



# Village of Lancaster

HISTORIC DISTRICT COMMITTEE

MUNICIPAL BUILDING

5423 BROADWAY

LANCASTER, NEW YORK 14086

## LANCASTER NEW YORK HISTORIC DISTRICT COMMITTEE

### MINUTES OF THE MEETING

N O V E M B E R 5, 1 9 9 8

#### ATTENDANCE:

PRESENT: Mr. James Keysa, Chairman  
Mrs. Jean Brunea, Vice-Chairman  
Mrs. Jeannette Pecqueur  
Mr. Michael Meyer  
Dr. Ronald Batt  
Mr. William Harnack  
Mr. Joseph Giallanza  
Mrs. Mary Harcrow, Secretary

#### HEARINGS/DISCUSSION:

- A) Philip Arnold - 34-36 Central Avenue - New Facade  
Philip Arnold appeared before the Board to request permission to replace the top front of the building only where the existing sign is by using wood and/or Dryvit material. It would be tan with maroon writing. He had no plans to do anything where the brick is. He also wanted to install gooseneck lamps with black shades which would come out 3-4 inches. The Board thought these were fine ideas, but suggested the possibility of restoring to the original front by removing the sign area that comes out. Mr. Arnold thought this was a good idea as well. He will try to get his hands on any old pictures of the building to see what the original front looked like and to see if this is a viable possibility. He will also have to look into the cost of this, as he has a limited budget of approximately \$3500.

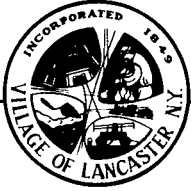
This hearing was tabled until our December meeting pending investigation into original restoration possibilities.

#### APPROVAL OF THE MINUTES:

Minutes of the October 15 1998 meeting were amended to read as follows:

With regards to the hearing of 20 Church Street - Offhaus - window, it should read:

Replace two double hung windows located side by side on the south side of the house with the same size, shape and configuration of the existing windows to keep the style of the house as it is.



# Village of Lancaster

HISTORIC DISTRICT COMMITTEE

MUNICIPAL BUILDING

5423 BROADWAY

LANCASTER, NEW YORK 14086

Page 2

On page 2, section E with regards to the Presbyterian Church it should read:

They sent out a fact and figure sheet explaining the number of parking spaces. They have reduced the size of the new sanctuary from 500 to 400 capacity.

The minutes were then approved as altered by a motion made by Jan Pecqueur and seconded by Joe Giallanza.

#### TREASURER'S REPORT:

A) LNYHDC -	Professional Services:	\$ 562.00
	Office Supplies:	\$ 542.74
	Dues:	\$ 600.00

#### OLD BUSINESS:

- A) Broadway - status:  
Jim has not received any correspondence to date. Joe reported that the DOT and Dan Bacarri had a meeting regarding plans for possibly demolishing 5433 and 5429 Broadway so that they may go ahead with the plans for the fire truck traffic to enter/exit on Legion Parkway. As discussed in September, the Board does not want 5433 Broadway demolished. Joe also reported that they do plan on using granite curbs instead of Medina stone curbs.
- B) SBL Numbers:  
As reported, these were filed on September 10, 1998. We received a bill for \$450.00 for searching fees and \$139.50 for recording fees for a total of \$589.50. A motion to pay this bill from the Professional Dues Fund was made by Jean Brunea and seconded by Joe Giallanza.
- C) National Register: Taylor & Taylor  
Jim wrote a letter to Dave Taylor expressing his concern over not hearing from him. He also asked for a revision of the cover document reflecting the changes required by Claire Ross. A motion was made by Joe Giallanza seconded by Jean Brunea to send out this letter as written.
- D) Rite Aide Drug Store:  
Joe reported that Dan Bacarri had seen a site plan for the Rite Aide on Central Avenue with the building being built up to the street front in line with the existing property to the south. It did not show any elevation of the building, but did show a tremendous amount of parking on the corner.



# Village of Lancaster

HISTORIC DISTRICT COMMITTEE

MUNICIPAL BUILDING

5423 BROADWAY

LANCASTER, NEW YORK 14086

Page 3

Bill suggested that the plans that Rite Aide had established for Elmwood Avenue would be a good site plan to recommend for Central Avenue.

