to the basement.

At the previous Board meeting, members had expressed concerns with the massing for the addition and with the proposed window dimensions, placement, roofline, and style. The applicants presented revised plans that reflect changes in response to some of these issues. They stated that they are now proposing one-over-one windows with no muntins, and on the second floor west elevation, two casement windows for egress, one of which is required by the Village Code. They also added a gable piece and a railing to the entry porch, and changed the proposed design for the door and side lites.

The applicants are proposing replacement of the existing kitchen exterior door facing Monroe Avenue, as well as certain replacement windows in the original portions of the house. Board members explained to the applicants that the Secretary of the Interior's Standards state that deteriorated historic features shall be repaired rather than replaced, and where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. The Board reviewed the condition of the door and windows proposed to be replaced, but did not reach a conclusion on this issue.

There was some discussion as to whether the extent of the proposed alteration to the existing structure of the house to accommodate the addition requires application of the demolition criteria.

Mr. Held expressed the opinion that the alteration could be considered a rehabilitation instead of a demolition, because many of the character-defining aspects of the original house are remaining.

Board members, the architectural consultant, and the applicants discussed various alternative designs to address the Board's concerns with the massing for the addition and the front elevation rooflines.

The applicants stated that they will further revise the plans to incorporate changes based on the Board's suggestions and present revised plans for the Board's review at the next meeting.

**ADJOURNMENT:**

There being no further business, Chairperson Melnyk adjourned the meeting at 6:15.

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Linda Habeeb, Recording Secretary