

**Village of Pittsford
Architectural and Preservation Review Board
Special Meeting – February 13, 2008 at 4:00 PM**

PRESENT:

Chairperson:	Paul Zachman
Members:	John Limbeck Maria Huot
Recording Secretary:	Linda Habeeb

Chairperson Zachman called the meeting to order at 4:00 PM

1. Mike and Sue Conklin, 20 Green Hill Lane ~ Replacement windows

**Present: Mike and Sue Conklin
Dan Culhane, Comfort Windows**

Discussion: Board members visited the site at 20 Green Hill Lane and viewed the windows on the house, as well as other windows on homes in the surrounding neighborhood. Mr. Culhane, from Comfort Windows, pointed out that the visual qualities of the vinyl windows on the applicant's house do not significantly change the look of the windows when compared to other vinyl replacement windows. Chairperson Zachman observed that there is minimal visual impact with these windows, as they are not typical vinyl replacement windows. He said that per Village Code, traditionally vinyl would not be an acceptable replacement material that would be approved for this neo-colonial revival, post WW II era house, because typical vinyl replacement windows reduce window openings and negatively impact the appearance of the house, as compared to the original double-hung wood windows. The applicants also pointed out that there are a number of homes with vinyl windows and vinyl siding on the street, and questioned Board members as to why this was permitted by the Village. Chairperson Zachman explained that since 1991, the entire Village has been designated as a Local Historic Preservation District, and that Village Code requires that deteriorated architectural features be repaired rather than replaced, wherever possible, and in the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture, and other visual qualities.

The Board decided to leave the application *open* at this time.

2. Gerald Rosen, 25 S. Main Street ~ Roof

Present: Gerald Rosen; Ryan Morse, Pro-Nailer Residential Roofing

Discussion: This is a continuation of an open application for replacement of the existing roofs on the buildings located at 25 South Main Street with a metal roof. At a previous meeting, the applicant had presented a metal material that Chairperson Zachman had stated would not be an appropriate style of roof for a residential, Federal-style building of that era, which is located in a very visible location in the Village. At the site, the applicant again suggested using this style of roof, and Chairperson Zachman reiterated his previous comments regarding the proposed material, stating that the large reveal and the chunky, "faux" appearance of the roofing material would not be appropriate for this building.

The applicant then proposed a style of metal roof that has the appearance of traditional asphalt shingles, but has much greater durability. Board members concluded that the appearance and

texture of this roof material were very similar to asphalt shingles. The Board concluded that the Granite Ridge Architectural Shingle metal roof would be an appropriate style of roof for the buildings, because it closely matches the appearance of an asphalt shingle roof.

Motion: Chairperson Zachman made a motion, seconded by Member Limbeck, to *approve* the Granite Ridge Architectural Shingle metal roof material for both the front and rear buildings.

Vote: Willard – yes; Zachman – yes; Lanahan – yes; Huot – yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on February 13, 2008.

Meeting adjourned at 5:00 PM

Linda Habeeb, Recording Secretary