

Town of Pittsford

Department of Public Works
11 South Main Street
Pittsford, New York 14534

Permit #
CA19-000002

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3577 Monroe Avenue PITTSFORD, NY 14534

Tax ID Number: 151.13-1-32

Zoning District: MATZ Monroe Avenue Transitional Zone

Owner: Reddington, John D

Applicant: Reddington, John D

Application Type:

- | | |
|--|---|
| <input type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
| <input type="checkbox"/> Signage
§185-205 (C) | <input type="checkbox"/> Corner Lot Orientation
§185-17 (K) (3) |
| <input checked="" type="checkbox"/> Certificate of Appropriateness
§185-197 | <input type="checkbox"/> Flag Lot Building Line Location
§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation
§185-195 (2) | <input type="checkbox"/> Undeveloped Flag Lot Requirements
§185-17 (L) (2) |
| <input type="checkbox"/> Informal Review | |

Project Description: Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, to replace windows on the second floor of the dwelling. This property is zoned MATZ (Monroe Avenue Transitional Zone) and is designated historic.

Meeting Date: February 28, 2019



February 4, 2019

Allen Reitz, *Assistant Building Inspector*
Town of Pittsford Building Department
11 S. Main Street
Pittsford, NY 14534

**RE: 3577 Monroe Avenue,
Parcel Tax ID #151.13-1-32
2nd Story Window Replacement**

Dear Allen;

As discussed with you via e-mail May 23, 2018, our home address is 3577 Monroe Avenue in the Town of Pittsford, and is designated historic. Virginia Searl from Bero Architecture prepared the "Report of Architectural Consultation", a portion of which is attached for reference.

We wish to renovate the interior, second floor attic space in our home and make it habitable for year-round occupancy. Currently there is an office space on the west wing that is partially finished. The windows for the second floor require significant attention due to weathered casings, inoperable hinges, missing storms, etc. Ms. Searl's recommendation for "Window Repair Assistance" is highlighted in the attached Bero document. We contacted the recommended party (Steve Jordan, *Pain in the Glass*) for consultation with the hopes of hiring him to make the necessary restorations. He visited our home and provided the attached summary of his visit. In short, he indicated he is not interested to do a restoration on our windows. He recommended possible candidates for carpentry work; we also brought in David Young and he was also not interested in performing the restoration, indicating the windows were beyond repair.


We are submitting the attached support materials, in addition to the Town's Certificate of Appropriateness application:

1. Application for Certificate of Appropriateness.
2. Map of Survey for Parcel Tax ID #151.13-1-32, prepared by O'Neill Rodak.
3. Report of Architectural Consultation, prepared by Bero Architecture (Virginia Searl); partial document- full document is on file with Historic Pittsford, or available upon request.
4. Letter from Steve Jordan assessing the window conditions and his non-interest in taking on the project.
5. Document "Work Description" which provides a rough scope of work for the replacement windows.
6. Cut sheets from Andersen Windows with the window types, dimensions and exterior color.

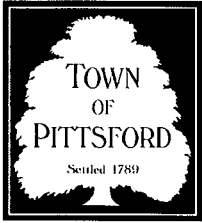
We wish to have the application considered for approval and placed on the next available Town of Pittsford Design Review and Historic Preservation Board meeting agenda, if necessary.

As mentioned, I sit on the Town of Pittsford Parks and Recreation Board, and both my wife Nicole and I are landscape architects, so we respect the DRHPD's mission and process.

Sincerely,



John Reddington, RLA



TOWN OF PITTSFORD

Design Review & Historic Preservation Board Application for Certificate of Appropriateness

Case # _____

1. Property Address: 3577 Monroe Ave., Pittsford, NY 14534

2. Tax Account Number: 151.13-1-32

3. Applicant's Name: John and Nicole Reddington

Address: 3577 Monroe Ave., Phone: (585) 310-7247
Street
Pittsford, NY 14534 E-mail: jdredd31@gmail.com
City State Zip Code

4. Applicant's Interest in Property:
Owner: Lessee: Holding Purchase Offer:
Other (explain): _____

5. Owner (if other than above): _____
Address: _____ Phone: _____
Street
_____ E-mail: _____
City State Zip Code

Has the Owner been contacted by the Applicant? Yes No

6. Application prepared by: John Reddington, RLA
Address: 3577 Monroe Ave., Phone: (585) 200-1690
Street
Pittsford, NY 14534 E-mail: jdredd31@gmail.com
City State Zip Code

7. Project Design Professional (if Available): (SAME)
Address: _____ Phone: _____
Street
_____ E-mail: _____
City State Zip Code

BERO ARCHITECTURE PLLC

ARCHITECTURE SUSTAINABILITY PRESERVATION

Thirty Two Winthrop Street, Rochester, New York 14607
585-262-2035 (phone) • 585-262-2054 (fax) • contact@beroarchitecture.com (email)

Report of Architectural Consultation

HISTORIC PITTSFORD PROJECT

To: Nicole and John Reddington
3577 Monroe Avenue
Pittsford, New York 14534

RE: Site Visit, April 4, 2015
3577 Monroe Avenue



Date: April 28, 2015

- Attachments:
1. Town of Pittsford Zoning Map
 2. Secretary of the Interiors *Standards for Rehabilitation*
 3. Excerpts from "An Architectural and Historical Survey Report of 126 Selected Properties in the Town of Pittsford, Monroe County, New York". "Long Meadow Bungalow Sites" included.
 4. Town of Pittsford Residential Styles Guide
 5. Sole Practitioners
 6. "Some Thoughts on Hiring an Architect"
 7. Town of Pittsford Residential Design Standards and Guidelines

