

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
October 14, 2015

I. Attendance/Call to Order

The meeting was called to order at 6:59 PM by Chairman Meyer.

Board Members

Allein, J.	<u>X</u>
Batt, R.	<u>abs.</u>
Campbell, S. (Vice Chair)	<u>X</u>
Keefe, J.	<u>X</u>
McNichol, S.	<u>X</u>
Meyer, M. (Chair)	<u>X</u>
Mikula, E.	<u>X</u>

Code Enforcement Officer

Marshall, S.	<u>X</u>
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Secretary

Eckert, E.	<u>X</u>
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Roll call indicated that six (6) voting members were present and a quorum existed.

II. Public Hearings:

a. *Main Street Grant Program – James Everett/DPL Delaware Corp – 10 West Main St. – Façade work*

On October 5, 2015, the property owners met with the HPC and Village Board regarding their proposals for the Main Street Grant Program. M. Meyer explained the nature of the work for 10 West Main St. – façade work, repairs to the existing storefront, selective demolition and minor renovations. The conditions of the COA approval will be that the proposed aluminum will have a dark finish.

MOTION: M. Meyer moved to approve the CoA with condition. Second by S. McNichol.

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays.

b. *Main Street Grant Program – Betty Aquila – 1 West Main St. – Façade work and other improvements*

On October 5, 2015, the property owners met with the HPC and Village Board regarding their proposals for the Main Street Grant Program. M. Meyer explained the nature of the work for 1 West Main St – repairs to the existing façade, masonry repointing and the addition of awnings if funding allows. J. Allein reminded the property owner and the HPC that work will need to follow the Secretary of the Interior’s Standards for the repointing methods due to the property being part of the National Register Historic District.

MOTION: M. Meyer moved to approve the CoA. Second by E. Mikula.

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays.

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c. *Main Street Grant Program – Ambitious Enterprises Inc. – 43 Central Ave. – Exterior work*

On October 5, 2015, the property owners met with the HPC and Village Board regarding their proposals for the Main Street Grant Program. M. Meyer explained the nature of the work for 43 Central Ave. – storefront repairs, lighting and window work. M. Meyer reminded the property owner and the HPC that work will need to follow the Secretary of the Interior’s Standards for repair methods due to the property being part of the National Register Historic District.

MOTION: M. Meyer moved to approve the CoA. Second by S. McNichol.

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays.

d. *16 Clark St. – Joseph Fisher (Belmont Properties) – Exterior window replacements, vinyl siding replacement and new garage door*

Mr. Fisher was present. He explained that this project is part of the Erie County Lead Safe Program and that the intent of the work is to remove and Lead Containing Materials from the property for safety reasons. . M. Meyer requested that the windows facing Clark St. have 6 over 6 divisions, the replacement window trim be a dark color (instead of the standard white) and the replacement garage door be brown. These requests will be the conditions of the CoA approval.

MOTION: S. McNichol moved to approve the CoA with the condition stated. Second by J. Keefe.

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays.

III. Approval of Meeting Minutes

a. *September 9, 2015 (Regular Meeting)*

MOTION: E. Mikula moved to approve the minutes as written. Second by S. Campbell.

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays.

IV. Administrative Matters:

a. Public comment on matters of interest

- i. J. Allein asked what the status of the gas station at Central Ave. and Broadway is. J. Keefe informed the board that the property will be closing soon and the owners are hoping to be open for business in November.
- ii. J. Allein, a member of the Lancaster Opera House Board, asked the Board what their thoughts on LED signs are, as they are discussing replacing the Opera House sign in between the gas station and the Town Hall (21 Central Ave.). M. Meyer stated that in general, the HPC is not in support of LED signs in the historic district, but that the Opera House can submit a COA or attend a meeting and discuss the signage with the Board.

b. New property issues

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- i. 5461 Broadway (Lancaster Presbyterian Church) – Earlier today, J. Allein alerted the Board that the LPC was painting the stone foundations of the church building. After contacting the church, S. Marshall alerted the Board that the church was parging the foundation and will paint over the parging with the original grey color.
 - ii. 5461 Broadway (Lancaster Presbyterian Church) – J. Allein informed the Board of the LPC’s intention to outline the church in lights. M. Meyer reminded Jim that the church must obtain a COA for any new lighting because it is located in the historic district.
- c. Ongoing property issues
- i. 5430 Broadway (Broadway Deli) – *S. Marshall informed the Board that Jeff Simme is in discussions with the owner. He will follow up.*
 - ii. 5413 Broadway (Picasso’s Pizza) – *S. Marshall sent a letter to the property owner to be in attendance at the HPC meeting tonight. The property owner is not in attendance. S. Marshall will cite the property for the window coverings.*
 - iii. 85 Central Ave. (Simply Italiano) – *S. Marshall will contact business owner regarding applying for a CoA for his parking sign on the building.*
 - iv. 5639 Broadway – *S. Marshall sent a letter to the property owner to be in attendance at the HPC meeting tonight. The property owner is not in attendance.*
 - v. 5622 Broadway (R. Mohr) – *S. Marshall sent a letter to the property owner to be in attendance at the HPC meeting tonight. R. Mohr is in attendance. Mr. Mohr addressed the work on his property that the HPC was concerned about. He is slowly working through the projects on his roof, porch and pathway. He is aware of the CoA process and will be in contact with the HPC in the future. He also agreed to clean up the property and will try to fix some of the major issues before the weather changes.*
 - vi. 32 Central Ave. (Angel Hair Shoppe) – *S. Marshall will follow up with the business owner regarding her signage.*
 - vii. 5513 Broadway (former Memory’s Restaurant) – *J. Keefe expressed concern over the eyesore at the property and asked S. Marshall if he has had any contact with the owners regarding the window coverings in the front of the possibility of returning the building to the original house. S. Marshall will follow up with the property owners and talk to Jeff Simme to see where last years discussions led.*
- d. Communications/Reports
- i. The HPC received the Fall 2015 Alliance Review publication.
- e. Treasurer’s Report

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- i. *E. Eckert informed the Board that the Village has switched systems for submitting vouchers. Any vouchers or payment requests should be given to the secretary.*

V. Old Business:

- a. *New HPC Initiative – Local Historic Landmarks –The listing of possible eligible properties created by R. Batt and M. Meyer was distributed to the Board members. The Board will add to the list and bring comments back for next meeting.*
- b. *Main Street Grant Program – Three properties in the local Historic District were approved for matching funds from the Main Street Grant Program by the Village – these properties had their COAs approved at tonight’s meeting.*
- c. *Proposed Vehicle Sign Regulations – M. Meyer drafted a letter to the Village Board concerning vehicle signage, he will send it to Village Attorney A. Herdzilk.*

VI. New Business

- a. *There was no new business*

VII. Next Meeting: November 11, 2015 @ 7:00pm

VIII. Adjourn

MOTION: J. Allein moved to adjourn the meeting. Second by J. Keefe.

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays.