

Lancaster, New York

**MEETING MINUTES**

August 12, 2009

**I. Attendance / Call to Order**

The meeting was called to order by Chairman Meyer.

Brunea, J.	<u>ex.</u>	Alternates:	
Harnack, W., V. Chair	<u>ex.</u>	1. Kwiatek, R.	<u>x</u>
Meyer, M., Chair	<u>x</u>	2. Hassett, J.	<u>x</u>
Pecqueur, J., Acting V. Chair	<u>x</u>		
Preston, T.	_____	Simme, J.	_____ (Bldg. Dept.)
Miller, G., Secretary	<u>x</u>	Stribing, J.	<u>x</u> (Village Bd. Liaison)

Roll call indicated that a quorum of five (5) existed.

**II. Public Hearings:****A.) 8:00 – 27 Church St / Lorry Converse / Window replacement**

Ms. Lorry Converse attended the hearing. She stated that her current bay windows are old, cracked, and broken. She wants to replace existing wood fixed windows with new double hung vinyl windows with the same four over four lites. She hopes to improve the energy efficiency, appearance and comfort of her home. The rest of the windows on the house have been replaced. Miller asked if she had looked into simply repairing the existing windows, since the cost would be much less and the energy efficiency and comfort of wooden windows in good repair is the same as vinyl windows. Converse noted that the wood of the window is rotten and unsalvageable, and that the framing for the windows is rotten as well. The framing would be repaired when new windows are installed. The plate glass storm windows that currently cover the entirety of the windows will also be removed when new windows are installed. She is still interviewing contractors.

Miller visited the property and noted that all of the other original exterior materials and features have been removed, including the windows, siding, and trim, and replaced with vinyl or other modern materials. Architectural porch details are gone as well. Meyer noted that even the existing bay windows are not original, since the bay windows depicted on the inventory form have a wider, more protruding meeting rail in the center, and are described on the form as double-hung four over four windows.

Miller questioned to what degree the board would consider the property in this case as a contributing property in the district, and whether this should factor in the decision as well, given that all of the original historic materials and details have been removed and replaced with modern materials, and the historic integrity of massing and form would not be altered by the

proposed windows. Meyer questioned whether the inventory form itself gave any indication of the property's status as a contributing or non-contributing property, and Miller replied that it did not give any indication, but that the new historic resource survey may include this data. It was determined that the decision in this case would not be based on contributing or non-contributing status since no official indication existed.

Meyer noted that the existing fixed windows, which cannot be much more than 20 years old, do not do justice to what existed historically, and that the proposed double-hung windows would be closer to what originally existed. Pecqueur noted that since the existing wood windows aren't historic or accurate, replacing them with four-over-four vinyl windows to match the others on the property could be appropriate. Hassett suggested that while vinyl windows could be appropriate in this particular case, Converse should consider selecting quality wooden windows for their longer lifespan, noting that the energy efficiency gains would be the same. Converse indicated that she would consider wood windows but also noted that as a single parent cost was an issue. Hassett suggested that as a contractor he was aware that wooden windows could be a little more expensive up front but that she could actually save money since they could be repaired over time, rather than facing the large cost of replacing windows again in 15-20 years. Converse noted that she was not sure if she would be in the house for even 5 more years, but would look into wooden windows. The board agreed that either wooden windows, or vinyl windows to match the rest of the property's windows would be appropriate, but the double-hung four-over-four lites of the originals must be replicated.

MOTION: Hassett: To approve the replacement of the existing non-original fixed four-over-four bay windows with wooden or vinyl windows, on the condition that they match the originals recorded on the property's Historic Structure Inventory Form: double-hung 4-over-4 windows of the same size, with gridwork of the same size. Seconded by Kwiatek.

MOTION APPROVED: In a vote of five (5) to zero (0). Carried.

**B.) 8:15: NYMS Façade Projects:** Miller presented the minutes of the Architectural Review Committee hearings and Stribing and Meyer presented the renderings of the plans for the following NYMS façade grant projects:

**1.) 25 Central Ave / Sherwood/ Façade**

MOTION: Pecqueur: To approve Petition for Certificate of Appropriateness as presented, contingent on final approval from the State Historic Preservation Office. Seconded by Hassett.

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

2.) 30 Central Ave / Patricia Besch/ Facade

MOTION: Miller: To approve Petition for Certificate of Appropriateness as presented, contingent on final approval from the State Historic Preservation Office. Seconded by Pecqueur.

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

3.) 32 Central Ave / Philip Arnold/ Facade

MOTION: Hassett: To approve Petition for Certificate of Appropriateness as presented, contingent on final approval from the State Historic Preservation Office. Seconded by Kwiatek.

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

4.) 34-36 Central Ave / Philip Arnold/ Facade

MOTION: Miller: To approve Petition for Certificate of Appropriateness as presented, contingent on final approval from the State Historic Preservation Office. Seconded by Hassett.

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

5.) 37 Central Ave / William Schutt / Facade

MOTION: Pecqueur: To approve Petition for Certificate of Appropriateness as presented, contingent on final approval from the State Historic Preservation Office. Seconded by Miller.

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

C.) **8:30** – 24 Clark St / Kwiatek / Railings

Mr. Ron Kwiatek, contractor for the project, attended the hearing on behalf of Ms. Kathy Simme, property owner. The proposal is to install colonial spindle-style Tam-Rail vinyl composite railings with New England-style caps and bases along the porch and stair at the entrance to the property, as well as to fix the cement wall in front to match the cement walkway.

