

# VILLAGE of PITTSFORD HISTORIC PRESERVATION BOARD



## **Members:**

Jeffrey Pollock, **Chair**  
Virginia Searl  
Kendra Evans  
Daniel Olson  
Christopher Dabroski  
William McBride (Alternate)  
Cristina Lanahan (Alternate)

**Attorney:** Jeff Turner

**Building Inspector:** Steve Lauth

**Rec. Sec.:** Meghan Arscott

## **HISTORIC PRESERVATION BOARD SPECIAL MEETING MONDAY, MARCH 6, 2023, @ 5:30 PM**

### **\*Tentative Agenda\***

This agenda is subject to change in the number of applications, order of applications, and/or at the discretion of the Chairperson.

1. 74 North Main Street – Window Replacement

### **Public Q & A**

### **Member Items**

VILLAGE OF PITTSFORD  
HISTORIC PRESERVATION BOARD  
APPLICATION FOR CERTIFICATE OF APPROVAL

*Congratulations!* You have chosen to live in the Village of Pittsford. It is the oldest Village in New York State having been incorporated in 1827. Nearly the entire Village is listed in the National Register of Historic Places (NR) with more than 500 properties contributing to the historic preservation district.

The National Historic Preservation Act, intended to protect our national heritage, was signed into law by Lyndon B. Johnson on October 15, 1966. This act established several institutions: Advisory Council on Historic Preservation, State Historic Preservation Office, National Register of Historic Places, and the Section 106 review process. The New York State Historic Preservation Act of 1980 was established as a counterpart to the National Historic Preservation Act and declares historic preservation to be the public policy and in the public interest of the state. In 1971 The Village of Pittsford enacted its first Historic Preservation Ordinance.

**I want to do work on my property. Where do I start?**

Contact the Building Inspector at Village Hall for an initial meeting. You will be provided with historic information about your property and receive help to guide you through the process as the Historic Preservation Board (HPB) will be reviewing your application for approval.

**Steven C. Lauth**

Building Inspector

Code Enforcement Officer

Fire Marshall

Stormwater Management Official

Phone: 585-586-4332

Fax: 585-586-4597

Email: [buildinginspector@villageofpittsford.com](mailto:buildinginspector@villageofpittsford.com)

**What does the Historic Preservation Board (HPB) do?**

The HPB is authorized by Chapter 12 of the Village of Pittsford Code and guided by the Secretary of the Interiors' Standards for Rehabilitation (the Secretary's Standards) and the Village of Pittsford historic and Architectural Design District Building Design Standards (the Design Standards). The Secretary's Standards "acknowledge the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character." The Design Standards are used by the HPB to evaluate individual applications relative to the historic character of the property.

**What doesn't the Historic Preservation Board do?**

The HPB *does not prevent changes* to your property. It does, however, ensure that the proposed changes protect and improve the aesthetic character of our historic Village.

The HPB is here to work with you. The Board serves as a resource to find both practical and architecturally appropriate options for additions and alterations. Application review and decisions made by the HPB are based on criteria in the Federal and local standards listed above, including the appropriateness and compatibility of proposed changes with the character of the historic property. The HPB can educate property owners regarding the value of a historic property, its architectural style, and character-defining features, among other things.

VILLAGE OF PITTSFORD  
HISTORIC PRESERVATION BOARD  
APPLICATION FOR CERTIFICATE OF APPROVAL

Please feel free to ask for assistance from the Building Inspector and/or any of our staff. Information only discussions with the HPB and preliminary review of schematic designs for projects are recommended and welcomed to achieve mutually acceptable outcomes.

Examples of HPB approvals:

- Replacement in-kind (wood to wood) shingles to shingles
- Wood and metal fencing under 6 ft.

Examples of HPB denials:

- Wood replaced with vinyl or aluminum
- Vinyl/Composite fencing
- Glass block windows

**Note: Applications will not be processed for HPB review unless all required items identified in the application form are submitted to the Village Office by the deadline date.**

- All zoning requirements, including variances, must be met *prior* to HPB approval.
- All required State Environmental Quality Review Act (SEQR) forms must be attached.
- The applicant, or designated agent, must appear at the scheduled meeting when the completed application will be reviewed by the HPB. An agenda with an approximate time for review will be sent to all parties prior to the meeting. After the meeting, a letter stating the HPB decision will follow the meeting.
- Work on projects shall not be started unless the applicant has received HPB approval and all necessary permits have been obtained from the Building Inspector. To obtain the necessary permits, please contact the Building Inspector at 585-586-4332.
- Changes to the approved plan cannot be made without additional HPB review. Written requests for changes in the application, including the revised proposed plans, must be received by the deadline date.
- Approvals are valid for one (1) year from the date of HPB approval.

