

LANCASTER, NEW YORK
HISTORIC DISTRICT COMMISSION
Minutes of July 14, 2004

Attendance:

James Keysa
Jean Brunea
Jan Pecqueur
Joseph Giallanza
Michael Meyer
Ann Karb

Excused:

Ronald Batt
William Harnack

HEARINGS:

A. I. Sallaj – 5593 Broadway at Woodlawn– Fence.

Mr. Sallaj submitted a Petition for approval to erect a fence about fifteen feet in length on the east side of his property along Woodlawn Avenue, in order to provide safety for children on the premises. Fencing already exists in the rear and on the west side of the building. The proposed fence is three feet in height, in accordance with Village specifications, and is a wooden gothic picket style, and will be stained.

A motion was made by Joseph Giallanza to approve the Petition as submitted and described above. Second: Michael Meyer. The motion was approved by the Board members.

B. Robert Deutschlander, Owner – 5430 Broadway – Signage for investment firm.

Mr. Craig McRae, representative for Edward Jones Investments, will be opening an office in the west portion of the space that formerly housed Rogers Village Hardware, and he requested approval of signage for his business. The hardware store is being divided into two separate businesses with two separate doors. Above each door will be an area for signage. The sign that was proposed is the standard sign used by Edward Jones in all their offices, which is approximately 14 feet long x 2 feet high. It has a dark green background with white lettering and is internally illuminated.

Board members informed Mr. McRae that backlit signs are not allowed in the Historic District and that he should look into gooseneck lighting or bottom lighting instead. Mr. McRae questioned why the optical business on the adjoining property was allowed to have a backlit sign, and he was informed that this signage was "grandfathered" because it had existed prior to the enactment of Historic District regulations. It was also noted that there is existing signage closer to Broadway which will need to be addressed at a future meeting.

After discussion, a motion was made by Joseph Giallanza to approve the sign with the stipulation that it must be lit by gooseneck lighting or bottom lighting. Second: Jan Pecqueur. The motion was approved with the stipulation that the sign not be backlit.

Minutes of Previous Meeting:

The minutes from the meeting of June 9, 2004, were distributed and read. There were no additions or corrections noted. Motion to approve was made by Joseph Giallanza, second by Michael Meyer. Minutes approved.

Treasurer's Report:

Jean Brunea reported that she was able to take advantage of a half price sale at Office Max to procure supplies such as pads, folders and envelopes for the Board's use.

OLD BUSINESS

A. Status Reports:

1. Broadway .

It was stated by Jim Keysa that he will get in touch with Jeff Stribing concerning the young trees that had died during the past year and need replacement.

2. Central Avenue.

It was noted that a new flagpole has been installed in front of Town Hall. Also, the small garden area at the rear of Town Hall is becoming overgrown with weeds. Since this is an area that many people pass by when entering the Opera House, it should be called to the attention of the appropriate people.

3. Rotary Park.

Jim Keysa learned that the Village had a choice of two places to apply for a grant to assist with the park project. One was through the State and one was through the Federal government, and it was decided that the Federal grant would be the better source. It will take a number of months before any of the money will be received, and these funds will be used toward items such as brick, benches, trees, lighting and fencing. The Rotary Club would also provide funding towards the park. Joe Giallanza suggested that possibly donations of shrubs and other plants could be donated by local nurseries, such as Adams.

4. House and Garden Tour.

The tour which was held on June 26th was very successful and Jim Keysa stated that he received a great deal of positive feedback on it. Richard Groblewski and his committee did an excellent job, and it is anticipated that this event will be held again next year.

5. Notices to Property Owners.

Jim Keysa reported that only about two or three people called him with questions or comments. It was agreed that notices should be sent every year, and that the issue of "house siding" should be added to the list.

6. Book Project.

In a recent issue of Western New York Heritage magazine, Jim Keysa noticed a statement from the publisher regarding services they can offer to anyone producing a book or brochure. This might be a good source to keep in mind for the book on historic Lancaster sites that we would like to create.

The book project also came up in a discussion Jim had with Suzanne Jacobs about a program being worked on in the Lancaster Schools. She stated that a course on Lancaster history had been part of the fourth grade curriculum and, as of last year, it was eliminated. Some of the teachers are trying to bring this back and would like to meet with members of our Board and others to discuss various sites such as the Little Red Schoolhouse, the Lancaster Rural Cemetery, Hull House and the Town Hall.

During the conversation, it was noted that there are art teachers in the school system who might be able to create drawings for the book project, and possibly free of charge. It was also noted that the school system has the ability to do a substantial amount of in-house work themselves. Considering the significantly high figure quoted by Karl Kipp for drawings he would do, this might be an interesting alternative to pursue. Also, it was noted that some of the Kipp drawings are already owned by members of the Commission and could be included at no additional cost. The possibility of utilizing the work of Lancaster art teachers will be pursued.

B. Ordinances:

1. Trees.

Jeff Simme requested a copy of the Tree Ordinance which our committee prepared based on a prototype currently in use in East Aurora. Ann Karb will provide him with a copy of the Ordinance and Jeff will then present it to the Village Board for approval.

NEW BUSINESS

A. Tour in East Aurora.

Jim recently spoke with Donald Dare who offered to escort Board members on a tour of historic sites in East Aurora to show what the Historical Society has been accomplishing there. It was felt that the best day for our members to do this would be a Saturday, and Jim will suggest the dates of September 11, 18 or 25 to Mr. Dare to see which would best fit his schedule.

REVIEW OF PRIOR HEARINGS/MISCELLANEOUS ITEMS:

A. Prior Hearings/New Issues.

1. 5431 Broadway – Lancaster Depew Podiatry – Dr. Robert Rudewicz.

Dr. Rudewicz is pleased that we went to bat for him and saved the structure, which has now been painted. Stan Keysa had made a sketch depicting ideas to add architectural interest to the building; however, the building will probably remain much simpler than it had been. It was noted that returns had been removed and the windows used to be divided. It was suggested someone from our group should meet with Dr. Rudewicz to advise him on possible improvements.

2. 5432 Broadway – Dr. Charles Schwach.

The sign for the former Artisans Barn is still on Broadway although the business has been gone for a couple of years. The sign actually is on the Boys Club side of the property and should be removed. It was agreed to notify Jeff Simme about this.

3. 5558 Broadway – Edward Church.

It was noted that the wooden siding has been removed from this building and insulation is now being installed. They plan to install siding that our Board feels is inappropriate, more of a 1920s style which would be used on a garage or small cottage. This project should have come before the Historic District Commission for approval. It was felt that, at this point, all that can be done is to send Mr. Church a letter putting him on notice, and that this letter should come from Jeff Simme as Enforcement Officer.

4. 71 Central Avenue – Linda McDonald – Reba's Café.

It was noted that the windows in the sun porch on the building have been boarded over which detracts from its appearance. In addition, there was never a certificate filed for approval of this work.

5. 5478 Broadway – Frosty's.

The applicant states that he is having a difficult time obtaining information from his landlord concerning his Petition. In addition, there are issues concerning the signage as well as the appearance of the furnishings in front of the building. The proprietor still must appear before us for approval of the sign. With regard to the unsightliness of the property, it appears the Village has no laws to enforce this, such as exist in East Aurora, Orchard Park and Alden. Also, no money is being put into the historic building and it has been noted that it is beginning to deteriorate.

- 6. 5513 Broadway – Michael Stablewski – Former Memories Restaurant.**
Per Jeff Simme , Mr. Stablewski has been issued a second violation letter, which would indicate that he apparently ignored the first one. Mr. Stablewski was in Jeff's office on July 14 and stated he plans to hire an architect to draw plans to demolish the restaurant portion and replace this with an enclosed porch on the front and an open porch on the rest of the building. It was also noted by Jim Keysa that the neighbor next to this property has complained that the appearance of this structure is decreasing the value of her property.
- 7. 5572 Broadway – NW Corner of Broadway and Court Street – Lynn Larence Smith.**
Work has been delayed on this property and the Board members felt that a new Petition should be submitted for consideration before this project is finalized.
- 8. 5608 Broadway – Peter Gubala.**
Construction of the pole barn on this property is under way. We were informed by Jeff Simme that Mr. Gubala has been instructed to do a general clean-up of the property.
- 9. 5622 Broadway – Ralph Mohr.**
Due to the condition of the dwelling, a violation letter will be sent by Jeff Simme to correct and clean up the property. It was noted that the structural posts have been stripped and left exposed to the elements, and that a portion of the wrought iron fence is missing on the Washington Street side of the property. Both of these items would fall under the jurisdiction of the Commission.
- 10. Former Mashlonik Funeral Home Property – Central Avenue.**
It was noted by the Board that this property is falling into disrepair.

B. MISCELLANEOUS

Performance Advantage.

Jim Keysa received a letter from Dick Young questioning the extent of the Historic District Commission's authority to enforce regulations regarding signage, etc. It was agreed that we would provide him with the specific sections of the code pertaining to this issue.

UPCOMING MEETINGS

- (A) Wednesday, August 14, 2004.
- (B) Wednesday, September 8, 2004.
- (C) Wednesday, October, 13, 2004.