

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
May 10, 2023

I. Attendance/Call to Order

The meeting was called to order at 7:00PM by Chair M. Meyer. M. Meyer led the HPC in the Pledge of Allegiance.

Board Members

Budzinski, J. (Village Historian)	<u>exc.</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>X</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. 5494 Broadway – Walter Przybyl Jr & Karan Andrea – Replacement windows and railing

Mr. Przybyl was present at the meeting. Mr. Przybyl discussed the cost implications of replacing the bay window in wood as requested by the Commission. N. Stonebraker stated that the bay window is a defining feature of the house. S. Campbell stated that the Secretary of the Interior Standards of the Rehabilitation #6 states that “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 qualities and, where possible, materials.” E. Eckert stated that because the other exterior features are not original materials and the other windows will be vinyl, she would be agreeable with replacement of the bay window in vinyl as long as the design and color were the same as the deteriorated window. There was no other discussion. MOTION: M. Meyer made a motion to approve the COA with condition: both the presented fiberglass clad window and originally submitted vinyl window are acceptable replacements for the front bay window. Second by J. Kacala.

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 – 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. The new feature will match in design, color and other visual qualities.

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- b. 5455 Broadway – Tom & Kim Kilijanski – Demolish existing garage and construct new garage
Mr. & Mrs. Kilijanski were present at the meeting. They explained their plans to demolish the existing garage structure and construct a new garage. Mr. Kilijanski explained that they planned to clad the new garage in the same clapboard as what exists on the main house which is wood, or a fiber cement siding if that was appropriate. S. Campbell asked if the garage will be connected to the house – Mr. Kilijanski stated that it will be, but there will not be an entrance into the house from the garage. S. Campbell stated that if possible, the homeowners should look into donating or reissuing the salvaged materials from the demolished garage. C. Chaves Yates stated that the new garage is mostly visible from Heather Lane and not from Broadway. M. Meyer stated that the new garage design is compatible with the character of the historic district. C. Chaves Yates stated that the Secretary of the Interior’s Standards for Rehabilitation #9 and #10 apply to this work. S. Campbell stated that the new garage design follows the Design Guidelines for Additions/New Construction. There was no other discussion.
MOTION: E. Eckert made a motion to approve the COA as presented. Second by N. Stonebraker.
MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays. J. Keefe abstained from voting as the applicant is a client.
Justification: The design of the proposed project follows the Secretary of the Interior’s Standards for Rehabilitation, Numbers 9 – New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment and Number 10 - New additions and adjacent or related new construction shall be 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.
- c. 5575 Broadway – Gregory Soyk & Brittany Rowan – New fence
Mr. Soyk & Mrs. Rowan were present at the meeting. They explained their plans to construct a fence at the back of their property, which is visible from Broadway which is in the Historic District. The fence is going to be 1 foot over their property line which is on the 5575 Broadway property which is in the district. N. Stonebraker asked the property owners to clarify if the fence was going to extend all the way to the house – they replied that it would. S. Campbell stated that vinyl fences are not recommended per the Design Guidelines. E. Eckert stated that because the vinyl fence is at the edge of the Historic District and the fence is a dark high end vinyl fence, it would be agreeable with her. There was no other discussion.
MOTION: E. Eckert made a motion to approve the COA as presented. Second by C. Chaves Yates.
MOTION APPROVED: In a vote of six (6) ayes to one (1) nay. S. Campbell voted against the motion because the Design Guidelines state that vinyl fencing is inappropriate within the Historic District.
Justification: The design of the proposed project follows the Secretary of the Interior’s Standards for Rehabilitation, Number 10 - New additions and adjacent or related new construction shall be 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.
- d. 5470 Broadway (Artemis Tattoo) – Eyrica Ward & Esther Eicheldinger – Front Landscaping
Ms. Ward and Ms. Eicheldinger were present at the meeting. They explained that they were awarded one of the Erie County Storefront Revitalization grants for the property and presented their plans as described in the COA. The proposed landscaping includes removing a tree in the front year, replacing the existing

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sidewalk up to the front of the building, stone edging for improved garden beds, new lights on the top of the existing sign, replacing the wood structure of the existing sign in kind, and some brick repairs on the side of the building. E. Eckert asked where the new lights would be located – the applicants explained that they would be shining on the signage and an American flag being hung outside. S. Campbell stated that the proposed project fits with the aesthetic of the house. J. Allein stated that he would prefer to keep existing trees if possible. N. Stonebraker and S. Campbell agreed with the property owners that the existing tree does not enhance the building.

MOTION: C. Chaves Yates made a motion to approve the COA as presented. Second by E. Eckert.

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

Justification: The design of the proposed project follows the Secretary of the Interior's Standards for Rehabilitation, Number 2 – The historic character of the property shall be retained and preserved. There is no removal of historic materials or alteration of features and spaces planned for the project. The Commission also agreed that the improvements will fit with the aesthetic of the historic district.

- e. 20 West Main Street (Lancaster Village Canter, Phase 2) – Tom Sweeney – Extension of March 2021 Approved COA

Mr. Sweeney was present at the meeting. He requested an extension of the previously approved COA for the Phase 2 New Construction.

MOTION: S. Campbell made a motion to approve the COA as presented. Second by N. Stonebraker.

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

Justification: The design of the proposed project follows the Secretary of the Interior's Standards for Rehabilitation, Number 9 – New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

III. Approval of Meeting Minutes

- a. *April 12, 2023 (Regular Meeting)*

MOTION: M. Meyer made a motion to approve the minutes as amended. Second by C. Chaves Yates.

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

IV. Administrative Matters

- a. Public comment on matters of interest - *None*
b. New property issues

- i. 5647 Broadway – Tom Sweeney pointed out to the Commission that a sign was installed that was very noticeable. E. Eckert stated that the HPC approved a COA, but it was approved with the condition that the final artwork would be submitted via email, which never occurred. S. Marshall to contact the property owner. The commission discussed that motions should no longer be approved prior to receiving final artwork. *Update 6/11/23: Property owner sent artwork and E. Eckert appended it to the approved COA.*
- ii. 5383 Broadway – C. Chaves Yates stated that the for sale signage is located right on the ‘Welcome to the Village of Lancaster’ sign. The Commission discussed that the signs should be moved.

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- c. Ongoing property issues –
 - i. 5622 Broadway – *Awaiting court appearance and trial scheduled for July.*
 - ii. 81 Central Ave – *No update.*
 - iii. 25 Central Ave – *No update.*
 - iv. 5558 Broadway – *No update.*
 - v. Town Hall – *No update.*
 - vi. 5497 Broadway (Masonic Temple) – *No update.*
 - vii. 42 Aurora Street – *Signage*
 - viii. 5441 Broadway - *Signage*
- d. Communications/Reports
 - i. Liaison to the Village Board / Representation at Village Board Meetings – *S. Campbell attended a Village Board meeting in April.*
 - 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 will draft a piece on window treatments in a historic district for the July newsletter.*
- 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. 2023 HPC Roundtable
 - a. *Virtual CAMP Training was April 26th. S. Campbell shared her notes from the training with the Commission.*
 - b. *May 17th in Williamsville will be the in-person roundtable. S. Campbell and N. Stonebraker are planning on attending.*

V. Old Business:

VI. New Business

- a. NY Forward Grant Program – *Public Workshop June 15th at 6:00pm*

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

VIII. Adjourn (8:39pm)

MOTION: E. Eckert moved to adjourn the meeting. Second by S. Campbell.

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