

**Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting – November 3, 2008 at 7:00 PM**

PRESENT:

Chairperson:	Paul Zachman
Members:	Maria Huot Cristina Lanahan William McBride Erin Daniele
Building Inspector:	Skip Bailey
Village Attorney:	Jeff Turner
Recording Secretary:	Linda Habeeb

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

1. Claudé Kiewiet, 28-30 South Main Street ~ Sign

Present: Claudé Kiewiet

Application: Submitted, date-stamped, and Building Inspector reviewed on 10-23-08.

Discussion: The applicant is proposing installation of two signs on the building located at 28-30 South Main Street. She submitted documentation indicating the material, dimensions, and locations for the proposed signs. It was noted by the Building Inspector that installation of the second sign is permitted by Code because it is a pre-existing use.

Findings of Fact:

The Village of Pittsford Architectural and Preservation Review Board finds that:

- The signs will be installed in the same locations as the previous signs.
- The applicant submitted specifications for the proposed signs.
- The installation of two signs on this building is permitted by Village Code.
- The sign will not cover any significant architectural features of the building.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the installation of two signs, as submitted.

Vote: McBride – yes; Zachman –yes; Lanahan – yes; Huot – yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on November 4, 2008.

2. A.D. Dugan, 12 Green Hill Lane ~ Generator

Present: A.D. Dugan, Homeowner
Representative from Anderson Water Systems, Inc.

Application: Submitted, date-stamped, and Building Inspector reviewed on 10-16-08.

Discussion: The applicant is requesting approval for a generator that has been installed on the south side of his property. The application did not indicate that the unit had already been installed. The applicant stated that the Building Inspector had given him permission to install the generator prior to receiving approval for the installation. The applicant stated that the unit is screened with plantings,

and is not visible from the public way. He submitted pictures and showed Board members the location of the generator.

Findings of Fact:

The Village of Pittsford Architectural and Preservation Review Board finds that:

- The unit has been installed
- On the south side of the property, a line of evergreens screens the unit from the neighbor's property, and on the west side, plantings screen the unit from the street.

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the installed generator, with the condition that if any of the existing plantings are removed, or do not sufficiently screen the generator unit, the unit will be screened from public view with additional plantings.

Vote: McBride – yes; Zachman –yes; Lanahan – yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on November 4, 2008.

3. Gene Cardamone, 10 Lincoln Avenue ~ Renovations

Present: Gene Cardamone, Joe O'Donnell, Project Architect, Daryl Gronski, Designer

Application: Submitted, date-stamped, and Building Inspector reviewed on 10-28-08.

Discussion: The applicants submitted plans for moving the existing house located at 10 Lincoln Avenue to a new location within the existing lot. The applicant is buying the house, and the current owner is requiring that the house be moved and 10' of property on the east side be divided off from 10 Lincoln and allocated to the property at 8 Lincoln Avenue, directly to the east. The current owner owns both properties and allows the residents at 8 Lincoln to park off-street on the property of 10 Lincoln. There is no on-street parking allowed along this section of Lincoln Avenue, and a new driveway would be installed within the 10' property allocation to 8 Lincoln from 10 Lincoln, said driveway to service the residents at 8 Lincoln. In moving the house, the new location would match the front setbacks of the other homes in the vicinity.

The applicants are proposing to renovate the existing structure and add a 600-square-foot addition to the rear of the existing house and add an attached one-car garage. The applicants are also proposing to construct a new front porch to replace a smaller porch that will be lost during the move. The applicants have been granted all necessary setback variances needed for the proposed site plan from the Village Zoning Board of Appeals.

The applicants presented color renderings of the final appearance of the house, garage, porch, and addition. During a subsequent discussion of the proposed plans, several observations by the board were noted:

- Typically, a house of this era would not have an attached garage; however, due to lot width constraints, the garage in this instance would only be 5' away from the house, even after situating the house and garage only 1' from the east and west property lines. The roof connection between the house and the garage is significantly lower than the roof lines of the house and garage and is integrated with a wrap-around porch concept, creating an illusion of a detached garage connected by a porch. The Board determined that leaving a 5' space between the garage and the house was not functional, and that the design as presented solved that issue appropriately.

