

**Village of Pittsford
Architectural and Preservation Review Board
Monday November 7, 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.

**Farisha Mohammed, 38 East Jefferson Road ~ Fence
Present: Farisha Mohammed & Claymore Auspitz**

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

Discussion: The applicant stated that she is proposing installation of a 6-foot fence in the rear of the property located at 38 East Jefferson Road. She stated that the proposed fence will have two entry gates and will be made of wood. She submitted documentation indicating the style, dimensions, and location for the proposed fence.

Findings of Fact:

- The proposed fence will be installed in the rear of the property.
- The fence will be made of pressure-treated wood.
- The fence will have two entry gates, which will match the appearance of the fence.
- The fence posts will not be visible.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the fence, 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 November 7, 2011.

**Linda Brisbane/Marty Martina, 30 Locust Street ~ Windows/Doors
Present: Linda Brisbane/Marty Martina, owners**

Application: Submitted, date-stamped, and Building Inspector reviewed on 10/21/11.

Discussion: The applicants are proposing (1) removal of non-original barn windows, (2) removal/replacement of a basement entry door, (3) replacement of the door on the east side of the house, (4) replacement of the front door, (5) installation of an air-conditioning unit, and (6)

replacement of basement windows. They also presented preliminary plans for an addition on the rear west side of the house.

(1) Removal of two windows on barn.

The applicants are proposing removal of two aluminum storm windows and exterior window framing on the east side of the barn and replacement with wood siding. They stated that the windows are not original to the house, and consist of storms only; no frames or sashes are currently installed. Removal is being requested because both windows are non-secure.

Findings of Fact:

- ◆ The windows are non-original aluminum storm windows.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the replacement of two windows, with the condition that the openings be filled in with barn wood siding.

Vote: McBride – yes; Zachman – yes; Lanahan – abstain; Huot –yes; Daniele – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on November 7, 2011.

(2) Removal of the west side door and replacement with a window.

The applicants are proposing replacement of the side door on the west side of the house. It was noted that the door is a secondary door, and not the primary entrance to the house. They stated that removal is being proposed because the existing door is currently installed at ground level, significantly lower than the front door and side door on the east side of the house. Because of this, the door has been a recurring source of water entry into the basement during heavy rains. There is water damage and mold on the door sill, interior basement steps and wall, which must be treated regularly.

Board members noted that this door is a secondary door, and not the primary entrance to the house. Member Huot stated that the milk door is a significant architectural feature of a house of that era.

Findings of Fact:

- ◆ The existing door is an entry door to a basement landing located on the west side of the house.
- ◆ The door is a secondary door, with minimal visibility from the street.
- ◆ The sill plate on the door is currently at or under existing grade in the area.
- ◆ The door has been damaged from water penetration.
- ◆ The replacement of the door with a window will allow raising of the foundation and grade in that area.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the removal of the basement door on the west side of the house, with the conditions that (1) matching rusticated block foundation be installed, (2) the milk door will remain in place, and (3) the siding will be filled in with the same material.

Vote: McBride – yes; Zachman – yes; Lanahan – abstain; Huot –yes; Daniele – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on November 7, 2011.

(3) Replacement of east side door

The applicants are proposing removal of the existing wood entry door on the east side of the house and replacement with a similar size and style wood door. They stated that removal is being proposed because the current door is in serious disrepair and nonfunctional.

Board members stated that this door is a side entry door under a recessed porch that is minimally visible from the public way. They also noted that the door has no unique architectural features.

Findings of Fact:

- ◆ The existing door is a side entry door under a recessed porch.
- ◆ The door is minimally visible from the public way.
- ◆ The door has no unique architectural features.
- ◆ The door cannot latch because the hardware mechanism has been removed.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the replacement of the side door with the Simpson fir wood door, with the condition that the new door include a traditional wood sill plate, and the exterior casing material match the existing.

Vote: McBride – yes; Zachman – yes; Lanahan – abstain; Huot –yes; Daniele – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on November 7, 2011.

(4) Replacement of the front door on the east side

The applicants are proposing removal of the existing wood entry door on the front of the house and replacement with a similar size and style wood door. They stated that replacement is being requested because the door and frame are in disrepair.

Chairperson Zachman stated that doors, front entry doors in particular, are character-defining features of a house. He pointed out that the door is not in serious disrepair, and that it can be repaired. This portion of the application will remain open.

