

**LANCASTER, NEW YORK
HISTORIC DISTRICT COMMISSION
Minutes of February 11, 2004**

Attendance:

James Keysa
Ronald Batt
Jean Brunea
Jan Pecqueur
Michael Meyer
Ann Karb

Excused:

Joseph Giallanza
William Harnack

HEARINGS:

Dean Sutton Architects – Mark Dean – 5522 Broadway.

A hearing was held at this meeting subsequent to the receipt of a Petition for Certificate of Appropriateness concerning the above property. Mark Dean and Dave Sutton appeared before the Board with additional information on their plans including current photographs of the property, a detailed listing of individual improvements under consideration, and a computer-enhanced depiction of the proposed final result. This property is a house on the north side of Broadway opposite Lombardy Street which was damaged in a fire a couple of years ago and has been standing vacant since that time. The plan is to renovate the house and utilize it as professional office space. The petitioners currently have a purchase offer in effect which is contingent upon obtaining approval for the following changes:

- (1) Installation of four-inch gray vinyl siding.
- (2) Reconstruction of the front porch.
- (3) Replacement of existing roof with architectural laminated shingles and installation of a copper roof and a finial on the tower area.
- (4) Replacement of front gable area with a flat roof, which is believed to have been the original intent of the building design.
- (5) Replacement of "bay" with appropriate double hung window.
- (6) Installation of a parking area in rear of building subsequent to demolition of a garage and filling in existing swimming pool.
- (7) Widening of front portion of driveway and installation of a stamped concrete pad to create a limited area of one or two spaces for handicapped parking.

Board members reviewed the documentation presented and concurred that it was very informative and complete. It was generally felt there would be no problem with the first six items described above. However, there were several areas of concern, foremost of which was the proposed handicapped parking area at the front of the driveway. This would also have to be submitted to the Planning Board for approval prior to any approval by the Historic District Commission. James Keysa stated that it has been a requirement of the Board that parking be limited to the rear of buildings in the Historic District in order to enhance the appearance of the properties. The petitioners stated that the stamped concrete pad would be clearly marked

"handicapped parking" and would therefore be clear of cars at most times. They also stated that when not in use, it would appear to be more of a patio area. Board members were concerned about parking limitations if the property should be sold in the future. The petitioners assured the Board that any deed or lease would contain a provision that the parking limitation would be binding for any future owners. James Keysa stated that it would be necessary for the petitioners to appear at a future meeting with evidence that this provision had been enacted.

Also questioned by Mr. Keysa was the chimney on the west side of the building, which he felt was not part of the original design and detracts from the appearance of the tower. Mr. Sutton and Mr. Dean stated that they concurred with this assessment, and since the chimney is not part of a working fireplace, they would agree to its removal as part of the restoration process.

After discussion by the Board, it was decided that an Amendment should be attached to the Petition of Certificate for Appropriateness to include removal of the chimney as well as provision for limitation of parking in perpetuity, and a motion was requested for approval of the Petition.

A motion to approve the Petition was made by Mike Meyer with stipulations for removal of the chimney and a deed restriction limiting parking, subject to approval of the site plan. Second: Ronald Batt. The motion, with stipulations, was then approved by the members of the Board.

Minutes of Previous Meeting:

The minutes from the meeting of January 14, 2004, were distributed and read. Mike Meyer noted that a correction should be made under Old Business, Paragraph C, where it was stated that Jeff Simme had developed a checklist to be attached to the letters to the property owners. The minutes should be revised to read that Mike Meyer had developed a checklist based on a form in use by the City of Ithaca.

OLD BUSINESS:

(A) Broadway/Central Avenue/Municipal Parking Lot Status Report:

This project is basically finished and there was nothing new to report.

(B) Notices to Property Owners:

A meeting was rescheduled to Monday, February 23, 2004, at 7:45 p.m. at Jim Keysa's office to complete preparation of the letters. Prior to the meeting, we will need to obtain from the Village a list of the properties involved. Jim Keysa noted that we are also awaiting the map which Jeff Simme agreed to provide for inclusion with the notices.

(C) Property Forms:

A meeting to complete these forms will be held on Monday, March 4, 2004, at 7:45 p.m. at Jim Keysa's office.

(D) Landmark Book:

Ron Batt stated that due to time restrictions, he would not be able to oversee the Landmark Book project. Jim Keysa suggested that discussion of this project, including the possibility of obtaining a matching grant, should be tabled until the next meeting.

(E) Tree Ordinance:

Jim Keysa informed the Board that revisions have now been completed to the draft of the Lancaster Tree Ordinance and it was suggested that this should be turned over to the Village as soon as possible.

A motion was made by Jean Brunea to provide this ordinance to Jeff Simme, Code Enforcement Officer, for presentation to the Village Board for their approval. Second: Ronald Batt. The motion was approved by the Board.

NEW BUSINESS:

(A) Rotary Park – SE corner of Central Avenue and Brookfield Place.

This park was described by Jim Keysa as a very narrow strip of land adjacent to the new bridge on the opposite side of the creek from the Siegel, Kelleher and Kahn building. The park is in need of work and had been damaged during reconstruction of the bridge. Jim recently received a call from Dan Sundell of Peter J. Smith Co. who stated that the Rotary Club is celebrating their 100th anniversary next year and wanted to do something regarding the park as a project. He said that his company would be willing to put together some plans for the park and submit them to us and to the Village to see what could be done to enhance the park and make it more usable. At present, it just contains a couple of trees and then drops off sharply to the retaining wall. Jim felt that probably the retaining wall would have to be raised and a fence installed to make it flatter, more usable land.

Jim Keysa also mentioned to Dan Sundell that there is a possibility of dramatically increasing the size of the park due to the fact that the property behind it is for sale, although at a higher price than an average lot in the village is selling for. However, because of the flood plain, it may not be able to be sold for a commercial building, but could be a parkland. Dan agreed he would prepare two plans – one incorporating the rest of the land as parkland, so this could be presented to the Village Board. The Village indicated last year that they did not have money appropriated for the park; however, it is unclear if money has been budgeted for this year. It is, however, in need of repairs.

(B) Checklist for Certificate of Appropriateness.

Jim Keysa stated that Mike Meyer had supplied the Board with a checklist of proposed exterior changes which can now be utilized for the Certificate of Appropriateness. This will replace our current checklist. Mike stated that he had adapted the checklist from one that is used by the City of Ithaca.

REVIEW OF PRIOR HEARINGS/MISCELLANEOUS ISSUES:

Jim Keysa reported that Jeff Simme has sent letters to the owners of Frosty's, Lindy's, the former Memory's, and to Tom Fowler, and we will have to ask Jeff to provide us with something in writing concerning these issues.

UPCOMING MEETINGS:

- (A) Wednesday, March 10, 2004.
- (B) Wednesday, April 14, 2004.
- (C) Wednesday, May 12, 2004.