

**Village of Pittsford  
Architectural and Preservation Review Board  
Wednesday October 3, 2011 at 7:00 PM**

**PRESENT:**

Chairperson:	Paul Zachman
Members:	Cristina Lanahan William McBride Maria Huot Erin Daniele (absent)
Building Inspector:	Skip Bailey
Village Attorney:	Jeff Turner (absent)
Recording Secretary:	Linda Habeeb

Chairperson Zachman called the meeting to order at 7:00 pm.

**David Burritt, 7 Golf Avenue ~ Siding  
Present: David Burritt**

**Application: Submitted, date-stamped, and Building Inspector reviewed on 9/26/11.**

**Discussion:** The applicant is proposing replacing the cedar siding on his house with hardiplank siding. He stated that the siding is badly deteriorated and will not hold paint. Chairperson Zachman presented photographs of the damaged siding and stated that he had examined the siding and determined that it is in serious disrepair, and in addition, there is no vapor barrier.

***Findings of Fact:***

- ◆ The siding on the house is in extremely poor condition, and the paint is exhibiting characteristics of catastrophic paint failure.
- ◆ The proposal is for replacement of the ordinary clapboard siding with hardiplank siding, which is an accurate representation of the clapboard.
- ◆ There are no architecturally significant characteristics of the existing clapboard siding that cannot be accurately represented by the hardiplank siding.
- ◆ The house has the original wood clapboard siding.
- ◆ The siding has catastrophic paint failure.
- ◆ Remediation was attempted with spot sanding, priming, and repainting.
- ◆ The applicants have determined that there is blown-in insulation in the walls, which cannot be remediated, and which further exacerbates the moisture and paint problems.
- ◆ The existing siding is no longer serviceable.
- ◆ The most effective way to address the paint peeling is to back-prime the siding, which requires removal of the siding.
- ◆ All wood windows, trim, sills, and cornerboards will remain.
- ◆ The hardiplank will have a smooth (non-textured) finish and will be brush-painted in place after it is installed.
- ◆ Although the profile of the hardiplank siding is slightly thinner than that of wood siding, once painted, hardiplank has the visual appearance of wood.

- ◆ The hardiplank siding will have the same “to the weather” reveal as the existing wood siding.
- ◆ The hardiplank siding will be installed in the same manner as wood clapboard siding.
- ◆ The APRB has previously approved the use of hardiplank for new construction and for replacement of non-original siding.
- ◆ Based on the manufacturers’ representations and the input received from experts, the hardiplank is more likely than wood to successfully retain paint over a longer period of time in the circumstances presented by this application.

**Motion:** Chairperson Zachman made a motion, seconded by Member Lanahan, to approve the application for replacement of the siding with hardiplank siding, with the following conditions:

1. The siding will be smooth-sided.
2. The siding will be painted after installation.
3. The soffits, cornerboard, and casing trim will be scraped, painted, and repaired with wood.

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot -yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on October 3, 2011.

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**Jack Miller, 98 South Main Street ~ Windows**

**Present: Cheri Jones, homeowner; Jack Miller, Rochester Colonial**

**Application: Submitted, date-stamped, and Building Inspector reviewed on 9/28/11.**

**Discussion:** The applicant is proposing replacing nine existing windows on her house with Marvin Infinity fiberglass windows. Chairperson Zachman explained that the house is a post-war era house, with standard, tract-style, mass-produced windows. He stated that the primary concerns for this era house are (1) the quality of the windows, and (2) whether the windows match the existing windows.

**Findings of Fact:**

- The house is a minimal traditional, post-war, Cape Cod-style house that was built in 1948.
- The house is sided with aluminum siding, and the external characteristics of the house resemble the characteristics of a 70’s era house.
- The windows are standard, tract-style mass-produced windows.
- The proposed windows are made of fiberglass, with a ½-inch frame size to go within the existing window frame, and the narrow profile of the sash equates to no glass loss.
- The divided light scheme can be matched identically with the external divided light grilles on the glass, and the windows will have full screens.
- Village Code allows substitute materials in modest builder, Tract-style post-war houses, if the quality is adequate, and they match the existing windows in appearance.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the application, as submitted, the cladding of the simple 1 x 4 casing trim with aluminum flashing to match the profile of the underlying trim.

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot -yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on October 3, 2011.

**Information only:**

➤ **Christ Church, 36 South Main Street ~ Robert Green, Property Committee**

**Discussion:** Mr. Green explained that basement glass-block windows were installed in the church without approval and a building permit having been obtained from the Village. He stated that he is seeking information from the Board as to his options for this situation. Chairperson Zachman stated that these windows are contemporary windows that would not have been approved by the Board for this historic building that is located in a very prominent area of the Village. There was some discussion of various methods of attempting to camouflage the windows, such as with shrubbery or tinting the windows. Chairperson Zachman suggested that the applicants contact Bero Architecture for an evaluation of the issue. Board members expressed concern with setting a precedent of allowing glass-block windows in historic buildings in the Village.

Mr. Green also discussed some options for repairing the deteriorated front porch of the rectory, restoration of the wooden stairs, and installation of a door.

➤ **Cristina Lanahan, 26 Locust Street ~ Porch addition, windows**

**Discussion:** Ms. Lanahan presented a preliminary proposal for a porch addition in the rear of her house, a new window on the east elevation of the house, and removal of a louver window in the attic.

**Minutes:**

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the 9/7/11 minutes, as drafted.

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes. **Motion carried.**

**ADJOURNMENT:** There being no further business, Chairperson Zachman adjourned the meeting at 9:45 pm.

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Linda Habeeb, Recording Secretary

