

8/29/90

Minutes - LANCASTER, N. Y. HISTORIC DISTRICT COMMITTEE
MEETING, Wednesday, August 29, 1990

Present: James Keysa, Jean Brunea,
William Harnack, Edward Mikula,
also present was ... Fred Evert.

1. Approval of minutes of meeting of July 18, 1990.

It was noted that there was a \$3.00 check, which came back to the village and was not from the village. This was for the payment of a booklet which was not available. - Moved by Jean Brunea / seconded by Bill Harnack -
- approved.

2. Hearings:

a. Gary Schaff, 5643 Broadway : The house next to D. Terranova's office is being worked on. Mr. Schaff said that he wasn't aware that the building was in the historic district when he began to remove the old porch, but Mr. Evert told him that it was. The blue form survey of the building was shown to the board members and Mr. Schaff. Mr. Schaff said building was a large square building with several layers of siding. The porch had been covered over and boxed-in. His plans were to replace solid square pillars and possibly leave it open above the deck of the porch. The base is not going to be concrete. He plans to have a lattico work section below the floor and possibly a railing above between the pillars. The porch is to be the same size and shape as before. A survey was shown to the board. Mr. Schaff said he was amenable to suggestions, as to how to complete the porch replacement.

It was pointed out that there were some Eastlake features on the windows. Square spindles were suggested for the railing to give it a look consistent with what might have been originally. Two by two spindles were decided by the board and Mr. Schaff. The lattice below would be about two inch criss-crossed. Mr. Evert suggested that the piers be used for the porch to maintain the openness and to avoid concrete blocks below the porch floor.

It was suggested that replacing the asbestos siding would be a desirable change that could be done in the future.

A motion was made incorporating these elements:

1. base = piers
2. lower portion 10" X 12" - crisscrossed style lattice-work

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3. wooden porch floor
4. posts = 8" square posts
5. railing = 2" X 2" boards as spindles, located 3" apart,
6. to be painted within 1 year.

Moved by Jean Brunea, - seconded by Bill Harnack, - approved.

Certificate of appropriateness to be issued by Fred Evert to Mr. Schaff.

b. Mr. Robert Dubel did not appear as he was not yet ready to make a presentation.

c. Thor and Walentyna Matuch, 5512 Broadway (F. Dickman property) :

They appeared in regard to the possible purchase of the property, so as to determine problems they might have. They would like to keep the appearance as it is, straighten porch floor, and add blinds. They asked about siding and were informed it could be sided, for example with 3 inch siding which did not have to be wood. In regard to the summer kitchen they hoped to be able to raise the roof so as to give more head-room in the inside.

Pictures of the house were brought in by Jean Brunea and shown to the board and the Matuch's. The one was from 1879 and showed blinds on the windows and no porches, and one from 1913 with a side porch with cresting above the roof and gingerbread brackets by the posts.

The Matuch's asked about the requirements of being in the historic district. They were told that the board would like to see the building restored to an earlier look, although not necessarily it's most original appearance. They were told that nothing is done regarding the interior, as it is not within our jurisdiction. Colors on the outside could be suggested, but we do not get into that otherwise. They said their use for the house would be to remodel it and use it for an income property. The board stated that this is a good contributing building in the district and the board would be concerned as to what would be done with it. Mr. Keysa said the front of the building dates to about 1840. The back was built before 1879 and the porches were added between 1879 and 1913.

In regards to the lot, Fred Evert said the lot could be divided as follows:

1. 60' X 173' on Holland Avenue and two lots on Broadway; one being 60' X 140' and the other 113' X 140', except that the Broadway lots would probably need to stay as one lot, since it was the belief of the board that the house sits closer to Holland Avenue than 60'. The area is designated as R2-A and thus can be used for two family dwellings. Buildings could also be used for residences for a professional living there (accessory to his home). Business could not be located there. In regard to the Holland Ave. lot, the new house at #20 Clark Street was given as an example of a house that fits in the historic district.

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1. Cont'd.:

This is a house that the board assisted with when it was being designed. The board offered to assist the Matuchs if they did buy the house. The available products were shown to the Matuchs in the collection which the board has. Changes they would plan on the exterior would need to be brought before the board, - such as raising the roof. Mr. Harnack said the board will try to be very accommodating. The Matuchs thanked the board for their assistance.

3. Old Business:

- a. Code Violation: Mr. Evert said that the matter was adjourned for 2 months pursuant to the impending sale of the property by Thomas Young (F. Dickman property). The village had noted a large number of violations such as bush height and location, safety hazard of what is left of shed at back of property. The board was concerned with the fact that the building won't. be painted for another year.
- b. In regard to other violations, Mr. Evert said he intends to enforce laws equally across the board. In the past many things had not always been enforced. As to violations in the district Mr. Evert & Mr. Keysa will get together sometime probably in the latter half of September to walk the district.
- c. The Broadway Project:

Mr. Evert informed the board that there was no question that something would be done in regard to the widening of Broadway. The question was just what. Mr. Keysa had written to the State Office of Parks & Recreation and got a response from Mr. Fullen, which just came in. Mr. Keysa noted there were some buildings which he felt met National Register criteria, including 5453 Broadway, which is not in the survey, the house Dr. Kendall bought next to his, - the Dennis Szumewicz house, the Mohr house, the Burgwardt house, and the Zurbrick Funeral Home. He will write to him and send photos, so as to have them included. The letter said State is not as concerned if only a couple of feet are concerned. Fred Evert had spoken to a NY State representative - no decision made yet, but three ideas:

1. 4 lanes all the way
2. 4 lanes to the bridge - then 3 lanes
3. 4 lanes to Central Ave. - then 3 lanes

The street is now about 34' - 36' and they need 38' - for 3 12'lanes, plus 1 foot on either side for curbs. He expects this is what will be done. Bill Harnack asked how much time there would be after the DOT decided on plans would occur for us to get public support. Mr. Evert said that if there was not enough the board could get an injunction. The board agreed that we needed facts before

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trying to mobilize people. Jim Keysa and Bill Harnack to get together regarding this. Mr. Keysa will both write and call the State. The board definately wants to be involved.

- d. The Heritage Award: Mr. Keysa said he got the letter back undelivered in which the board was notifying Mr. & Mrs. Dennis Scheifla that they were getting the award. Jean Brunea had their address and would check this out. Bill Harnack still needs to do the photograph.

4. New Business:

- a. The possibility of a highrise apartment building on Brookfield Place was discussed. Mr. Evert said it is a 1.7 acre plot which T. Young sold for \$275,000. He said the Mayor is not in favor of it. It was noted that the plot is actually outside of the district, but viewable from Clark Street.
- b. Office assistance was requested. Board members said they would seek someone to assist. Mr. Mikula said his wife, Millie, may be able to help.

5. Dates of Next Meeting:

- a. The September meeting will be held on 9/26/90.
- b. The October meeting will be held on 10/17/90.

The meeting was adjourned.