(5) Installation of central air-conditioning unit (west side)

The applicants are proposing installation of a central air-conditioning unit on the west side of the house in an area where an existing basement door entryway exists. The unit would be screened partially from view from the west by the existing shrubs. Additional fencing or shrubbery will be installed per board recommendation to screen remaining unit exposure.

The Board discussed various methods of screening for these units. Chairperson Zachman stated that the applicants would be required to submit documentation detailing the type of screening and the specific location for the installation of the unit. This portion of the application will remain open.

(6) Removal and replacement of existing basement windows

The applicants are proposing removing the west side basement window and replacing it with four basement windows (two on the north side, and two on the east side.) Removal of the west side basement window is being requested because the window represents a source of water entry into the basement due to a lack of height above soil grade. Replacement of the two existing basement windows and aluminum storms on the north side of the house, and two existing basement windows on the east side is being proposed because the windows are not functional and are in disrepair. The applicants proposed to replace the windows with custom built Azek units that will match the appearance of the existing windows and be painted.

Chairperson Zachman stated that only two of the windows along the driveway on the east side are visible from the public way, and therefore subject to this Board's review. He stated that the State Historic Preservation Office (SHPO) determined that often, ordinary basement windows are a secondary feature of a house and substitute materials resistant to moisture can be considered. This portion of the application will remain open, as the applicant will provide pictures and samples of the proposed replacement windows

(7) Information regarding expansion/addition (west/rear)

The applicants stated that they are requesting information related to the feasibility of, process for, and possible issues associated with, expanding the west/rear side of the house. The proposed addition would extend from the existing extension on the west side of the house to the rear corner of the west side. Board members indicated that in general, they did not have any issues with the idea of extending an addition, but did advise that blending in an appropriate roofline for a two-story addition in that location could be a design challenge.

The Building Inspector will determine whether the applicants will be required to apply for a variance from the Zoning Board.

John Caselli, 9 East Jefferson Road ~ Garage

Present: John Caselli

Application: Submitted, date-stamped, and Building Inspector reviewed on 8/26/11.

Discussion: The applicant is proposing construction of a detached, three-car garage in the rear of the property, located at 9 East Jefferson Road. He presented proposed plans to the Board for review. He stated that the Zoning Board granted a variance for the project. Board members suggested that the proposed windows on the side gable ends of the garage be installed in the rear/south wall of the garage, as the rear elevation was most visible from Rand Place extension. Board members also suggested that the garage plan be reversed, placing the two-car bay with a front gable on the right, or west side, and placing the single-car bay to the left, or east side, as a means to reduce the apparent visible size of the garage from Jefferson Road.

Findings of Fact:

- ◆ The proposal is for a detached garage in the rear of the property.
- ◆ The house is a foursquare style, two-family house.
- ◆ A variance has been granted from the Zoning Board.

- ◆ The size of the garage is compatible with the large, 2½ story house in this setting.

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

1. The proposed windows on the side gable end of the garage will be removed and three windows will be installed in the rear of the garage;
2. All siding and exterior materials will match the house;
3. The garage plan will be reversed, placing the two-car bay with a front gable on the right, or west side, and placing the single-car bay to the left, or east side, as a means to reduce the apparent visible size of the garage from Jefferson Road.
4. The applicant will submit specifications of the overhead doors for approval prior to order and installation.

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 November 7, 2011.

Cristina Lanahan, 26 Locust Street ~ Porch addition, windows

Present: Cristina Lanahan

Discussion: Ms. Lanahan presented a proposal for a porch addition in the rear of the house, installation of a new window on the east elevation of the house, and removal of a louver window in the attic. She stated that all materials and details will match the existing materials on the house. She submitted elevation drawings and documentation indicating the materials and specifications for the windows.

Findings of Fact:

- ◆ The proposal is for construction of an addition on the northeast corner of the house.
- ◆ The proposed windows will match the existing newer window approved in a prior approved addition application

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for construction of an addition, as submitted, with the installation of an awning window to replace a vent opening in the third floor front gable wall face. The window will match the size and proportion of the screened vent.

Vote: McBride – yes; Zachman – yes; Lanahan – abstain; Huot –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on November 7, 2011.

Member Items:

Minutes:

Motion: Chairperson Zachman made a motion, seconded by Member Daniele, to approve the 8/1/11 & 10/3/11 minutes, as drafted.

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

ADJOURNMENT: There being no further business, Chairperson Zachman adjourned the meeting at 9:15 pm.

Linda Habeeb, Recording Secretary

