

LISTED 6/29/05
RESPOND

**LANCASTER, NEW YORK
HISTORIC DISTRICT COMMISSION
Minutes of May 11, 2005**

Attendance:

- James Keysa
- Jan Pecqueur
- Joseph Giallanza
- William Harnack
- Michael Meyer
- Ann Karb, Secretary

Excused:

- Jean Brunea

HEARINGS:

A. John Pfeiffer – 5470 Broadway – Replacement of roofing and siding on rear of garage.

Mr. Pfeiffer was in attendance at the meeting and reported that the rear portion of his garage has rotted wood and he wishes to replace this. The garage is actually an old carriage house with a rear extension. He also would like to replace the current 90-pound roll roofing on this addition in kind or replace with three-in-one shingles. For siding, he is considering using either Dutch lap siding or pine board, both of which are currently in the building. Jim Keysa noted that the building probably dates to around 1890 and the Dutch lap would have been the original siding. It is possible that the pine boards are original as well. It was felt that the Dutch lap would match up better with the existing siding in the rear portion. Mr. Pfeiffer presented the committee with a Petition for Certificate of Appropriateness at the meeting and this was voted on.

A motion was made by Joe Giallanza to approve the replacement of the existing siding on the rear of the carriage house with Dutch lap siding, and to replace the current roll roofing with three-in-one shingles. Second by Michael Meyer. The motion was voted on and approved unanimously by the Board members. A signed copy of the petition will be sent to Mr. Pfeiffer by certified mail within the next week.

B. Timothy Szymanski – 5482 Broadway – Installation of Fence.

Mr. Szymanski had submitted a Petition for Certificate of Appropriateness to install a four-foot wooden picket fence with a gate, about fifty feet in total, to create a pet area. This would be located behind the house. A diagram of the proposed fence was provided to the Board. The style would be French Gothic Picket and would be painted white. The posts to be installed are similar to existing posts on the property.

A motion was made by Joe Giallanza to approve the fence as submitted. Second by Will Harnack. The motion was voted on and approved unanimously by Board members. Signed notification will be sent to Mr. Szymanski by certified mail within the next week.

C. James Keysa – 5455 Broadway – Office Roof.

Jim Keysa informed the Board that it is necessary to replace the roof on his office building, a historically significant structure in the Historic District. It is currently a tin roof that has been in place for at least ninety years. Previous to the tin roof, the building had a shingle roof. To replace with tin would be cost prohibitive, but Jim is considering a Victorian style shingle (Carriage House Shingle), green in color, as a replacement. After discussion, Board members agreed this would be acceptable.

A motion was made by Will Harnack to approve Jim Keysa's petition to replace the roof on his office building with the Victorian style shingles as described. Second by Jan Pecqueur. The motion was approved by the Board members.

Minutes of Previous Meeting:

The minutes from the meeting of April 13, 2005, were distributed and read. Will Harnack requested that his attendance be changed from "absent" to "excused," since he had previously notified the Chairman that he would not be in attendance at that meeting. There were no further additions or corrections noted. A motion to approve the minutes with this change was made by Jan Pecqueur. Second by Joe Giallanza. Minutes approved.

Treasurer's Report:

Jim Keysa stated that there is still approximately \$700.00 remaining in our account and, as discussed previously, he would like to have our files organized and Jan Pecqueur has agreed to work on this project. She would be compensated from these funds. It will be necessary for this work to be completed by May 31 in order to qualify as an expenditure in this year's budget.

OLD BUSINESS:**A. Broadway/Central Avenue.**

Jim Keysa reported that he has nothing further to report concerning the Municipal Building parking lot issues. He feels that the Village does have an obligation to create the safety islands since the guy wires present a significant safety issue.

B. Sign Ordinance.

Jim Keysa stated that he still has not been in contact with the Mayor concerning the sign ordinance.