VILLAGE OF PITTSFORD  
HISTORIC PRESERVATION BOARD  
APPLICATION FOR CERTIFICATE OF APPROVAL

Today's Date: 03/01/23 Received Date: 03/01/23 Application Fee Received: (\$50.00)

Address of Property: 74 N. MAIN STR. PITTSFORD NY 14668

**Applicant Information**

Applicant Name: EDUARDO TORRADO

Email Address: [REDACTED] Phone Number: [REDACTED]

Applicant Signature: [Signature] Date: 03/01/23

**Owner Information**

Owner Name: EDUARDO TORRADO

Owner Address: [REDACTED]

Day Phone Number: [REDACTED] Evening Phone Number: [REDACTED]

Owner Signature: [Signature] Date: 03/01/23

**Contractor Information**

Agent/Contractor Name: IVICA BRATIC

Company Name: UHORA REMODELING LLC

Agent/Contractor Address: [REDACTED]

Agent/Contractor Phone: [REDACTED] Email Address: [REDACTED]

Agent/Contractor Signature: Ivica Bratic Date: 03/01/23

Type of work proposed (ex: new windows, fencing, addition, etc.):

- REPAIRING EXISTING WOOD WINDOWS WITH ALUMINUM CLAD WOOD WINDOWS

VILLAGE OF PITTSFORD  
HISTORIC PRESERVATION BOARD  
APPLICATION FOR CERTIFICATE OF APPROVAL

**WINDOWS (1 of 2)**

The following information has been excerpted from the Village of Pittsford Building Design Standards pgs. 50-57:

“Along with doors and entrances, windows are among the most important character-defining elements of an historic house...Poor maintenance will result in unattractive windows that do not operate smoothly. Accumulated layers of paint and broken sash cords and chains will cause the sash to bind. These conditions can be easily corrected by either a carpenter or a handy homeowner. Peeling paint, broken glass, and failing putty are unsightly, but also easily fixed...

Homeowners may be concerned that their historic windows are not as energy efficient as replacement windows. Caulking window openings and installing weather-stripping will help stop air infiltration and energy loss. Repairing and installing sash locks will help the meeting rails meet tightly, and therefore stop drafts. Interior or exterior storm windows will further reduce energy loss. Exterior storm windows should be in the same color as the sash. Many factory color options are available today...”

**What is Recommended:**

- Retaining historic windows whenever possible. Repairing damaged components (rather than replacing entire window unit), including frames, sash, pulleys, and glazing window.
- Preserving historic window size.
- Maintaining trim and original decorative elements.
- Selecting shutters that fit the size of the window sash opening (they should cover the window if closed).
- Mounting shutters over the window frame (casing).
- Maintaining the full size of the existing window opening.
- Maintaining the existing sash configurations (e.g., two-over-two, etc.).
- Reopening historic window openings that have been covered or filled in.
- When replacement is required, matching original windows design and muntin configuration.
- Using muntin patterns appropriate to the age and style of the building or representative of the Village’s vernacular building tradition.

**What to Avoid:**

- Covering or closing in window openings on a primary façade.
- Altering size, shape, or proportion of window.
- Concealing or removing casings and/or decorative trim.
- Adding non-historic, decorative elements, such as a new muntin pattern or a half-round transom light.
- Mounting shutters outside of the window frame (flat against the siding).
- Selecting shutters that are too wide, narrow, tall, or short for the window opening to which they are attached.
- Installing new window units that do not fit the opening.
- Using opaque or reflective glass.
- Replacing durable wood or steel windows with shorter-lived vinyl products.
- Installing windows with plastic grids located between the glass or on the interior face of the glass without exterior muntin glass dividers.
- Adding bay windows where none existed.

