

Village of Pittsford
Architectural and Preservation Review Board
Special Meeting held on Thursday September 16, 2004 at 6:00 P.M.

PRESENT:

Chairperson: Steve Melnyk
Members: Marcia Watt
Scott Latshaw
Mayor: Bob Corby

Recording Secretary: Linda Habeeb

Chairperson Melnyk called the meeting to order at 6:00 P.M.

1. Deb Napier – 17 Sutherland St – Addition

The applicant is requesting a change from a previously-approved material for her garage. The material approved was board and batten, and the request is to change to a hardy board material.

MOTION: **Member Limbeck made a motion, seconded by Member Latshaw, to approve the use of hardy plank, to be applied in a board-and-batten style, with a smooth finish instead of the board and batten previously approved for 17 Sutherland St.**

Vote: Limbeck – yes; Willard – yes; Melnyk – yes; Watt – yes; Latshaw – yes. ***Motion carried. This decision was filed in the Office of the Village Clerk on September 16, 2004.***

2. Pittsford Flour Mill Project - Schoen Place

Present: Robert Corby – Architect for Bero
Al Longwell, Owner and Developer
Michael Newcomb Jr., Owner

Chairperson Melnyk stated that the discussion would be in the context of the analysis of the project from the architectural consultant. Mr. Corby stated that the applicants wanted clear direction from the Board indicating whether or not this was a viable project. He presented drawings of the buildings as they currently exist and proposed plans for the complex. The plans propose demolition of the smaller silos behind the Flour Mill. Mr. Corby stated that because of their configuration, there was no practical use for them, and that they are unsafe and a liability. Chairperson Melnyk stated that the architectural consultant also concluded that the silos are unsafe. Member Watt stated that the silos are a significant historical structure, and that the Board should be cautious in issuing demolition permits for these structures. Member Limbeck requested that the applicant submit a detailed proposal for each phase of demolition, stating specific reasons for the demolition.

Mr. Corby summarized the reasons for demolition of the silos:

- 1) they are partially concealed from view;
- 2) the inside is small – approximately 13 or 14 feet;
- 3) they have been reinforced with steel;
- 4) the clay tiles cannot be reproduced;
- 5) the top is deteriorated, and there is water damage;
- 6) there are cracks in the façade; and
- 7) there is a need for emergency access around the Flour Mill, which cannot be accomplished without the demolition of this structure

Mr. Corby stated that he would submit a written report to the Board regarding these issues. Member Limbeck questioned whether the owners had considered salvaging the clay tiles, and incorporating them into the landscape of the complex in some manner. Member Watt pointed out the importance of photographic evidence of the structures before demolition takes place. Mr. Corby acknowledged the importance of documenting the changes so that the Village has a record of the complex in its entirety.

Mr. Corby next discussed the demolition of the warehouse. He stated that because of the existing parking shortage, it is a priority to provide a sufficient amount of parking space on-site. The demolition of the warehouse would provide a minimum of 52 parking spaces. The applicants stated that they had approached RG&E, but that they were not willing to sell their land. Chairperson Melnyk referred to the report from the architectural consultant suggesting that some remnant or indication of the warehouse's existence be factored into the plan. Member Limbeck suggested that the block on the warehouse could be salvaged, so that some indication of its existence could be preserved.

Mr. Corby went on to present the proposal for the Southwest elevation of the Flour Mill. The proposal for the building calls for reroofing the roof with asphalt shingles. The window locations would remain the same, and the proposed siding for the building will be hardy plank, painted, with a smooth surface. The intended tenant for the East side of the building requires a separate entrance, in addition to the main entrance, to provide access for an ATM machine. This entrance will be facing the street, per Village Code, and will have a canopy covering. On the Northwest side, the office addition is proposed to be reduced in size to the dimensions of the original office, and a driveway between the Flour Mill and the grain elevator will be added. The office will be sided with clapboard siding, which Mr. Corby stated was a reasonable treatment that is consistent with the design ethic during its period of significance. The plan proposes removing the loading dock on the back of the Flour Mill. Mr. Corby stated that in order to make the dock viable, it would need to be torn down and rebuilt. The reasons stated for the proposed demolition are: it is deteriorated, it is not highly visible, it was not constructed as a durable structure. There will be a handicap-accessible entrance added at the main door in the back. Member Watt requested that the applicants provide further documentation that the dock cannot be used in its existing condition. The windows proposed for the Flour Mill will be aluminum-clad, wood windows, with vinyl muntins and a glazing strip. Mr. Corby stated that the windows match the visual appearance of the historic windows as closely as possible. Chairperson Melnyk stated that the applicants would need to provide valid reasons for deviating from the fairly consistent policy of the Board, based on the Village Code, to deny applications proposing windows that are not of all-wood construction.

Mr. Corby next discussed the grain silo. He stated that the size and mass of the silo is what makes it distinctive, and that it does not have architectural detail. The proposal is for it to be converted to 8 floors of offices, accessed by an internal stairway and a glass elevator on the canal side. The windows

would be simple, with no muntins, reflecting the utilitarian character of the building. The plan calls for preserving the steel doors and steel windows.

The existing shed on the Southeast side is proposed to be demolished.

Member Watt questioned whether other uses, such as residential use, were considered for the buildings. The applicants stated that because of the Village Code and financial issues, residential use was not a viable option. Member Watt also questioned whether tax credits for historic preservation were considered.

Mr. Corby summarized the issues of concern to the Board that were discussed:

- 1) Demolition – The need to provide thorough documentation of the reasons
- 2) Flour Mill – cladding of windows
- 3) Rear Loading Dock – Justification for demolition
- 4) Office – Justification for demolition of addition
- 5) Silo – Justification for removal of shed

3. St. Paul's Lutheran Church – 28 Lincoln Ave. - Addition

Application: Submitted, date stamped, and building inspector approved on July 21, 2004.

Present: Bob Healy – Representing La Bella

This is a continuation of an application from the 9/9/04 meeting. The applicant submitted updated drawings showing the proposed fence in front and a photograph of the copper cap for the posts.

Motion: Chairperson Melnyk made a motion, seconded by Member Willard, to accept the application of St. Paul's Lutheran Church, based on the revised drawings, submitted on 9/16/04.

Vote: Willard – yes; Melnyk – yes; Watt – yes; Latshaw – yes. ***Motion carried. This decision was filed in the Office of the Village Clerk on September 16, 2004.***

Minute Review: July 8, 2004

Motion: Chairperson Melnyk made a motion, seconded by Member Watt, to approve the July 8, 2004 minutes with revisions.

Vote: Willard – yes; Melnyk – yes; Watt – yes; Latshaw – yes. ***Motion carried. This decision was filed in the Office of the Village Clerk on September 16, 2004.***

Adjournment:

Chairperson Melnyk adjourned the meeting at 11:30 A.M.

Linda Habeeb, Recording Secretary