

**Village of Pittsford
Architectural and Preservation Review Board
Monday October 1, 2018 at 7:00 PM**

PRESENT:

Members: Maria Huot
William McBride
Lisa Cove
Ken Morrow

Alternate: Ron Johnson

Village Attorney: Jeff Turner
Recording Secretary: Linda Habeeb

Member McBride called the meeting to order at 7:00 pm. He stated that he will be acting Chairperson for this meeting.

Conflict of Interest Disclosure: Board members had no conflicts of interest to declare.

Sylvia Serry, 50 State Street ~ Sign

Present: Sylvia Serry, Business owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 9/11/18.

Discussion: The proposal is for installation of a sign on the business located at 50 State Street. The sign will be installed centered over the front entrance. The sign will be a custom-routed hard wood with smooth natural fiber surface to accept a laminated digital print. Board members stated that the sign should be installed with minimal disruption to the façade of the building. The applicant submitted photographs and documentation indicating the dimensions and materials of the sign.

Findings of Fact:

- ≈ The applicant is proposing installing a sign over the front entrance of the business located at 50 State Street.
- ≈ The sign will be a hard wood sign with a natural fiber surface.
- ≈ The sign will be installed with minimal invasiveness to the façade of the building.

Motion: Member McBride made a motion, seconded by Member Huot, to approve the application for installation of a sign at 50 State Street, as submitted.

Vote: Huot - yes; McBride - yes; Cove - yes; Morrow - yes; Johnson - yes. *The motion was filed in the office of the Village Clerk on October 1, 2018.*

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**Dan Brault, 17 Church Street**

**Present:** Dan Brault, Paramount Communities, LLC

**Application: Submitted, date-stamped, and Building Inspector reviewed on 7/16/18.**

**Discussion:** The proposal is to convert the property at 17 Church Street into a single-family home. The Board discussed the proposed two-car attached garage. Member McBride explained that the Zoning Board of Appeals received Mr. Brault's application asking the board for relief from the setback requirement of 10' from the rear lot

lines for principal structures for the addition of an attached garage that will be approximately 6' from the rear lot line.

In considering the request, the Zoning Board of Appeals requested that the APRB review the application and comment on the following items:

1. Review architectural design and details of the project visible from adjacent properties or public rights-of-way and state the appropriateness for the proposed new construction and treatment of the original structure built in 1842.
2. Review materials proposed for new construction as well as for the current structure.
3. Review the Action's compatibility with rehabilitation guidelines contained in the Secretary of Interior's Standards for the Treatment of Historic Properties and state why the proposal complies or does not comply with these standards.
4. Make any recommendations regarding the Action that could impact site plans; and any other recommendations which the Zoning Board of Appeals should consider.
5. Comment on replacing vs. repairing windows.
6. Comment on advisability of detached vs. attached garage.

Item 2 will require additional research by the APRB, and will be dealt with in connection with any Certificate of Appropriateness issued by it in connection with the subject property.

Member McBride stated that the Fire Marshal and Building Inspector have indicated that there are some concerns with separating the garage by only about 3 feet from the building. The garage would need to be constructed directly on the lot line, which would require a variance, and in the event of a fire, the Fire Department might need to go onto the neighbor's property. Another concern would be that if the garage were located on the property line, the owner of the house would be required to obtain an easement from the neighbor in order to maintain the garage. There was some discussion as to whether the inside wall against the house could be considered a firewall, in which case, the cobblestone could be kept exposed and intact. Also discussed is whether the existing window will need to be covered with drywall or filled in.

The applicant stated that there are a number of examples of attached garages in the Village, some of which were built prior to 1920. Board members pointed out that none of those houses are made of cobblestone. Member Huot stated that each house will be treated as an independent, unique situation. Member Cove stated that the house was originally constructed as a schoolhouse, and the currently proposed single-family residential use allows for the preservation of the property as an adoptive reuse. The applicant submitted a photograph that appeared to show that there was an addition on the building at some point. Member Cove requested that further research be done to indicate conclusively that the house had an addition at one time. Member Huot questioned whether the applicant had considered attaching the garage at a different location on the house in order to be less intrusive to the house. Ms. Cline expressed concerns with this proposal, citing concern with maintenance of the lawn and the second-story windows, and the collection of water.

The applicant stated that a two-car garage is really a necessity for this residential property where there is very little parking on the street. The house is set far back on the lot, which creates a number of difficulties. The proposed garage is 24' wide and will be located 3' from the property line. The applicant explained that they have

proposed to locate the garage in an area that is minimally visible from the street. He stated that a detached garage on the property would be very visible from the public way, which would alter the appearance of the building.

The Board next discussed the windows. The applicant is proposing replacing the window sashes with tilt pack windows with simulated divided lights. Member McBride stated that some of the windows appear to be in fairly good shape, and questioned the applicant about the necessity of replacing those windows. He explained that it would require leaving the storm windows on, and then some would have storms and some would not, which he says will alter the appearance of the windows. Member Huot stated her opinion that the windows should be true divided lights. It was pointed out that the Flour Mill has windows with simulated divided lights, which provides historic precedence in the Village for these types of windows.

Board members need to determine whether it is architecturally appropriate to attach the garage to this historic cobblestone house. The Board has concerns with permitting an attached 2-car garage on this very historic residence, but determined that the adaptive reuse of the property as a single-family residence required the addition of an attached 2-car garage.

In addition, the Board considered the following factors:

- Adapting the property for reuse as a single-family residence reasonably requires the addition of a 2-car garage on the property.
- It is not unusual for there to be clapboard additions to historic cobblestone structures in the Monroe County area.
- The use of clapboard siding for the addition differentiates the original historic structure from the new construction.
- The proposed addition will be built in the same Greek Revival style as the original structure.
- Placement of the addition directly behind the original residence results in the least intrusion on the view of the residence from the main public way.
- Building a 2-car detached garage on the property would be preferable from an historic architectural point of view. However, not only does the geometry of the lot make the placement of such a 2-car detached garage problematic, such a detached garage is also problematic for fire code, building code, and property maintenance reasons.
- It appears that there is at least some pictorial evidence that there may have been an attached addition to the original structure that was removed at some point in the structure's history.

The Board will continue to work with the applicant to achieve an attached garage that has the least intrusive impact on the original structure and which will also be most architecturally appropriate for the original structure.

**Member Items:**

**Motion:** Member Cove made a motion, seconded by Member McBride, to approve the 9/10/18 APRB minutes, as drafted.

**Vote:** Huot - abstain; Cove - yes; McBride - yes; Morrow - yes; Johnson - yes.

There being no further business, the meeting was adjourned at 8:00 pm.

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Linda Habeeb, Recording Secretary