VILLAGE OF PITTSFORD  
 HISTORIC PRESERVATION BOARD  
 APPLICATION FOR CERTIFICATE OF APPROVAL

WINDOWS (2 of 2)

**Note: If you wish to replace your windows, please contact the Building Department at 586-4332 for a list of qualified evaluators. This evaluation is required prior to the HPB issuing a determination for replacement versus repair.**

**SUPPORTING DOCUMENTATION (all documents must be submitted with this application):**


Is this an "in-kind" replacement: Yes / **No**

If "No" then proceed with the following:

Existing Dimensions: \_\_\_\_\_ Proposed Dimensions: TO MATCH EXISTING  
 Existing Style: \_\_\_\_\_ Proposed Style: TO MATCH EXISTING  
 Current Materials: WOOD WINDOW Proposed Materials: ALUMINUM CLAD WOOD WINDOW  
 Other Materials Used (i.e., muntins, trim, etc.): EXTERIOR TRIM AND STORM WINDOW  
W/IN STAY AS EXIST

**Note: The following items *must* be provided with your application:**

1. Photographs of affected elevations and close-up photographs of existing window condition. Note: Always include view of property from the Street.
2. Drawings to scale and impacted elevations.
3. Material list or Manufacturer's specification sheet. (Provide samples if possible).

FOR OFFICE USE ONLY			
Type of Structure being Altered/Added:	<i>(If unchecked, not applicable)</i>		
_____	Conforms to Zoning: <input checked="" type="radio"/> Y <input type="radio"/> N	SEQR Required: Y <input checked="" type="radio"/> N	Variance Required: Y / <input checked="" type="radio"/> N
Architectural Style: _____	Pre-existing nonconforming use: Y / <input checked="" type="radio"/> N	Date SEQR Completed:	Variance Granted: Y / N If Yes, Date:
Year Built: _____			
Application Approval: <input type="checkbox"/> Granted <input type="checkbox"/> Granted with Conditions* <input type="checkbox"/> Denied			
Decisions Filed in the Office of the Village Clerk on: _____			
Chairperson's Signature: _____		Date: _____	
Building Inspector Signature: 		Date: <u>3/2/23</u>	
*Attach conditions of approval		Certificate Number: _____	

# **BL** & WHOLESALE SUPPLY

B&L WHOLESALE - ROCHESTER  
70 HARTFORD STREET  
ROCHESTER, NY 14605  
FAX: (585)-546-7326  
Phone: (585)-546-6616

## ORDER ACKNOWLEDGMENT

**0029625953**

**Account:** CASH 8501  
**Branch:** BLROC  
**Phone:** (585)-546-6616  
**Fax:** (585)-546-7326

**BILL TO:**  
CASH CUSTOMER

**SHIP TO:**  
RUDY OSMANEVIC  
74 NORTH MAIN ST  
PITTSFORD NY 14534

Page 1 of 2

QUANTITY		UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
<b>PO: NA      REF:      JOB: R90611-5315573</b> <b>ORDER DATE: 01/03/23      SALES HOUSE      TYPE: WHSE      SHIP VIA: BOX TRUCK      FRT TERM:</b> <b>EXP DELV DATE: 02/16/23      AGENTS      ORDERED BY: RUDY</b> <span style="margin-left: 150px;">E TROUERBACH</span>					
8	EA	NS0002838584	27 3/4 X 53 3/4 TRIMLINE DR200 CLAD WOOD REPL WNDW WHITE, HALF SCREEN. PRIMED INTERIOR 8/EA Loc:	686.9333/EA	5,495.47
6	EA	NS0002838593	23 1/4 X 45 3/4 TRIMLINE DR200 CLAD WOOD REPL WIND WHITE, HALF SCREEN. PRIMED INTERIOR 6/EA Loc:	686.9333/EA	4,121.60
6	EA	NS0002838596	27 3/4 X 53 3/4 TRIMLINE DR200 CLAD WOOD REPL WIND WHITE, HALF SCREEN. PRIMED INTERIOR, 7/8 SDL 6/EA Loc:	1,006.72/EA	6,040.32
3	EA	NS0002838597	27 3/4 X 53 3/4 TRIMLINE DR200 CLADWOOD REPL WIND WHITE, HALF SCREEN. PRIMED INTERIOR 3/EA Loc:	686.9333/EA	2,060.80
1	EA	NS0002838599	35 3/4 X 33 3/4 TRIMLINE DR2 FIXED CLAD WOOD REPL WIND WHITE, PRIMED INTERIOR, 7/8 SDL 1/EA Loc:	976.4933/EA	976.49

