

Unlisted  
9/13/04

**LANCASTER, NEW YORK  
HISTORIC DISTRICT COMMISSION  
Minutes of August 11, 2004**

**Attendance:**

James Keysa  
Ronald Batt  
Jean Brunea  
Jan Pecqueur  
William Harnack  
Michael Meyer  
Ann Karb  
Jeff Simme

**Excused:**

Joseph Giallanza

**HEARINGS:**

**A. Michael and Lori Stablewski – 5515 Broadway (formerly Memories Restaurant) – Partial demolition and changes to existing structure.**

Mr. Stablewski was in attendance and provided a set of concept drawings depicting changes he would like to make to his property. The proposed work would be done as follows:

Stage 1 – The upper roof front half to be stripped, resheeted, and two dormers, 5 feet wide x 8 feet high, added to each side. Each dormer would have one 36 inch x 36 inch window.

Stage 2 – Foundation for new porches to be set. An enclosed front porch would measure 21 feet across x 10 feet in depth and would have three 42 inch x 42 inch windows on the Broadway side. Side porch would measure 24 feet across x 10 feet in depth and would have an entrance door to the main house.

Stage 3 – Remove roofing from the front diner portion of building.

Stage 4 – Frame the roof for porches to be constructed.

Stage 5 – Outer diner wall to be removed.

Stage 6 – Siding, gutters and landscaping to be completed.

After demolition of the diner, it is planned to add six new windows, 36 inches x 36 inches, in the second story, including the four dormer windows and two in the upper rear. Eight windows, 42 inches x 42 inches, will be added to the first story. One 42 inch x 36 inch window will be removed from the rear of the first story on east side of building. It was proposed that the windows would be casement type and would have black vinyl shutters corresponding to window size.

Mr. Stablewski stated that he has 15 years of experience in home demolition, remodeling, roofing, siding and window installation, and would be doing the construction work himself with the assistance of family members. He also stressed the importance of his starting the replacement roofing of the front half of the upper roof as soon as possible because of serious deterioration problems.

Considerable discussion ensued and a number of problems were discussed. Mr. Stablewski was informed that before any approval of the major construction could be considered, he will have to consult with an architect to obtain specific drawings of detailed work to be done, and

several local companies were suggested. If problems with the proposed concept are found, the architect would be able to make necessary corrections. The drawings would then be submitted to Jeff Simme for approval.

James Keysa and Bill Harnack suggested that double-hung windows might be a better choice than casement windows and would be more in keeping with the architecture of surrounding buildings that date between 1838 and 1850. Mr. Stablewski stated he would be willing to change the windows to double-hung type.

James Keysa also suggested that possibly an open porch that would wrap around from the side and across the front would be a better idea than enclosing the front porch. Another consideration might be to eliminate the front porch entirely and have an open stoop with two double-hung windows next to it.

Mr. Stablewski was informed that his first step would be to obtain demolition permits and detailed plans for the porch and dormer construction. After these plans are submitted to our Board, he would then go to Jeff Simme for building permits. It was also noted that he did not complete an official Petition and it will be necessary for this to be done.

After discussion it was proposed to approve the following: Allow the dormers on both the east and west side of the old section to be added to the structure. These would be approximately 5 feet wide x 8 feet high from the base of the dormer to the peak. In each dormer would be a double-hung window approximately 24 inches wide x 48 inches high. Each window would have shutters on either side. The covering on the dormer would be approximately four inch vinyl with wood grain, the style and color to match the rear portion of the building. The roof would be a cedar-colored architectural shingle.

A motion to approve was made by Ron Batt. Second by Jean Brunea. The motion was approved as described above.

**B. Richard Stotz – Lancaster Presbyterian Church (Potters House) – Replace ground level windows with glass block windows.**

Mr. Stotz was not in attendance at the meeting; however, he did complete a Petition for Certificate of Appropriateness requesting approval to replace the first floor windows of this historically significant building with glass block windows. Board members unanimously agreed that glass blocks would not be appropriate.

It was suggested that the following options be investigated: (1) Repair the existing windows. (2) Replace in kind. (3) Replace with thermal windows and decorative safety grill. Mr. Stotz will be notified of these recommendations.

**Minutes of Previous Meeting:**

The minutes from the meeting of July 14, 2004, were distributed and read. The following correction was noted by James Keysa. On page three under New Business – Tour in East Aurora, a correction should be made in the spelling of Mr. Donald Dayer's name. A motion to approve the minutes with this correction was made by Jan Pecqueur. Second by Jean Brunea. Minutes approved.

**Treasurer's Report:**

It was noted that a new Village Treasurer has been appointed and she has agreed to provide monthly statements to James Keysa.

## **OLD BUSINESS**

### **A. Status Reports:**

#### **1. Broadway.**

A lengthy discussion was again held concerning various signs on Broadway that are not in compliance with regulations. These included the temporary signs in front of the Boys' Club and the Moose Club, as well as the sign in front of Frosty's ice cream stand which Bill Harnack observed to be illuminated a few nights ago. Bill has taken pictures of signs that are not in compliance. James Keysa stated that he had informed Jeff Stribing and Mayor Cansdale that it is imperative that something be done about the signs and that we need a sign ordinance as well as a tree ordinance enacted as soon as possible. The Central Business District Master Plan proposed several years ago included a provision that temporary signs could include sandwich boards or banners, but that large backlit signs are not permitted. Up to this point, only a draft of the Master Plan has been approved.

Bill Harnack noted that if this plan is not adopted by the Village, we should adopt it as our own plan. He also suggested that we could provide the Lancaster Bee with our web page and allow residents to express their feelings about the sign issue. Ron Batt suggested that we consider sending a notice on our stationery to local businesses asking them for signatures in support of eliminating the temporary signage. If enough signatures were obtained, we could then present this to the Village Board to support our position.

#### **2. Central Avenue.**

It was noted that the municipal parking lot still presents a liability issue by not having islands installed around the light posts. The Board also questioned what had become of the money that had been appropriated for the construction of a supply building at the rear of the parking lot.

#### **3. Rotary Park.**

There was nothing new to report at this time.

#### **4. Tree Ordinance.**

Jeff Simme informed the Board that he forwarded the proposed Tree Ordinance to the Village Board on August 5 incorporating the statement that the "Town of Lancaster forester be brought into the tree removal process." Bill Harnack emphasized that prompt enactment of the ordinance is crucial because too many healthy trees are being taken down too quickly.

#### **5. Book Project.**

There was nothing new to report at this time.

#### **6. East Aurora Tour.**

This tour has not yet been scheduled. Board members indicated either September 18 or September 25 as possible dates, and James Keysa will speak further with Mr. Dayer to finalize.

### **REVIEW OF PRIOR HEARINGS/MISCELLANEOUS ITEMS:**

#### **A. 5608 Broadway – Peter Gubala.**

It was noted that Mr. Gubala has not made an attempt to add a dovecote to his pole barn, which had been a condition of our granting approval for the project. Also, the numerous old cars on his property still present an eyesore. It was felt he should be cited for both violations.

#### **B. Previous Compliance Issues.**

Jeff Simme stated that he has cited or will be citing the following properties: 5558 Broadway (Edward Church); 5478 Broadway (Frosty's); 71 Central Avenue (Linda McDonald); 5513 Broadway (Michael Stablewski); 5572 Broadway; 5622 Broadway (Ralph Mohr).

**C. Little Red Schoolhouse.**

James Keysa reported that he accompanied some teachers to the schoolhouse on July 19 and they were very interested in the building; however, he noted some issues of concern while there and reported them in a letter to Ron Czaplá. These included:

- (a) The building was in need of an overall cleaning.
- (b) The teacher's desk, which dates to the 1870s or 1880s, is in need of repairs.
- (c) The glass case at the back wall is inappropriate and it also lacks signage.
- (d) A dehumidifier might be a helpful addition to the building.

**D. Seminars.**

James Keysa provided information on several upcoming seminars including:

National Preservation Institute – 2004-2005 – Historic Preservation and Cultural Resource Management.

Interior Decorator in America from Amateur to Professional – 1850 to 1970.

**UPCOMING MEETINGS:**

- (A) Wednesday, September 8, 2004.
  - (B) Wednesday, October 13, 2004.
  - (C) Wednesday, November 10, 2004.
- Holiday Party – December 1, 2004 – Old Orchard Inn.