

**Village of Pittsford**  
**Architectural and Preservation Review Board**  
**Regular Meeting – April 2, 2007 at 7:30 PM**

**PRESENT:**

<b>Chairperson:</b>	<b>Paul Zachman</b>
<b>Members:</b>	<b>Cristina Lanahan (absent)</b>
	<b>Scott Latshaw</b>
	<b>Marcia Watt</b>
	<b>Ken Willard</b>
<b>Building Inspector:</b>	<b>Skip Bailey</b>
<b>Village Attorney:</b>	<b>Jeff Turner</b>
<b>Recording Secretary:</b>	<b>Linda Habeeb</b>

Chairperson Zachman called the meeting to order at 7:30.

**1. Meredith Utman & Susan Webb, 75 N. Main Street ~ Stairs**

**Present:** Meredith Utman & Susan Webb

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 3/29/07.

**Discussion:** The applicants are proposing replacing the wooden steps and landing on the side entrance of their house with three cement stairs. They stated that the proposed cement stairs will be the same distance from the house as the existing stairs. The applicants presented a sample of the color of the proposed stairs, a “Sun-buff” tinted cement color that matches the color of the existing stairs on the front of the house. They are also proposing replacing the wooden railing with a black wrought-iron railing, which will be similar to the existing wrought-iron railing on the front of the house.

***Findings of Fact:***

- ✧ The side-entrance stairs and railing are not original to the house and are not compatible with the existing stairs and railing on the front of the house.
- ✧ The new steps will not have a landing and will not protrude further into the driveway area than the existing landing.
- ✧ The concrete steps in the front of the house are similar to the proposed steps.
- ✧ The concrete will be poured in place.

**Motion:** Chairperson Zachman made a motion, seconded by Member Latshaw, to approve the installation of poured concrete steps, as presented in the application, subject to submittal of a representation of the proposed wrought-iron railing.

**Vote:** Willard - yes; Watt - yes; Zachman – yes; Latshaw - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on April 2, 2007.

## 2. David & Jill Werner, 34 Church Street ~ Skylights

**Present:** No applicant present

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 3/26/07.

**Discussion:** The applicants are requesting approval for installation of two skylights at their residence, located at 34 Church Street. The Board noted that the location on the house where the skylights are proposed to be installed is on the first floor of the house and is visible from the street. Member Zachman stated that, under current standards, skylights in historic districts are typically not approved if they interrupt significant architectural rooflines and roof facades, or are placed in locations that are highly visible from the public view. There was some discussion as to whether the house is historically significant. Board members noted that although the original house was built in the early 1800's and remains intact, the applicants are proposing installing the skylights in an addition on the house, which is not architecturally significant. Member Watt stated that according to Village Code, "Contemporary design for alterations and additions to existing properties may be permitted when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, material and character of the property, neighborhood or environment."

### **Findings of Fact:**

- ◇ The original house was built in the early 1800's and remains intact.
- ◇ The proposed location for the skylights is highly visible from the South Street side, and is adjacent to a secondary front porch entrance to the house.
- ◇ The proposed location for the skylights is on the roof over a one-story portion of the house over a bay window, which has a greater visibility from the street than the upper floors.
- ◇ There is a gable dormer that rises above the shed roof that is misaligned with the bay below, and the installation of skylights will add additional visual clutter to this area.
- ◇ Standards of review have changed and evolved in terms of the appropriateness of skylights in an historic preservation district. Under current standards, skylights typically are not approved in historic preservation districts.

**Motion:** Based on the stated findings of fact, Chairperson Zachman made a motion, seconded by Member Willard, to *deny* the installation of skylights in the proposed location.

**Vote:** Willard - yes; Watt - yes; Zachman - yes; Latshaw - yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on April 2, 2007.

## 3. Helen Camesas, 24 E. Jefferson Road ~ Fence

**Present:** No applicant present

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 3/29/07.

**Discussion:** The applicant is requesting approval to install aluminum and chain-link fences on her property located at 24 E. Jefferson Road. Board members reviewed the application and stated that it was difficult to determine the exact location for the proposed fence from the documents provided. The Board also noted that the proposed fence was incompatible with the neighbor's fence, and that it was unclear in what manner the proposed metal fence would abut the existing wood fence.

Chairperson Zachman stated that he will be the liaison with the applicant, and that this application will remain *open* pending submittal of more detailed information.

#### 4. Peter Brizee, 24 Washington Road ~ Information Only

**Discussion:** Mr. Brizee stated that the second floor of the house located at 24 Washington Road was damaged in a fire, and he is seeking input from the Board for the replacement of two damaged windows and two fiberglass entry doors. Chairperson Zachman questioned Mr. Brizee as to whether he had considered replacing the doors with wood doors, which would be more appropriate for this house than a fiberglass door. Chairperson Zachman informed Mr. Brizee that Simpson has a good selection of reasonably-priced wood doors. The Board also stated that if Mr. Brizee decides to replace the doors with steel doors, a flat, smooth, brush-painted surface, rather than a faux-grain, more closely matches the appearance of wood. It was also noted that the glazing trim surrounding the glass of many modern steel/fiberglass doors is not stylistically compatible with period style doors.

The Board then discussed which style of window would be appropriate for the replacement windows in this house. The question arose as to whether the new windows should be consistent with the existing non-original 50's style windows, or whether the new replacement windows should be a style appropriate for a home of that era. It was noted that the two windows that were destroyed in the fire are located on the second floor, and are the only second-floor windows on that particular side of the house, and that replacement with one-over-one, wood double-hung windows would be historically compatible with the style of the home. It was also noted that the front side of the home did still have the original windows, a Bungalow four-over-one decorative style, and that they should not be replaced if he was considering replacing the remaining other 50's era windows over time.

Board members offered to hold a special meeting once a formal application had been submitted, if Mr. Brizee's work schedule would be delayed by waiting for the next Board meeting.

#### **Minutes:**

Clarification of 3/5/07 Minutes for 1 Elmbrook Drive:

**Motion:** Member Watt made a motion, seconded by Member Latshaw, to *deny* the application for vinyl shutters.

**Motion:** Chairperson Zachman made a motion, seconded by Member Latshaw, to *approve* either the installation of wood shutters, to match the existing wood shutters, or removal of the vinyl shutters.

**Vote:** Willard - yes; Watt - yes; Zachman – yes; Latshaw - yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on April 2, 2007.

**Motion:** Chairperson Zachman made a motion, seconded by Member Latshaw, to approve the March 5, 2007 minutes, as amended.

**Vote:** Willard - yes; Watt - yes; Zachman – yes; Latshaw - yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on March 5, 2007.

*APRB 4/2/07*  
*Regular Meeting*

**ADJOURNMENT:**

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

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Linda Habeeb, Recording Secretary