# BL & WHOLESALE SUPPLY

B&L WHOLESALE - ROCHESTER  
 70 HARTFORD STREET  
 ROCHESTER, NY 14605  
 FAX: (585)-546-7326  
 Phone: (585)-546-6616

## ORDER ACKNOWLEDGMENT

0029625953

**Account:** CASH 8501  
**Branch:** BLROC  
**Phone:** (585)-546-6616  
**Fax:** (585)-546-7326

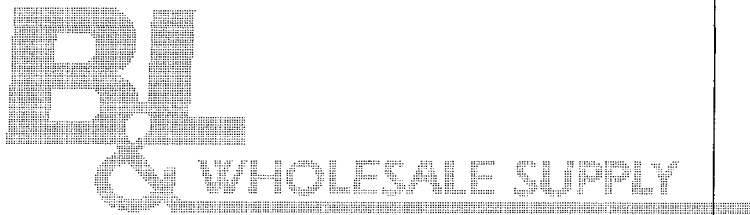
**BILL TO:**  
 CASH CUSTOMER

**SHIP TO:**  
 RUDY OSMANEVIC  
 74 NORTH MAIN ST  
 PITTSFORD NY 14534

Page 2 of 2

<b>PO:</b> NA	<b>REF:</b>	<b>JOB:</b> R90611-5315573	
<b>ORDER DATE:</b> 01/03/23	<b>SALES HOUSE</b>	<b>TYPE:</b> WHSE	<b>SHIP VIA:</b> BOX TRUCK
<b>EXP DELV DATE:</b> 02/16/23	<b>AGENTS</b>	<b>ORDERED BY:</b> RUDY	<b>FRT TERM:</b>
	E TROUERBACH		

QUANTITY	UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
		SUBTOTAL		18,694.68
		ORDER PROCESSING CHARGE		560.84
		Min Order Charge		50.00
		Sales Tax 8.0%		1,544.42
<p>ALL ORDERS ARE SUBJECT TO CREDIT APPROVAL PRIOR TO SHIPMENT.            ALL ORDERS ARE SUBJECT TO STANDARD TERMS UNLESS OTHERWISE APPROVED. THIS QUOTE IS VALID FOR 30 DAYS FROM CREATION DATE UNLESS OTHERWISE NOTED IN WRITING BY MANAGEMENT.</p>				



**PAYMENT TERMS:**  
 COD

**Balance** \$20,849.94





Legends Series

## DR200

Aluminum-Clad Wood / For Pocket Insert • Window

### PRODUCT SPECIFICATIONS

#### FRAME

---

- All exterior parts are of .050" maintenance-free extruded aluminum and mitered corners are tightly joined with screws and corner keys.
- Head and jamb wood parts are fitted to the extruded aluminum and are of kiln dried ponderosa pine, treated with a water repellent preservative. Optional species available are mahogany, oak and cherry.
- Head and jamb wood joints are tenoned, glued and nailed.
- Frame thickness:  $1\frac{1}{16}$ " at jamb and head.
- Standard jamb depth:  $3\frac{1}{4}$ " stepped jamb for sash pocket installation.
- A thermally broken tri-plex sill system of wood, extruded aluminum and vinyl is mechanically fastened, gasket and silicone sealed to the jamb.
- Available with optional  $\frac{3}{8}$ " foam wrap for air tight installation.

#### SASH

---

- All exterior surfaces are covered with .019" thick roll formed aluminum cladding.
- Sash wood parts are of kiln dried ponderosa pine, treated with a water repellent preservative. Optional species available are mahogany, oak and cherry.
- Sash wood joints are tenoned, glued and nailed from the interior.
- Silicone glazed from the interior for a positive water tight seal.
- Overall finish sash thickness:  $1\frac{7}{16}$ " (standard), optional  $1\frac{3}{4}$ " sash available.
- Sash profile widths are: stiles ( $1\frac{3}{4}$ " ), top rail ( $2\frac{5}{8}$ " ), meeting rails ( $1\frac{7}{16}$ " ) and bottom rail ( $3\frac{1}{4}$ " ). Optional 4" bottom rail available.
- Unequal sash heights can be specified.
- Top and bottom operating sashes with locking pivot shoe tilt-in and can be removed for finishing or cleaning.

#### EXTERIOR FINISH

---

- For standard colors, the extruded aluminum frame is a one-coat spray applied PPG Polycron III finish, meeting the physical test requirements of AAMA 2603.
- Standard color options are: white, bronze, earhtone, beige, black and hunter green. Custom colors available.
- All custom colors meet the physical test requirements of AAMA 2605.

#### INTERIOR FINISH

---

- Standard in unfinished natural wood in specified species (pine (standard), mahogany, oak or cherry) which can be painted or stained.
- Available factory primed or prefinished white in pine (standard) or mahogany. Oak and cherry in unfinished natural wood only. Contact Trimline dealer for custom color details.

