

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

PRESENT:

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

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

**Edmund Kidd, 8 Green Hill Lane ~ Addition
Present: Robert Monahan, Architect**

Application: Submitted, date-stamped, and Building Inspector reviewed on 11/17/09.

Discussion: The applicant stated that he is proposing construction of a two-story addition on the rear of the existing residence, located at 8 Green Hill Lane. It was noted that the house is minimally visible from the public way. He stated that the existing house is vinyl sided, and he is proposing vinyl siding for the addition. He is proposing vinyl-clad wood windows for the addition. Chairperson Zachman noted that the existing house has a mix of wood and vinyl windows. There is also a skylight in the existing house.

Findings of Fact:

1. The house was constructed in 1950.
2. The house is a minimal traditional, vernacular one-story house, with the appearance of a ranch-style house.
3. The grade drops off in the rear of the property. The addition will extend out the rear of the existing house and will have a finished walk-out basement, which creates the overall appearance of a one-story addition from the street.
4. Only the north elevation of the house is visible from the public way.
5. The existing house is vinyl-sided, with a mix of vinyl and wood windows.
6. The proposed addition is compatible with the existing house.

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

Vote: McBride – yes; Zachman –yes; Huot – yes; Lanahan - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on December 7, 2009.

Amit Walia, 15 South Main Street ~ Sign

Application: Submitted, date-stamped, and Building Inspector reviewed on 10/30/09.

Discussion: The applicant stated that he is proposing installing a sign for his business, which is located at 15 South Main Street. He submitted documents and photographs of the proposed sign, indicating the dimensions, materials, and location for the sign. Board members expressed concerns with the height of the proposed sign, and suggested that the applicant consider reducing the size of the body of the sign to a maximum of 8 inches in height.

Findings of Fact:

1. The sign will be installed in the lower level storefront entry, over the door, but only 4 feet off the sidewalk.
2. The proposed sign will be located between the door entrance and the window above it.
3. The parged foundation wall directly above the door is approximately 8" high with brick and window trim above that space.
4. There are no other significant architectural features above the door.
5. The proposed sign, as modified on 12/7/09, will be mounted over the door, and will not encroach on, or destroy, 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, with the modification that the overall body of the sign will be no larger than 8 inches in height, excluding the graphic elements above and below the company name, which graphics can protrude, as shown on the submitted photographs.

Vote: McBride – yes; Zachman –yes; Huot – yes; Lanahan - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on December 7, 2009.

Deborah Feehan, 28 E. Jefferson Road ~ Roof, dormers

Present: Deborah Feehan

Application: Submitted, date-stamped, and Building Inspector reviewed on 10/30/09.

Discussion: The applicant presented plans for replacement of the existing roof and installation of two dormers in the rear of the house, located at 28 E. Jefferson Road. Board members noted that the height of the windows proposed for the dormer would not typically be installed in a Foursquare house such as this one. Chairperson Zachman explained that the dormers should resemble, in size and proportion, the existing dormer on the front of the house.

Findings of Fact:

1. The house is a side-gabled, Foursquare, which was built in 1923.
2. The house has all-wood exterior siding, and there is a pattern reveal on the shakes on the dormer.
3. The proposed dormers are on the rear of the roof, which is visible from Eastview Terrace.
4. There is an existing dormer on the front of the house.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of two dormers on the rear roof, with the following conditions:

1. Each dormer will be trimmed, styled, and proportioned exactly as the front dormer.
2. The width of the proposed 8' dormers will be reduced by one 2-foot square window relative to the existing triple window dormer, and each dormer will have a double, 2-foot square window. The maximum width of the proposed dormers shall be 6'.

Vote: McBride – yes; Zachman –yes; Huot – yes; Lanahan - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on December 7, 2009

Charles Konar, 3 Courtenay Circle ~ Overhang
Present: Charles Konar

Application: Submitted, date-stamped, and Building Inspector reviewed on 10/30/09.

Discussion: The applicant stated that he is proposing replacement of the existing front entrance overhang on the house, which is located at 3 Courtenay Circle. He submitted photographs and documentation of the proposed overhang. Member Huot noted that the style of the existing flat roof with wrought-iron pillars is representative of a period in the home's history, and she raised the question of whether these elements should be preserved. Chairperson Zachman stated his opinion that these elements do not represent a significant example of craftsmanship or outstanding architectural significance that would warrant preservation.

Findings of Fact:

1. The house is a center entrance, minimal traditional, neo-colonial house, built in 1962.
2. There is a flat roof extension over a front stoop with white painted wrought-iron decorative columns, which are original to the house.
3. The house has cedar-sided, 13-inch reveal shakes.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application, as submitted, with the following condition:

- ❖ The Barrel vault ceiling inside of the roof will be composed of a solid tongue-and-groove ceiling bead material, either wood or a solid PVC material with a similar profile.

Vote: McBride – yes; Zachman –yes; Huot – yes; Lanahan - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on December 7, 2009

Charlie Fox, 15 State Street ~ Modification to application
Present: Charlie Fox

Application: Submitted, date-stamped, and Building Inspector reviewed on 9/25/09.

Discussion: The applicant stated that he is requesting modifying the approved application for the building located at 15 State Street. At the November APRB meeting, the Board approved installation of hardieplank siding for the rear addition of the building. Mr. Fox stated that because of the fact that some of the existing cedar on the east side of the building is in disrepair, he is requesting using hardieplank on that side of the building, instead of cedar. Chairperson Zachman pointed out that, as was noted in the findings of fact at the last meeting, there are distinct architectural and trim breaklines that distinguish the existing original front house from the rear addition. Also, the house is part of a group of four similar Federal houses lining that portion of State Street, which all have the original beveled cedar clapboard siding. He further

noted that cedar siding is a significant feature on the building, the removal of which would be a loss of historic character of the building.

Findings of Fact:

- ✓ The side of the house is part of the original, pre-1870 Federal style, front-gable house, which is part of a group of four similar Federal houses lining that portion of State Street.
- ✓ All four houses have the original beveled cedar clapboard siding.
- ✓ The cedar clapboard siding on the original front portion of the house is intact.
- ✓ The exterior siding paint is peeling, but scraped and painted, it would be in the same condition, and have the same historic patina, as the other three adjacent houses.
- ✓ There is peeling paint, but not evidence of catastrophic paint failure.
- ✓ The interior of the building has been gutted to the studs, and there is an opportunity to install a proper interior vapor barrier which will reduce the occurrence of exterior paint failure.
- ✓ The property is being used for commercial purposes and would not have excessive interior moisture issues generated by residential occupancy, i.e., cooking, laundry, showering, and bathing.
- ✓ The original portion of the house is the primary structure visible in this busy downtown location.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to deny the request to replace the original cedar siding on 15 State Street with hardieplank siding.

Vote: McBride – yes; Zachman –yes; Huot – yes; Lanahan - yes. ***Motion carried. This decision was filed in the Office of the Village Clerk on December 7, 2009.***

Tobi & Keith VanOrden, 40 Sutherland Street ~ Addition

Present: Paul Zachman, Boardwalk Design, Inc.; Tobi VanOrden, owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 11/25/09.

Discussion: The applicant is proposing constructing an addition on the rear of the house, which is located at 40 Sutherland Street. Mr. Zachman stated that only the south elevation of the addition will be visible from the public way. He noted that the main house is made of brick, and a clapboard-sided garage addition was added on the rear of the garage. He is proposing hardieplank siding for the addition, and the proposed windows for the addition are Marvin or Kolbe wood windows. He submitted elevation drawings and documentation indicating the dimensions and materials for the proposed addition.

Findings of Fact:

1. The addition is minimally visible from the public way.
2. There is currently an addition on the house that is constructed of a different material than the main structure.
3. All exterior soffit and eve trim, moldings, roof pitches, and reveals will match the existing on the house.
4. The fiber cement clapboard siding proposed for the addition is a different material from the main structure.
5. The asphalt shingle roof will match the existing roof on the house.

6. The proposed windows are all-wood windows, with a grille pattern that matches the existing windows.

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

Vote: McBride – yes; Zachman – abstain; Huot – yes; Lanahan - yes. *Motion carried. This decision was filed in the Office of the Village Clerk on December 7, 2009.*

Member Items:

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the November 2, 2009 minutes, as drafted.

Vote: McBride – yes; Zachman –yes; Huot – yes. *Motion carried.*

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

Linda Habeeb, Recording Secretary