

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
April 12, 2023

I. Attendance/Call to Order

The meeting was called to order at 6:59PM by Chair M. Meyer. M. Meyer led the HPC in the Pledge of Allegiance.

Board Members

Budzinski, J. (Village Historian)	<u>X</u>
Campbell, S.	<u>X</u>
Chaves Yates, C.	<u>X</u>
Eckert, E. (+ Secretary)	<u>X</u>
Kacala, J.	<u>X</u>
Keefe, J. (Vice Chair)	<u>X</u>
Meyer, M. (Chair)	<u>X</u>
Stonebraker, N. (Alt.)	<u>X</u>
Marshall, S (Code Enforcement)	<u>exc.</u>
Allein, J (Planning Commission Liaison)	<u>X</u>

Roll call indicated that seven (7) voting members were present, and a quorum existed.

II. Public Hearings

a. 18 Clark Street – James Rutkowski – Exterior work

Mr. Rutkowski and his contractor were present at the meeting. He presented plans for exterior improvements on the 1989-built house – including replacement of the original 4” vinyl siding in kind, install accent stone on the front and replacement of the white aluminum soffits and fascias in kind. In addition, the deteriorated concrete driveway will be replaced in kind. S. Campbell clarified with the property owner where the stonework was planned for the front of the house. S. Campbell stated that the building is non-contributing to the historic district. There was no other discussion.

MOTION: S. Campbell made a motion to approve the application as presented. Second by E. Eckert.

MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.

Justification: Per the Secretary of the Interior’s Standards for Rehabilitation, Number 9 and 10 – The new work is compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment as well as the improvements being undertaken in such a manner that if removed in the future the essential form and integrity of the historic property and its environment would be unimpaired.

b. 5494 Broadway – Walter Przybyl Jr & Karan Andrea – Replacement windows and railing

Mr. Przybyl & Ms. Andrea were present at the meeting. Mr. Przybyl presented plans for exterior improvements to the building – including replacement windows, replacement storm door, paint the existing railing and front door and replace the existing light fixtures on the front of the house. S. Campbell asked what the window material is currently – Mr. Przybyl explained that some are wood, and

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some have previously been replaced with vinyl. S. Campbell stated that most of the project is agreeable, but the window replacements are in question. E. Eckert stated that the wood bay window at the front of the house is one of the few character-defining features of the house. The Commission agreed that they would prefer to see the bay window repaired or replaced with wood. The property owners agreed to talk to their contractor and get a price to replace the bay window with wood. There was no other discussion. MOTION: E. Eckert made a motion to approve the COA with condition: the bay window is requested to be a wood window and as agreed at the meeting, will be submitted to the Commission as matching existing. Second by J. Budzinski.

MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.

Justification: Per the Secretary of the Interior's Standards for Rehabilitation, Number 6 and 9 – Deteriorated historic features shall be repaired rather than replaced, where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual quality and, where possible, materials as well as exterior alterations shall not destroy historic materials that characterize the property.

III. Approval of Meeting Minutes

a. *March 8, 2023 (Regular Meeting)*

MOTION: S. Campbell made a motion to approve the minutes as amended. Second by J. Keefe.

MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.

IV. Administrative Matters

a. Public comment on matters of interest

- i. S. Campbell made a comment about how the Commission needs to be clear about the justifications for decisions during public hearings and continue to refer to the Secretary of the Interiors Standards for Rehabilitation.
- ii. Alex Severyn of 43 Central Avenue was present. A COA was submitted regarding signage for the property; however, this work requires Planning Commission review prior to coming to the HPC. The Commission discussed the proposed signage with the applicant and advised the applicant to apply for Planning Commission review prior to a public hearing being scheduled.

b. New property issues – *None*

c. Ongoing property issues –

- i. 5622 Broadway – *Awaiting a pre-trial hearing.*
- ii. 81 Central Ave – *No update.*
- iii. 25 Central Ave – *Erie County Storefront Revitalization Grant recipient, will be coming to HPC. No update.*
- iv. 5558 Broadway – *S. Marshall is continuing to monitor this property and progress on the roof construction.*
- v. Town Hall – *No update.*
- vi. 5497 Broadway (Masonic Temple) – *No update.*
- vii. 5413 Broadway (Picasso's) – *S. Marshall contacted the owner, and the sign appears corrected. S. Marshall will continue to monitor.*
The HPC discussed that there are several notable properties within the district that need repairs

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and how the HPC could support any grant applications or possible funding avenues. M. Meyer will contact the Village Board and inquire about how the HPC could support these properties about recently awarded grant funding that the Village has received.

- d. Communications/Reports
 - i. Liaison to the Village Board / Representation at Village Board Meetings – *C. Chaves Yates attended a March meeting. She reported that the new Zoning Code was approved. The next part of the code that will be worked on is the Signage Code. S. Campbell to attend the April 28 meeting.*
 - ii. Village’s 175th Anniversary Committee – *S. Campbell updated the HPC on Committee plans.*
- e. Treasurer’s Report – *No update*
- f. Village Newsletter (July) – *E. Eckert discussed several educational ideas for upcoming newsletters – vinyl siding and window replacement. No update.*
- g. HPC administration
 - i. Training
 - 1. Village Employees Sexual Harassment Training
 - a. Tuesday, May 16 from 6:00pm – 8:00pm
 - b. Saturday, November 4 from 8:00 – 10:00am
 - 2. Statewide Preservation Conference – April 13-15, 2023 in Auburn, NY
 - 3. 2023 HPC Roundtable
 - a. *April 26th is a Virtual CAMP Training sponsored by PBN*
 - b. *May 17th in Williamsville will be the in-person Roundtable*
 - 4. NAPC runs webinars monthly

V. Old Business:

- a. Preservation Month – May – *No update.*
- b. CLG Grant Applications 2023 – *Due to the late start for CLG Grant applications this year, the HPC will not be applying for a 2023 Grant.*

VI. New Business - none

VII. Next Meeting: May 10, 2023 @ 7:00pm.

VIII. Adjourn (8:20pm)

MOTION: C. Chaves Yates moved to adjourn the meeting. Second by J. Kacala.

MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.