

VILLAGE OF PITTSFORD  
HISTORIC PRESERVATION BOARD  
REGULAR MEETING

Monday, September 16, 2024, at 5:30 PM

**PRESENT:**

**Chairperson:** Daniel Olson  
**Members:** Virginia Searl  
Christopher Dabroski  
Benjamin Richards  
**Absent:** Carolina Torres  
**Village Attorney:** Jeff Turner  
**Building Inspector:** Steve Lauth  
**Deputy Clerk:** Alexandria Torres Vaughn

**CALL TO ORDER**

**Motion by Member Searl and seconded by Member Torres** to open the HPB Meeting on September 16, 2024.

**Vote:** Olson – yes; Searl – yes; Torres – yes; Dabroski – yes; Richards – yes; *Motion Passes.*

**CONFLICTS OF INTEREST DISCLOSURE**

Board members indicated that they had no conflicts of interest to disclose.

• **32 Rand Place – WINDOW CHANGE**

**Present:** John Spock (Oasis Design + Remodeling, Inc.)

**The application was submitted, date-stamped on 08.28.2024, and reviewed by the Building Inspector on 09.10.24.**

The homeowner presented an application to replace existing bay windows with three solid wood JELD-WEN double-hung windows (32x48) with brick mold trim and additional details. Consideration of the proposed new front door with side panels; clarification sought on the proposed door design, as well as the appropriateness of the existing door style. There was also a proposal for the demolition of a chimney that was determined to be an addition from the 1960s.

**Conditions:** The door must be replaced with a two-panel door design as discussed.

**Findings of Fact:** The existing bay windows are not original, and the new proposed windows with wood trim will be more in keeping with the 1948 style of the house. The chimney is a non-original addition from the 1960s, and its removal will not negatively impact the historical integrity. The replacement siding will match the existing cedar siding.

**Member Dabroski motioned, seconded by Member Olson,** to approve the application with conditions.

**Vote:** Olson – yes; Searl – yes; Torres – yes; Dabroski – yes; Richards – yes; *Motion Passes.*

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• **58 Rand Place – FENCING**

**Present: Kelby and Carin Ash (Owners)**

The application was submitted, date-stamped on 09.03.2024, and reviewed by the Building Inspector on 09.10.24. The applicant proposed replacing an existing white picket fence with a coated steel fence (more maintenance-free). There was extensive discussion about the proposed fence's design, height, and structural integrity. Concerns were raised about whether the new fence design is compatible with the architectural style of the house.

**Conditions:** The application will remain open for a year, and a site visit will be conducted to inform a final decision.

**Findings of Fact:** The existing picket fence is deteriorating and requires replacement. The proposed coated steel fence represents a stylistic departure from the more traditional aesthetic.

**Member Olson motioned, seconded by Member Dabroski,** to table the application pending a site visit to assess the appropriateness of the new fencing style.

**Vote:** Olson – yes; Searl – yes; Torres – yes; Dabroski – yes; Richards – yes; *Motion Passes.*

• **25 Locust St – CHIMNEY MODIFICATION**

**Present: Brian and Kathleen Ward (Owners)**

The application was submitted, date-stamped on 09.03.2024, and reviewed by the Building Inspector on 09.10.24.

The homeowner sought re-approval for a previously granted Certificate of Appropriateness for chimney removal that had expired. The chimney removal was originally approved as it was determined to be structurally unsound.

**Findings of Fact:** The chimney has been deemed structurally unsound by the building inspector, and its removal was previously approved.

**Member Dabroski motioned, seconded by Member Searl,** approve the re-issuance of the Certificate of Appropriateness for the chimney removal.

**Vote:** Olson – yes; Searl – yes; Torres – yes; Dabroski – yes; Richards – yes; *Motion Passes.*

• **3 Schoen Place – EXTERIOR REPAIRS, WINDOW, DOORS, SIDING**

**Present: Andrew Lonthair (LRT Outdoor & Millwork LLC)**

The application was submitted, date-stamped on 09.03.2024, and reviewed by the Building Inspector on 09.10.24.

The contractor presented plans to replace doors, windows, and siding for a historic building located on Schoen Place. The proposed work included replacing deteriorated materials with more resilient

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options, with special consideration given to the structure's proximity to road salt and weather conditions.

**Conditions:** Window replacement approval will depend on findings from the third-party window inspector. Replacement doors must maintain the same style and material.

**Findings of Fact:** The building's location makes it susceptible to weather-related deterioration, and proper preservation requires using appropriate materials. The proposed changes will restore the building while maintaining its historical character.

**Member Searl motioned, seconded by Member Olson,** to approve the replacement of doors on the East Wing of the South Elevation as proposed, with the replacement doors matching the same configuration as the existing doors.

**Vote:** Olson – yes; Searl – yes; Torres – yes; Dabroski – yes; Richards – yes; *Motion Passes.*

**Member Olson motioned, seconded by Member Dabroski,** to approve the siding replacement with the condition that it matches the exact same material and configuration as currently exists.

**Vote:** Olson – yes; Searl – yes; Torres – yes; Dabroski – yes; Richards – yes; *Motion Passes.*

**Member Dabroski motioned, seconded by Member Searl,** to table the application regarding window replacement, pending an inspection by a third-party window expert to assess their repairability.

**Vote:** Olson – yes; Searl – yes; Torres – yes; Dabroski – yes; Richards – yes; *Motion Passes.*

**Motion by Member Dabroski and seconded by Member Searl** to adjourn the HPB Meeting for September 16, 2024.

**Vote:** Olson – yes; Searl – yes; Torres – yes; Dabroski – yes; *Motion Passes.*

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Alexandria Torres Vaughn, Deputy Clerk

*Further detailed information about this specific meeting is available on the website.*