

**Village of Pittsford**  
**Architectural and Preservation Review Board**  
**Monday June 6, 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.

**Margaret Weimer, 14 Austin Park ~ Windows**

**Present:** Margaret Weimer

**Application: Submitted, date-stamped, and Building Inspector reviewed on 5/25/11.**

**Discussion:** The applicant stated that she is proposing replacing the deteriorated louvered windows in the sunroom in her house with vinyl-framed, picture and casement windows. She stated that the windows are in disrepair, and that repair of the windows would not be practical. She is also proposing replacing the wood door.

Chairperson Zachman noted that only a portion of the sunroom is visible from the canal, and not from the street. Board members expressed concern with the proposed configuration of the windows, and suggested that the applicant consider reversing the order of the windows. Chairperson Zachman suggested that the header around the top of the windows be lowered to the same height as the existing windows on the house.

***Findings of Fact:***

- The house is a minimal traditional, ranch-style home, built in the Post-War era.
- The porch in which the windows will be installed is on the north end of the house, and only the eastern elevation of the porch is visible from the canal.
- The porch is an unheated porch.
- The house is set back 50 yards from the canal.
- The porch is enclosed with aluminum, louvered-style windows, which are no longer being manufactured.
- Repair of the windows is not practical, and this particular type of window was used for light enclosure for "breezeway" style porch rooms and is not functional for a "Three Season" style enclosure that the applicant is seeking. A "Three Season" style of enclosure for this particular house as defined above is not inappropriate.
- The proposal is for installation of a mixture of casement and picture windows, which tie into other elements of the existing windows on the house.

- The windows will be replaced with vinyl windows that will essentially match the visual appearance of the other picture and casement windows on the house.

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

1. The header around the top of the windows will be lowered to the same height as the existing windows on the house.
2. On the east side, the 17½-inch picture window will be switched with the window to the left, adjacent to the door.
3. The louvered glass windows in the existing door will be replaced with a glass windowpane.

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot – no; Daniele -yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on June 6, 2011.

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**Nate & Beth Ritter, 53 & 55 South Main Street ~ Window replacement**  
**Present: Edward Butcher, Architect**

**Application: Submitted, date-stamped, and Building Inspector reviewed on 5/27/11.**

**Discussion:** The applicant stated that he is proposing replacing third-floor, attic windows in the house on South Main Street with energy-efficient, double-hung wood windows, which will be painted to match the house. He stated that the existing windows are in a state of disrepair.

Chairperson Zachman stated that windows are a significant architectural feature of the house. He further stated that the existing windows are repairable, and the Secretary of the Interior's Standards states that deteriorated historic features shall be repaired rather than replaced. He stated that replacement of the sash only is a preferred alternative, because the process of putting a fully-framed replacement window "within" the existing window frame reduces the overall window opening, and is not typically appropriate as a replacement solution for historic homes.

The application will remain open so that the homeowners can investigate other options.

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**Trish Gaglia, 44 E. Jefferson Road ~ Deck**  
**Present: Trish Gaglia**

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 5/25/11.

**Discussion:** The applicant presented plans for a 16' x 20' deck to be installed in the rear of the house, which is located at 44 East Jefferson Road. She submitted a survey map indicating the location for the proposed deck.

Chairperson Zachman stated that the location of the deck on the house is minimally visible from the public way. He stated that the proposed style of deck is not inappropriate for the style of house. He suggested that the railing be a porch-style railing, with the posts inside the frame of

the deck. The applicant agreed to install this style of railing on the deck, and a drawing of the railing was submitted for the record.

***Findings of Fact:***

- The house is a minimal traditional style, split-level house, built in 1957.
- The house is minimally visible from the public way.

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

- A traditional-style railing will be installed, per the drawing submitted at the meeting.

**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 June 6, 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 is proposing modifying the previously approved application for exterior alterations to the building located at 5 State Street. The applicant stated that since the walls were not structurally sound, during demolition, they came down. He presented revised plans, stating that all attributes of the plan remain essentially as approved, except that the lower walls will be block units.

***Findings of Fact:***

- During demolition, the existing walls were determined to be not structurally sound, and as a result, the walls came down.
- The plan is the same as originally approved, except that the lower walls will be all-block units.
- The windows in the north elevation will have divided lights in the upper portion to match the west elevation.

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

- The window openings on the south and east elevations will be formed out in block as if the windows will be installed, pending approval of an administrative variance; if the variance is denied, the openings will be filled in with block, creating a recess to indicate that a window existed in that location in the past.

**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 June 6, 2011.

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**Westport Crossing Development, 75 Monroe Avenue, Application for Special Permits for Multiple Dwelling Buildings and Restaurant**

**Present:** Mark IV: Anthony and Chris DiMarzo, Donald Riley, Vice President Marketing & Development; Roger Brown, Architect; Richard LaCroix, Barkstrom & LaCroix; Bryan Powers, Engineer

**Discussion:** Chairperson Zachman stated that the purpose of the meeting is for Board members to continue their review of the revised conceptual plans for the development at 75 Monroe Avenue to determine whether it is compatible with the Village. Member Lanahan stated that while the architectural style of the proposed buildings has been improved, the massing of the buildings continues to be an issue. She stated that there are too many four-story buildings and suggested that more variety in size of buildings and more variability of the massing would be an improvement. Member McBride agreed with the assessment of member Lanahan. The applicant agreed to make additional adjustments to the elevation and plan view layout in an effort to seek board majority approval regarding compatibility with the village. The board and the applicant agreed that the next step would be to hold a workshop meeting for review of the changes.

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

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Linda Habeeb, Recording Secretary