

Village of Pittsford
Architectural and Preservation Review Board
Monday August 1, 2011 at 7:00 PM

PRESENT:

Chairperson:	Paul Zachman
Members:	Cristina Lanahan (absent)
	William McBride (absent)
	Maria Huot
	Erin Daniele
Building Inspector:	Skip Bailey (absent)
Village Attorney:	Jeff Turner
Recording Secretary:	Linda Habeeb

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

Yelena Kashtan, 25 S. Main Street ~ Sign
Present: Yelena Kashtan

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/21/11.

Discussion: The applicant is proposing installing a sign on the front of the building located at 25 South Main Street. She submitted documentation indicating the dimensions, material, and color of the proposed sign.

Findings of Fact:

- The sign is being installed in a position on the building where previous signs have been located.
- The sign is not larger than the previous sign that was located in that position.
- The sign conforms to zoning regulations.
- The sign will not cover or damage any significant architectural features of the building.

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve installation of a black and gold sign, as submitted, with the condition that the material measure at least ¼" in thickness, and the edge match the color of the face of the sign.

Vote: Huot – yes; Zachman – yes; Daniele -yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on August 1, 2011.

Justin Vlietstra, 19 Boughton Ave ~ Windows; Door
Present: Justin & Amy Vlietstra, homeowners

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/25/11.

Discussion: The applicants are proposing installation of a garden pergola in the rear of their property. They submitted documentation indicating the dimensions, material, and color of the proposed structure.

Findings of Fact:

- The proposal is for installation of a 6' x 30' decorative garden pergolas, to run along the property line in the rear of the property.
- The 6-foot end of the structure will face the street.
- The pergola is an accessory structure.
- The pergola is the appropriate scale and mass for the site.

Motion: Chairperson Zachman made a motion, seconded by Member Daniele, to approve the application, as submitted.

Vote: Huot – yes; Zachman – yes; Daniele -yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on August 1, 2011.

The applicants are also proposing replacement of the front door and basement windows on the house. Chairperson Zachman stated that the door is original to the house, and is not damaged beyond repair. He further stated that Village Code requires that existing architectural features be preserved and not replaced. The applicants stated that mold in the basement windows is causing them to have health problems. Chairman Zachman pointed out that mold can be removed without replacing the windows, and that wood windows, properly maintained, will not create mold. Board members stated that changing the windows would cause the original historic character of the windows to be lost. The applicants also discussed installing an egress window in the basement. Chairperson Zachman stated that there are specific NY State Code regulations for installation of egress windows in basements.

Board members suggested that the applicants contact Bero Architects, through Historic Pittsford, to obtain an evaluation of their house and appropriate options for renovation.

Louis Cipro, 6 Elm Street ~ Shed & Awnings

Present: Louis Cipro, homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/25/11.

Discussion: The applicant stated that he is proposing installing a garden shed on the west side of his property, located at 6 Elm Street. He submitted documentation indicating the dimensions, material, and style of the proposed shed.

Findings of Fact:

- ◆ The proposal is for installation of a 10'x12' garden structure on the property.
- ◆ The proposed shed is a wood-sided shed with hinged swing pedestrian doors.
- ◆ The wood siding and trim will be painted to match the house.

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the application, as submitted.

Vote: Huot – yes; Zachman – yes; Daniele -yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 1, 2011.

The applicant is also proposing installing an awning on a side window on the west side of the house. He discussed with the Board the possibility of also installing awnings on the 4 windows in the front of the house. Some members had concerns with the installation of awnings on the front windows of the house. This portion of the application will open and the discussion will continue at the next meeting.

Findings of Fact:

- ◆ The proposal is for installation of an awning on the second-floor window on the west side of the house.

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

1. The awning will not have side returns.
2. The awning will be a front-sloping awning with a front fringe drop.
3. The shutters will not be removed with installation of the awning.

Vote: Huot – yes; Zachman – yes; Daniele -yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 1, 2011.

Karen Lenio, 32 Rand Place ~ Addition

Present: Dick & Karen Lenio, homeowners; Kevin Goodwin, Contractor

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/21/11.

Discussion: The applicants presented plans for an addition on the rear of their house, located at 32 Rand Place. The addition will tie-in with an existing porch structure on the rear of the house. The siding will be hardiboard, and all the exterior features will match the features on the house. The windows will be Kolbe double-hung, wood windows.

