

4/2/87

HISTORIC DISTRICT MEETING
Village of Lancaster

Special Meeting

June 3, 1987

7:00 P.M.

A Special Meeting was held in the Court Room of the Municipal Building, 5423 Broadway, Lancaster, New York.

Present: Chairman James Keysa
Jean Brunea
Margaret Stock
Dennis Szuniewicz
Joseph Brunet, Jr.
Johnstone Reid, Jr. - 8:15 P.M.
ME

A petition for Certificate of Appropriateness was submitted by Anthony C. Roth, 5658 Broadway, to erect a wooden board and rail fence along the sidewalk at the front of the property.

Members of the District stated they would like to see the fence painted white. Mr. Roth informed the members he will be painting the fence light gray.

Motion by Joseph Brunet, seconded by Margaret Stock, to approve the Petition for a Certificate of Appropriateness to Anthony C. Roth, 5658 Broadway, Lancaster, New York.

CARRIED

Chairman Keysa stated he had received a phone call from John Schoepf, Mobil Oil Corporation requesting permission to wait until the fall of the year to plant trees at the Mobil Oil Station at Central Avenue and Broadway as the renovation of the Town Hall should be completed at this time. Clerk to notify Mr. Schoepf of the members decision to approve his request.

Mr. Keysa discussed the "B" Area and possibility of extending area when funds become available.

Items discussed for Historic District area. Dennis Szuniewicz suggested a different type of lighting similar to Statue of Liberty type fixture, along Broadway to identify the Historic District. Mr. Szuniewicz also feels something must be done to create a positive attitude for the district.

Chairman Keysa suggested New York State Electric and Gas Corporation be contacted to find out the cost of installing and maintaining a different type of light fixture. Contact the Village Board for approval to pay same. Chairman Keysa requested Dennis Szuniewicz head up a Lighting Committee.

Chairman Keysa suggested signs be installed on Broadway, something similar to Rotary Signs, to identify the Historic District.

Mr. Keysa discussed the action taken by the Village Board regarding its decision on the Kling property at 5585 Broadway. The Historic District members feel they should have been approached by the Village Board and afforded the opportunity to present their side before its decision was reversed. The Historic District members feel the Village Board members did not have the courage to refuse the Klings their request to have the decision reversed. The District members have an obligation and responsibility to line up to the Secretary of the Interiors standards and feel they have done so.

Margaret Stock will draft a letter to village board stating feelings of the district members. Group will work a committee as a whole in presenting letter to Board.

Resignations submitted by Margaret Stock and Johnstone Reid, Jr. are to be held in abeyance until a reply to Mrs. Stock's letter is received from the Village Board.

Motion by Margaret Stock, seconded by Dennis Szuniewicz, to accept the minutes of the May 13, 1987 District Meeting with the following correction, page#2 - Mr. Reid stated an external means of egress is not available from 3rd floor.

Mr. Keysa stated the next Historic Meeting is July 8, 1987 at 7:00 P.M in the Court Room.

Meeting adjourned at 9:00 P.M.



Rosemary Babcock
Village Clerk-

June 19, 1987

Hon. Mayor Ronald Hadsall
Lancaster Village Trustees:

Gentlemen and Madam:

The Lancaster Historic District Board presently finds itself in an untenable position. After a discussion meeting, it was decided to seek a meeting of the minds between the historic district board and the Lancaster Village Board.

Specifically the historic board is at a loss to understand both the process and determination of the village board in the matter of its reversal of the historic district board's denial of a certificate of appropriateness to Dr. and Mrs. Robert Kling for the siding of their structure at 5585 Broadway, Lancaster.

The Historic Preservation Ordinance for the Village of Lancaster provides both groups with the modus operandi for "the protection, enhancement, and perpetuation of landmarks and historic districts". The village board unanimously voted to create the historic district in 1986, and so we are sure that the Village Board was enthusiastic about the establishment of such a district along that section of Broadway which features turn-of-the-century and older buildings. Subsequently seven volunteer residents of the town, all vitally interested in the preservation of those distinctive elements of Lancaster's historic, architectural and cultural heritage were appointed to carry out the federal guidelines for historic districts.

Your historic district board members have been conscious of the need for restraint and compromise both in adversarial situations as well as in the current case where a homeowner flatly refused to compromise in accepting the board's recommendation and then refused to accept the board's denial of a certificate of compliance.

It is this situation which has virtually brought your historic district board to a halt. We would like to point out that section 12 on page 13 of the Ordinance provides

a means of appeal. It notes:

"Any person aggrieved by a decision of the Historic Preservation Commission relating to hardship or a certificate of appropriateness may, within 15 days of the decision, file a written application with the Village Board of Trustees for review of the decision."

This review process was not followed as provided for in the ordinance and so the validity of the certificate issued by the village board to Dr. Kling may be questionable.

Your historic district board in considering future applications for Certificates of Appropriateness recognizes the precedent set by the village board in the Kling matter. Aggrieved homeowners may well think when turned down by the historic district that they have an easy recourse to approval by going directly to the village board. This weakens your historic district board's ability to do the job they were appointed to do resulting in failure to preserve the village's historic area.

Historic district board members recognize the fact that our country is a country of laws, not men. The United States Department of the Interior has set guidelines for the carrying out of preservation of a historic district and all members of the village board and historic district boards have a copy of these guidelines. The Village of Lancaster has accepted state money for the architectural census of properties within the district and as such we have an obligation to comply with the law.

The members of the historic district board now make these points:

1. Historic District board members need a public vote of confidence from the village board. The efforts made for preservation have been marked with disunity between the two groups and this has been communicated to the public.

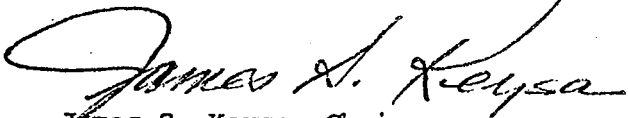
2. The historical board needs the firm support of the village board because we are acting under sound professional guidelines and not for political purposes.

3. In the future, all historic board actions regarding an applicant will be presented in a written report to the applicant and to the village board.

4. If your historic district board is to continue there must be some meeting of the minds with the village board.

May we hear from you?

The Lancaster Historic Preservation Board members
meeting as a Committee of the Whole.


James S. Keysa, Chairman