

LANCASTER, NEW YORK
HISTORIC DISTRICT COMMISSION
Minutes of November 10, 2004

Attendance:

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

Excused:

Ronald Batt
William Harnack

HEARINGS:

A. Greg and Betsy Young – 5538 Broadway – New windows.

Mr. and Mrs. Young were unable to be present at tonight's meeting but have provided the committee with materials for review. They stated the existing windows have begun to deteriorate, are not energy efficient, and they have proposed replacing the windows as follows:

On the third floor, the gables and dormers now have double hung windows – the bottom is a square and the top is a square with a rounded top. They propose changing these to a rectangle with a lunette top. The window in the center peak above the door, would be replaced with a rectangle with a lunette top, as well. In the second floor above the door, the existing window would also be replaced with a rectangle with a lunette top.

On the panels on either side of the front door, they would remove, restore and reinstall the leaded glass windows next year some time; this year they would add new storm windows over the existing leaded glass windows. The remaining square and rectangular windows would be replaced in kind.

A discussion ensued and Jim Keysa felt it would be a shame to lose the configuration in the dormer windows, even more so in the window above the door. Joe Giallanza suggested that the lunette-topped windows should be scraped and caulked and storm windows should be installed by a firm specializing in window restoration rather than installing new windows; or they should be replaced with custom-made lunette-topped windows to match the existing ones. The committee agreed with this, but stated that replacement of the remaining square and rectangular windows with new windows as proposed would be acceptable.

The Board decided to break down the petition into two separate entities, and proposals were made as follows:

- (1) A motion was made by Joseph Giallanza to accept the petition as presented for any windows which do not have a lunette top. Second: Jean Brunea. This motion was voted on and approved by the Board members.
- (2) A recommendation was then made by Joseph Giallanza that the lunette-topped windows (all the windows on the third floor, the front window on the second floor, plus any which might exist on the sides) either be custom made to match the existing windows, or that the existing windows be restored to their original condition. Second: Jean Brunea. This motion was voted on and approved by the Board members.

B. Windows for Potter's House of Lancaster Presbyterian Church, Broadway and Lake Avenue.

A committee headed by Mr. Rick Stotz had previously brought before the Board a proposal for installing glass block windows in the ground floor of this historically significant building. A meeting had been scheduled for October 25 to finalize this issue; however, at that time Jim Keysa had not received a reply to a letter he had sent to the New York State Preservation Office requesting their recommendations. Jim then e-mailed Rick Lord at the Preservation Office with detailed background information on this proposal including the fact that glass block windows would cause a fire hazard in the building. Jim Keysa had also spoken further with Jeff Simme about this situation and Jeff is adamantly opposed to the installation of glass blocks because ventilation would be eliminated or greatly reduced even with ventilators. Jeff stated that if they insist on these windows, they will not meet code and they will not be able to have meetings in the building or use it for the purposes it is now being used for. It would be a trap for anybody caught in that building. The rear entrance is inadequate and the front entrance would be the only means of egress.

Jim stated that we needed an e-mail that would show what the State's position is (basically they had previously stated that glass block was even more radical than vinyl clad windows and totally out of place in a historic building). Rick Lord will e-mail Jim Keysa with recommendations as soon as possible. Jim will then provide these materials to the Village Board. Jim will also advise Rick Stotz that we should have this letter fairly soon and will inform him as soon as we receive it, and also advise him to contact the Building Inspector's office because of the safety issues in addition to the issues which have been raised by our committee.

Rick Lord also made reference to a locality in New York who had their Village or Town Attorney look into a similar situation and found that if the Preservation Board has not made egregious errors in their decision, the Village Board cannot reverse them. Jim asked if he could provide additional information on this subject.

C. Library sign.

Jeff Simme had completed the Petition for Certificate of Appropriateness for the backlit sign that was already installed. The Library Board is stating that since the sign is located on Town property, they do not have to follow Village law. Unfortunately, this provides a precedent and makes it difficult to enforce signage. It is imperative that a Sign Ordinance be implemented as soon as possible to enable us to regulate future signage in the Historic District.

