

**Village of Pittsford  
Architectural and Preservation Review Board  
Monday November 5, 2018 at 7:00 PM**

**PRESENT:**

**Members:** Maria Huot  
William McBride  
Lisa Cove (absent)  
Ken Morrow

**Alternate:** Ron Johnson

**Village Attorney:** Jeff Turner  
**Recording Secretary:** Linda Habeeb

Member Huot called the meeting to order at 7:00 pm. She stated that she will be acting Chairperson for this meeting.

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

**Sami Mina, 14 South Main Street ~ Signs**

**Present:** Sami Mina, business owner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 10/2/18.**

**Discussion:** The applicant is seeking approval for two signs that have been installed on the business located at 14 South Main Street. One sign was installed on the front of the building facing Main Street and one on the corner of the building facing Church Street. The signs were installed on the building where previous signs were located. The signs have a copper background and frame with a stainless steel plate. There is an existing light over the sign that will remain.

***Findings of Fact:***

- ≈ The applicant installed two signs on the building: one sign on the front of the building facing Main Street and one on the corner of the building facing Church Street.
- ≈ The signs were installed on the building in the same locations as previous signs.
- ≈ The signs have a copper background and frame with a stainless steel plate.
- ≈ There is an existing light over the sign that will remain.
- ≈ The applicant submitted documentation with drawings and dimensions of the signs.

**Motion:** Member Huot made a motion, seconded by Member McBride, to approve the application for two signs, as submitted.

**Vote:** Huot - yes; McBride - yes; Morrow - yes; Johnson - yes. *The decision was filed in the office of the Village Clerk on November 5, 2018.*

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**David Ferris, 27 Monroe Avenue ~ Fence**

**Present:** David Ferris, Homeowner

**Discussion:** The applicant is proposing installing a 6-foot-high fence in the rear of the lot at 27 Monroe Avenue. The proposed fence is made of pressure-treated wood and is a dog-eared style of fence. Board members pointed out that the fence will be only minimally visible from the public way.

**Findings of Fact:**

- ≈ The proposal is for installation of a 6-foot fence in the rear of the lot at 27 Monroe Avenue.
- ≈ The fence is a made of pressure-treated wood and will be a dog-eared style of fence.
- ≈ This a common style of fence in the Village.
- ≈ The fence will be installed with the finished side facing out.
- ≈ The applicant submitted documentation with the details of the fence.

**Motion:** Member Huot made a motion, seconded by Member McBride, to approve the application for installation of a fence, as submitted.

**Vote:** Huot - yes; McBride - yes; Morrow - yes; Johnson - yes. *This decision was filed in the office of the Village Clerk on November 5, 2018.*

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**Trip and Ani Pierson, 10 South Street ~ Fence**

**Present:** Trip and Ani Pierson, Homeowners

**Discussion:** The applicants are proposing removing an existing picket fence in front of the house located at 10 South Street. They will replace the picket fence with a cedar split-rail fence in the same location.

**Findings of Fact:**

- ≈ The proposal is to replace a picket fence in the front yard with a red cedar split-rail fence.
- ≈ The proposed fence will not have gates.
- ≈ The height of the fence posts is 36" from the ground.
- ≈ This is a common style of fence in the Village.
- ≈ The applicant submitted documentation with the specifications for the proposed fence.

**Motion:** Member Huot made a motion, seconded by Member McBride, to approve the application for installation of a fence, as submitted.

**Vote:** Huot - yes; McBride - yes; Morrow - yes; Johnson - yes. *This decision was filed in the office of the Village Clerk on November 5, 2018.*

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**Tom & Anne Dakin, 38 Rand Place ~ Porch**

**Present:** Tom & Anne Dakin, Homeowners; Reza Hourmanesh, Architect

**Discussion:** The applicants are proposing construction of a new porch on the front of their house, located at 38 Rand Place. The materials for the porch are cedar and cypress wood, and the details will match the character of the house. The roof is a shed style with asphalt shingles. The columns and railings will be made of cedar, painted white to match the trim. A new wood window will be installed for the west face of the garage above the overhead door.

**Findings of Fact:**

- ≈ The applicant is proposing installing a porch on the front of the house.
- ≈ The roof of the porch will closely match the slope of the existing canopy of the front façade.

- ≈ The floor of the porch will be a concrete slab with brick edge, which is appropriate for the historic period of the house.
- ≈ The proposed columns and railings have simple lines, which match the architectural style of the house.
- ≈ The materials for the porch are cedar and cypress wood and the details will match the character of the house.
- ≈ A new wood window will be installed on the west face of the garage, which will match the details of the windows on the house.
- ≈ The applicant submitted photographs and specifications for the new porch.

**Motion:** Member Huot made a motion, seconded by Member McBride, to approve the application for installation of a front porch, as submitted.

**Vote:** Huot - yes; McBride - yes; Morrow - yes; Johnson - yes. *This decision was filed in the office of the Village Clerk on November 5, 2018.*

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**Michael Camarella, 36 Sutherland Street ~ Windows**

**Present:** Michael Camarella, Homeowner

**Discussion:** The proposal is to replace the existing steel-frame windows on the house with Marvin Integrity replacement windows. The new windows have fiberglass exterior and wood interior. Mr. Camarella explained that the proposed replacement windows are the same windows that were approved for the addition that was constructed in 2017. The new windows will match in proportion and style the windows that are being replaced.