Copies: (1) Bonnie Salem, Historic Pittsford

roof form or stair configuration a solution is not immediately obvious. I suggest you contact an architect who can prepare measured drawings, sketch building sections both ways through this area and determine how or if the stairway can be modified to provide code compliant access. It may be possible to lower the landing, turning the stairs at a lower elevation and avoid the conflicting rafter. The existing hallway and probably the closet in the next bedroom will be affected but the degree and use of remaining space cannot be determined without a study of the area. The stairs are steep compared to current code requirements. Replacing them will require meeting current code requirements but should improve the safety and comfort of the stairs. Attachment 5 is a list of qualified architects, familiar with historic buildings, who are sole practitioners. Attachment 6, "Some Thoughts on Hiring an Architect", may be useful in your decision making if you choose to move forward with an architect.

There are a variety of window types and sizes in the attic. The Residential Code of New York State requires that sleeping rooms must have an emergency escape and rescue window with a minimum net clear opening of 5.7 sq ft, a minimum net clear opening height of 24", minimum net clear width of 20", and a maximum sill height above finished floor of 44". I did not measure any of the window openings but they may meet these requirements without modification. If they do not, you should have a discussion with the Town of Pittsford's Code Enforcement Officer to discuss whether they can be used as pre-existing, non-conforming, "grandfathered", for the new use. If they do not, I recommend you consider configuring new space with a bedroom with new conforming windows on the rear elevation to maintain the architectural integrity of the house on the visible elevations.

Window Repair Assistance

The windows in your house are probably original and appear to be in good condition. They are character-defining features and should be retained. Some need new sash cord and others are painted shut but since they are wood they are repairable and can be restored to a "like new" condition. The existing attic windows need paint and glazing compound but otherwise also seem to be in good condition. Adding weatherstripping would be a good idea for all windows which currently have none. We usually recommend [Steve Jordan, Pain in the Glass](mailto:Steve.Jordan@PainintheGlass.com), for window repair and restoration. He can be reached at 585.235.8828 or www.painintheglass.info.

The attic casement windows have a unique storm/screen hardware configuration which I have not seen before. The system allows for changing from storms to screens and back seasonally quite easily from the inside. This system should be maintained for you own ease.

Exterior Paint Color

The current exterior color scheme is not appropriate for the style of your home and you would like to change it. I agree that this would be an improvement. A brief on line review of the town code seems to indicate that a change in exterior paint color will require a Certificate of Appropriateness from the Design Review and Historic Preservation Board. It is not clear that there is a recommended or required color palette as you suggested however. The Town's Residential Design Standards and Guidelines are included as Attachment 7.

You asked specifically about natural color stained or clear finished shingles. I believe this was common for bungalow/arts and crafts style homes. There are two homes in the Village of Pittsford with bungalow style influence, one on Lincoln Avenue (used as an illustration in the town's style guide) and one on Rand Place with dark natural colored single siding and yellow trim. It was a common color for siding at the time your home was built certainly. Otherwise, most paint manufacturer's have historic color palettes, sometimes by architectural style, you can choose from.

Paint schemes with three colors were common; body, trim, and window sash in separate, complementary colors. Window sash were often painted a dark color to recede and enlarge the apparent window opening.

Steve Jordan
185 David Avenue
Rochester, NY 14620
(585) 427-8556
painintheglass@frontiernet.net

January 23, 2018

John and Nicole Reddington
3577 Monroe Avenue
Pittsford, NY 14534

Phone: 200-1690
Email: jdredd31@gmail.com

RE: Attic (second floor) windows

Note: I provide this detailed information because it is preservation issue and because my involvement was initiated by Bero Architecture where I formerly worked.

Existing Conditions

The owners desire to finish the spacious attic into a living space possibly reusing the casement windows. The in-opening, multi-paned sashes are in very good condition and the openings are equipped with separate out-opening (hinged) storm and screen sashes. The window jambs and sills are mostly in good condition although I saw some that were warped at the vertical sides. The sashes do not have weather-seals. Because this was an attic, the sashes were hung with the cheapest possible hardware and some of the sashes do not fit the jambs appropriately.

Options for Repair

Casement windows can be a problem to weatherproof because, over time, the sashes tend to sag at the latch side. In this case, the small size and muntined construction diminishes this problem. In general and in our climate, most casement windows were equipped with durable, proprietary zinc weather-seals either at the sash mill or upon initial installation. These windows have no weather seals but quality seals can be installed to work efficiently – either bronze metal strips or resilient bulbs installed in corner kerfs. Below I list the minimum scope of work needed make these windows satisfactory for future use *as I see them*:

- Sashes are inspected for warp* and condition (if warped – evaluate for repair or replace)
- All hardware is removed and new mortise hinges are installed
- Latching hardware that works with new interior trim is installed
- Casement stays are installed to hold the windows open
- Frames are repaired or shimmed to fit sashes
- Broken panes of glass are replaced
- Any excessive paint that prevents sashes from working appropriately is removed
- Glazing as necessary, painting, and interior finishing

Storms and Screens

The wood framed storm and screen sashes were designed to be switched between seasons and appear to be in reasonably good condition. Another solution with the in-opening casements is to convert the existing storms into single-light, permanently installed units with storm and screen panels that are removable from the inside.

Recommendations, etc.

