

**Village of Pittsford  
Architectural and Preservation Review Board  
Monday April 4, 2011 at 7:00 PM**

**PRESENT:**

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

**Paul Schwedfeger, 20 North Main Street ~ Sign  
Present: Paul Schwedfeger**

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 3/17/11.

**Discussion:** The applicant stated that he is proposing installing a freestanding, directory sign on property adjacent to the Town parking lot. He stated that the Zoning Board had granted a variance for the proposed sign. He submitted documentation indicating the location, materials, and dimensions for the sign.

***Findings of Fact:***

- The proposed sign is a freestanding directory sign.
- The Zoning Board has approved the location and size of the sign.
- The material for the sign is appropriate and has been approved for other signs throughout the Village.
- The installation of the sign will not cover or damage significant architectural features of the building.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of a directory sign, 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 April 4, 2011.

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**Charles Fitzsimmons, 5 State Street ~ Exterior alterations  
Present: Charles Fitzsimmons**

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 3/25/11.

**Discussion:** The applicant presented plans for a retail bakery to be located in the former Schoen Place Auto building at 5 State Street. The building is a block concrete building that housed a

repair shop and is connected to two other buildings. The applicant submitted plans that included installation of a board and batten hardiboard façade onto the front of the building. He is also proposing demolishing the addition on the east façade of the building. The plans also include installation of a sign, gooseneck lighting, two awnings, aluminum windows, and mechanical equipment on the west side.

Board members determined that the concrete block, and the mass and scale of it, are the significant elements to the building, which should be preserved, rather than covered with a board-and-batten hardiboard material.

***Findings of Fact:***

- There is a circa 1990's addition on the east façade of the building that has been determined to be a noncontributing structural appendage to the original garage building behind it, the preservation of which is not warranted.
- The existing building is a block concrete wall building that housed a repair shop and is connected to two other block concrete buildings.
- There are no other existing external significant historic features on the building that are worth preserving.
- The block concrete structure, and the mass and scale of it, are the significant elements to the building to be preserved.

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

1. There will be no hardiboard façade treatment attached to the front of the concrete.
2. Any concrete section removal and fill-in will be finished off in a manner that would be consistent with what is existing on the building, and with the other concrete finishes on the adjacent buildings.
3. The applicant will submit a revised set of plans showing the revised façade, including detail of the cornice cap on the parapet wall.
4. The storefront infills will be aluminum, and are appropriate for the building.
5. The utility HVAC screen proposed on the west side of the building will be omitted, pending installation of the equipment.

**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 April 4, 2011.

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**Jared Crawford, 21 Eastview Terrace ~ Addition**

**Present:** Jared Crawford, owner; David Burrows, architect

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 3/24/11.

**Discussion:** The applicants presented plans for installation of dormers on the second floor of the east elevation. The dormers will be centered on the first floor openings, and will match the roof, siding, and window details. They are also proposing to extend the existing roof to enclose the northeast corner to provide bedroom space. Materials will match the existing white-painted cedar shingles. One existing casement window will be relocated and one new casement

window to match existing will be installed. The storage and entrance doors will be painted white paneled doors, with glazed upper half.

Board members expressed concern with the height and proportion of the front dormers on the roof. They suggested that the ridge of the dormers be lowered below the main gable ridge of the house, the height of the dormers themselves be reduced, and the dormers be pulled more forward.

**Findings of Fact:**

- The house is a minimal traditional style similar to a Cape Cod, which was built in 1945.
- The house is cedar sided.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the rear dormer and first-floor additions, as submitted, with the following conditions:

1. The second floor shed dormer extension will be held back a minimum of 12 inches from the first floor wall below it.
2. The approval is subject to submittal of a window specifications sheet.
3. The application will be held open with regard to the redesign of the front dormers.

**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 April 4, 2011.

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**Amit Walia, 15 South Main Street ~ Sign**

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

**Discussion:** The proposal is to change the graphics of the previously approved sign. The Building Inspector presented a drawing of the new sign.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the modification of the sign, 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 April 4, 2011.

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**Dave Panzera, 56 State Street ~ Door**

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

**Discussion:** At the February 7<sup>th</sup> meeting, the applicant submitted documentation for a proposed four-panel metal door, and Board members expressed concern with the style of the glass portion of the door.

The applicant submitted a cutsheet for a 4-panel fiberglass door with rectangular glass at the top.

**Findings of Fact:**

- ◆ The door will be installed on an addition that was built in the 1970's.
- ◆ The proposed door is made of fiberglass.

**Motion:** Member Lanahan made a motion, seconded by Member Huot, to approve the door, 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 April 4, 2011.

**Member Items:**

**Discussion:** Board members discussed recent modifications to the Village Code to allow more flexibility in reviewing Post-World War II houses. The Board needs to determine what is appropriate for these homes in material and appearance. Board members discussed whether replacement windows are acceptable in Post-World War II tract-style homes, and, if so, what the parameters are.

**Minutes:**

**Motion:** Member Lanahan made a motion, seconded by Member Daniele, to approve the February 7, 2011 minutes, as drafted.

**Vote:** Lanahan – yes; Huot – yes; Daniele -yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on April 4, 2011.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the March 7, 2011 minutes, as drafted.

**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 April 4, 2011.

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

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Linda Habeeb, Recording Secretary