#### HARDWARE

---

- Sash lock and keeper are surface mounted cam action style.
- Recessed E-Z tilt sash release latches for top and bottom sash tilting; top sash fixed.
- Dual lock/lifts standard on units over 28" wide; triple locks standard on units over 50" wide. Sash lifts standard at bottom rail.
- All hardware components are of zinc alloy in matching finish available in: almond, white or bronze powder coat finish; anitque brass, oil rubbed bronze or polished chrome and bright brass plated finish also available.

#### BALANCE SYSTEM

---

- Concealed block and tackle system for smooth and effortless operation with locking cam action pivot shoes that never needs adjusting. AAMA 902-07 tested for over 28,000 cycles without failure.
- Vinyl jambliner available in almond or white.

#### WEATHERSTRIPPING

---

- Head, meeting rails and bottom rail are weather-sealed with Q-Lon® almond color compression seal foam; Fin-Seal® at the sill dam; dual Fin-Seal® and Q-Lon® at the vertical stiles/jambliner, Fin-Seal® at the sill dam and Fin-Seal® dust plugs at the meeting rails for low air infiltration.

#### GLASS

---

- Standard clear  $1\frac{1}{16}$ " thick insulating glass, consisting of "double strength" 3 mm annealed glass,  $\frac{7}{16}$ " air space using Tremco's EnerEDGE® warm-edge, dual-seal silicone foam spacer, hermetically sealed with hot melt butyl.

- All insulating glass units meet IGMA and NFRC 706 requirements for seal durability and gas retention per ASTM E2190, E2188-10 & E2189-10.
- Other glazing options Comfort E and Comfort E Plus Low E with argon gas, obscure, tempered, laminated, bronze or grey tint. Decorative glass also available.

## INSECT SCREENS

- Standard half screen of .050" thick extruded aluminum.
- Optional full screen of .019" thick roll-formed aluminum.
- Optional interior sliding half screen of .050" thick extruded aluminum. (Requires 3 1/4" jamb pocket.)
- Standard colors available: white, bronze, earthtone, beige, black and hunter green. Custom colors also available.
- Charcoal fiberglass screen cloth (18 x 16 mesh) standard; optional screen mesh available in charcoal or aluminum color wire or Better View™ high transparency screening in charcoal fiberglass cloth only.

## GRILLES

- **Simulated Divided Lites (SDL)** of .050" thick extruded aluminum in a classic putty glazed 5/8", 7/8", 1", 1 1/4" or 1 1/2" muntin profile permanently applied to exterior of the insulated glass. Double faced tape is used to apply muntin to the glass which first is prepared with a saline type glass bonding and coupling agent before muntin is applied to help ensure lasting adhesion. An optional between the glass dark bronze shadow bar is available for an authentic true divided lite look. Interior wood in pine (standard), mahogany, oak or cherry matching the interior wood species in either permanent or removable style 5/8" or 7/8" wide divided lite patterns only. Removable style not available in 1", 1 1/4", 1 1/2" widths.
- **Removable wood grilles** available in 5/8" or 7/8" wide classic double stepped profile matching window interior wood species in pine (standard), mahogany, oak or cherry in a wide array of standard or custom divided lite patterns only.
- **In-glass aluminum "GBG"** (Grille Between the Glass) muntins are available in 5/8" flat profile or 7/8" sculptured profile in all standard exterior cladding color finishes for dust free easy cleaning. Available in either divided lite or diamond patterns.
- **Combo wood-aluminum:** 5/8" flat or 3/4" sculptured in-glass aluminum muntin with either permanently applied (see SDL) or removable wooden interior wood grille in pine (standard), mahogany, oak or cherry.

## ACCESSORIES

- A standard zero clearance mullion is used for factory mulling of windows without increasing the combined unit dimension of the windows mullied.
- Interior wooden mullion covers in pine (standard), mahogany, oak or cherry are provided loose.
- 1 1/16" interior wooden jamb extension in pine (standard), mahogany, oak or cherry are factory applied to the perimeter of the window and are available in custom sizes to provide an overall jamb depth up to 9".

## WARRANTY

- Limited 10 year.
- 20 years non-prorated on insulating glass.
- Non-square, decorative/leaded glass 5 years.

