

**Village of Pittsford**  
**Architectural and Preservation Review Board**  
**Regular Meeting – July 6, 2009 at 7:00 PM**

**PRESENT:**

<b>Chairperson:</b>	<b>Paul Zachman</b>
<b>Members:</b>	<b>Maria Huot</b> <b>Cristina Lanahan (absent)</b> <b>William McBride</b> <b>Erin Daniele</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>

❖ **Irving Gaskin Preservation Award Presentation**

Mayor Corby opened the meeting by introducing the APRB members. He explained that the Irving Gaskin Preservation Award is an award that will be presented to residents who have restored and improved their homes in such a manner that maintains the historic character of the homes.

The recipients of the awards are as follows:

1. Sutherland High School
2. Millie & Dan Traina, 45 S. Main Street

**Certificates of Merit**

1. Tom and Sheila Grant, 17 Lincoln Avenue
2. Newcomb Properties, LLC, 18 Boughton Ave
3. Newcomb Properties, LLC, 22 South St
4. Ken and Pat Morrow, 48 Sutherland St

Chairperson Zachman called the meeting to order at 7:15 pm.

**Christ Episcopal Church, 36 South Main Street**

**Present:** Bob Green, Property Committee

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 6/25/09.

**Discussion:** The applicant stated that the proposal is for installation of a sign on the church at the side entrance door facing Locust Street. He stated that the sign will be made of wood, and will be ½-inch in thickness. He submitted documentation indicating the dimensions and colors for the proposed sign.

***Findings of Fact:***

- ❖ The proposed sign conforms to zoning regulations.
- ❖ The proposed sign will not cover or damage any significant architectural features of the building.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of a sign, as submitted.

**Vote:** McBride – yes; Zachman –yes; Huot –yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on July 6, 2009.

\*\*\*\*\*

**Via Girasole, 3 Schoen Place ~ Sign**

**Present:** Angelo Cashani

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 6/24/09.

**Discussion:** The applicants stated that they are proposing moving the existing sign to above the window of the wine store on the right side of the building, and installing another sign over the window of the other store on the left side, so that there will be one sign above each window. They stated that the proposed sign matches the existing sign in dimensions and font size of the letters.

***Findings of Fact:***

- ❖ The sign for the wine store will be mounted on the right side over the wine store, and the new sign will be mounted over the store on the left side of the building.
- ❖ The sign will be mounted in a space where a sign had previously been located.
- ❖ The proposed sign is the same size as the existing sign in dimensions and font size.

- ❖ The proposed sign will not cover or damage any significant architectural features of the building.
- ❖ The sign conforms to Zoning Code regulations.

**Motion:** Chairperson Zachman made a motion, seconded by Member Huot, to approve the application for installation of a sign, as submitted.

**Vote:** McBride – yes; Zachman –yes; Huot –yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on July 6, 2009.

\*\*\*\*\*

**Nadia Pratt, 36 North Main Street ~ Sign**

**Present:** Nadia Pratt

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 6/24/09.

**Discussion:** The applicant stated that she is requesting approval for a sign on the building located at 36 North Main Street. She submitted documentation indicating the dimensions, material, and location for the sign.

***Findings of Fact:***

- ❖ The sign is installed.
- ❖ The sign is the same size as the previous sign in that location.
- ❖ The proposed sign will not cover or damage any significant architectural features of the building.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for a sign, as submitted.

**Vote:** McBride – yes; Zachman –yes; Huot –yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on July 6, 2009.

\*\*\*\*\*

**Claudia Groenevelt, 64 State Street ~ Fence**

**Present:** Claudia Groenevelt

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 6/24/09.

**Discussion:** The applicant stated that she is proposing installation of a 6-foot, custom-made privacy fence between her property and the house located at 62 State Street. The proposed fence will be made of pressure-treated wood, with a lattice top. She submitted documentation showing the dimensions and location for the fence. Chairperson Zachman pointed out that the posts should be 6 x 6, and the lattice top should be no greater than 2 feet in height.

***Findings of Fact:***

- ❖ The proposed fence will be located behind the house, between the applicant's house and the neighbor to the west.
- ❖ The fence is a traditional, lattice-top, custom-made privacy fence, which is appropriate for that setting in the Village.
- ❖ The fence has limited visibility from the public way, because of a cluster of evergreens along the side of the house.

**Motion:** Chairperson Zachman made a motion, seconded by Member Daniele, to approve the application for a fence, as submitted, subject to the following conditions:

1. The fence will be made of a smooth, not rough sawn, wood material.
2. The posts will be 6 x 6 pressure-treated posts.
3. The lattice top will be no greater than 2 feet in height.

**Vote:** McBride – yes; Zachman –yes; Huot –yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on July 6, 2009.

\*\*\*\*\*

**Fred Steele, 25 Eastview Terrace ~ Window Replacement**

**Present:** Jane Anderson, Homeowner; Fred Steele

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 6/29/09.

**Discussion:** The applicant stated that the homeowner is proposing replacing three wood windows on the house with exterior metal clad windows. He stated that the new windows will have the same muntin configuration as the original windows. He noted that the windows are deteriorated beyond repair, and need to be replaced. Chairperson Zachman stated that the windows to be replaced are wood windows, which are original to the house. He further stated that according to Village Code, in the event that replacement of deteriorated architectural features is necessary, the new material should match the material being replaced in composition, design, texture, and other visual qualities. He

suggested that the replacement windows be factory pre-primed wood windows, and the applicant agreed to this modification.

***Findings of Fact:***

- ❖ The exterior sills of the existing windows are deteriorated.
- ❖ The applicant proposes changing the entire window units.
- ❖ The existing windows are wood windows, which are original to the house.
- ❖ The side windows are functional, and the middle window is fixed.
- ❖ The proposed windows will have the same muntin configuration as the original windows.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for replacement windows, with the condition that the replacement windows be non-clad, wood windows, with simulated, true divided lights.

