

**Village of Pittsford  
Architectural and Preservation Review Board  
Monday December 3, 2018 at 7:00 PM**

**PRESENT:**

**Members:** William McBride  
Lisa Cove  
Ken Morrow

**Alternate:** Ron Johnson

**Village Attorney:** Jeff Turner  
**Recording Secretary:** Linda Habeeb

Member McBride called the meeting to order at 7:00 pm. He stated that he will be acting Chairperson for this meeting.

**Conflict of Interest Disclosure:** Board members had no conflicts of interest to declare.

**Timothy Borshoff, 38 State Street ~ Sign**

**Present:** Patty Borshoff, Business owner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 10/31/18.**

**Discussion:** The applicant stated that the proposal is for installation of a sign on the front of the business located at 38 State Street. The sign is 30" wide and will be centered between the window frames with approximately 8" on each side of the sign. The applicant was unsure of the material for the proposed sign. Board members explained that they can approve the sign contingent on the material being one of several options. If the material for the sign is not one of these options, then the applicant will need to return to the Board for approval of the sign in the material proposed.

***Findings of Fact:***

- ≈ The applicant is proposing installing a sign on the building between the windows on the left side of the front of the building, with space between the sign and the window frames.
- ≈ There will be four separate panels with four names and titles.
- ≈ The material for the back panel will be either wood, fiberglass, or high-density urethane.

**Motion:** Member McBride made a motion, seconded by Member Cove, to approve the application for the sign, contingent on the material for the sign being either wood, fiberglass, or high-density urethane.

**Vote:** Morrow - yes; Cove - yes; McBride - yes; Johnson - yes. *The decision was filed in the office of the Village Clerk on December 3, 2018.*

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**Xuechen Zhao, 39 South Main ~ Sign**

**Present:** Xuechen Zhao, Business owner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 11/5/18.**

**Discussion:** The applicant stated that the proposal is for installation of a sign to be centered over the window on the front of the building at 39 South Main Street. She stated that the existing awning on the building will be removed. The proposed sign will be made of 1.5" thick high-density urethane, with inset carved lettering.

**Findings of Fact:**

- ≈ The applicant is proposing installing a sign over the window on the front of the building at 39 South Main Street.
- ≈ The proposed sign measures 76 inches in height and 25 inches in width.
- ≈ The sign is made of high-density urethane with inset carved letters.
- ≈ The sign is approximately the same height and width as the sign on the adjacent business.
- ≈ The applicant submitted documentation and photographs with the specifications for the sign.

**Motion:** Member McBride made a motion, seconded by Member Cove, to approve the application for the sign, as submitted.

**Vote: Morrow - yes; Cove - yes; McBride - yes; Johnson - yes.** *The decision was filed in the office of the Village Clerk on December 3, 2018.*

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**John & Debbie Field, 50 Sutherland Street ~ Addition**

**Present:** John & Debbie Field, Homeowners

**Application: Submitted, date-stamped, and Building Inspector reviewed on 11/5/18.**

**Discussion:** This is an application for replacement of one of the existing bays of the garage and conversion of it to an office and mudroom on the rear east side of the house. A new 800 square foot 2½ car garage will be located in the rear yard where an existing circular drive is located. The materials for the addition will match the existing house.

The applicants explained that the APRB granted approval for this proposal in July 2018, but the approval had lapsed. This is the same proposal that was approved, with no changes.

**Findings of Fact:**

- ✓ The applicant submitted specifications for the windows, lights, and roof pitches.
- ✓ The window will be an aluminum-clad wood window from Anderson.

**Motion:** Member McBride made a motion, seconded by Member Cove, to approve the application, as submitted.

**Vote: Morrow - yes; Cove - yes; McBride - yes; Johnson - yes.** *The decision was filed in the office of the Village Clerk on December 3, 2018.*

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**John Frank, 68 North Main Street ~ Siding & Windows**

**Present:** John Frank, Homeowner

**Discussion:** This is a continuation of an open application for the replacement of deteriorating siding with vinyl siding on the house located at 68 North Main Street. The storm windows are also in a deteriorated condition, and the proposal is for replacement of the existing windows with vinyl windows. The applicant pointed out that the house was built in 1974, and vinyl siding was available at that time.

Board members discussed whether the existing siding is vinyl, and whether to replace existing vinyl siding with vinyl. The Board determined that the existing material is wood with a vinyl overlay. There are individual panels that have the appearance of wood. The contractor pointed out that it's possible to get vinyl in individual panels also. Board members noted that there is a visual difference between vinyl overlay and vinyl siding. Mr. Turner

stated that the Board needs to determine whether the existing siding is a distinguishing architectural feature of the house.

Board members determined that the siding is a distinguishing architectural feature of the house. The new material should match the existing in composition, design, and other visual qualities. The Board determined that it would be difficult to replicate the existing material. At the last meeting, Board members discussed a fairly new product, Boral, a fly-ash product, as a possible replacement material.

The applicant researched the product Boral, and submitted documentation stating that during the installation of this product, the dust that is generated is toxic. He also presented similar information regarding the installation of the Hardie-board product. The applicant stated that the reason he is not proposing replacing the siding with wood siding is because of the expense.

***Findings of Fact:***

- The house was built in 1974 and has the original siding.
- The existing siding is Masonite wood with a thin vinyl overlay.
- The profile of the siding is 3/8" in thickness, 5½" in height.
- The siding has the appearance of wood because of its construction.
- The proposal is to replace two sides and the rear of the house with vinyl siding that has a 4½" - 5" reveal and a depth of approximately ½ inch.

**Motion:** Member McBride made a motion, seconded by Member Morrow, to approve the application for vinyl replacement siding, as submitted.

**Vote:** Morrow - no; Cove - no; McBride - no; Johnson - yes. *The decision was filed in the office of the Village Clerk on December 10, 2018.*

The applicant is proposing replacing the existing windows on the house with vinyl windows. The existing windows have a wooden interior and aluminum storm/screen combination windows on the outside. The proposal is to replace the wood windows with vinyl double-hung windows. Board members asked if the windows could be repaired. The applicant stated that the windows are in fairly good condition, but the storm windows are deteriorated. He further explained that it is preferable to replace the entire window rather than to replace just the storms, because of the cost and labor involved in replacing just the storm windows.

Member McBride explained that in the Historic District, there is no precedence for replacing original wood windows with a vinyl insert.

***Findings of Fact:***

- The proposal is to replace all the original wood windows in the house with thermal vinyl windows with storms.

**Motion:** Member McBride made a motion, seconded by Member Cove, to approve the application for replacement of the original wood windows in the house with thermal vinyl windows with storms.

**Vote:** Morrow - no; Cove - no; McBride - no; Johnson - no. *The decision was filed in the office of the Village Clerk on December 10, 2018.*

**Member Items:**

**Minutes:**

**Motion:** Member McBride made a motion, seconded by Member Cove, to approve the minutes from the November 5, 2018 minutes, as drafted.

**Vote:** Morrow - yes; Cove - yes; McBride - yes; Johnson - yes.

There being no further business, the meeting was adjourned at 9:00 pm.

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Linda Habeeb, Recording Secretary