## PERFORMANCE

### Thermal Ratings

Glazing	U-Value	R-Value	SHGC	VT	CRF
Comfort E	.30	3.33	.28	.50	57
Comfort E Plus	.27	3.70	.27	.49	47

Comfort E – 3mm RLE CS-36 (#2) / Clear / Argon

Comfort E Plus – 3 mm RLE CS-36 (#2) / CS-72 (#4) / Argon

SHGC = Solar Heat Gain Coefficient

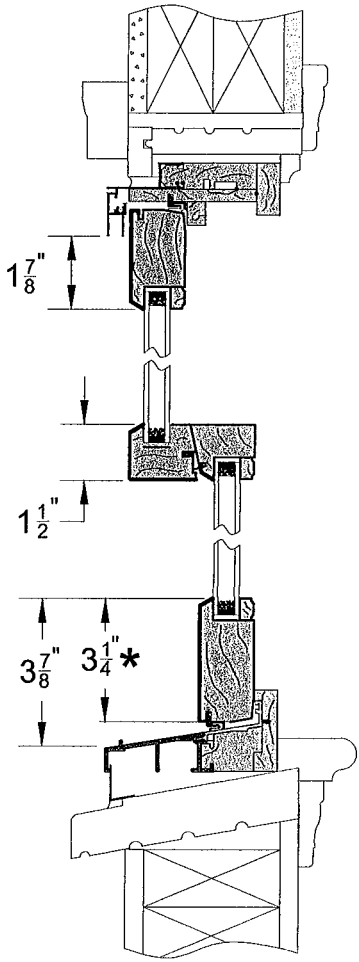
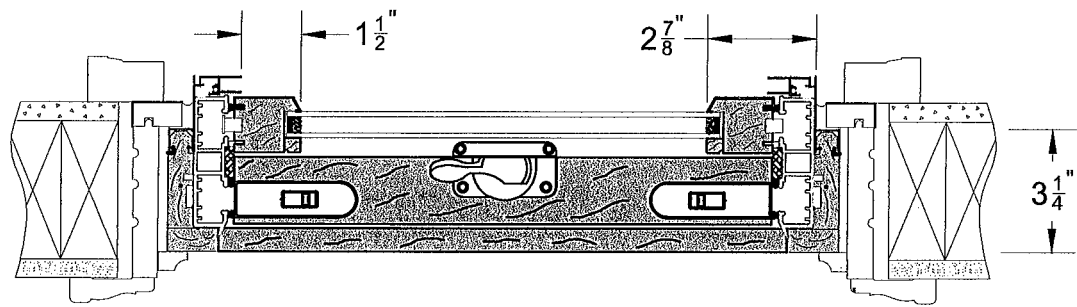
VT = Visible Transmittance

### Structural Ratings

Test Speciman	Air Infiltration	Performance Class-Grade
44.0" x 75.0" (1118 mm x 1905 mm)	.08 cfm/ft <sup>2</sup>	LC-45

## TEST STANDARDS

- NFRC certified: meets or exceeds rating and labeling requirements as per NFRC 100, 200 and 500 test procedures.
- AMMA/WDMA/CSA 101/I.S.2/A440-05
- ENERGY STAR® certified



