

**LANCASTER, NEW YORK
HISTORIC DISTRICT COMMISSION
Minutes of May 12, 2004**

Attendance:

James Keysa
Ronald Batt
Jean Brunea
Jan Pecqueur
Joseph Giallanza
William Harnack
Michael Meyer
Ann Karb

HEARINGS:

A. The Lancaster Village Partnership – Installation of an overhead door on the front of the BOCES building.

The Lancaster Village Partnership has requested that we review the possibility of approving an overhead door and a man-door to be installed for a tenant on the west face of the building next to the main entrance. A computer-generated image was provided for the Board's consideration. Joseph Giallanza stated that this space has not generated any rent in nine months and that the tenant, Inlighten, would be a welcome addition to the building. The proposed doors prompted considerable discussion by Board members who were particularly concerned about the size and location of the overhead door. Joseph Giallanza suggested that the overhead door should be painted a color closest to the surrounding brick to make it appear less obtrusive.

After much discussion, a motion was made to approve the installation of the door with the condition that it be painted a single color to closely match the surrounding brick.

Moved: Michael Meyer. Second: Jan Pecqueur.

Joseph Giallanza abstained from voting. William Harnack voted No.

Approved by quorum with conditions as to color.

B. Robert Deutschlander – Former Rogers Village Hardware on Broadway.

James Keysa reported that Mr. Deutschlander plans to submit a petition for a Certificate of Appropriateness covering the following:

1. Change the hardware store into two stores and move the entrance from its present location to the east so as to be able to service both stores. The section of the building used by Thomas Turtle will remain as is.
2. Re-do the pseudo-mansard roof across the entire building.
3. Remove and replace the fence along the property line next to Dr. Schwach's property.

Mr. Keysa had previously advised Mr. Deutschlander that we would need drawings of proposed changes but that he was somewhat resistant when this was suggested. When asked about the proposed fence, he was told only that it would be similar to existing fence.

Discussion of this proposed work was postponed until the time that the Board is provided with drawings of proposed changes.

C. Mr. and Mrs. Ben Maryniak – 5559 Broadway – Construction of a large addition.

A Petition for Certificate of Appropriateness was presented by the property owners who attended our meeting accompanied by Mr. Robert Rung from Cortese Brothers Construction. A preliminary drawing of the proposed addition, which was prepared for estimating purposes, was presented to the Board. The original part of the building is from the Civil War era, approximately 1860, and an addition was constructed in approximately 1910. The addition will be on the same level as the main house's first floor and have a full basement of poured concrete that will connect with the existing basement. The exterior wall of the foundation will be treated to match the stones of the old building's foundation. Wood on walls and the roofing will also match, as will doors and windows. Less than half of the proposed addition would be visible from Broadway.

The Board members had several concerns, mainly concerning the pitch of the roof of the addition in relation to the original house. It was agreed that this issue would be considered when final working drawings were being prepared during the next month. Jim Keysa requested that Mr. and Mrs. Maryniak return to the next meeting at 7:30 p.m. on June 9 and allow the Board to review a copy of the final plans, and they agreed.

D. Marc Digiore d/b/a/ Picasso's Restaurant – Reinstall former sign.

Mr. Digiore was present at the meeting and stated that, due to the road work which was done on Broadway, it was necessary that his former sign be removed at that time. He stated that the sign has now been refurbished by Santoro Sign Company at considerable expense and he is requesting permission to relocate it in front of his business. He noted that the sign has been in place almost fifty years and he would not have removed it if the Department of Transportation had not mandated this at the time of road construction.

Mr. Keysa stated that it is the Commission's goal to eliminate all backlit signs from the Historic District. Board members questioned whether it would be possible to illuminate the sign from the top or bottom, without having it backlit, but Mr. Digiore said this would not be possible. Bill Harnack stated that the only way we could allow a backlit sign in the District would be if it were to be "grandfathered in" and this is obviously the case in this instance.

Dr. Batt proposed that approval be granted with the provision that if in the future Mr. Digiore decided to change the sign, it would be required that any replacement conform to the standards of the Historic District Commission.

Moved: Jean Brunea. Second: Michael Meyer.

James Keysa abstained from voting.

Motion was approved with provision that future sign be acceptable to the Commission.

E. Review of 5608 Broadway – Mr. and Mrs. Peter Gubala – Replacement of barn.

Subsequent to inspecting the site of the proposed garage prior to this evening's meeting, a motion was made to approve the garage with the condition that a dovecote be added on the front of the building as per the drawing provided by Michael Meyer to the Building Inspector.

Moved: Joseph Giallanza. Second: Ronald Batt.

Aye: All approve.

Minutes of Previous Meeting:

The minutes from the meeting of April 14, 2004, were distributed and read. There were no additions or corrections noted. Motion to approve was made by Joseph Giallanza, second by Jean Brunea. Minutes approved.

Treasurer's Report:

James Keysa requested that any Board members who are owed money should submit their vouchers to the Village Clerk as soon as possible. Jean Brunea was also provided with a list of stationery items that would be needed. Jan Pecqueur stated that vouchers for the Alden Advertiser bill and the commemorative plaques had been submitted.

OLD BUSINESS:

Due to the number of hearings and length of this evening's meeting, it was decided to postpone discussion of Old Business items until the June meeting.

MISCELLANEOUS ISSUES:

Jean Brunea informed the Board that she had attended the Regional Preservation Conference in Perry, New York, on May 1. She related that an interesting keynote address had been given by Evan Lowenstein, executive director of the Common Good Planning Center entitled "Prosperity in Place: How Some Rural Communities Use their Distinctive Character to Prosper." The specific workshop she attended dealt with Restoring Historic Houses and Buildings.

It was noted that an article and pictures of Board members had appeared in the Lancaster Bee relative to the awarding of plaques to property owners during Historic Preservation Week. The recipients of the awards, Walter Przybyl, Jr., and Mr. and Mrs. Eugene Krug, were very appreciative of the recognition given to their restoration efforts.

Bill Harnack mentioned that, on the website Lancasterpast.org, he has posted pictures of properties in the Historic District which are seriously out of compliance with requirements of the District. He stated that he will publicize this site more widely in the future if no actions are taken to improve the properties.

UPCOMING MEETINGS:

- (A) Wednesday, June 9, 2004.
- (B) Wednesday, July 14, 2004.
- (C) Wednesday, August 11, 2004.

Adjournment:

A motion was made to adjourn this meeting in memory of Ted Brunea.

Moved: Joseph Giallanza. Second: Jan Pecqueur. Meeting was adjourned.