C. Rotary Park.

There has been a considerable amount of activity on the Rotary Park project. Jim Keysa attended a meeting with members of the Rotary Club, as well as a meeting with the Mayor, Bill Natalzia, a representative of the Department of Public Works, and others. He reported that the architectural plans have been drawn up and the park will comprise a circular area with four benches, and a medallion that will be installed level with the ground. The medallion will be made from bronze or granite and will be inscribed. Around that will be Unilock paver blocks that will be engraved with names of past Rotarians as well as other community members who desire an inscription. There will be a sign erected to designate the area as Rotary Park. It is expected that work will begin in August and that the park will be ready by October. Some members of the Garden Club have expressed interest in maintaining the landscaping.

D. Vacancy on Historic District Board.

Jim Keysa provided Board members with copies of a letter that he had received from Mrs. Tina Preston, a Lancaster resident, expressing her interest in joining our committee and describing her qualifications. Other names had been considered, but Jim strongly recommended approving Mrs. Preston as a member due to her interest and experience with architectural preservation. After discussion, the Board members agreed with her nomination.

A motion was made by Joe Giallanza that Tina Preston be appointed as a member of the Lancaster Historic District Commission. Second by Jan Pecqueur. The motion was voted on and approved unanimously by Board members.

Ann Karb will send a letter to Mayor Cansdale indicating that we have a vacancy on the Board and recommending Mrs. Preston be appointed. A copy of Mrs. Preston's letter will be attached for the Village Board's information.

E. Files, Etc.

As previously mentioned, Jan Pecqueur will work on organizing Historic District Commission files during the week of May 23.

F. House and Garden Tour.

Jim Keysa informed the committee about a house tour he recently attended on Linwood Avenue in Buffalo. There were about 170 people who participated in the tour and he found it informative.

The Lancaster House and Garden Tour will be held for on July 16 and 17. This is the second year for the tour, and this year will be held on two days instead of just one. This tour is sponsored by the Village of Lancaster.

NEW BUSINESS:

A. 2005 Main Street Conference.

Will Harnack reported to the Board about a conference he recently attended in Baltimore that was conducted under the auspices of the National Trust for Historic Preservation, but is operated as separate program in individual states. The co-host was Preservation Maryland. The underlying premise of the Main Street Approach is to encourage economic development within the context of historic preservation in ways appropriate to today's marketplace. The Main Street Approach advocates a return to community self-reliance, local empowerment, and the rebuilding of traditional commercial districts based on their unique assets: distinctive architecture, a pedestrian-friendly environment, personal service, local ownership, and a sense of community. At present, there are no Main Street programs in New York State.

The Main Street Four-Point Approach is a comprehensive strategy that is tailored to meet local needs and opportunities. It encompasses work in four distinct areas – Design, Economic Restructuring, Promotion, and Organization – that are combined to address all of the commercial district's needs.

Will Harnack attended four sessions and shared a number of interesting points with the Board. One session was primarily concerned with appropriate building materials. Another concerned a broadband internet signal to allow wireless computer hookups in a business district. Another course was on e-commerce for the downtown retailer, which enables a large business to be run from a very small storefront through a website. The fourth workshop concerned data base models for tracking business properties, members and volunteers.

Will stated that he has placed photographs on the website lancasterpast.org with a link to "2005 Main Street Conference." Also, detailed information on the Main Street program can be accessed from nationaltrust.org and mainstreet.org. He felt this was a very positive program and very relevant to our community.

B. Periodicals.

A book entitled The Latest Illustrated Book of Development Definitions has come to Jim Keysa's attention and he would like to obtain a copy of it for the Commission's use. Committee members agreed this would be a useful tool. Jim would also like to obtain a subscription to the publication "Traditional Building" as well as the "Old House Journal" and the committee concurred with these subscriptions.

Review of Prior Hearings and Miscellaneous Issues:

(A) Potter's House – Lancaster Presbyterian Church .

Jim Keysa reported that he has heard nothing further concerning the windows in this building.

UPCOMING MEETINGS:

- (A) Wednesday, June 8, 2005.
- (B) Wednesday, July 13, 2005.
- (C) Wednesday, August 10, 2005.