

RECEIVED
JAN 09 2024
TOWN OF PERINTON

Historic Architecture Commission

Application for Siding Replacement

610 Pittsford Victor Road

Formal submission packet including proposal and contractor information.

Property Owner, Applicant, Person Appearing for Application:

Dorothy Louise LLC
Crisandra Harrison, Sole Owner
[REDACTED]
585 [REDACTED]
805 Pittsford Victor Road
Pittsford, NY 14534

Property Tenant:

Bryan R. Harrison PhD Psychologist PC
[REDACTED]
Dr. Bryan Harrison
[REDACTED]
[REDACTED]
805 Pittsford Victor Road
Pittsford, NY 14534

Proposed Contractor:

Quality Painting and Staining Co.
Jim Rucinski, Owner
[REDACTED]
7042 West Main Rd.
Lima, NY 14485

Overview & Historical Context

The commercial buildings located at 610 Pittsford Victor Road were originally constructed in 1839 and remain a contributing element of the Canal Walk Historic District. The structures retain their original wood siding, which has been repainted numerous times over the course of nearly 175 years of continuous use.

While the historic character of the buildings has been carefully maintained, the siding has reached the end of its functional lifespan due to natural aging, material fatigue, and prolonged environmental exposure.

Ownership & Use

Dorothy Louise LLC purchased the property located at 610 Pittsford Victor Road in 2018 with the express intent that the building would serve as the long-term home of Bryan R. Harrison, PhD, Psychologist PC, a private behavioral healthcare practice. The property has continuously served this purpose since that time.

The building owner and the principal of the tenant practice are spouses, and there are no plans for a change in tenancy in the foreseeable future. This long-term ownership and occupancy structure reflects a deep commitment to the care, preservation, and responsible stewardship of the property and its historic character.

Existing Conditions & Preservation Concerns

A detailed assessment of the exterior siding reveals the following conditions:

- The original nails have rusted and deteriorated, no longer providing reliable structural attachment.
- Many boards are no longer able to be properly affixed to the exterior framing.
- Repeated repainting over decades has resulted in uneven paint buildup, contributing to:
 - Warping and distortion of boards
 - Peeling and cracking of surface coatings
 - Moisture absorption into the wood substrate

These issues are documented in the accompanying photographs and reflect ongoing degradation that places the long-term preservation of the buildings at risk. Continued spot repairs are no longer structurally viable and will not adequately protect the historic structures.

Proposed Solution

We respectfully propose the full replacement of the exterior siding on both commercial buildings at 610 Pittsford Victor Road using a high-quality engineered siding material specifically designed for historic preservation.

This replacement will:

- Preserve the historic appearance of the structures
- Protect the buildings from further deterioration
- Improve weather resistance and energy performance
- Allow for the installation of proper modern insulation
- Extend the functional life of the buildings for future generations
- Increase the long-term value and sustainability of the property

Proposed Replacement Material & Preservation Approach

The replacement material selected is James Hardie Hardie® Plank Lap Siding — “Select Cedarmill,” Primed for Paint, a fiber-cement product widely used in the preservation of historic structures and the number one—selling product of its kind in North America.

<https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-plank-lap-siding/select-cedarmill/primed-for-paint/>

We propose to install the siding in 6.250-inch plank width, yielding a 5-inch exposure, which carefully matches the texture, scale, and proportions of the original siding on the buildings today. The siding will be installed horizontally, consistent with the existing historic installation pattern.

The “Select Cedarmill” profile provides an authentic wood-grain appearance while offering superior resistance to moisture infiltration, rot, warping, freeze–thaw damage, and insect activity.

The product will be installed in its factory-primed state and painted onsite with Sherwin-Williams “Carriage House,” a color from the Sherwin-Williams “Historic Paint Color Collection,” precisely matched by our proposed contractor to the building’s existing exterior color (applied prior to our purchase in 2018).

Signage & Scope of Work

The existing building signage, approved by the Town in 2018, will be temporarily removed during installation and reinstalled exactly as it exists once the new siding is complete.

No other renovations, structural changes, additions, or modifications are proposed as part of this project. The scope of work is strictly limited to the replacement of deteriorated siding in a historically appropriate manner.

Proposed Contractor

Quality Painting and Staining Co.

7042 West Main Rd.

Lima, NY 14485

Telephone: [REDACTED]

Jim Rucinski, Owner

Email: [REDACTED]

Experience & Qualifications:

Quality Painting and Staining Co. has over 30 years of experience serving the Greater Rochester area and specializes in historic property restoration. Their extensive background in preservation-focused projects ensures that all work on this nearly 175-year-old structure will be performed with the appropriate care, craftsmanship, and respect for historic materials and methods. This job will be managed by the company's owner Jim Rucinski.

Conclusion & Preservation Commitment

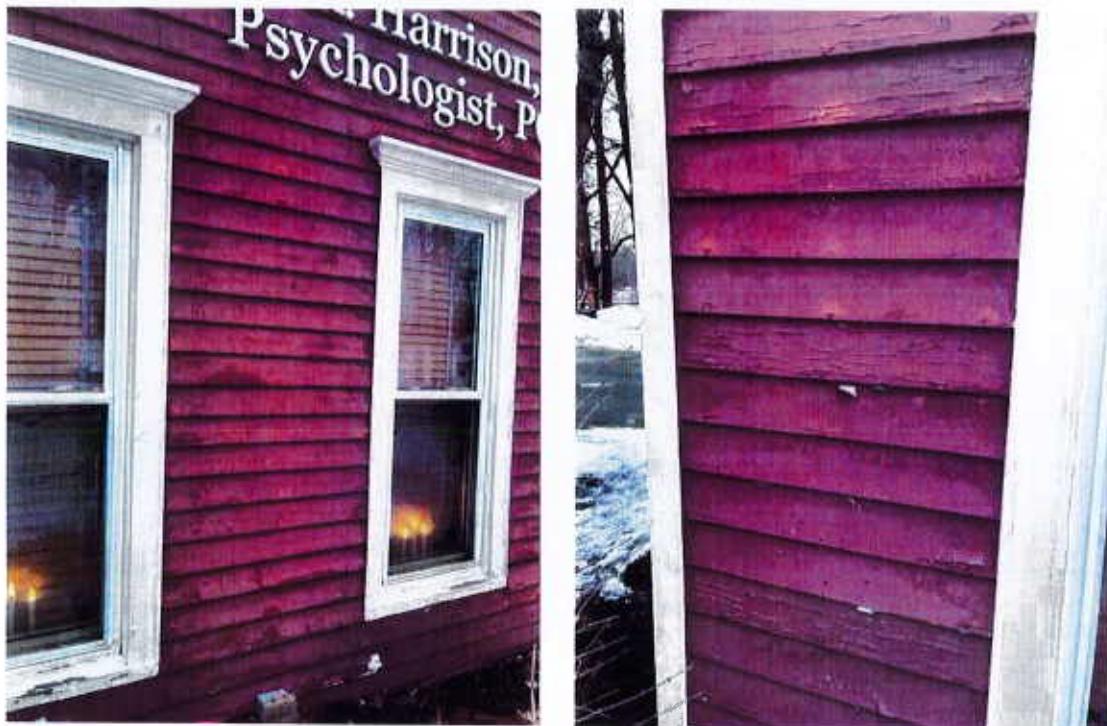
This project represents a careful and responsible preservation effort — protecting a nearly 175-year-old historic property while maintaining its architectural character and contribution to the historic Canal Walk District.

We respectfully request approval from the Historic Architecture Commission to proceed with this essential preservation work so these important historic buildings may continue to serve the Perinton community for generations to come.

Exterior Photos (taken January 7, 2026 unless otherwise noted)



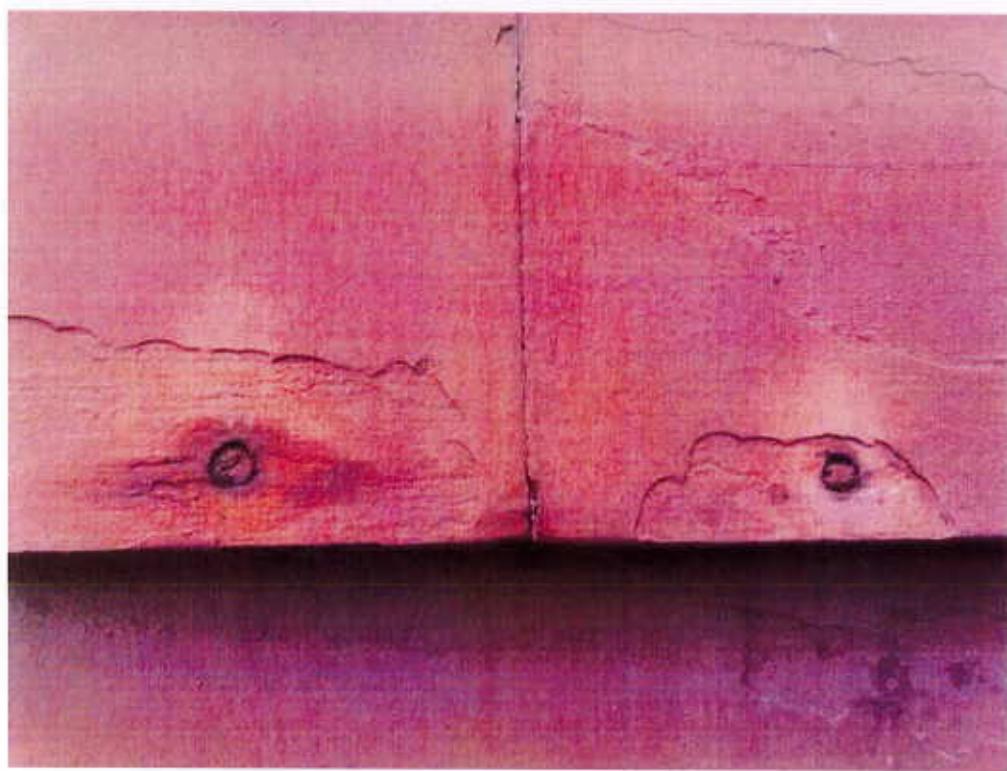
Examples of loose siding boards.

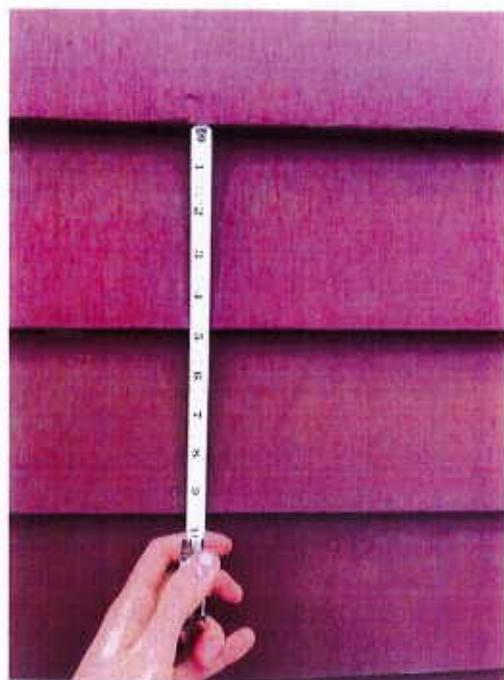
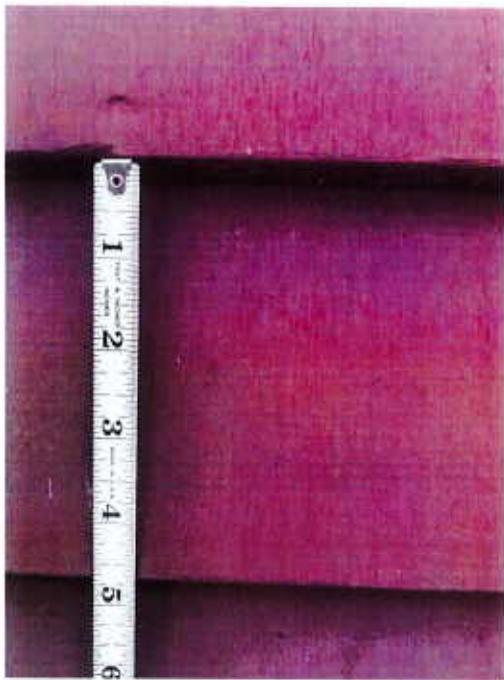


Examples of years of paint coats, peeling and unevenly absorbing moisture.



Deteriorated, rusting, and disintegrating original nail heads.





Documentation of current board sizing.



Property photos from summer 2024.

Photos of two Canal Walk properties – both owned by Frank Desantis – with variable siding sizing, positioning, and colors.



