

MINUTES

Lancaster, New York Historic District Commission

Wednesday, May 14, 2003

1. Attendance

James Keysa, Ronald Batt, Jean Brunea, Jan Pecqueur, and Joseph Giallanza, Michael Meyer arrived late from Oswego, New York.

Absent - William Harnack

2. Hearings:

- a). Mark Laporte from the Peter J. Smith Company made a presentation regarding the new Village sign to be located at the northwest corner of Broadway and Central Avenue. The sign would have a brick base with a cap and brick columns on either side with pyramid-style caps. The actual sign would be located between the columns.

A discussion ensued as to the shape of the top of the sign and it was decided it should be rounded rather than shaped like a gable. The size of the sign would be 4' high x 8' long, the columns would each be 3' 6" wide and the center of the base would be 9' 11" long. The total length would be about 17' long. The sign would be one-sided and would not be back-lit.

Motion to approve none

Second n/a

The board needs a sketch of the revised sign first.

- b). Mark Laporte also made a presentation for a new sign for the Lancaster Opera House. He was accompanied by Thomas Kaczimierzak of the Opera House. The sign would be located in front of the Town Hall towards the southwest corner of the property. This sign would replace the current sign which is to the left of the steps as one faces the Town Hall. This sign would be similar to the Village Sign at Central and Broadway in that it would be made of brick with a precast concrete lintel and two columns of brick with concrete caps. The actual sign would be 4' wide x 4' high with a 1' 6" gable.

Once again the board wanted a rounded top to the sign and it was recommended by Mr. Keysa that they should use the clock tower on the Town Hall as a model for the shape of the sign. Mr. Kaczmierzak indicated that he was unsure whether the Opera House would have the funds to install the sign at this time. The sign would not be back-lit. It would be illuminated by a shelf-light with in the sign cabinet which shines down on the sign.

Moved by none

Second by n/a

The board needs a sketch of the revised sign first.

Mr. Laporte will fax new drawings of the signs for the official approval by the Historic District Commission. Mr. Kaczmierzak will possibly need to come back to the board if they do not find funds for the new brick sign. If they do not have the funds they may wish to move the existing sign to the southwest corner of the property. In such event they would need to retro-fit the sign as a two-sided sign. It would not be backlit, but a desk light would be inside the sign case.

Motion none

Second n/a

The Opera House would need to provide a formal petition.

c). Jerry Enser, his wife Ann, Thomas Stol, Martin Lebedzinski, Richard Krop, and John Karan made a presentation for the facade treatment for the Murphy Building at 6 West Main Street. This building will become the Firehouse Museum. The new facade was designed by John Karan of Left Coast Design Studio, Inc. It would have a tower to the west end (next to the portion of the building now used by the Fitness Factory) with a large center door big enough to bring in and take out fire equipment (see sketch). The locations of a door to the east of the center door as well as the center door were dictated by support columns. Although the facade does not fit with in any one particular style, it has elements of several styles popular 100 years ago.

It was decided that the cornice needed to be increased somewhat in size as it looked a bit skimpy.

Moved by Joseph Giallanza to approve

Second by Jean Brunea

Approval

They wish to begin construction as soon as they receive their 501 (C) (3) not-for-profit corporation approval. They also will need to raise funds for the project.

3. Minutes from April 9, 2003

Motion by Joseph Giallanza

Second by Ronald Batt

Approved

4. Treasurer's Report

Mr. Keysa reported that a bill had been submitted for Sandy Larkin's secretarial services and that the other bills would be submitted before the deadline on May 23rd. Jean Brunea will submit her bills.

5. Old Business

- a). Broadway - Mr Keysa said DOT/Catco shifted the side-walk by the Boys' and Girls' Club so the Chestnut tree can stay where it is. The side-walk was going to go close to the street by the Norway Maple on the Trinity Church property and outside of the sugar Maple at 5454 Broadway. He gave approval to put it on his property so the sidewalk is inside the tree line now. He reported that the men putting in the sidewalks were going to cut the base of the tree inside the sidewalk and only moved the sidewalk after DOT negotiator, Jack Perrone, agreed to stay one meter away.

They are continuing to remove the old brick street as they work towards the east village line. Jean Brunea reported that she saw Paul Kendall, a former board member. He was pleased at how the scope of the work being done on Broadway had been "calmed" down.

- b). Central Avenue is also moving along. Nobody has heard if they will be doing about replacing the water lines on Central. It is a decision which will need to be done soon. It is very difficult to go to the businesses on Central Avenue.
- c). Friends of Broadway budget - Jean Brunea will speak with Duane Redinski to let him know that the Historic District Commission does not approve of turning the money over to the Boys' and Girls' Club. The money was donated for Broadway and should go back to Broadway.
- d). Dalton's Store was purchased by Craig Lindauer for his mortgage brokerage offices. He wants our assistance in redesigning the facade or restoring it.
- e). Mr. Keysa met with Dr. Robert Rudewicz regarding the facade for his building at 5429 Broadway next to the Municipal Building. They discussed restoring the front with a bulkhead and other details (see sketch).
- f). Walter Przybl wishes to not have trees in front of his building (Brost Car showroom) on Broadway. Mr. Keysa reported that he has been told someone brought Mr. Przybl drawings of his building indicating it was designed by the firm of E.B. Green. Mr. Keysa suggested with this information and new photos since it has been cleaned up that it might be considered for the National Register.

Changes Requested:

- 1) Wider sidewalk going into building.
- 2) Remove asphalt in front and have low plants inside sidewalk and grass outside.
- 3) No tree.

Unfortunately the two large silver maple next door to the west were removed event though there was nothing wrong with them and now there are no trees along half of the block.

Motion to approve changes but to include a deciduous tree to the west end of the property so as to maintain a tree line.

Moved by Michael Meyer

Second by Jan Pecqueur

Approved

- g). Michael Meyer provided a "Heritage Tree" ordinance for our review and approval at one of our upcoming meetings.
- h). Ron Batt reported about line drawings of buildings in the district. They could be collected in a 7" x 10" booklet which might cost \$7,000 for 1000 books. If they were sold for \$10.00 each there would be a profit. He presented this as an option which would be able to include about 26 buildings. It would not be a coloring book. The project would take 4-5 months once the artists were done. He has spoken with Karl Kipp and other artists. Mr. Kipp suggested featuring about six local artists. Mr. Kipp also suggested a design contest for a logo for mouse pads, sweatshirts, etc. Mr. Keysa reported we did not get our grant application for a book, approved. The group felt there would be other money available for the project.
- i). Joseph Giallanza reported that Sav-a-lot is putting in the doors and windows in the old BOCES Building. The exterior material on the panels is falling off all over the building. The eventual plans have not been determined. It is rented all except for 600 sq. feet and the rent is \$18,000/month. They want to install steel panels between the pilasters instead of painting it. The pilasters are in fine shape. The color the group approved of is brick-red color (#26) on the form Mr. Giallanza showed the group. Sav-a-lot approves of red as the color for the panels.

Moved by Michael Meyer to approve
panels in brick red color.

Second by Ron Batt

Approved. (Note there was no time for Joseph Giallanza to obtain a drawing or to complete a petition) as he obtained the information this afternoon.

Meeting Adjourned

Submitted by James S. Keysa