

**Village of Pittsford
Architectural and Preservation Review Board
Regular Meeting – January 5, 2009 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. Dave Gross ~ 25 Boughton Avenue ~ Addition

Present: Dave Gross, Woodcrafters Construction, Inc.

Application: Submitted, date-stamped, and Building Inspector reviewed on 12-10-08.

Discussion: The applicant stated that he is proposing removing the existing one-story addition on the rear of the house and replacing it with a two-story addition to match the existing house. He is proposing to finish the exterior of the house in the same mineral board siding as the existing house. The eve style and trim will match the existing house. The proposed new windows will be double hung wood windows. The proposed addition is at the rear of the property and will be compatible with the scale and mass of the existing house.

There is currently no garage on the property, only a non-contributing shed, which he is proposing replacing with a new garage. He said that he is considering either rough-sawn board-and-batten or hardy plank siding for the garage. Board members stated that if the applicant were to side the garage with vertical board-and-batten wood siding, it should be smooth and not rough sawn. The applicant acknowledged that he would side the proposed garage with smooth board-and-batten style wood siding. The applicant then proposed a stylized carriage-house style garage door with false strap hinge hardware. The board recommended that the applicant consider a less ornamental door given the simple style and features characteristic of the main house. The applicant agreed to a steel recessed/vertical panel door with no windows or carriage house door hardware trim.

The applicant stated that the existing windows on the house are rotted and in disrepair, and he is proposing replacing the sashes with Kolbe replacement window sashes. Chairperson Zachman explained that according to Village Code, deteriorated architectural features should be repaired rather than replaced, noting the importance of preserving original windows, whenever possible. He further stated that the 2-over-2 windows on the house are repairable, but that the 6-over-6 windows are not salvageable and were probably not original windows. The applicant agreed to replace the 6-over-6 sash with wood 2-over-2 sash. Board members also suggested that the windows on the south side of the first floor of the addition be increased in height so as to be the same size as the other windows. The applicant agreed to repair the 2-over-2 windows on the front and southeast corner of the house.

The applicant stated that he is also proposing repairing the front door of the house, and removing a secondary front door and filling in the opening with siding. Chairperson Zachman noted that the secondary door is not original to the house, and would not be an inappropriate change to the front

façade of the house. The applicant proposed installing a new front entry door behind the original existing front entry door. Board members expressed concern over the modification to the front entry. The applicant stated that the original front door would cover the appearance of the new door. Board member Zachman stressed the concept that the glass opening in the new door behind the existing door be at least the same size or larger than the glass in the front door, so that the new door would not be apparent behind the existing door.

The applicant also discussed replacement of the porch railing at some later point. The board indicated that the applicant would be required to return and submit details on the new railing for approval before the existing railing is to be removed.

Findings of Fact:

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

- ❖ The house was built in 1874.
- ❖ It is a local vernacular Victorian-era folk house with a stylized porch.
- ❖ The applicant is proposing removing the addition in the rear of the house.
- ❖ The existing addition is inappropriate, because the roof is flat, it has different siding that does not match the house, there is a dirt crawl space underneath, and the foundation is in disrepair.
- ❖ It is the Board's opinion that it would be an improvement to the building to remove the addition, which is not a significant, original part of the house.
- ❖ The applicant is proposing to finish the exterior of the addition in the same finish as the existing house.
- ❖ There is currently no garage on the property.
- ❖ The existing, non-original, 6-over-6 windows are in significant disrepair and will be replaced by 2-over-2 wood sashes; the 2-over-2 original windows on the front and southeast corner of the house will be preserved and repaired.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the proposed plans for an addition, as submitted, with the following conditions:

1. The applicant will install taller windows on the south side of the rear addition, as indicated on the plan.
2. The applicant will remove the secondary, non-original front door and fill in the opening with siding.
3. The applicant will pare visible cinderblock on the addition foundation.
4. The new front door will not be visible behind the existing front door.

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 January 5, 2009.

Member Items:

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the December 1, 2008 minutes, as modified.

Vote: McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes; Daniele - abstain. **Motion carried.** This decision was filed in the Office of the Village Clerk on January 5, 2009.

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

Vote: McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes; Daniele - abstain. ***Motion carried.***
This decision was filed in the Office of the Village Clerk on January 5, 2009.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the December 3, 2008 minutes, as modified.

Vote: McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes; Daniele - abstain. ***Motion carried.***
This decision was filed in the Office of the Village Clerk on January 5, 2009.

ADJOURNMENT: There being no further business, Chairperson Zachman adjourned the meeting at 8:15 pm.

Linda Habeeb, Recording Secretary