\* OPTIONAL 4.0" RAIL AVAILABLE

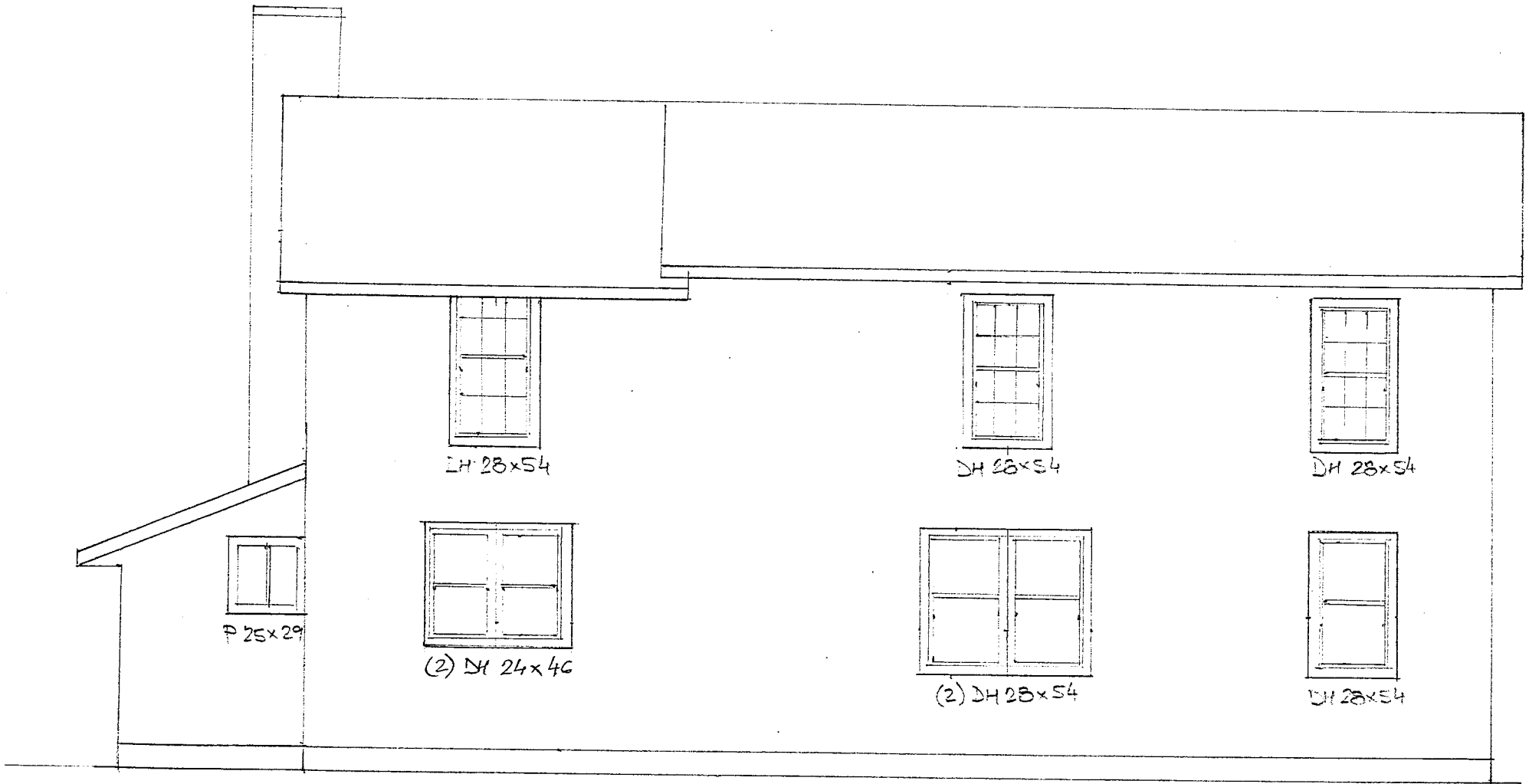
Project location: 74 N. Main Str. Pittsford NY

Subject: House Elevations



FRONT ELEVATION

SCALE 1/4" = 1'



LEFT SIDE ELEVATION

SCALE 1/5" = 1'



RIGHT SIDE ELEVATION

SCALE 1/5" = 1'



REAR ELEVATION

SCALE 1/4" = 1'



June 3, 2022

Hi Eduardo,

I looked at the windows at 74 N. Main St. today and offer the following comments.

In January of this year, I announced that I was "semi" retiring. That meant attempting to cut my time to half-days due life threatening health issues. And for the last several weeks, I have not worked because of back pain issues. My main concern at this time is to finish up with my existing commitments and then quit except for short one or two day jobs. I can't do the big jobs anymore and I can't work full days.

Your project is not a one or two day job, and it is not a simple repair job. The windows are in terrible condition inside and out and if retained, need to be restored. That means removing the sashes, stripping all the paint and putty, making repairs, retying missing cords or installing balances where they don't exist, repairing and stripping the jambs, weatherstripping the windows, and generally putting them back like new. Since you are pulling a permit and likely gutting the house, this would include removing all the lead based paint – a legal requirement.

I realize you are in the village of Pittsford and subject to their Preservation Review Board. I don't think the windows are worth the effort to restore and here's why:

1. The cost to restore the 1/1 light sashes is about \$900 each and the cost to restore the 6/6 light sashes is about \$1300 each (they don't have balances).
2. The existing storm windows are completely worn out or missing and new aluminum storms will cost maybe \$300 - \$400 each, installed. (Warning: there is an aluminum shortage and supplies are short with very long waits. One popular brand sold locally, ProVia, has removed storm windows from their web page due to this issue.)
3. Even if I could do this for you, I could not meet your schedule due to my backlog of work and very short workdays.
4. I do not know who to recommend because restoration of historic windows is a highly specialized skill and there are almost no local contractors doing this work.

A little over a year ago, I evaluated the windows on a Lincoln Street house, and they were in very good condition and deserved to be restored and saved. Unfortunately, the board did not agree and made (IMO) an egregious decision to allow replacement. I based my thoughts on my experience as a professional historic window contractor for 20 years, my education in historic preservation (MA, Cornell University 1990), working 10 years for the Landmark Society of Western NY and Bero Architecture, and a lifetime of working on old houses – over 50 years. I think you should send a copy of this letter to the Village Preservation Board and see if they will allow you to install wood simulated divided light windows (SDLs). As a compromise, you could restore the front windows that are the original 6/6 configuration.

I appreciate your contacting me.

Respectfully,

Steve Jordan











2004

74 North Main Street  
151.18-2-13



# HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY
USN: _____

## IDENTIFICATION

Property name (if any) \_\_\_\_\_  
Address or Street Location: 74 North Main Street  
County: Monroe Town/City \_\_\_\_\_ Village/Hamlet: Pittsford  
Owner: Judith C. Brovitz Address \_\_\_\_\_  
Original use \_\_\_\_\_ Current use \_\_\_\_\_  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known: 1885  
Tax Identification # 151.18-2-13

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____	
Roof:	<input type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition:  excellent  good  fair  deteriorated

## Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

## Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Prepared by: \_\_\_\_\_ address \_\_\_\_\_

Telephone: \_\_\_\_\_ email \_\_\_\_\_ Date \_\_\_\_\_

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

**Approvals granted by APRB for alterations to 74 North Main Street:**

- 2001: Porch

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.



**BUILDING-STRUCTURE INVENTORY FORM**

DIVISION FOR HISTORIC PRESERVATION  
NEW YORK STATE PARKS AND RECREATION  
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY  
UNIQUE SITE NO. \_\_\_\_\_  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: Joanne Horn DATE: 4/22/77  
YOUR ADDRESS: 8 Burncoat Way TELEPHONE: 381-0484  
ORGANIZATION (if any): Historic Pittsford

\*\*\*\*\*

**IDENTIFICATION**

- 1. BUILDING NAME(S): \_\_\_\_\_
- 2. COUNTY: Norroe TOWN/CITY: Pittsford VILLAGE: Pittsford
- 3. STREET LOCATION: 74 North Main Street
- 4. OWNERSHIP: a. public  b. private
- 5. PRESENT OWNER: Judy Brovitz ADDRESS: 74 N. Main St.
- 6. USE: Original: Residence Present: same
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes  No   
Interior accessible: Explain \_\_\_\_\_

**DESCRIPTION**

- 8. BUILDING MATERIAL: a. clapboard  b. stone  c. brick  d. board and batten   
e. cobblestone  f. shingles  g. stucco  other: \_\_\_\_\_
- 9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints   
(if known) b. wood frame with light members   
c. masonry load bearing walls   
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_
- 10. CONDITION: a. excellent  b. good  c. fair  d. deteriorated
- 11. INTEGRITY: a. original site  b. moved  if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known):  
1910 See Rear

12. PHOTO:

13. MAP:



14. THREATS TO BUILDING: a. none known  b. zoning  c. roads   
 d. developers  e. deterioration   
 f. other: \_\_\_\_\_

15. RELATED OUTBUILDINGS AND PROPERTY:  
 a. barn  b. carriage house  c. garage   
 d. privy  e. shed  f. greenhouse   
 g. shop  h. gardens   
 i. landscape features: \_\_\_\_\_  
 j. other: \_\_\_\_\_

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
 a. open land  b. woodland   
 c. scattered buildings   
 d. densely built-up  e. commercial   
 f. industrial  g. residential   
 h. other: \_\_\_\_\_

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
 (Indicate if building or structure is in an historic district)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):  
*Style Late 19<sup>th</sup> century - see Malo's "Architecture of Pittsford" - Pg. 29.  
 "Late 19<sup>th</sup> century barn - probably older than house", Stuart Bolger.  
 "I think this is the same house Ellery C. Webster, music teacher,  
 remodelled some about 1910" - Howard Bacon.*

**SIGNIFICANCE**

19. DATE OF INITIAL CONSTRUCTION: ~~c 1892~~ 1885

ARCHITECT: \_\_\_\_\_

BUILDER: \_\_\_\_\_

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

*Original owner - George Wiltsie - 1890  
 Mary Fitzgerald - 1902  
 Eugene Noble  
 Mary Fitzgerald  
 George Wiltsie + Crump  
 Gustav Kobbine  
 Quinga Fitzgerald  
 Jeffery Birdsell  
 Ellery Webster  
 Edwin Ward  
 John Riley  
 Stuart Bolger - 1965*

*Some of these transactions are prob. mortgages & not sale of property.*

21. SOURCES:

*Stuart Bolger  
 Howard Bacon*

22. THEME: *Doris Host - compilation of 1967*

*1902 Map shows building on site belonging to Fitzgerald.  
 In 1883 Wiltsie bought property known as "Cooke" on 1872 Map. IN*