Kwiatek noted that the elevation of the porch and steps is not enough for the code to require the rail for safety, but the project will improve the appearance and safety of the property. Hassett noted that the railings will look appropriate in the building's residential neighborhood setting.

MOTION: Meyer: To approve Petition for Certificate of Appropriateness as presented.  
Seconded by Hassett.

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

**D.) 8:45 – 10 Aurora / Stribing / Sign**

Stribing represented the owner of Aurora Imprints, who installed the backlit sign after the building department issued him a sign permit without the necessary Certificate of Appropriateness. The business is an incubator business:  $\frac{3}{4}$  of the rent is free and the business owner must assist with property renovations and maintenance. Currently, the sign is not turned on.

The board noted that the sign permit was issued in violation of the code, which requires a Certificate of Appropriateness to be obtained prior to the issuance of sign permits and installation of any signs within the Historic Preservation District. Also, the design of the sign violates the Central Business District Design Guidelines, to which other businesses have been held since their adoption in 2007. Miller noted that in the last case in which the building department issued an illegal sign permit for a backlit sign (Hunt Mortgage), the Board permitted the sign to remain but required the sign to be turned off.

MOTION: Miller: To deny the Petition for Certificate of Appropriateness as presented,  
with the note that the sign must remain turned off or it will be removed. Seconded by Meyer.

MOTION APPROVED: In a vote of five (5) to zero (0). Carried.

**III. Approval of meeting minutes: July 8, 2009 and July 21, 2009**

MOTION: Hassett: To accept minutes from July 8, 2009. Seconded by Kwiatek.

MOTION APPROVED: In a vote of five (5) to zero (0). Carried.

MOTION: Meyer: To accept minutes from July 21, 2009. Seconded by Miller.

MOTION APPROVED: In a vote of five (5) to zero (0). Carried.

**IV. Administrative Matters**

**B.) Communications/Reports:**

**1. Treasurer's Report:** Miller: An end-of-the-fiscal-year report will be available next month.

**C.) Public Comment on Matters of Interest**

**1. Elks Signage:** Stribing: No longer considering an LED sign, but an arial sign is still under consideration, with a permanent, changeable-letter sign either up the pole with the sign or down at the bottom. Stribing is recommending a permanent changeable letter sign similar to that of the Opera House, such as a glass cabinet inside an attractive brick structure, designed by Paul Garland. Pecqueur noted that the Elks could look into something echoing the Opera house and the community sign at central and Broadway.

**2. 71 Central Ave:** The property is still in legal limbo, and if necessary the Village Board will demolish, without seeking Historic Board approval. However, a computer company is interested in the property once it is available to auction, and the Village Board will wait if there is a possibility of a buyer and rehab taking place.

**3. 8 Clark Street Carriage House:** Hassett: Showed photos of the carriage house in the process of painting. Afterwards, it will be raised up and the foundation repaired and replaced as needed.

**4. West Main Street:** Stribing: Wm. Schutt is ascertaining the construction costs so that we can apply for a Restore NY Grant. The project will be completed in November and the application will be made in April.

**5. New York Store:** Stribing: The Wendt foundation is currently considering a request for additional support for restoration costs.

**6. SHPO Main Street lighting recommendations:** Miller: The letters received from SHPO regarding the façade updates indicate that SHPO is concerned about the overuse of gooseneck lighting, and the board should be aware that SHPO is recommending that low-profile linear lighting be utilized where appropriate. Under-awning/ canopy lighting is also mentioned. Our design guidelines currently recommend gooseneck lighting, and the board has considered under-awning/canopy lighting to be backlighting.

**IV. Old Business**

**A.) Temporary Signage:** Miller: Planning Board meeting is the 20<sup>th</sup> so an update will be available next meeting.

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- B.) National Register nomination (Opera House):** Miller sent a letter to the Town Board clarifying the benefits and obligations for National Register property owners.
- C.) CLG Grant Project 2009-2010:** Miller: was unable to prepare something in time to be approved before the deadline due to additional information needed and the cancellation of a Village Board meeting, and personnel vacations, etc. Miller is communicating with Mr. Gee of the Dept. of Public Works to prepare a historic district signage grant application for the next round.
- D.) Alternate Member:** Tabled.
- E.) Christmasville:** Stribing: The Village Board has acquired the window displays from the Opera House with the help of a donation from LIDA. A part in support of Christmasville will be held on Saturday.

#### V. New Business

- A.) Giallanza Retirement:** A gift certificate to the Old Orchard Inn will be purchased.
- B.) Property Maintenance code:** Simme absent.
- C.) Key to Office:** Miller will be receiving a key to the Community Development office so that Historic Resource Inventory Files can be accessed as needed during meetings.
- D.) Amazing Race:** The CDC will be holding a fundraiser called Amazing Race. It is a scavenger hunt style-game that has been held in seven cities. Four members are on each team, and each team must be sponsored for \$500 or more. It will be on the 26<sup>th</sup> of September.

#### VI. Correspondence/Articles:

Mainstreet News. July 2009

#### VII. Next Meetings:

September 9, 2009

October 14, 2009

November 11, 2009

#### VIII. Adjourn:

MOTION: Pecqueur: To adjourn at 9:30. Seconded by Kwiatek.

MOTION APPROVED: In a vote of five (5) to zero (0). Carried.