

MEETING MINUTES

April 29, 2009

I. Attendance / Call to Order

The meeting was called to order at 7:04 P.M. by Chairman Allein.

James Allein, Chairman	<u> x </u>	Linda Parzynski	<u> x </u>
Jason Hassett	<u> x </u>	Grace Miller, Secretary	<u> x </u>

Jeffrey Stribing, façade project coordinator x

Roll call indicated that four (4) board members were present and a quorum of four (4) existed.

II. Hearings: Property Address / Owner

A. 33-35 Central Avenue / Gary Schaff

Owner Gary Schaff attended. He expressed his approval of the proposed design, indicating that it keeps the copper awning intact and replaces insulating filmed glass with clear insulating glass, which the committee agreed will give the building a more inviting look. The bricks will be cleaned and stained. Although the door was originally located in the center of the building, it will remain in its current location to the side. Also, the cost of replacing the existing squared windows with roundtops as was originally the case is cost prohibitive, but the mismatched replacement window will be replaced to match the rest. He noted that a false wall inside the bottom floor blocks the lower half of the windows. The first floor houses an insurance office, the second floor is a counselor's office in front and residential housing in the rear. The third floor consists of a hall and an apartment. He requested information about obtaining names of reputable contractors and indicated that he had not yet considered window treatment options.

MOTION: Parzynski: To approve proposed designs. Seconded by Hassett.

MOTION APPROVED: In a vote of four (4) to zero (0). Carried.

B. 39-41 Central Avenue / Gary Schaff

Owner Gary Schaff attended. He expressed his approval of the proposed design, indicating that it replaces insulating filmed glass with clear insulating glass and exposes glass transoms currently hidden by wood. Changes the signage locations and styles include utilizing the lower original

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signage band above the left hand store fronts and adding a perpendicular sign for the store front on the right. Gooseneck lighting will be utilized. Awnings will be added to each store front and above the second floor windows on the right hand side. The bricks will be cleaned and stained similar to his property at 33-35 Central. The sandstone ledges are not shown in the drawing but will be retained and cleaned. The lower floor has offices and the upper floor is residential.

MOTION: Hassett: To approve proposed designs. Seconded by Parzynski.

MOTION APPROVED: In a vote of four (4) to zero (0). Carried.

C. 5429 Broadway / Dr. Robert Rudewicz

The owner and architect Liz Meegan of Left Coast Design Studio attended. Allein noted that the building is the oldest in downtown Lancaster. The owner expressed approval of the design, which features dimensional Fypon detailing of the lower façade and at the eaves. The façade will wrap around the corners of the building and features custom 8 foot doors with decorative hardware, and 9-lite windows and 3-lite transoms at the storefront with recessed panels and a stone footer below. A recessed sign will be lit with gooseneck lighting. The soffit and fascia will include the addition of decorative corbels.

MOTION: Parzynski: To approve proposed designs. Seconded by Miller.

MOTION APPROVED: In a vote of four (4) to zero (0). Carried.

D. 31 Central Avenue / Vincent Mangione

The owner and his wife Anne attended. This building used to be a fire hall. It has an office on the bottom floor, a second floor apartment, and a full attic on the third floor. The owner noted that it is a nice, solid building, and expressed approval of the design, which features new single-hung windows that will return the windows to their original appearance, including the roundtops. The paint will be removed and the bricks will be cleaned, as well as repaired where needed. A new signage panel with gooseneck light fixtures will be added above the first floor storefront. The existing door will be painted.

MOTION: Parzynski: To approve proposed designs. Seconded by Allein.

MOTION APPROVED: In a vote of four (4) to zero (0). Carried.

E. 27 Central Avenue / Craig Lindaur

The owner attended via speaker phone. The owner expressed approval of the design, which will remove the existing paint and existing canopy, repair and stain the brick, and add new awnings

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over windows on both floors. The windows on the first floor will be enlarged and glazed with clear low e glass. The metal column covers at the corners will be restored and new metal column covers near the door will compliment the original corner columns. The owner is looking into who is available to do the restorative work on the decorative metal column covers. Gooseneck fixtures will be added to the front and also installed on the alley side, to be lit until 11 P.M. as a benefit to the community.

MOTION: Parzynski: To approve proposed designs. Seconded by Allein.

MOTION APPROVED: In a vote of four (4) to zero (0). Carried.

III. Next Meeting: May 2009, date to be announced.

III. Adjourn:

MOTION: Allein: To adjourn at 8:30. Seconded by Hassett.

MOTION APPROVED: In a vote of 4 (4) to zero (0). Carried.