624 Pittsford Victor Road. Tenant Locks Beauty Studio.



642 Pittsford Victor Road. Tenant Abbotts Custard.

Real Property Portal, Monroe County, NY



View Information / Pay Taxes for a Single
Residential / Commercial Property



Compare Data / Sales for Multiple
Residential / Commercial Properties

610 Pittsford Victor Rd

Pittsford, NY 14534

Final Roll as of 07/01/2025

Assessor/Tax Receiver Contact

[Pay Property Taxes](#)

Municipality (SWIS Code)

Perinton (264489)

Parcel ID

179.09-2-2

Total Assessed Value

\$161,800

Land Assessed Value

\$80,000

Property Class (Code)

Converted Res (483)

School District (Code)

Pittsford Central (264601)

Lot Size (Sqft) (Front x Depth)

78.00 x 115.00

Acres

0.10



Google

Map data ©2018 Google. Imagery ©2018, DigitalGlobe, New York GIS

[Full Maps:](#) [Google](#) [Yahoo](#) [Bing](#) [Monroe GIS](#)

[Image 1/1](#) [+ Zoom](#)

Site # 1 Non-Residential, Converted Res (483), Roll Year 2025

Zoning Code: Mixed Use

Utilities

Gas & elec

Water Supply

Comm/public

Floor Area

1,416 Sqft

Sewer Type

Comm/public

Non-Residential Buildings

Building # - Section #

1 - 1

GFax # Identical

1,200 Sqft x 1

Stories / Basement

2.0 / C1-Unfinished

Year Built

1839

2 - 1

216 Sqft x 1

1.0 / NA

2003

Commercial Uses

- Use Code

2 - Non-contrib

3 - Small retail

Size / # Units

732 Sqft / NA

1,200 Sqft / NA

- Use Code

4 - Small retail

Size / # Units

216 Sqft / NA

Improvements

- Structure

2 - RP1-Porch-open/deck

3 - GN2-Generator, Com

Size

NA

16,000 Sqft

Year Built

2003

2019

Building # - Section #

0 - 0

0 - 0

Sales History - Click Date/Price to View Inventory at Time of Sale

Date - Price

09/07/2018 - \$242,500

09/27/2015 - \$235,000

05/07/2003 - NA

10/10/2002 - NA

Property Class (Code)

Converted Res (483)

Converted Res (483)

Converted Res (483)

Converted Res (483)

Book/Page

12078/469

11600/519

9782/189

9699/33

Prior Owner

Annette Gacioch LLC

Mancini Real Estate LLC

The Training Ground Llc

Raoul C Mancini

HISTORIC ARCHITECTURE COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

To: Building Department
Town of Perinton
1350 Turk Hill Road
Airport, New York 14450

9 copies of this application shall be accompanied by 9 copies of all maps, plans, and drawings, folded with the project name shown.

PROJECT NAME Siding Replacement for 610 Pittsford Victor Road

Location 610 Pittsford Victor Road, 14534

Tax Account Number Parcel ID 179.09-2-2

OWNER Dorothy Louise LLC, Crisandra Harrison Member

Address & zip 805 Pittsford Victor Road, 14534

APPLICANT Crisandra Harrison

Address & zip 805 Pittsford Victor Road, 14534

PERSON APPEARING FOR APPLICATION Crisandra Harrison

Phone

Address & zip 805 Pittsford Victor Road, 14534

PROJECT PRESENT USE Psychologist Office

PROJECT PROPOSAL OR CHANGE **No use change.**

Is this parcel in an historic district? **Yes** **No** a designated landmark?

Size of parcel in acreage 0.10

Present zoning Mixed Use

Does this project require either Zoning Board of Appeals or Planning Board approval? No

What hardship, if any, might you incur if work is not allowed? Deteriation of the building

If Planning Board approval is required for these changes, plans must be prepared by a licensed State of New York engineer, architect, landscape architect, or surveyor.

I certify that the information supplied on this application is complete and accurate and that the project described will be completed as stipulated in this request to the best of my knowledge.

Signature of Applicant Crisandra Hamson Date 1/19/20

Printed name of Applicant Crisandra Hamson

Owner (if other than applicant)

I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

Signature of Property

Owner _____ Date _____

Printed name of Property Owner _____

Received by _____

Date _____

Approved _____

Date _____

RECEIVED
JAN 09 2026

CERTIFICATE OF APPROPRIATENESS CHECKLIST **TOWN OF PERINTON**

PROJECT NAME Replacement Siding 610 Pittsford Victor Road

These checklists are for use by the applicant and the Building Department as a guide to insure that all necessary information has been provided. Applicant should note that different information is required for major alteration projects and new construction than is needed for minor changes, such as light fixtures, fences, or windows that do not involve size changes.

The checklist should be completed by the applicant and submitted along with the application.

The applicant should be aware that he/she might be required to appear before other boards such as the Zoning Board of Appeals or the Planning Board.

When applications have been approved by the Planning or Zoning Board of Appeals, indicate date granted and type of approval: _____

	To be completed by applicant	Office use only
*1. Site plan of the project indicating building locations, pavement, landscaping, sidewalks, topography, adjacent land use, & lighting. (9 copies)		
a. name & address of applicant	<input checked="" type="checkbox"/>	
b. northpoint, scale, & date		
c. boundaries of property, plotted to scale		
d. parking & truck-loading areas		
e. access & egress drives		
f. outdoor storage & dumpsters		
2. Building elevations, drawn to scale. (9 copies)		
a. name & address of applicant		
b. orientation & date		
c. proposed changes, indicating building height, proposed elevation, proposed materials		
3. Submit catalog cuts of each proposed architectural element: doors, windows, shutters, lighting fixtures, awnings, fences. Submit labeled samples of each new or		

replacement material such as siding, shingles, brick, paving stones (one sample per item). Samples should be at least 6" x 6"

*Indicates material which may be unnecessary for minor alterations. If in doubt, check with the Building Department.

	Applicant	Office use
4. Submit one set of color photographs of all relevant elevations of present structures including all architectural details (doors, windows, moldings, clapboard reveal, etc.) and all materials presently used.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Application for a Certificate of Appropriateness must include the following information when applicable:

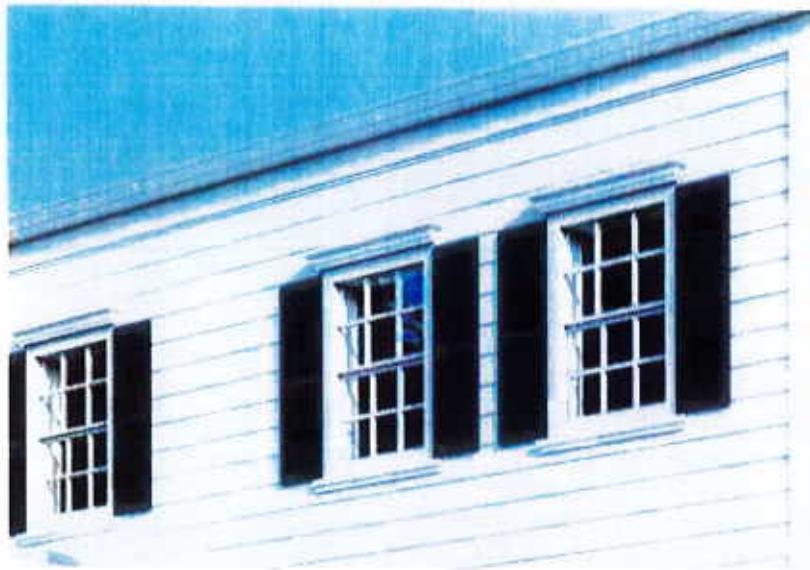
Landscaping – include location, caliper, species of major plant material. Differentiate between existing and proposed landscaping. Submit catalog cuts or photographs of unusual plant material.

Lighting – include placement on building or in ground and/or height and diameter/thickness of pole. Include catalog cuts of fixtures. Include lighting characteristics (amount of illumination, where light spills, foot candles).

Steps and Ramps – location, materials to be used, placement on building façade. Include railing style, size, height, catalog cuts.

Awnings – placement on building facades, materials used, catalog cuts, drawing to scale, height from grade, color of materials.

Roofing, Siding, Trim – clapboard reveal of present siding and proposed siding, present and proposed roofing and trim materials (submit sample), preparation of structure for roofing, siding and/or trim.



Primed for Paint product samples are not available.
Please check with your contractor or local dealer for
availability in your area.

Select your texture



Select your color collection

Statement
Collection®

Primed for
Paint

Did not find the color you're looking for? [Click here.](#)

Why Choose Hardie® Plank?
Primed for Paint offers unlimited color opportunities for your home's exterior.
Primed and ready for field painting, it's a durable, high-performance canvas for
Hardie® siding does more than transform your home's look—it helps
protect your home for decades to come.