As indicated to Nicole, I am not interested in taking this job on as a project, mostly because it requires some carpentry skills that I don't have and because I don't like working on casement windows. If, however, you are interested in having the sashes "restored" I could work with your carpenter to do that. I have a sash steam box in my workshop that allows me to heat the sashes remove the glass and paint and make them like new again.

Finally, my last 20 years has been all about saving old windows and I seldom see one that can't be repaired. In this case, although the sashes are in good condition, the windows were not designed or installed to be used in a living space and will require a lot of work (tweaking) and new hardware to make them suitable for your needs. You need an experienced "old-house" carpenter to do this satisfactorily. You may want to compare the cost of a rehab vs. the cost of new simulated divided light, wood windows that match the dimensions of your existing windows to present to your preservation commission. I think this is a reasonable request.

I appreciate your calling me to look at your windows. I have admired this house for many years.

Respectfully,

Steve Jordan

Notes

*The lack of appropriate latching hardware often allows casement windows to warp vertically at the latch side.

Recommended carpenters:

Ted Robertson, Kirkwall Construction, 271-2396

David Young (315) 331-2239

John Werner, 342-3056

February 4, 2019
Work Description
Second-Story attic window
replacement
3577 Monroe Avenue



*Northwest and northeast
gable windows*

Install new Cedar trim (as necessary); dimensions and style to match existing; prime and paint to match exterior window color.

Existing window sill to remain. Scrape and sand existing paint; prime and paint to match exterior window color

Replace (1) 40.5"x 25" casement windows and storms

with: 400 Series, double-hung window

by Andersen
(or approved equal)

Replace (2) 31.5" x 18" windows and storms with :
400 Series, casement windows
by Andersen
(or approved equal)



North- center replacement windows

Install new Cedar trim (as necessary); dimensions and style to match existing; prime and paint to match exterior window color.

Existing window sill to remain. Scrape and sand existing paint; prime and paint to match exterior window color.

Replace (4) 31.5" x 18" windows and storms with : 400 Series, casement windows by Andersen (or approved equal)

No. 3577

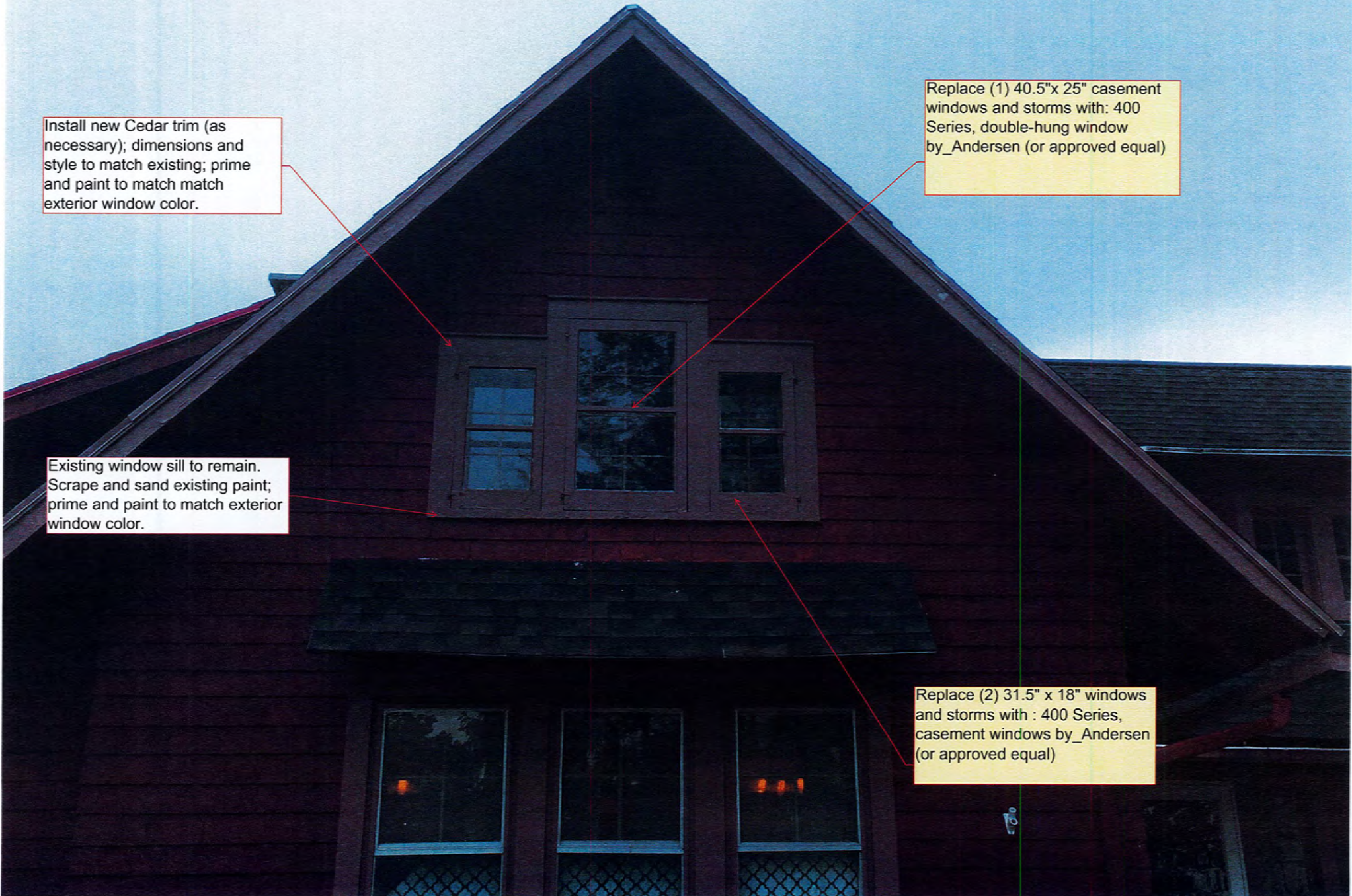
*Northwest and northeast
gable windows*

Install new Cedar trim (as necessary); dimensions and style to match existing; prime and paint to match exterior window color.

Replace (1) 40.5"x 25" casement windows and storms with: 400 Series, double-hung window by Andersen (or approved equal)

Existing window sill to remain. Scrape and sand existing paint; prime and paint to match exterior window color.

Replace (2) 31.5" x 18" windows and storms with : 400 Series, casement windows by Andersen (or approved equal)

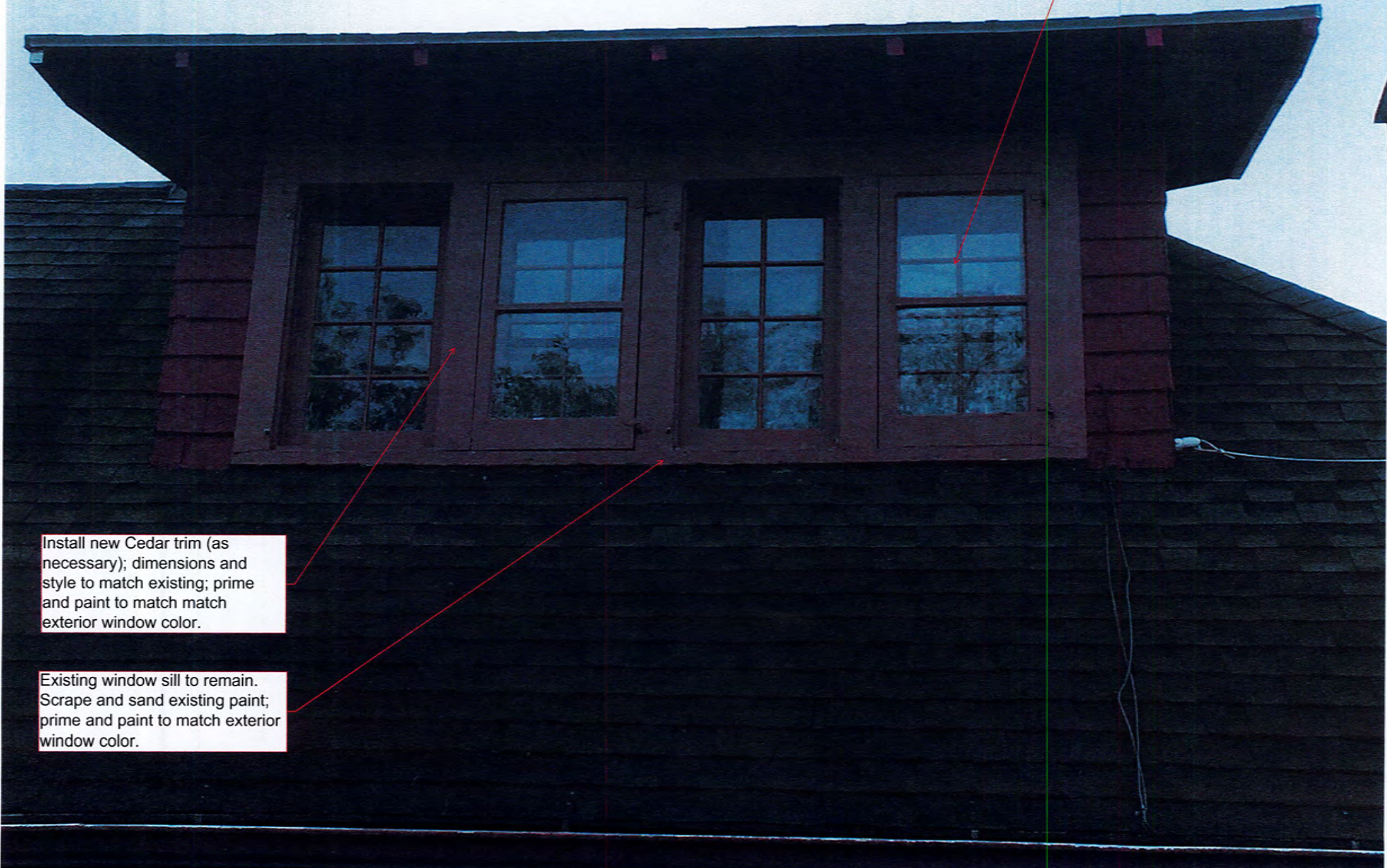


West windows

Replace (4) 31.5" x 18" windows and storms with : 400 Series, casement windows by Andersen (or approved equal)

Install new Cedar trim (as necessary); dimensions and style to match existing; prime and paint to match exterior window color.

Existing window sill to remain. Scrape and sand existing paint; prime and paint to match exterior window color.

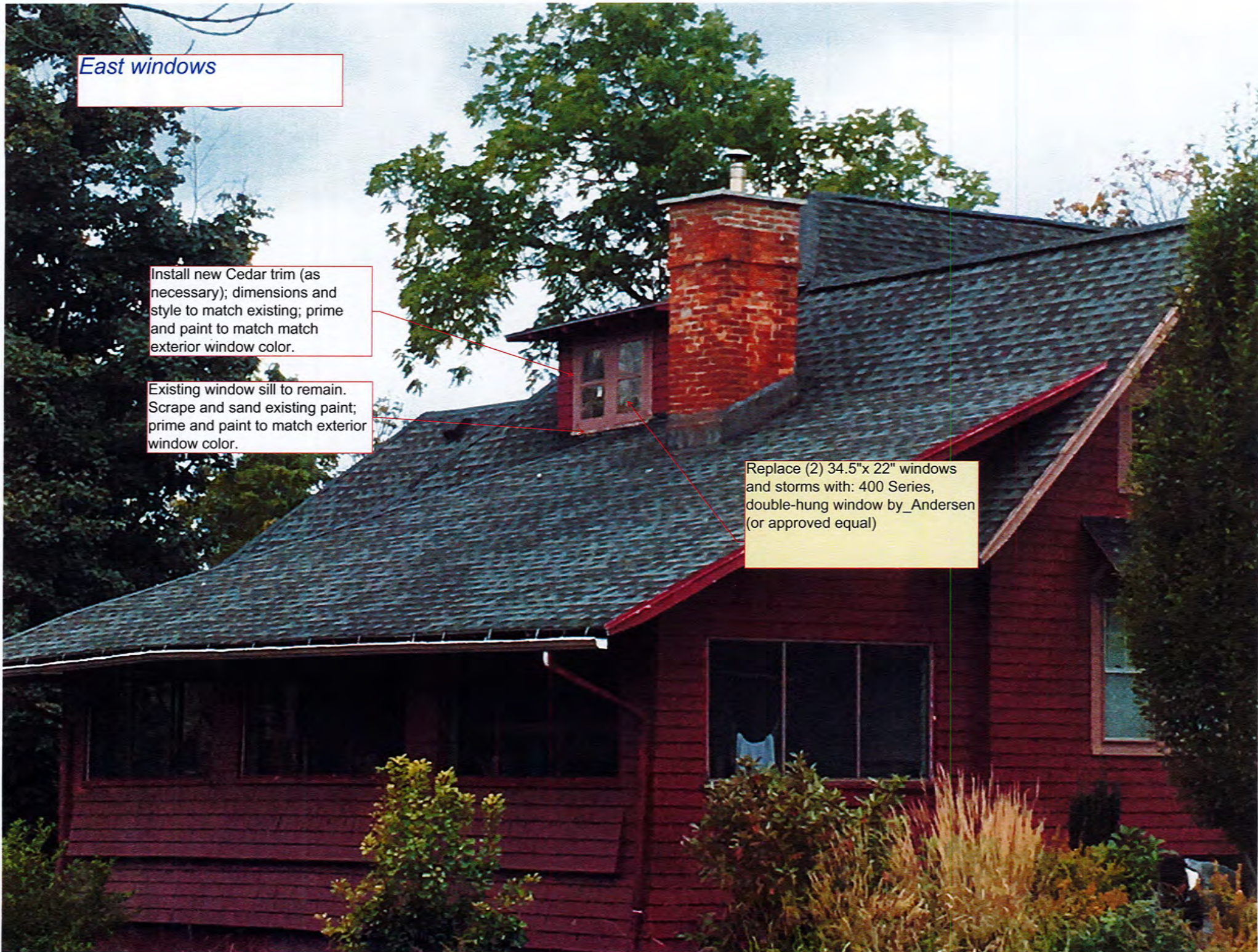


East windows

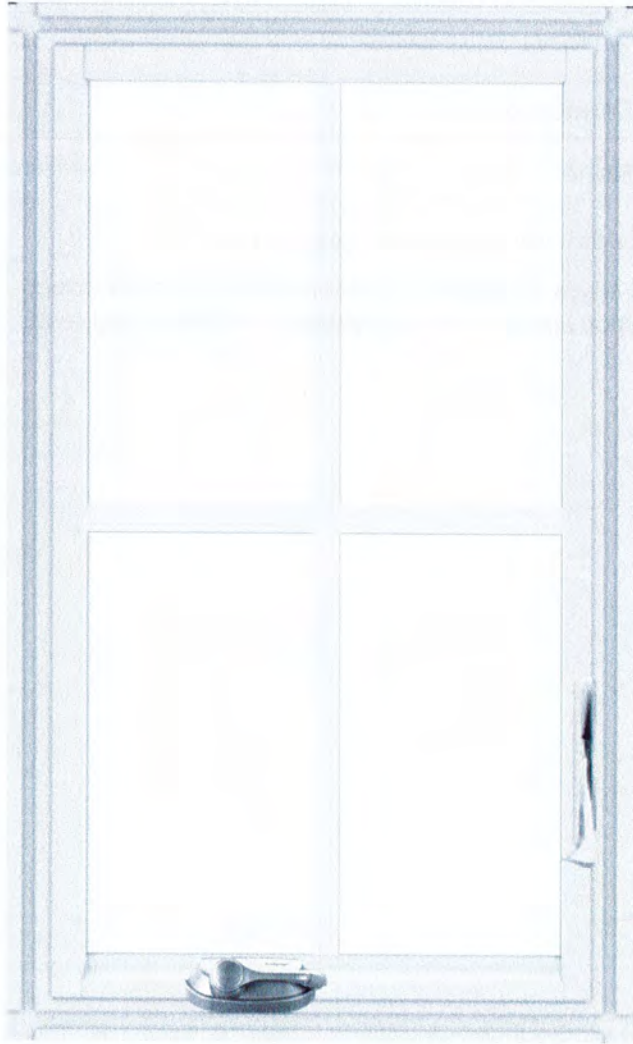
Install new Cedar trim (as necessary); dimensions and style to match existing; prime and paint to match exterior window color.

Existing window sill to remain. Scrape and sand existing paint; prime and paint to match exterior window color.

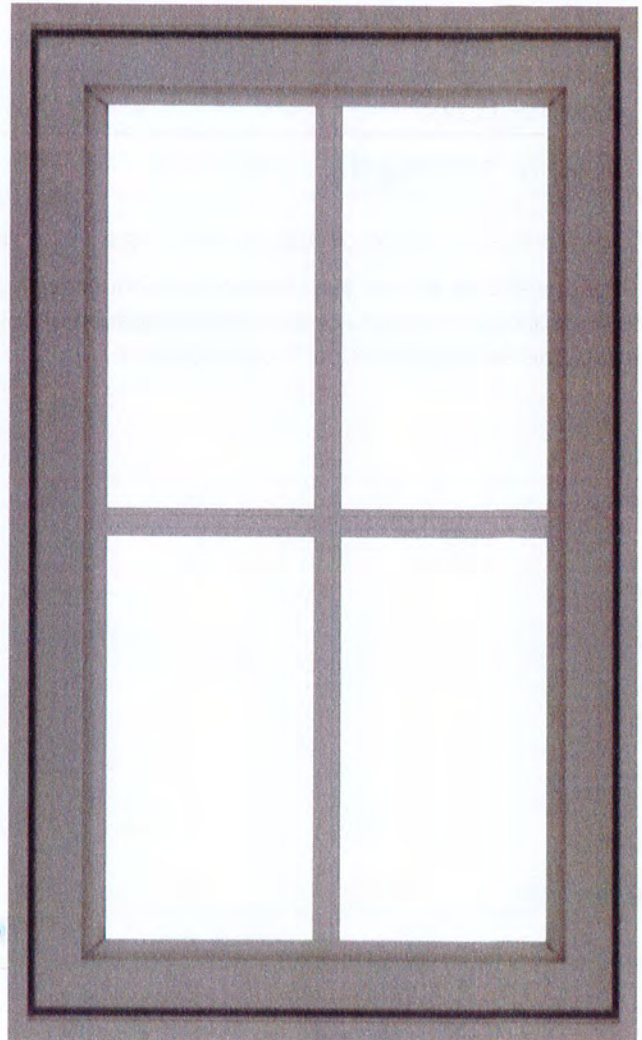
Replace (2) 34.5"x 22" windows and storms with: 400 Series, double-hung window by Andersen (or approved equal)



400 Series Casement Window



Interior



Exterior

SUMMARY

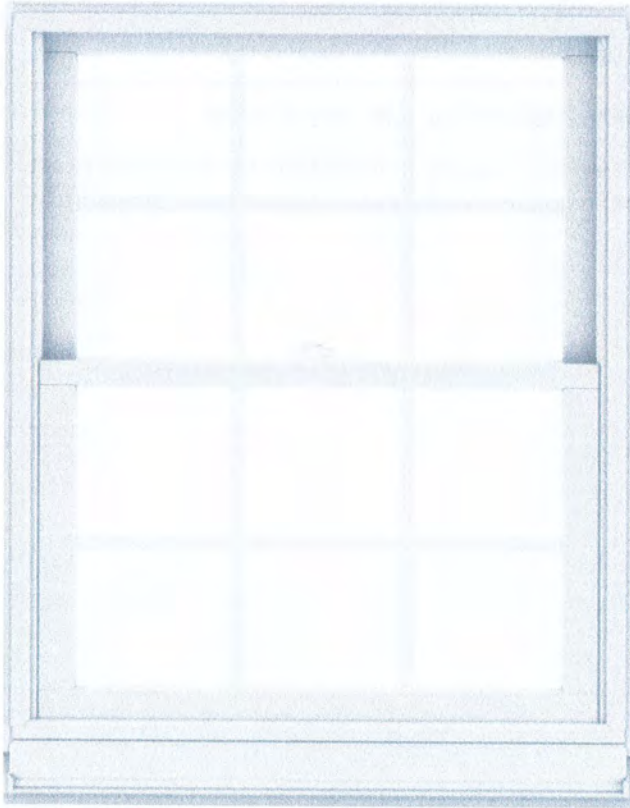
To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	400 Series Casement Window
Product ID#	CR125
Unit Width	17"

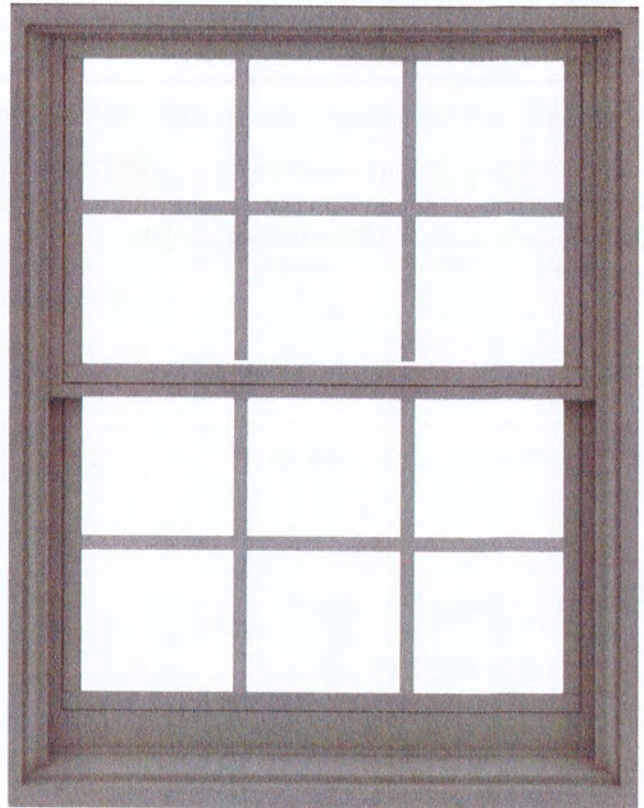
Feedback



400 Series Double-Hung Window



Interior



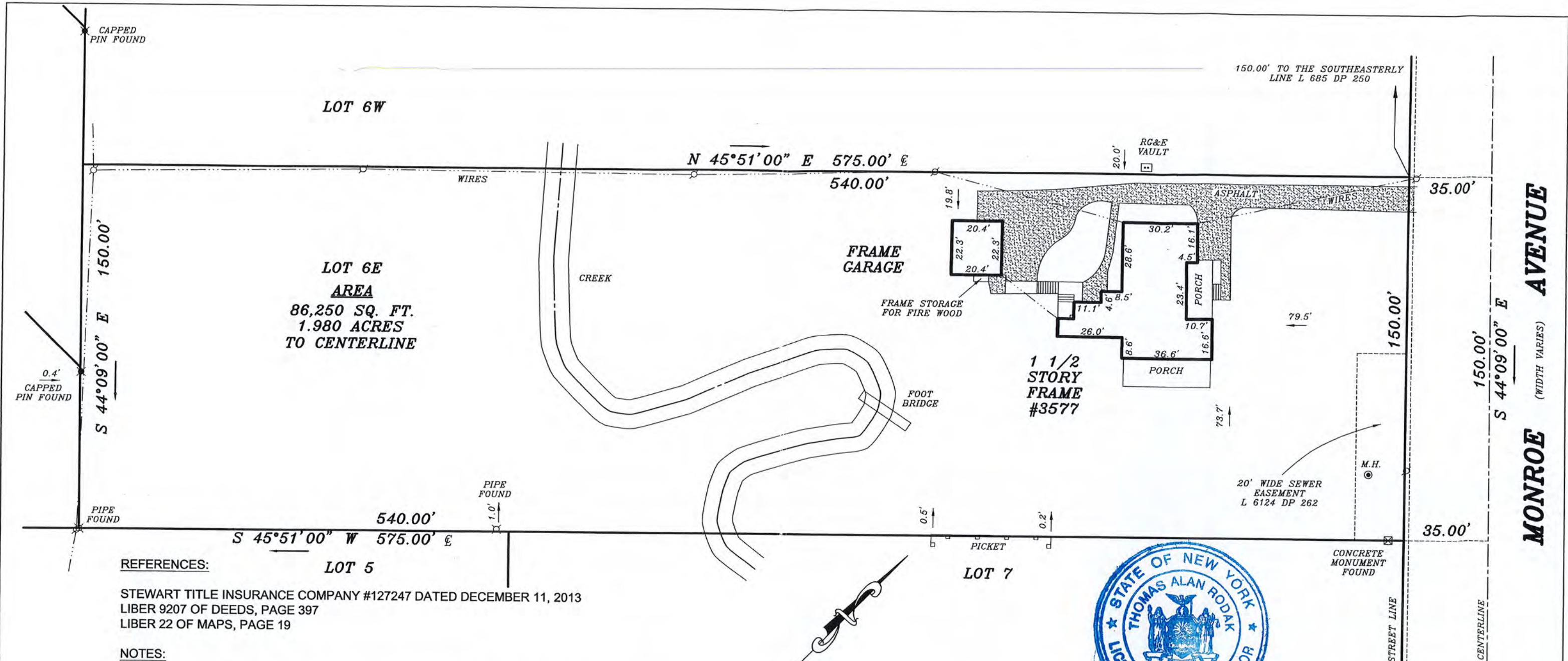
Exterior

SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	400 Series Double-Hung Window
Product ID#	TW2632
Unit Width	31 5/8"
Unit Height	40 7/8"
Interior Color	White
Glass	Low-E4® Glass





MONROE AVENUE
(WIDTH VARIES)

LOT 6E
AREA
86,250 SQ. FT.
1.980 ACRES
TO CENTERLINE

1 1/2
STORY
FRAME
#3577

FRAME
GARAGE

FRAME STORAGE
FOR FIRE WOOD

FOOT
BRIDGE

20' WIDE SEWER
EASEMENT
L 6124 DP 262

CONCRETE
MONUMENT
FOUND



REFERENCES:

STEWART TITLE INSURANCE COMPANY #127247 DATED DECEMBER 11, 2013
LIBER 9207 OF DEEDS, PAGE 397
LIBER 22 OF MAPS, PAGE 19

NOTES:

PARCEL IS SUBJECT TO AN EASEMENT GRANTED TO DESPATCH HEAT, LIGHT AND POWER CO. FOR FIXTURES AS SET FORTH IN LIBER 767 OF DEEDS, PAGE 413.

PARCEL IS SUBJECT TO RESTRICTIONS AS SET FORTH IN LIBER 1282 OF DEEDS, PAGE 101.

SURVEY WAS PERFORMED UNDER SNOW COVER.

PARCEL TAX ID #151.13-1-32

WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO FIRST NIAGARA BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS; STEWART TITLE INSURANCE COMPANY; SCHELL LAW, P.C.; JOHN D. REDDINGTON; NICOLE H. REDDINGTON AND RAYMOND B. O'NEILL, JR., ESQ. THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED JANUARY 9, 2014.

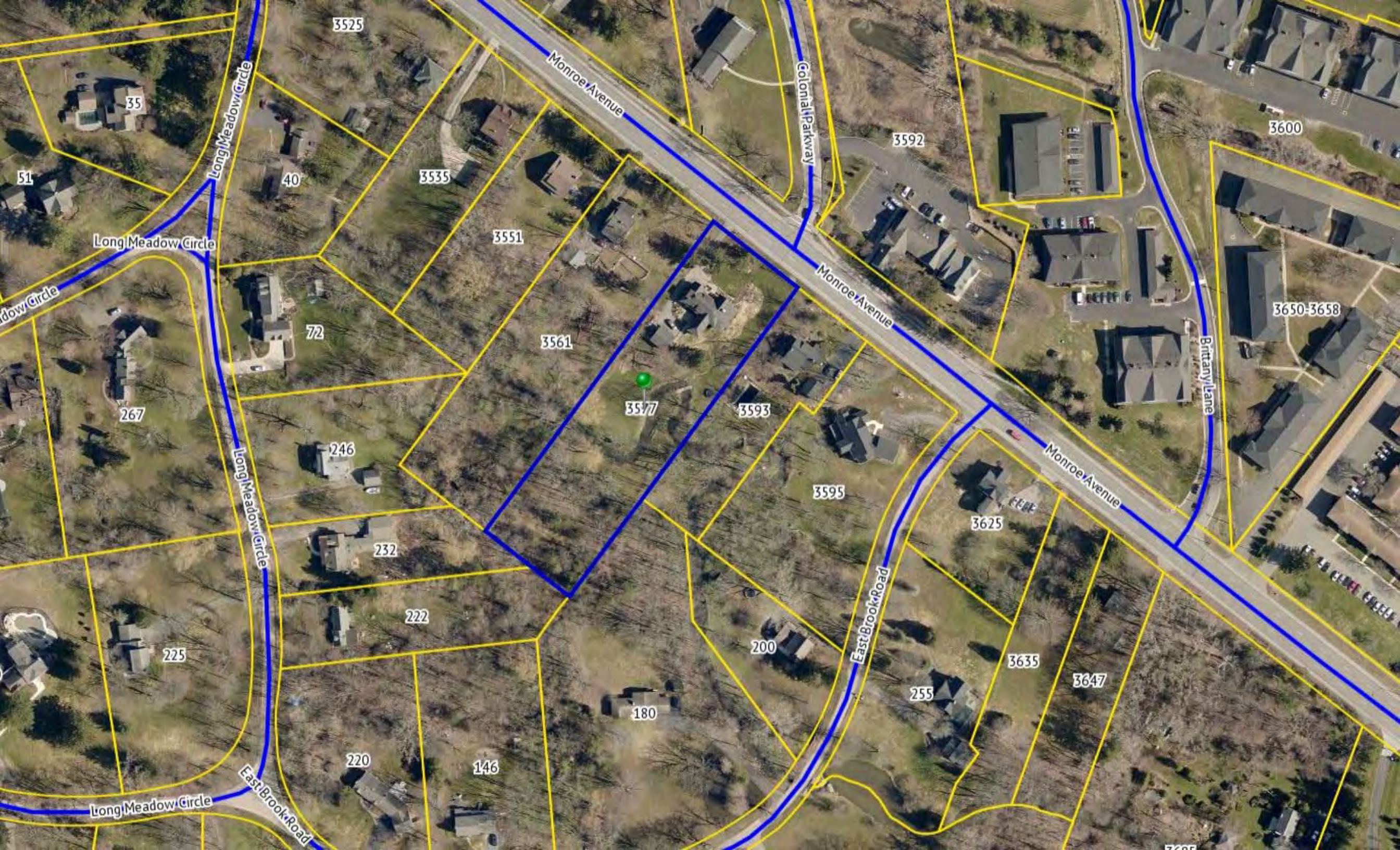
Thomas A. Rodak
THOMAS A. RODAK, P.L.S. #050246



O'NEILL-RODAK
LAND SURVEYING ASSOCIATES, P.C.
LAND SURVEYORS - PLANNERS
BOUNDARY CONSULTANTS
FLOOD ZONE DETERMINATIONS
ALTA/ACSM SURVEYS

5 SOUTH FITZHUGH STREET
ROCHESTER, NY
14614
PHONE (585) 325-7520 FAX (585) 325-1708
e-mail oneillrodak@frontiernet.net

MAP OF A SURVEY		
LOT 6E		
LONG MEADOW TRACT		
TOWN OF PITTSFORD		
MONROE COUNTY, NEW YORK		
CLIENT	WOODS OVIATT GILMAN LLP	
SCALE	DATE	PROJECT NO.
1" = 40'	01/27/2014	2013-1022



3525

Monroe Avenue

Colonial Parkway

3592

3600

Long Meadow Circle

35

51

40

3535

3551

Long Meadow Circle

Monroe Avenue

3650-3658

72

3561

267

3577

3593

Brittany Lane

246

3595

3625

Long Meadow Circle

Monroe Avenue

232

3625

222

East Brook Road

200

3635

225

3647

220

180

255

Long Meadow Circle

146

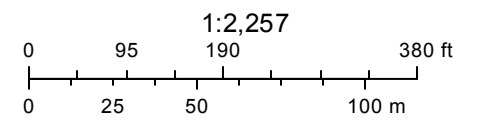
East Brook Road

3608

RN Residential Neighborhood Zoning



Printed February 20, 2019



Town of Pittsford GIS

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