

**Village of Lancaster  
Historic Preservation Commission  
Municipal Building, Lancaster NY**

**MEETING MINUTES  
July 12, 2017**

**I. Attendance/Call to Order**

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

*Board Members*

Allein, J.	<u>X</u>
Campbell, S. (Vice Chair)	<u>X</u>
Eckert, E.	<u>X</u>
Keefe, J.	<u>exc.</u>
McNichol, S.	<u>exc.</u>
Meyer, M. (Chair)	<u>X</u>
Mikula, E.	<u>X</u>
Sweeney, T. (Alt.)	<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. *20 St. Joseph St. – Scott Pease – Replace siding*

Mr. Pease was present at the meeting. He explained that the existing cedar shake siding on the building is deteriorating and to close on the property, the bank will require the siding to be replaced or repaired. Mr. Pease told the commission that he wishes to replace the cedar shake with vinyl siding due to the cost and time required to maintain and repair the cedar shake. Mr. Pease presented the commission with a map of the surrounding neighborhood where many of the houses have vinyl siding despite being located in the local historic district. J. Allein asked the commission why St. Joseph is included in the local historic district and the commission discussed that when the Central Business District was added to the local historic district, St. Joseph St. was included. M. Meyer expressed that replacing the cedar shake siding on the house would drastically alter the appearance of the house and that if vinyl siding is the wish, he would prefer to see a vinyl siding that is made to mimic the wider exposure of the cedar shakes. E. Eckert asked what is beneath the cedar shakes, as Mr. Pease had stated that the cedar shake was not original to the house. She suggested investigating what the original siding was, as that may make a case for traditional vinyl siding. M. Meyer stated that the cedar shake is older than 50 years so it is protected historically, despite it not being original. Mr. Pease explained that there is a carriage house in the back of the property

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that he does not wish to replace the cedar shake siding now as it is in better condition than the main house. Mr. Pease also explained that he would like to replace the porch walls with a balustrade. E. Eckert stated that a survey done in 2011 shows that 20 St. Joseph St. is not a contributing property to the historic district nor are the other properties on St. Joseph St. S. Campbell stated that she would be agreeable with vinyl siding if the siding had a wider exposure and replicated the look of the cedar shake, because the property is not a contributing building. The HPC would like to see more information on the balustrade as well as the vinyl siding chosen. Mr. Pease should pull off some of the cedar shake and bring the commission photos of what is underneath.

MOTION: E. Mikula made a motion to table the COA. Second by J. Allein.

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

**III. Approval of Meeting Minutes**

*a. June 14, 2017 (Regular Meeting)*

MOTION: E. Mikula moved to approve the minutes as submitted. Second by E. Eckert.

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 informed the HPC that the CDC building at 11 West Main St. is exceeding its allowable signage by Village Code. The business owners will be working with code enf. to remedy the signage.*

*b. New property issues*

- i. 5478 Broadway (The Nesting Place) – There is a new business at this address with paper in the windows covering new signage. S. Marshall will follow up.*
- ii. 5476 Broadway – There is signage at this property without a COA. S. Marshall to follow up.*

*c. Ongoing property issues*

- i. 5513 Broadway (Formerly Memory's Restaurant) – S. Marshall has contacted the owner to appear at the next HPC meeting to discuss plans at the property.*
- ii. 31 Church St. – S. Marshall to follow up with owner regarding the porch bracing.*
- iii. 5622 Broadway – S. Marshall to follow up with owner regarding the fence and exterior deterioration.*
- iv. 20 Church St. – S. Marshall to follow up with owner regarding the fence.*

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- d. Communications/Reports
  - i. The HPC received the NAPC Alliance Review Summer 2017 issue.
- e. Treasurer's Report - *No report*

**V. Old Business:**

- a. New Local Historic District – Maple/Elm Cross District – *The HPC will pursue an additional new local historic district encompassing Maple Ave and Elm Place. Letters will have to be sent to property owners prior to any survey work. Next steps will be discussed at future HPC meetings.*
- b. Alternate HPC Member – *Tommy Sweeney has been approved by the Village Board to be an alternate member of the HPC.*
- c. Recognition for Local Historic Landmarks – *M. Meyer will mock up the Local Landmark Plaque for S. Campbell's property. Mr. Thill - 5329 Broadway was another property that was interested in becoming a local landmark.*

**VI. New Business**

- a. Letter of support for Hull House CFA EPF Grant - *M. Meyer presented a letter of support from the HPC for the Hull House CFA EPF Grant.*  
MOTION: J. Allein moved to forward the letter on to ESD on behalf of the Village of Lancaster Historic Preservation Commission. Second by E. Mikula.  
MOTION APPROVED: *In a vote of five (5) ayes to zero (0) nays. M. Meyer abstained from voting as he is a Hull House Foundation Trustee.*

**VII. Next Meeting: August 9, 2017 @ 7:00pm**

**VIII. Adjourn**

- MOTION: E. Eckert moved to adjourn the meeting. Seconded by E. Mikula.  
MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays.

