

On listed
10/25/04

**LANCASTER, NEW YORK
HISTORIC DISTRICT COMMISSION
Minutes of September 8, 2004**

Attendance:

James Keysa
Jean Brunea
Jan Pecqueur
Michael Meyer
Ann Karb

Excused:

Joseph Giallanza

Absent:

Ronald Batt
William Harnack

HEARINGS:

A. Lancaster Presbyterian Church (Potter's House at Southeast corner of Broadway and Lake Avenue) – Windows – Rick Stotz.

James Keysa informed Board members of a letter he received from Rick Stotz, as follows:

"The Lancaster Presbyterian Church requests replacing windows at the Potter's House, 5477 Broadway, with glass block replacement windows. We are prepared to spend approximately \$5,000 to replace all the windows on the first floor, which is in the basement of the three-story building. Rationale for the expenditures:

- (1) Utility Cost Savings – We expect to save approximately \$3,000 per year on a bill that could reach approximately \$10,000 to heat the Potter's House next year.
- (2) Securing the Building from Break-Ins and Vandalism – Over the past ten years we have replaced more than 20 broken windows due to vandalism, snowplows, cars parking too close, etc. Glass block windows will cut down on the problem tremendously. Boarding up the broken windows has been the only solution to this point.
- (3) Aesthetic Appearance – We know that the new windows will improve the appearance of the building from the current boarded-up old and damaged windows.
- (4) We do not want to restore the old windows to their original condition due to high cost involved and the failure of extensive restoration to answer the vandalism and vehicular damage that could occur again."

This subject had been discussed at our August meeting, when it was agreed by Board members that glass block windows would not be acceptable for this historically important building. Alternative suggestions were: (1) Repair the existing windows; (2) Replace in kind; (3) Replace with thermal windows and decorative safety grill.

A possible compromise of using glass blocks on only the parking lot sides (rear and east) was considered but, after discussion, was also felt not to be acceptable.

At this evening's meeting, Mrs. Laura Stotz was present to further explain the church's position in this matter. She stated that a new heating system had been installed in the building, but the windows still remain a major source of heat loss. She also reiterated the problem that exists with recurrent breakage and boarding-up of windows.

rs, James Keysa and Mike Meyer suggested to have the existing windows repaired by a ovation, and then covering the windows with a ilating material. James Keysa mentioned that Company, Historic Windows and Doors, and ar of the company is Rick Pelletier and he is cal projects. Jim stated he would call Mrs. Mr. Pelletier's address and phone number. of window restoration had been researched by ent this information to her husband for ce of having the work completed before the i problem.

in October.

ind Dovecote.

ut there has been no dovecote added, which pproval of the project.

iding installed without Certificate being issued. eeded on building, sign, general clean-up.
– It was noted Reba's Restaurant is closed.
– Work has been started on roof and dormers rchitect's drawings necessary for future work.

riorating paint, missing fence section.
have been replaced after being damaged by a

Porch, gutter and grass need attention.

with Jeff Simme.

2004, were distributed and read. There were no approve the minutes as submitted was made by ites approved.

office has still not been repaired. The issue of reen addressed, as well as the safety situation in its on Central Avenue were also noted to be out. istribing's attention by James Keysa. Jan rmed of the unsightly conditions that exist at the mplex on Broadway.

i in this project but we have not heard anything

C. Tree Ordinance.

We had understood from Jeff Simme that the proposed Tree Ordinance had been submitted to the Village for approval, but we still have heard nothing on this.

D. Sign Ordinance.

The sign ordinance, that had been a component of the Central Business District Master Plan, has still not been approved by the Village. Mike Meyer agreed to re-work this material as a separate ordinance for the Historic District Commission. This will then be resubmitted to the Village Board for approval.

E. Seminar at Amherst Museum – Saturday, 10/02/04.

Board members were informed of a seminar to be held at the Amherst Museum entitled "Making Your Historic District Work Better." This seminar would fulfill CLG requirements for commission training and has a cost of \$25.00. Jim Keysa provided Board members with a copy of the literature. It was noted that one of the speakers is Dave Sutton from the Lancaster architectural firm of Dean Sutton Architects. The cost of the seminar would be covered by the Historic District. Jean Brunea expressed her interest in attending, and members not present at this evening's meeting will be informed of this seminar.

F. East Aurora Tour and Luncheon.

Mr. Donald Dayer, Town Historian of East Aurora, has offered to conduct a tour for our Board members including the Roycroft Campus, Millard Fillmore Museum, Elbert Hubbard Museum, and the Historian's offices. It was agreed that Friday, October 15, would be a convenient date, and Jean Brunea will contact members who are not in attendance this evening informing them of this tour.

NEW BUSINESS

- A.** Jan Pecqueur informed Board members of the upcoming Doors Open – Niagara event that will be held On October 15 and 17, 2004. A complete guide had been published with the Artvoice newspaper two weeks ago; however, we were unable to locate a copy as of this date. Board members expressed interest in attending this event that allows free admission to many historic sites in Western New York and Ontario.
- B.** Jim Keysa mentioned that he had been contacted about re-subscribing to Old House Journal as well as Traditional Building publications and the Board agreed that these were valuable reference materials. He will complete the subscription forms and the magazines will be circulated among Board members for their information.

UPCOMING MEETINGS:

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