**Findings of Fact:**

- ≈ The applicant is proposing to replace the existing steel-frame windows on the house that are not performing the function of protecting the structure from the elements, creating moisture problems.
- ≈ The proposal is to replace four windows on the second floor of the front of the house, and three windows on the south elevation, as specified in the plans.
- ≈ The new windows have fiberglass exterior and wood interior.
- ≈ The proposed replacement windows are the same windows that were approved for the addition that was constructed in 2017.
- ≈ The new windows will match in proportion and style the windows that are being replaced.

**Motion:** Member Huot made a motion, seconded by Member McBride, to approve the application for installation of replacement windows, as submitted.

**Vote:** Huot - yes; McBride - yes; Morrow - yes; Johnson - yes. *This decision was filed in the office of the Village Clerk on November 5, 2018.*

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**John Frank, 68 North Main Street ~ Siding & Windows**

**Present:** John & Elaine Frank, Homeowners

**Discussion:** The applicants are proposing replacing the deteriorating siding on the house at 68 North Main Street with vinyl siding. Mr. Frank pointed out that the material on the front of the house is brick, so the vinyl siding will be minimally visible from the public way. He stated that the windows are also in a deteriorated condition, and he is proposing replacing the existing windows with vinyl windows. He noted that the house was built in 1974 and that vinyl siding was available at that time.

Board members discussed whether the existing siding is vinyl, and whether to replace existing vinyl siding with vinyl. It was pointed out that the proposed vinyl material is a more efficient and effective product than the existing vinyl siding. Member Huot stated that this change will alter the character of the house. Mr. Turner stated that Board members will need to determine if the siding and windows are distinguishing and contributing architectural features of the house. He further stated that Village Code states that deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.

The applicant is proposing replacing the existing windows on the house with vinyl windows. The existing windows have a wooden interior and aluminum storm/screen combination windows on the outside. Member McBride questioned the applicant as to why he is proposing replacing the wood windows if the storm windows are the problem. He stated that vinyl windows would not require a storm window. The muntins on the existing windows are on the exterior, and the muntins on the proposed windows would be in the interior of the glass.

Board members determined that the siding is a distinguishing architectural feature of the house. The new material should match the existing in composition, design, and other visual qualities. They next discussed what type of material will match the existing siding. The Board determined that it would be difficult to replicate the existing material. Board members discussed a fairly new product, Boral, a fly-ash product, as a possible replacement material.

The application will remain open, and the applicant will further research this product.

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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. Mr. Brault stated that he met with Steve Jorden, a local window craftsman, to review the windows at the site. He stated that he will be working with him to repair the existing windows. Board members stated that if he intends to repair the windows in-kind, with no changes to the style or materials, then APRB approval is not required. If he intends to make any changes to the existing windows, including each complete window units, then he will have to return to the APRB for approval.

Member McBride explained that the Zoning Board of Appeals approved a variance for an attached garage. The applicant demonstrated that the method of attaching the garage will not damage the cobblestone. He also stated that the Fire Marshal has determined that the inside wall against the house has an appropriate rating to be considered a firewall, in which case, the cobblestone could be kept exposed and intact.

***Findings of Fact:***

- ≈ The applicant is proposing to build an attached garage on the rear of the main house.
- ≈ In order to build the attached garage, the proposal is to remove the fire escape and door on the second floor. An existing window in the rear of the house will be removed in its entirety and relocated in the void left by the door. The window will match an existing window on that side, and the void will be filled in with a fire-retardant material that meets the specifications of the Fire Code. The infill of the window will match the material of the existing cobblestone.

- ≈ A vent will be removed to the other side of the downstairs window, and the cobblestones that will be removed will be relocated to fill in where the vent is removed.
- ≈ The Fire Marshal has determined that the inside wall against the house has an appropriate rating to be considered a firewall, in which case, the cobblestone could be kept exposed and intact.

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

**Vote:** Huot - yes; McBride - yes; Morrow - no; Johnson - yes. *This decision was filed in the office of the Village Clerk on November 5, 2018.*

The applicant is proposing to install an air conditioning unit, which requires ventilation. The applicant will remove the least amount of cobblestone for the PVC piping. The unit will be screened by shrubbery. He will also install a radon mitigation system through the roof. The Board also discussed the replacement of a plywood basement door with a steel Bilco door. Member Morrow expressed concern with replacing the egress door in this historic home with a steel door.

**Motion:** Member Huot made a motion, seconded by Member McBride, to approve the replacement of the basement egress door with a steel Bilco door.

**Vote:** Huot - yes; McBride - yes; Morrow - no; Johnson - yes. *This decision was filed in the office of the Village Clerk on November 5, 2018.*

**Motion:** Member Huot made a motion, seconded by Member McBride, to approve the vents, screened by shrubbery, as submitted

**Vote:** Huot - yes; McBride - yes; Morrow - no; Johnson - yes. *This decision was filed in the office of the Village Clerk on November 5, 2018.*

**Member Items:**

**Motion:** Member Huot made a motion, seconded by Member McBride, to approve the 10/1/18 APRB minutes, as drafted.

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

There being no further business, the meeting was adjourned at 9:30 pm.

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Linda Habeeb, Recording Secretary