- Several finish aspects of the rendering did not match attributes of the existing house in the field. The architect stated that they intend on preserving and emulating all of the trim features characteristic of the existing house, and would submit plans that would accurately depict those features. Those features included soffit/eave trim, windowsill and casement trim, and window configuration. Applicants indicated that they intended to use the existing window frames and trim, and were proposing to replace the existing window sash, which is in great disrepair, only. New windows in the addition would be all wood and match the style of the existing windows.
- The submitted plans included an arched header design above the garage door. Board members suggested that the arch design be removed and that a traditional flat header appearance over the garage would better match the simple lines and style of the existing house. The applicants agreed.
- The Board suggested that an alternative shed dormer design may also be more appropriate than the more decorative gable dormer designed for the garage dormer, again matching better the simple design of the existing house. The applicants would consider looking at the change.
- Shutters depicted on the proposed plan were too narrow for the sizes of the windows and were shown to be mounted incorrectly outside of the casement trim. The board required that any wood shutters installed would match the window size and be mounted properly to look functional.
- The board noted that the proposed elevation of the house was too low relative to the existing grade and should be raised up. The new porch floor should be one step below the 1st floor interior floor elevation, and then be a minimum of one step above the surrounding grade.
- The applicants proposed a 5" turned-style column to replace the style of the existing columns. The Board agreed that the proposed style change would not be inappropriate.

Chairperson Zachman next discussed the rear addition. He stated that to be historically accurate, the corner board should remain in the area where the addition meets the existing house, to mark the delineation between them. The Board also discussed the State Department's requirement of fire separation between the house and the property lines. Mr. Bailey noted that since the lot is small and there is no possibility of building on the lots surrounding the structure, this house may not be subject to the regulation.

The applicants stated that they will modify the current plans to include the changes discussed and submit a final plan to the Board at the next meeting.

Findings of Fact:

- The existing house was moved to the site in the early 20th century and is awkwardly situated in the rear northeast corner of the lot, in very close proximity to the house at 8 Lincoln Avenue, and is set back further than all of the surrounding houses.
- The existing house is a very simple vernacular federal style with a small front porch exhibiting a few Italianate trim features in beam and bracket trim, and front door style.
- The house will be relocated to the west within one foot of the property line.
- As a condition of the sale of the house, 10 feet of the lot will be subdivided to the two-family house on the east side, and a driveway will be installed.
- The same person owns both properties, and the tenants share the parking; the 10 feet of property subdivided to the two-family house allows for off-street parking for the tenants, resulting in an improvement to both properties.

- A one-car garage will be located within one foot of the new property line, leaving five feet between the house and garage.
- The wraparound porch fills the space between the garage and the house, giving the appearance of a detached garage.
- The wood cedar siding will be preserved.
- The window sashes, which are in disrepair, will be replaced with 2-over-2 wood windows, and the existing window frames will remain.
- The porch floor will be fir, with a bead-board ceiling.
- The soffit and trim will match existing.
- The proposed project is a rehabilitation of an existing structure, bringing it up to current standards, while preserving the historic features, whenever possible.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the proposed site plan and renovations, in concept, subject to submittal of detailed modifications and documentation on a final plan for the Board's review.

Vote: McBride – yes; Zachman –yes; Lanahan – yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on November 4, 2008.

Information only:

- John Crawford (Aladdin's), 8 Schoen Place ~ Replacement roof

Discussion: Mr. Crawford presented a plan to replace the canvas awning on the building located at 8 Schoen Place with a permanent roof, and extend the upper deck over the lower deck. There was some discussion as to whether approval from the NY State Canal Corporation is required for extension of the deck. Board members made some suggestions as to the style of roof, and Mr. Crawford stated that he would modify his plans and return to the Board with a formal application.

Member Items:

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the June 2, 2008 minutes, as amended.

Vote: McBride – yes; Zachman –abstain; Lanahan – yes; Huot – yes; Daniele - abstain. **Motion carried.** This decision was filed in the Office of the Village Clerk on November 4, 2008.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the October 9, 2008 minutes, as amended.

Vote: McBride – yes; Zachman –yes; Lanahan – abstain; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on November 4, 2008

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

Linda Habeeb, Recording Secretary
