

**Village of Pittsford
Architectural and Preservation Review Board
Monday December 6, 2010 at 7:00 PM**

PRESENT:

Chairperson:	Paul Zachman
Members:	Cristina Lanahan William McBride Maria Huot (absent) 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.

John Limbeck, 62 State Street ~ Modification to approved application

Present: John Limbeck

Application: Submitted, date-stamped, and Building Inspector reviewed on 5/28/10.

Discussion: The applicant stated that he is proposing amending his previously approved application to propose installation of a steel door, instead of a wood door. Chairperson Zachman noted that the steel door will be new construction. The applicant stated that the style of the proposed steel door is the same as the previously approved wood door, except that it will have a square window, instead of arched windows.

Findings of Fact:

- The application is for construction of a new garage.
- There are a variety of materials on the exterior of the building.
- The style of the steel door is the same as the wood door, except that it will have a square window configuration, instead of arched windows.

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

Vote: McBride – yes; Zachman –yes; Lanahan – yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on December 6, 2010.

Thomas Hartzell, 6 North Main Street ~ Windows

Present: Thomas Hartzell, Jr.; Bryan Ludwig, Pace Windows

Application: Submitted, date-stamped, and Building Inspector reviewed on 10/29/10.

Discussion: The applicant stated that he is proposing replacement of nine wood double-hung windows on the building located at 6 North Main Street. He stated that the existing windows are wood inside and out, with clear glass and no decorative muntins. He is proposing full-frame replacement with Weather Shield brand windows. He submitted building elevations showing the location of the windows and documentation from the manufacturer of the windows.

Chairperson Zachman noted that the existing windows are an early 1970's era production-style of window.

Findings of Fact:

- The building was built in 1971.
- The building is a commercial building located in the business district of the Village.
- The existing windows are production-quality wood windows, with brick mold exterior applied casing.
- The existing windows will be replaced with wood brick mold, primed sash full-replacement window units that will replace the entire window opening with the exact size replica.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for full-frame replacement wood interior and exterior non-clad windows.

Vote: McBride – yes; Zachman –yes; Lanahan – yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on December 6, 2010.

Jeff Davis, 16 Sutherland Street ~ Addition

Present: Jeff Davis; Steve Mauro

Application: Submitted, date-stamped, and Building Inspector reviewed on 11/19/10.

Discussion: The applicant stated that the proposal is for a dormer addition on the rear second-story of the house located at 16 Sutherland Street. Chairperson Zachman explained that the proposed addition is not visible from Sutherland Street, but is minimally visible from Lincoln Avenue. The addition will have the same siding as the house, and will replicate the exterior features of the house.

Martha Eggers, of 44 Lincoln Avenue, presented photographs of the addition, and expressed concern with the appearance of the addition.

Findings of Fact:

- The addition is an expansion of an existing dormer on the rear of the house.
- The dormer is not visible from the front of the house and is minimally visible from Lincoln Avenue.
- The addition will match all existing overhangs, siding, materials, reveals, and the wood siding, wood windows, and wood facias will be painted to match the 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; Lanahan – yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on December 6, 2010.

John Caselli, 9 East Jefferson Road ~ Addition

Present: John Caselli

Application: Submitted, date-stamped, and Building Inspector reviewed on 10/19/10.

Discussion: This is a continuation of an open application for an addition for the house located at 9 East Jefferson Road. At the November APRB meeting, board members expressed concerns with a number of the design elements of the plan. The applicant presented a modified plan that incorporates the changes suggested by the Board. Chairperson Zachman stated that the general design of the modified plan is compatible with the existing house. Mr. Caselli also presented documentation proposing installation of vinyl-clad windows on the house. Mr. Zachman stated that the Board would not approve vinyl-clad windows on this era house.

Findings of Fact:

- The revised set of plans shows a cross-gable extension in the rear that steps in from the original house to create a breakline and distinction of the original house from the addition.
- The addition is styled after the form of the original house and is compatible with the house.
- Aluminum-clad windows will be permitted in the addition because it is new construction, not an existing window replacement.
- The current house has cedar shakes on the second floor characteristic of foursquare style siding, with clapboard on the first floor.
- The applicant is restoring the existing siding configuration that was present under the vinyl siding that is being removed: cedar shake siding on top and clapboard on the bottom.

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

1. The window replacements for the existing window openings will be non-clad wood, new construction windows with exterior applied muntins to match the pattern that was on the house.
2. The siding will be painted wood clapboard siding and trim.
3. All exterior trim on the house will be wood.

Vote: McBride – yes; Zachman –yes; Lanahan – yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on December 6, 2010.

Motion: Chairperson Zachman made a motion, seconded by Member Lanahan, to amend the previous approval (1) to state that the applicant has the option of creating a single, outside door entrance to the two-family house in substitution for two separate outdoor entrances; and (2) in lieu of a double front entry door, the applicant can enlarge the existing side entrance door, from 30” to 36” as a substitute for a second entrance to the two-family house.

Vote: McBride – yes; Zachman –yes; Lanahan – yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on December 6, 2010.

Member Items:

- Board member s discussed the status of the proposed development at 75 Monroe Avenue.
- **Minutes:** November 1, 2010

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the November 1, 2010 minutes, as amended.

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

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

Linda Habeeb, Recording Secretary