Findings of Fact:

- ◆ The house is a Colonial Revival style, built circa 1951.
- ◆ The addition will be on the rear of the house.
- ◆ There is an existing porch structure on the rear of the house that impacts the location of the addition, necessitating that it extend out four feet outside the side line of the house.
- ◆ There is over 24 feet of property beyond the edge of the house; it is a wide, suburban-like lot with a wide setback.
- ◆ The mass and scale of the addition are not inappropriate for the existing house.

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

1. The westernmost window on the northern elevation can either be removed or remain.
2. The proportion of the windows will match the other windows on the same elevation.
3. The four windows will be Kolbe traditional double-hung or equal wood windows with exterior 1-by-4 or 4-by-4 casing.
4. The substitute siding will be hardiboard, and any fascia, cornerboard trim, and soffit material will be painted, and will match in appearance the exterior trim on the house.
5. The roof pitch will be adjusted to 6½ - 7 over 12 to more closely resemble the pitch on the garage addition extension.

Vote: Huot – yes; Zachman – yes; Daniele -yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 1, 2011.

Trevor Donovan, 22 Boughton Avenue ~ Front Porch; Doors; Windows

Present: Trevor Donovan

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/25/11.

Discussion: The applicant presented plans for renovation of the front porch of the house located at 22 Boughton Avenue. He stated that he is repairing, in-kind, the existing porch columns and newel posts. He is proposing replacing the front and side doors and a second-story window on the rear of the house. He also requesting approval for two existing skylights, and trim board to accent the front and side gables.

Findings of Fact:

- ◆ The house was built in 1860.
- ◆ The house is a pre-folk Victorian house with two additions on the rear of the house.
- ◆ There is no original siding on the house.
- ◆ The entry door on the third addition in the rear, which has evidence of extensive reframing and foundation work, is beyond repair due to water damage and is not salvageable.
- ◆ The existing railings are not original, and the applicant is proposing an appropriate railing style for replacement.
- ◆ The front door is a post-war replacement door.
- ◆ The other exterior repairs on the porch are considered repairs because they are being repaired in-kind.
- ◆ The skylights existing on the first addition are on the roof **plane** near the rear wall of the second story of the house, in a position minimally visible from the street.
- ◆ The single window to be replaced is a six over six configured window and is different than the original 2 over 2 windows that are present throughout the house.

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

1. The front and side doors will be replaced with Simpson #118 Doors, and the applicant will submit a cutsheet of the windows for the record.
2. The new window will be configured as a two-over-two window to match the other existing windows.
3. The applicant has withdrawn his proposal to install a trim board accent.

Vote: Huot – yes; Zachman – yes; Daniele -yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 1, 2011.

Meg & Todd Rubiano, 11 Eastview Terrace ~ Garage

Present: Meg & Todd Rubiano, homeowners

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

Discussion: The applicants are proposing amending their previous application to remodel the garage in the rear of the property. They are proposing removing the garage door, installing a wall midway through the garage, and finishing it with external siding consistent with the garage. The applicants stated that the structure is not functional as a garage. Chairperson Zachman noted that the garage is minimally visible from the street.

Findings of Fact:

- ◆ The garage is a small, one-car garage, which is located approximately 100 feet from the street and 30 feet behind the house.
- ◆ The garage is minimally visible from the street.
- ◆ This proposal will not change the front proportion or opening.
- ◆ The proposal is for removal of the garage door and hardware and finishing off the casing for the fixed opening.
- ◆ The proposal is to build a wall midway through the garage and finish with external siding consistent with the garage.
- ◆ This is an adaptive reuse and rehabilitation of the structure, creating a link between the natural setting and the patio.
- ◆ The current use of the structure as a garage is obsolete.
- ◆ This amended application is substantially different from the previous application.

Motion: Chairperson Zachman made a motion, seconded by Member Daniele, to approve the application for removal of the garage door and construction of a visible center wall in the garage, sided with the existing garage siding, as submitted.

Vote: Huot – yes; Zachman – yes; Daniele -yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 1, 2011.

Information only:

Wendy & Mike Devine, 8 Rand Place ~ Porch addition

Discussion: Member Zachman presented preliminary plans for a porch addition at 8 Rand Place.

Minutes:

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to approve the 7/6/11 minutes, as drafted.

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

ADJOURNMENT: There being no further business, Chairperson Zachman adjourned the meeting at 10:30 pm.

Linda Habeeb, Recording Secretary