

**Village of Pittsford
Architectural and Preservation Review Board
Monday May 2, 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 7:05 pm.

Jared Crawford, 21 Eastview Terrace ~ Dormers

Present: Jared Crawford, homeowner; David Burrows, Architect

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

Discussion: This is an open application for installation of dormers on the house located at 21 Eastview Terrace. At the April meeting, board members expressed concern with the height and proportion of the proposed 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. The applicants submitted revised plans reflecting these changes, along with detailed specifications for the windows.

Findings of Fact:

- The applicants submitted revised drawings based on the Board's suggestions, along with specification sheets for Kolbe Heritage new construction wood unclad windows, the proposed new windows.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application, 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 May 2, 2011.

Lisa Cove, 44 South Main Street ~ Front porch

Present: Lisa Cove, homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/16/11.

Discussion: The applicant stated that as part of renovations to the front porch on her house, she is proposing increasing the width of the front porch stairs by 10 inches, to return the stairs to the original dimensions. She presented an old photograph of the stairs, which showed that the original stairs were 10 inches wider than the existing stairs. She stated that all the characteristics of the proposed stairs will match the existing porch. She submitted documentation indicating the materials and dimensions of the proposed stairs. She stated that she is also proposing installing copper gutters along the front porch and side of the house.

Findings of Fact:

- The proposal is for restoration of the front porch, the repairs to match identically the existing porch features.
- The applicant is proposing replacing the non-original front entry stairs with new stairs approximately one foot wider than the existing stairs.
- The applicant presented a photograph and survey indicating that the original stairs were wider than the existing stairs.
- The characteristics of the proposed stairs will match the existing porch, not the submitted drawing.
- The proposal is for installation of copper gutters on the porch extension, the style and material to be consistent with the original gutter installation.
- The gutters will tie into the existing downspouts.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application, as submitted, with the option of installing the gutters.

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 May 2, 2011.

Linda Brisbane/Marty Martina ~ 30 Locust Street ~ Chimney
Present: Linda Brisbane/Marty Martina

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/19/11.

Discussion: The applicants stated that they are proposing removing all portions of the existing brick chimney, which is located on an addition in the rear of the house. Mr. Martina stated that the exterior portion of the chimney extends approximately three feet above the roofline. The chimney is not currently being used. He submitted photographs of the house and chimney and a site map indicating the location of the chimney on the house.

Chairperson Zachman noted that the chimney is located on an addition to the original house, and is not a significant architectural feature of the house.

Findings of Fact:

- The house was built in the late 1800's, and the rear addition was added in the 1940's or 50's.

- The internal chimney was built on the rear of the addition.
- The chimney is a utilitarian chimney that is no longer in use.
- The chimney is not an example of superior craftsmanship, and is not a significant architectural feature of the house.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application, 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 May 2, 2011.

Bank of America, 9 North Main Street ~ Exterior alterations

Present: Derrick Jordan, Bohler Engineering

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/5/11.

Discussion: The applicant stated that Bank of America is proposing replacing the existing handicap ramp in order to comply with current ADA regulations. He stated that on the north side, the width of the ramp will be 15 inches wider, on the west side, it will be 1 foot closer to the parking lot, and on Main Street, there will be no changes.

Findings of Fact:

- A brick addition with a handicap ramp built to match the addition was added to the original building in 1970.
- The proposal is to remove the existing ramp and rebuild a nearly identical ramp, proportioned slightly different to conform to current ADA standards.
- All materials used will match existing features.
- There will be a grippable handrail attached to the inside of the railing, per ADA accessibility regulations.
- No significant architectural features of the building will be damaged or removed.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application, 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 May 2, 2011.

John Boufford, 24 West Jefferson Road ~ Barn renovations

Present: John Boufford

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/7/11.

Discussion: The applicant stated that the proposal is for removal of an addition to the original barn, located at 24 West Jefferson Road. He submitted photographs indicating that the posts, beams, sill, and rafters are deteriorated. He stated that he will re-use the materials from the addition in rebuilding the barn. The wood siding and sliding hay door will be removed and used on the original barn.

Chairperson Zachman stated that he had conducted a site visit of the addition to the barn to assess the possible options for repair. He reported his conclusion that the addition is deteriorated beyond repair.

Findings of Fact:

- The barn and the addition were built approximately 1850-1870.
- The APRB Chairperson conducted a site visit and determined that the barn addition is not rebuildable and cannot be preserved.
- Removal of the deteriorated addition will produce materials that can be used to rebuild the barn.
- The old siding from the addition that matches the barn will be used to replace the void left by removal of the addition.
- The demolition proposition is made independent of any future rebuilding options.

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

1. The barn siding from the addition will be used to restore the east side of the barn where the addition was attached.
2. The existing cobblestone foundation will not be removed.

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 May 2, 2011.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to amend the previous motion to allow mounting of the existing hay door as a loft door above the existing garage 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 May 2, 2011.

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 is proposing modifying the previously approved application for exterior alterations to the building located at 5 State Street. They are proposing removing and block infilling all of the first floor windows on the south and west elevations. The proposed new

windows will be traditional, double-hung windows, proportioned in a similar manner to the windows on the second floor of Starbucks. The proposal is to install smooth concrete block above the lower, board- formed, poured concrete wall. The elevation will be raised up to the equivalent height of the Starbucks Building. The HVAC equipment will be installed on the roof, and the Board will review the equipment after installation to determine whether it will be screened.

Findings of Fact:

- There is an existing auto repair shop that is attached to two other buildings; all buildings in the vicinity are concrete masonry units either rusticated block or smooth block.
- There is a low-sloping, silver, low-pitched roof that is not a significant architectural feature worth preserving.
- The applicant will be adding smooth concrete block above the lower, board-formed, poured concrete wall.
- The elevation will be raised up to the equivalent height of the Starbucks Building.
- Smooth masonry block is consistent with other wall surfaces in the vicinity of the building.
- The exposed HVAC equipment on the roof will be unscreened, consistent with the industrial, utilitarian theme of the building, subject to APRB review.
- The proposed windows are proportioned in a similar manner to the windows on the second floor of Starbucks.

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

1. The applicant will submit a manufacturer's cutsheet for the windows.
2. The proposed windows will have exterior-applied muntins.
3. The view of the HVAC units as mounted on the roof is subject to later review to determine if screening of the units is necessary.
4. The existing windows to be removed are not original historic windows.
5. The applicant will submit a detailed drawing on the method of mounting and trim of the windows on the block wall per recommendations on page 52 of the village design standards.
6. The masonry will be painted.
7. All block infills will be set in slightly to effect a shadow line for the window removals.

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 May 2, 2011.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to amend the previous motion to include the gooseneck lights, subject to the submittal of a cutsheet for the lights.

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 May 2, 2011.

Mark Schenkel, 70 South Street ~ Chimney replacement

Application: Submitted, date-stamped, and Building Inspector reviewed on 4/11/11.

Discussion: The proposal is for removal and replacement of the existing chimney at the house located at 70 South Street. The application indicates that the existing chimney is deteriorated and is failing structurally. The existing brick chimney is covered with mortar-stucco face with random stones, an example of a more recent improper chimney remodel. Chairperson Zachman stated that the existing chimney style, as it is, is not appropriate for the house. The proposal is to replace the existing chimney with a traditional red brick chimney, identical in size, profile, and shape as the existing chimney.

Findings of Fact:

- The chimney is in disrepair, and the stucco is deteriorated.
- The existing chimney remodel style is not appropriate for the house.
- The chimney will be replaced with a traditional, red-brick chimney of the identical size and profile as the existing chimney.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application 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 May 2, 2011.

Member Items:

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to grant lead agency status to the Board of Trustees for the purpose of SEQR review to amend the Village's Comprehensive Plan.

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 May 2, 2011.

Discussion:

Board members discussed proposed modifications to the Village Code to allow more flexibility in reviewing Post-World War II houses.

Minutes:

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the April 4, 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 May 2, 2011.

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

Linda Habeeb, Recording Secretary