**Vote:** McBride – yes; Zachman –yes; Huot –yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on July 6, 2009.

\*\*\*\*\*

**St Louis Church, 52-54 South Main Street ~ Porch**

**Present:** Sally Schrecker

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 6/24/09.

**Discussion:** The applicant stated that they are proposing restoring the porch entry to the Manse apartment as a wooden porch with a roof and columns, to replicate the main porch as closely as possible. She stated that the non-original brick stoop and stairs are in disrepair, and are located where there once was a porch floor and roof covering, based on historical photographs, which she presented to the Board. She stated that the material will be wood, painted, and will match the existing porch. The molding and head trim details on the door will be emulated with new header trim. The details of the existing front porch will be emulated, proportioned down approximately one-third in size of the columns and roof. The porch will be non-enclosed.

Board members made some modifications to the submitted plans, and the applicants stated that they will submit final plans incorporating the Board's changes.

***Findings of Fact:***

- ❖ The building is a brick, Federal-style mansion, built circa 1812, and similar to the Wolfe building.

- ❖ The non-original brick stoop and stairs are in disrepair, and are located where there once was a porch floor and roof covering, based on historical photographs provided by the applicant.
- ❖ They propose restoring the side porch, smaller than the original porch, because of existing shutters, which will remain.
- ❖ Evidence of the former flashing line in the brick mortar will be used to determine the height of the elevation of the new roof.
- ❖ The molding and head trim details on the door will be emulated with new header trim.
- ❖ The details of the existing front porch will be emulated, proportioned down approximately one-third in size of the columns and roof.
- ❖ The material will be wood, painted.
- ❖ The materials will match the existing porch.
- ❖ The porch will be non-enclosed.
- ❖ The proposed plans have been modified with red-line changes by the Board.

**Motion:** Chairperson Zachman made a motion, seconded by Member Huot, to approve the application for an unenclosed porch, as modified on 7/6/09, with the condition that the applicant submit final plans incorporating the red-line modifications prior to construction.

**Vote:** McBride – yes; Zachman –yes; Huot –yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on July 6, 2009.

\*\*\*\*\*

**Michael & Karoline Trojian, 31 W. Jefferson Road ~ Barn renovations**

**Present:** Michael & Karoline Trojian

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 6/24/09.

**Discussion:** Mr. Trojian discussed a proposal for plans to renovate their barn, which is located at 31 West Jefferson Road. He stated that they were presenting preliminary plans to the Board, for the purpose of receiving comments from Board members regarding the proposed plan.

He stated that their proposed plan is to raise the barn, fix the foundation, replace the structural beams as needed, and renovate the barn to create a two-car garage with a loft over the garage. New doors and windows will be installed, and exterior siding will be applied and stained. The structure will be insulated for interior use. He presented documentation showing the proposed location of the windows and doors and the dimensions and materials. He also stated that they are proposing adding gutters and a dormer for the staircase. Chairperson Zachman stated that the barn is in disrepair, and this proposal would be an example of an adaptive re-use of a structure. He noted that the style of the renovated barn should be simple, and he stressed the importance of retaining the characteristics of the original barn.

The applicants stated that they will attend the next meeting with final plans for the Board's review.

\*\*\*\*\*

**Beth & Hodaka Hasebe, 19 Sutherland Street ~ Porch**

**Present:** Paul Zachman, Boardwalk Design & Build Inc.

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 6/24/09.

**Discussion:** Mr Zachman presented proposed plans for (1) installation of a front entry porch roof over an existing stone front stoop, (2) installation of ornamental fence sections on each side of the new front walkway, and (3) removal of aluminum and vinyl siding from the south and north side dormers and re-siding with cedar siding. He stated that the materials will match the existing materials and details of the house, and the steps will remain the same. The fence sections will be made of wood.

***Findings of Fact:***

- ❖ The purpose of the proposal is to create visual interest at the entrance of the house.
- ❖ The changes are historically accurate for this period of house.
- ❖ There are other examples in the Village of this style of entrance.
- ❖ The materials will match the existing on the house.
- ❖ The molding and details will match the existing on the house.
- ❖ The steps will remain the same.
- ❖ The fence will be made of wood and will add further visual interest to the entrance.
- ❖ The bottom rail of the fence is one inch off grade.
- ❖ The material used for the sidewalk will coordinate with the color of the siding.

**Motion:** Member Huot made a motion, seconded by Member McBride, to approve the application, as submitted.

**Vote:** McBride – yes; Zachman –yes; Huot –yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on July 6, 2009.

\*\*\*\*\*

**James Tasciotti, 20 S. Main Street ~ Sign**

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 6/24/09.

**Discussion:** The application states that the applicant is proposing installing a sign on the building located at 20 South Main Street. The documentation submitted with the application indicates the location, dimensions, and material for the sign, in addition to a color photograph.

***Findings of Fact:***

- ❖ The proposed sign will not cover or damage any significant architectural features of the building.
- ❖ The dimensions of the sign are consistent with signage on other buildings in the Village.
- ❖ The applicant was not present at the meeting, and has the option of moving to re-open the application.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the application, as submitted.

**Vote:** McBride – yes; Zachman –yes; Huot –yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on July 6, 2009.

**Member Items:**

Board members discussed the open application for signage at 57 Monroe Avenue.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the June 1, 2009 minutes.

**Vote:** McBride – yes; Zachman –yes; Lanahan – yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on July 6, 2009.

**ADJOURNMENT:** There being no further business, Chairperson Zachman adjourned the meeting at 10:00 pm.

---

Linda Habeeb, Recording Secretary