Minutes of Previous Meeting:

The minutes from the meeting of October 13, 2004, were distributed and read. There were no additions or corrections noted. A motion to approve the minutes as submitted was made by Jan Pecqueur. Second by Michael Meyer. Minutes approved.

OLD BUSINESS:

A. Broadway/Central Avenue.

Jim Keysa reported that the trees that were dying or dead have been removed and gradually these are being replaced by good-sized replacement stock.

B. Tree Ordinance.

A copy of the proposed Tree Ordinance was provided to Art Herdzik, Village Attorney, in the past month and Jim Keysa received a call from Mr. Herdzik informing him that there was going to be a public hearing on the Tree Ordinance. He also stated that any reference to a board review in the proposed ordinance had been removed and that approval would be left to the Public Works Department and the Village. As yet, we have not heard the results of the hearing and Jim will follow up with Art Herdzik.

C. Sign Ordinance.

At our last meeting, Bill Harnack agreed to prepare a letter to the Village Board regarding enactment of a sign ordinance but the status of this is unknown. Jim Keysa will follow up to find out if this letter was written.

D. Book Project.

Jim Keysa related that On October 15, some of the committee members had a tour of East Aurora historic sites and were joined by the Lancaster Mayor and Town Supervisor for lunch at the Roycroft Inn. During lunch, the subject of a proposed book on historic Lancaster sites came up including the fact that we do not have sufficient funding in place for such a project. After lunch, Board members visited the offices of the East Aurora Historian, Don Dayer, where they were shown a book on the history of the town which had been published at a small cost. The format was not exactly what we had in mind for our book; however, we were informed that the publisher has several different formats that could be used.

Subsequent to this, Bob Giza informed Jim Keysa that the Town would be preparing the budget soon and suggested that Jim make a presentation about the book project at the Board meeting. Jim did make the presentation where he asked for \$7,500. This amount was granted and included in the budget; however, there is a provision that the Village must match this amount. It is planned that the book would include both Village and Town pictures and would include drawings from several different artists. Jim will follow with the Village to see what the status is. Once we have an idea of the available funds, we will then contact the book publisher for more information.

E. Review of Prior Hearings.

Jim Keysa was informed by Jeff Simme that he would be doing follow-ups on the following properties:

- (1) Edward Church – 5558 Broadway. No reply and he will be cited for installing siding without a certificate.
- (2) Frosty's – 5478 Broadway. It was stated that the landlord has been giving the tenant problems; however, the tenant has done nothing to clean up the property.
- (3) Linda McDonald – 71 Central Avenue. The business is going to be reopened.
- (4) Michael Stablewski – 5513 Broadway. Possibly has retained an architect to do the architectural drawings requested by the Board.
- (5) Jack Bromwich – 5572 Broadway, front porch. No response.
- (6) Ralph Mohr - 5622 Broadway. No response.
- (7) 81 Central. It was noted that quite a bit of work has been done on this property.
- (8) 87 Central. Kory Schuler, porch and gutters. Nothing further to report.
- (9) Peter Gubala – 5608 Broadway, barn and dovecote. Will be cited again.

CORRESPONDENCE/ARTICLES:

- A.** Jim Keysa provided Board members with a copy of an article from Old House Journal on installation and maintenance of windows and doors in historic buildings.

UPCOMING MEETINGS:

- (A) Wednesday, December 1, 2004 – Christmas party at Old Orchard, 6:30 p.m.
- (B) Wednesday, December 8, 2004 – General meeting.
- (C) Wednesday, January 12, 2005 – General meeting.

Tonight's meeting was adjourned in memory of former Lancaster mayor, Ron Hadsall. Jim Keysa related that Mr. Hadsall had sat on the Village Board when he approached him with the idea that he would like to create a Historic District Commission, and due to the fact that he and the Board were receptive to the idea, this commission exists today.