

**Village of Pittsford
Architectural and Preservation Review Board
Wednesday July 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 (absent)
Recording Secretary:	Linda Habeeb

Chairperson Zachman called the meeting to order at 7:05 pm.

**John Boufford, 24 W. Jefferson Road ~ Fence
Present: John Boufford**

Application: Submitted, date-stamped, and Building Inspector reviewed on 6/21/11.

Discussion: The applicant stated that he is proposing installing a 4-foot high, wood picket fence in the rear yard of his house, located at 24 West Jefferson Road. He submitted a drawing indicating the location of the proposed fence. He is also proposing installing stairs on the existing deck in the rear of the house. The stairs will match the railing on the deck.

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

1. The stairs will match the deck in material and railing style;
2. The fence is a 4-foot-high, picket fence, with sections running between the posts, and with a decorative cap on the posts; and
3. The applicant will submit an example of the proposed style of the fence.

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 July 6, 2011.

**Sheila Fustanio, 1 Grove Street ~ Steps & Door
Present: Sheila Fustanio, McCarthy-Richardson Properties, Inc**

Application: Submitted, date-stamped, and Building Inspector reviewed on 6/27/11.

Discussion: The applicant stated that she is requesting approval to remove the concrete stairs, railing, and glass entrance door on the east side of the building, and fill in the opening to match the existing block on the building. She submitted photographs indicating that the entrance has been modified in the past. Chairperson Zachman noted that the porch stoop and pipe are not

original components of the building, and the existing aluminum entry door is not an appropriate style for the building. Mr. Bailey stated that the building will have an adequate number of exits if this entrance is removed.

Findings of Fact:

- ◆ The applicant is proposing closing the entrance to bring it back to the original smooth wall.
- ◆ The utilitarian, retrofitted, concrete porch stoop and pipe rail are not original components of the building.
- ◆ The existing aluminum, commercial, faux-glass entry door is a modern office door that does not fit in with the character of the building.
- ◆ The landing and railings do not represent any unique design and craftsmanship that contribute to the character of the building.
- ◆ The building façade area is masonry rusticated block configuration with openings that have been modified in the past, based on the photograph submitted.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the removal of the stoop, railing, and door, and closing in of the existing door opening with the following conditions:

1. The block behind where the poured concrete stoop is will be restored to its original condition;
2. The shadow line of where the steps were attached to the building will be eliminated; and
3. The applicant will provide verification that removal of the exit will not violate Village Code requirements.

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 July 6, 2011.

Christopher Linares, 69 S. Main Street ~ Replacement windows

Present: Henry Williams & Chris Linares, owners; Paul Van Scott, contractor; Keith Michael, Rochester Colonial

Application: Submitted, date-stamped, and Building Inspector reviewed on 6/23/11.

Discussion: The applicant stated that he is proposing replacing all the windows on the house with Marvin Wood Insert windows. The existing windows are aluminum, spring-balanced replacement windows that were installed in all the openings of the house in the 1960's. He stated that the windows will match the existing windows in size, color, and light patterns, and all original interior and exterior casings, moldings, sills, pediments, window treatments, and shutters will remain in place.

Chairperson Zachman theorized that the existing windows are not frame-in-frame style replacement windows as proposed by the applicant, which reduces the glass size. He requested that the applicant submit documentation indicating the dimensions of the glass. He suggested that Board members visit the site to verify that the proposed windows will not substantially close down the existing glass size.

Findings of Fact:

- ◆ The existing windows are aluminum, spring-balanced replacement windows that were installed in all the openings of the house in the 1960's.
- ◆ The existing windows will be replaced with new windows with technology and styling from Marvin Windows that is designed to be similar to historic representation.
- ◆ The proposed windows are all-wood windows with historically correct narrow muntins and simulated divided lights and the spacers are painted black.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve installation of the Marvin Ultimate Insert double-hung wood windows, with the following conditions:

1. The approval is subject to a site visit and verification that the windows will not appreciably close down the existing glass size relative to the window size compared to the existing windows; and
2. The muntin configuration will be determined and provided at the onsite visit based on Board research.

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 July 6, 2011.

Steve Denoto, 18½ Washington Road ~ Porch

Present: Steve Denoto, owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 2/24/11.

Discussion: The applicant stated that he is in the process of remodeling his porch, and he is proposing installing fiberglass columns on the porch. He presented documentation of various styles of columns for the Board's review. Board members stated that either square or round, tapered, 8-inch columns would be appropriate for this style of house.

Findings of Fact:

- ◆ The house was built in 1891.
- ◆ The house was remodeled, and wrought-iron railings were installed, which were not appropriate for this era of house.
- ◆ The columns were not original to the house.
- ◆ The porch is being rebuilt, and currently has temporary support measures.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the installation of either square or round, tapered, 8-inch columns, with Tuscan style caps and bases, on the porch of the house located at 18½ Washington Road.

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 July 6, 2011.

Meg & Todd Rubiano, 11 Eastview Terrace ~ Garage

Present: Skip Bailey, Representing Meg and Todd Rubiano

Application: Submitted, date-stamped, and Building Inspector reviewed on 6/27/11.

Discussion: Mr. Bailey stated that the applicants are proposing remodeling the garage in the rear of the property and converting it into a garden shed. Some Board members had concerns with altering the garage and changing it into a different structure. There was a difference of opinion as to whether this would be a minimal or a substantial change to the structure.

Findings of Fact: