

LANCASTER NEW YORK HISTORIC DISTRICT COMMITTEE

MINUTES OF THE MEETING

OCTOBER 19, 1998

SPECIAL MEETING WITH MEMBERS OF THE LANCASTER PRESBYTERIAN CHURCH

ATTENDANCE:

PRESENT:

Mr. James Keysa, Chairman
Mrs. Jean Brunea, Vice-Chairman
Mrs. Jeannette Pecqueur
Mr. Michael Meyer
Dr. Ronald Batt
Mr. Joseph Giallanza
Mr. Art Herdzik

ABSENT:

Mr. William Harnack
Mary Harcrow, Secretary

A) CONCERNS: of the Historic District Committee:

1. #11 Lake Avenue - Jim expressed our concern about the Cornish house immediately behind the Presbyterian Church. He explained that this house is probably eligible for National Register status, although it has never been submitted for evaluation.
2. Parking. The Historic District is concerned about the parking lot. It was felt that the parking along Heather Lane (especially the general parking, not the office parking) seems to have no barrier between the street and the parking itself. At the present time, there is a row of trees and we are interested in seeing that the parking is screened from the neighborhood along Heather Lane, as well as to the south and along Lake Avenue.
3. Lighting of the property - The commission is concerned in particular the parking lot lighting does not become objectionable to the neighborhood.
4. Plans for new construction. The eventual appearance of the addition to the existing structures must be reviewed and approved by the historic district committee.

Breakdown of the properties being discussed:

11 Lake	-	Cornish
13 Lake	-	Mosman House and Wood's store
17 Lake	-	Watson
19 Lake	-	Goldsmith

B The Reverend Douglas Brandt then discussed the issues:

Moving #11 Lake Ave: Reverend Brandt reported that he did contact Mr. Hartloff as Jim had suggested. It was found that this house is too big, and too wide to move down Lake Avenue along the thoroughfare economically. Hilda Meyer's granddaughter said they do not want the house on the Heather Lane site. To move the house down a federal highway such as Broadway would also be costly. He also inquired into how much it would cost to move 17 Lake Avenue to the Young property and was told \$14,000 excluding the costs of moving power lines, phone lines, tree trimming, etc. In conclusion Reverend Brandt reported that Mr. Hartloff recommended it would be easier to demolish the house at 11 Lake Avenue rather than to deal with the costs of moving the house.

He also reported that they did advertise, on February 3, 1998, in the Buffalo News to give the house away. They received seven inquiries, however, no one realized the costs associated with moving the house to another location. The idea of moving the house across Lake Avenue was complicated by the fact that the two existing houses might need to be demolished.

He did report that the house could be moved across the street, taking into consideration the power lines and some trees that needed to come down as well. However, he thought that this would not be cost effective idea. He did say it could be done although it would cost a lot more than the house would be worth. They reported that they had not specifically asked the property owner at 19 Lake Avenue if they would like to exchange houses, however they will in the future.

The Board asked if it would be possible to go through the house to see the condition inside. It was decided that the Board would view the house tonight after the meeting.

C. Fred Houston (architect) discussed the screening of the parking lot. He reported that there will be planting on the West and South side of the parking lot and integral planting placed in the center of the parking lot. He admitted that it would not be all asphalt and he understood the importance of this. He also stated that the sketches submitted were very preliminary. Once they had the go ahead, more detailed sketches would be done.

Jan Pecqueur questioned him as to how high the building was going to be? He reported that the building will be approximately two stories high and the chancel may be a little bit higher.

Lighting: They understand the importance of the lighting and that it must not annoy the neighbors or invade their privacy. They thought they would like to keep the lighting rather low and possibly on a timer. They were also looking into the possibility of some lights with shielding.

From an architectural standpoint, the plans are still very preliminary. They understand the importance of the historical district and the necessity of keeping within the guidelines. They plan to keep in mind the original church architecture. They were informed that they need to come back for architectural approval in the future.

The parking space issue is now calculated at 96 spots including the Potter's House. The church reported that the Zoning Board felt that this would be allowable as long as they had considered the church and the Potter's House as one parcel.

The board then proceeded to inspect #11 Lake Avenue. After viewing the property, the Board felt that the building was very sound and in good shape. It was felt to have a good design and excellent details. The building could be restored. The issue, however, is whether or not to allow the church to demolish the building. If the church was to demolish the building, it would diminish the historic district by one important building. It was felt that the commission should ask State Historic Preservation Office for some guidance on this matter. It was felt that the issue was not investigated thoroughly regarding moving the house across the street and this would be the first suggestion for the church.

The final resolution was decided as follows: