

LANCASTER, NEW YORK HISTORIC DISTRICT COMMISSION
Minutes of the July 17, 2002 meeting

Attendance:

James Keysa
Ronald Batt (excused)
Jean Brunea
Joseph Giallanza
William Harnack
Michael Myers (absent)
Jan Pecqueur

Hearings:

- None scheduled

Status Reports:

- **Broadway:** The project is well ahead of schedule. Work is progressing on the Depew Bridge that was torn down last month. The Lancaster bridge is scheduled to be removed tomorrow, 7/18/2002. Work has also progress on the Municipal Building parking lot. Fill is being added to create a ramp from the parking lot to Legion Parkway. Trustee Jeffrey Stribbing has been contacted by both J. Keysa (phone message) and J. Giallanza regarding the demolition by the DOT of the Donlon – Walter house at the southeast corner of Broadway and Legion Parkway. The Commission has agreed to the demolition so that a new entrance to Legion Parkway can be created. The current entrance is both difficult to use and dangerous. The Commission feels that approval of the plan should be predicated on the removal of parking spots #12 and #13 at Picasso's Restaurant. The newly redesigned entrance to Legion Parkway will enhance their parking without these two additional spots that would detract from the Municipal Building.

Moved J. Giallanza
Second J. Brunea
Approved

Work has also progressed in the Historic District with the relocation of gas and water lines and the overhead utilities. In Depew, the reconstruction of the intersection of Broadway and Transit Road has been largely completed.

- **Presbyterian Church** The congregation began meeting at St. John's Lutheran Church at Pleasant Avenue and School Street beginning in mid-June. The church building is being readied for the addition at the rear of the 1832 building. The dependencies behind the three houses at #11, 13, and 15 Lake Avenue are being emptied so that they can be demolished for the new parking lot. Although the Commission lamented the loss of the post and beam barn which became the front part of Wood's Paint Store at 13 Lake Avenue, the members agreed that saving the houses and in particular the Queen Anne-style house at #11 Lake Avenue, has been an important compromise.
- **Notices to Property Owners** J. Pecqueur and W. Harnack will try to have a package of materials ready to send to the owners of properties located within the Historic District by October 1, 2002. These will include a cover letter, the new petitions for a certificate of appropriateness, and a map of the district.

Review of Prior Hearings and Areas of Concern

1. **Michael Stablewski (formerly of Memories Restaurant)** Members of the Commission do not believe that the fence, which he has constructed, was reduced to four (4) feet along the Broadway portion of the property as was called for when it was approved last month. It seems that the fence is more accurately five (5) feet tall. Also the blacktop has not been removed as he said he was going to

do and it appears as if he is creating a junkyard behind the fence. This matter may need to be referred to the building inspector.

2. **The building at the northwest corner of Broadway and Court Street** which is being converted into a gift shop is being repaired and refurbished slowly. The DOT has not done anything with taking property from the corner to realign Court Street and Burwell Avenue and probably will not do so until after next April.
3. **The Three Brothers Pizzeria** at the southwest corner of Broadway and Woodlawn Avenue is now out of business.
4. **Krebs House – Walter Street** A large garage has been added to the Krebs' house at the end of Walter Street behind Empire Automotive. Although this is very close to Broadway and the Historic District it was not included in the District.
5. **Amigone Funeral Home** (formerly Zurbrick Funeral Home) Due to a clerk's error at the office of the building inspector, a demolition permit was issued for the former barn (garage-casket showroom) and the structure was removed from the parking lot without the knowledge or approval of either the building inspector or the Historic District Commission. As a result of this action, a resolution was passed whereby any demolition within the Village of Lancaster should require the review and approval of the Historic District Commission. By requiring this step, historic or architecturally important buildings either within or outside of the district will have an extra measure of protection.

Moved W. Harnack
Second J. Pecqueur
Approved

6. **5522 Broadway** The house on the north side of Broadway opposite from Lombardy Street appears to have undergone some recent repairs. It is the Commission's understanding that Jim Hill holds the mortgage on this fire-damaged home which is painted yellow and has a turret. The Commission believes that it is an important part of the streetscape and that the Village Board should be made aware of the concerns of the Commission. It would be a great Loss to the Historic District if this building were to be destroyed.

New Business

- J. Keysa suggested that the Commission should prioritize the buildings within the district so as to assist with future hearing, etc. The other members instead suggested that we should develop criteria to assist in our hearings. For a couple of years we have been following the Master Plan as a basis for our decisions even though the Village Board has not formally adopted it.
- Jean Brunea reported that she recently attended a seminar held by the NYS Dept. of Parks, Recreation and Historic Preservation regarding tax credits for historic properties.
- J. Keysa reported on a meeting that he attended on July, 2, 2002 regarding the Central Avenue Streetscape. The meeting was attended by other representatives from the Village and was presented by the Peter J. Schmitt Co. Much of the meeting concerned the bridge over Plum Bottom Creek on Central Ave. This is an extremely old stone bridge that appears to be at least 100-150 years old. It was recently redecked with reinforced concrete so as to be able to carry the truck traffic detoured from Broadway when the Lancaster bridge is torn down. The bridge, with its rounded stone arch is viewable only from the east side of Central Ave. as it runs under the building to the south of Eddy Ryan's restaurant through a conduit to the intersection of Aurora St. and St. Mary's St. Major repairs may be needed to the sidewalk as it appears to be made of wood covered by concrete. Also discussed were issues concerning parking, the size of the driving lanes on Central Ave. when it is reconstructed in 2003 (26 feet curb to curb), and the amenities such as the bumpouts, logo in front of the Town Hall, etc.

Future Meetings

The next regularly scheduled meeting is tentatively planned for Wednesday August 7, 2002.

Submitted by James S. Keysa