E) Presbyterian Church:

Jim received a certified letter today from the Church stating they want to appeal our decision for 3 reasons.

- 1) The church feels we should not dictate to the Zoning Board or the Village about combining the 3 properties.
- 2) They also said that they cannot preserve the house. They did contact the person we told them about and they said demolish it.
- 3) They felt that we do not have jurisdiction over the other 2 properties in dispute.

Jim passed out copies of the Resolution regarding the Presbyterian Church and a Status Report that he compiled (these are attached to the minutes for the record). It stated that the Church obtained a parking variance on November 3. The new sanctuary capacity was lowered to 400 people from the 500 originally stated. The variance also allows for 36 parking spots at the Potter's House. The Zoning Board did add a stipulation that the congregation cannot split the two properties in the future.

The issue of preserving 11 Lake Avenue is still unresolved. It was felt that the church has not make a "good faith" effort to preserve this home and/or look at alternatives. The Church seems to feel that this house is falling apart, however the Historic District Commission feels it is structurally sound and has excellent architectural details intact.

We also wanted to make sure that the Church was not allowed to demolish #11, #13 or #17 Lake Avenue until and unless all plans for the new sanctuary had been approved and the bids let. This is to ensure that no buildings are destroyed and then the plans for building a new sanctuary fall through, thus leaving nothing but a big parking lot.

Once they demolish any of the buildings, the site would become one property of the Church, thus giving us jurisdiction over the entire property and extending the district to cover this new boundary.

Another concern rose regarding the parking variance which allows for 5 spaces on Heather Lane. Hilda Meyers and Leslie Richter (granddaughter) feel these spaces are on their property.



# Village of Lancaster

HISTORIC DISTRICT COMMITTEE

MUNICIPAL BUILDING

5423 BROADWAY

LANCASTER, NEW YORK 14086

Page 4

F) Prior Hearings- Status:

- 1) Gary Schaff - 41 Central Ave - sign (Credit Union):  
\*\* Mr. Schaff plans on doing some work on the sign.
- 2) Coburn - 35 Central Avenue:  
\*\* He moved out.
- 3) Friedl - Church Street - windows:  
\*\* Dan has given written notice.

G) The sesquicentennial/Village of Lancaster:

Mary will send out another letter to the Mayor stating that the appropriate groups need to get active as the sesquicentennial is fast approaching.

H) Tree Ordinance:

Mike asked the members how far on the properties we want to impose the Tree Ordinance? It was decided that from 15-20 feet in from the sidewalk and from the sidewalk to the street was the area deemed necessary. Mike will work on putting something together for next month's meeting.

I) Pete Sweet Lawsuit:

The lawsuit is still pending. The lawyer for Pete Sweet has recently requested copies of all this year's meeting minutes and agendas.

NEW BUSINESS:

Dan Bacarri wrote a letter to Jim asking that we formalize the process of receiving a Certificate of Appropriateness, establish a deadline for submission of these, establish a process for distributing the Certificates of Appropriateness and for distributing monthly meeting minutes.

It was decided that we need a set up a work session meeting to specifically address this issue. This meeting will be held on Monday November 9 at 7:00 p.m. at Dr. Ron Batt's house.

CORRESPONDENCE/ARTICLES:

- Buffalo News 10/21/98: "Roycroft Campus gets historical designation"  
Buffalo News 10/21/98: "Jimmy's gets a reprieve - for now"



# Village of Lancaster

HISTORIC DISTRICT COMMITTEE

MUNICIPAL BUILDING

5423 BROADWAY

LANCASTER, NEW YORK 14086

Page 5

- Buffalo News 10/24/98: "East Aurora established itself as a New Urbanist community decades before it was cool"
- Buffalo News 9/27/98: "Why are residents' wishes always ignored?"
- Buffalo News 11/2/98: "Congregation looks for zoning variance"

#### UPCOMING MEETINGS:

A meeting will be held on Monday November 23, 1998 at 8:30 p.m. at the Municipal Building regarding the Presbyterian Church.

The next monthly meeting of the Lancaster Historic District Board is scheduled for THURSDAY December 3, 1998 at 7:00 p.m.

Subsequent meetings scheduled for January 7, 1999 and February 4, 1999.

Respectfully Submitted By:

Mary Harcrow, Secretary