

**LANCASTER, NEW YORK
HISTORIC DISTRICT COMMISSION
Minutes of October 13, 2004**

UNLISTED /
CORRESPONDENCE

Attendance:

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

Excused:

Joseph Giallanza

HEARINGS:

A. Laura Stotz for Lancaster Presbyterian Church – New windows for Potter’s House at Southeast corner of Broadway and Lake Avenue.

At the September meeting, the Board considered the petition of Lancaster Presbyterian Church to replace twelve first floor windows in the Potter’s House with glass block windows. This proposal was considered unacceptable in such a historically significant building. At that time, it was recommended that the church committee contact several companies specializing in window restoration.

Since the last meeting, Mr. Rick Stotz sent James Keysa a letter indicating they had contacted Historic Windows and Doors, a New Hampshire company, as well as Northwood Custom Shop, a Cambria, NY, company and Hughesco Inc., of Amherst, NY. Mr. Stotz indicated that the amount he was authorized to spend on this project was \$5,000, and the quotes he had received for restoration were between \$24,000 and \$26,000. He stated that, currently, roof work is being done on the building, and it is imperative that the window situation be completed as soon as possible due to the onset of winter and the high heating bills.

At tonight’s meeting, it was suggested that a possible alternative to restoring the windows to their original condition might be to repaint and reglaze the present windows, and then cover them with Lexan, which would prevent breakage and also provide insulation. Mrs. Stotz questioned the energy efficiency of this proposal, but was assured by Michael Meyer that this would provide effective insulation.

The Board was unable to reach a decision at this evening’s meeting and it was decided that, due to the urgency of completing the work before winter, we would hold a special meeting at 7:30 p.m. on October 25 to finalize the issue. In the interim, Mr. Keysa stated he would contact New York State Preservation authorities to see if they can offer recommendations and assistance in this matter.

Minutes of Previous Meeting:

The minutes from the meeting of September 8, 2004, were distributed and read. There were no additions or corrections noted. A motion to approve the minutes as submitted was made by Jean Brunea. Second by Ronald Batt. Minutes approved.

OLD BUSINESS

A. Broadway/Central Avenue.

- (1) James Keysa noted that the Rotary Club has appropriated \$3,500 for a new carillon for the Town Hall.
- (2) The Board was advised that a party is interested in buying a parcel of land on Brookfield Place and constructing eight town houses on the site with parking behind the buildings. This would require widening of a portion of the road. Due to the proximity to the creek, it was expected an environmental impact study would have to be done before the project could be finalized.

B. Tree Ordinance.

James Keysa received a call from Art Herdzik, the Village Attorney, requesting a copy of the proposed Tree Ordinance. Ann Karb provided the document to him via e-mail. With Mr. Herdzik's involvement, we are hopeful the Tree Ordinance will be enacted very soon.

C. Sign Ordinance.

Nothing more has been heard on this issue. Without the Village passing this ordinance, we are very limited in our authority to enforce signage. It was noted that the new Gelateria ice cream shop has a temporary backlit sign and is considering permanent signage; however, no petition for approval has been presented to the Commission for this. It was suggested that we write a letter to the Village Board emphasizing the importance of the enactment of a Sign Ordinance, and Bill Harnack agreed to prepare this letter.

D. Review of Meeting at Amherst Museum on October 2, 2004.

Jean Brunea attended this meeting and she reported that two of the subjects presented were particularly interesting. Lancaster architect, David Sutton's presentation, "Respecting Historic Structures" dealt with refurbishing buildings for a new use rather than demolishing them. Also, the workshop entitled "Archaeology and Historic Preservation" provided insight into a topic that is not always considered when restoring a historic site.

E. Plans for Tour in East Aurora, Friday, October 15, 2004.

It was agreed that our group will meet at 9:30 a.m. at the Elbert Hubbard Museum at 363 Oakwood Avenue. From there, we will proceed to the Millard Fillmore House. Lunch will be at the Roycroft Inn, and after lunch we will tour the Town Historian's office. Museum fees will be reimbursed by Commission funds.

F. Review of Prior Hearings.

- (1) Peter Gubala – 5608 Broadway. The barn has been constructed without the required dove-cote. Jeff Simme has asked Mr. Gubala to comply.
- (2) Edward Church – 5558 Broadway. No petition was received prior to installation of siding.
- (3) Michael Stablewski – 5513 Broadway. It was noted that dormers have been completed.
- (4) Frosty's – 5478 Broadway. Nothing further to report.
- (5) Linda McDonald – 71 Central Ave. Nothing further to report.
- (6) Replacement of trees. Nothing further to report.

CORRESPONDENCE/ARTICLES

- A. A letter was received by Jim Keysa from a first grader at John A. Sciole Elementary School in Depew who stated her class was studying about the local community and requested information on the history of Lancaster and its landmarks. Jim composed a detailed letter in response to this request providing a great deal of information on the history of Lancaster and Depew and forwarded it to the class at Sciole School. This covered background information on local homes and businesses, railroad history, and the importance of preserving historic structures and healthy trees. The letters were shared with the Board members who felt this exchange of correspondence provided a very positive educational experience for the children.

- B. The minutes from the Community Development Corporation and from the Village Board meeting were provided to Jim Keysa and will be available for the Board's information.
- C. A brochure advertising a catalog from Renaissance Conservatories was brought to the committee's attention and this will be ordered.
- D. Information from the New York State Board Training Consortium concerning workshops for achieving excellence in governance was provided to our committee, but these sessions were considered non-applicable to our needs.

UPCOMING MEETINGS:

- (A) Friday, October 15, 2004 – Tour of East Aurora.
- (B) Monday, October 25, 2004 – 7:30 p.m. – Meeting on Potter's House Windows.
- (C) Wednesday, November 10, 2004 – General meeting.
- (D) Wednesday, December 1, 2004 – Holiday party – Old Orchard, 6:30 p.m.
- (E) Wednesday, December 8, 2004 – General meeting.