

**Lima Historic Preservation Commission
Year End Summary 2021**

January 17, 2022

To: Supervisor Mike Falk and Lima Town Board Members
Mayor John Skiptunas and Lima Village Board Members

From: Historic Preservation Commission
Fran Gotcsik
Robin Hargrave, R.A.
Don Brown

We thank the Lima Town and Village Boards for their ongoing support of Lima's Historic Preservation Commission (HPC). We appreciate the boards' recognition of the value of Lima's historic architectural assets, and the opportunity to be of service to the community in their preservation. This year was an especially active one. The HPC volunteered many hours to conduct its work.

There were several issues that hampered the Commission's work.

1. The HPC invests considerable time in reviewing the potential impact of a project on Village and Town historic properties and/or districts. However, as the HPC's role is only advisory to the CEO, Planning Board, or the Zoning Board of Appeals, its recommendations are often ignored or discounted, sometimes resulting in negative, permanent impacts to the community character's and valuable, irreplaceable historic fabric.
2. The HPC's review of several applications was delayed because:
 - it was unclear whether the request met code. Referrals must be reviewed for code compliance before being sent to the HPC. Total square footage and number of signs requested, for example, needs to be determined by the applicant and meet code before the HPC can begin its review.
 - Historical Preservation Commission Review Applications were not fully completed and/or signed by the applicant. No applications should be sent to the HPC unless they are signed by the applicant and have been thoroughly reviewed to ensure that all required information and materials have been provided.
3. Properties which should have been referred to the HPC because of their location as per the code, were not referred and thus the HPC was either never able to provide comment or the HPC had to ask the CEO to have the property owner submit the required HPC Review Application. Each application for a building permit and/or sign permit must be checked against the map locating National Register properties and the Village's Historic Overlay District to determine

whether a Historical Preservation Commission Review Application is required.

The stone home at 1769 Rochester Street in the village is one example. The house is diagonally across the street from the National Register-listed Draper House. The building owner was asked to submit an HPC Review Application when it was discovered that the advertisement for sale for the house stated it would have all new windows. An HPC member visited with the owner and told him the HPC would be submitting its recommendations. The HPC member suggested that repair of the existing windows would be a much cheaper and longer lasting alternative to vinyl replacement. Within a couple of days of that meeting and before the HPC could provide any comments, the owner installed white vinyl windows across the front of the building. This was especially unfortunate as it eliminated the Gothic arch double window at the center of the second story which was one of the building's most distinctive design elements.

REFERRALS and REVIEWS

Process

Lima's Code Enforcement Officer delivered all referrals to the HPC. The HPC conducted its review of each referral by Zoom, email or phone, using the *Lima, NY Façade Renovation Guidelines, 2010* and the *Lima Village Zoning Code, Article V. Downtown Business District, Design Principles and Building Standards*, as a basis for its recommendations. The HPC conducted a limited number of on-site meetings with property owners, but COVID-19 curtailed this practice. The HPC transmitted all its recommendations by email to the Code Enforcement Officer.

Summary of Reports

The HPC's full reports for each property should be on file in the office of the Code Enforcement Officer. What follows is a summary of the HPC's work for 2021.

Stanley's Exchange

The HPC received sign permit applications for the three storefronts located in the c. 1860, three-story, eight-bay Italianate style brick commercial building with cast iron storefronts known as the Stanley Exchange. The building is listed on the National Register of Historic Places and is located in the Historic Overlay District.

7307 East Main Street

Based on the mock up provided, the HPC approved a two by three-foot plastic decal window sign for the storefront.

7309 East Main Street

The HPC approved a two by three-foot double-sided hanging, tenant identification sign in accordance with the black and white paper copy of the design provided. The hanging sign has not been installed. The black and white paper mock up continues to be displayed in the storefront window.

7311 East Main Street

The HPC approved use of two tenant identification signs totaling no more than 10 square feet as stipulated by the village code. This consisted of an eight square foot hanging sign and a two square foot vinyl decal window sign. The HPC also asked that the storefront windows be cleaned and materials removed to ensure the transparency required by code.

7328 East Main Street

Beginning on February 8, 2021 and extending to August 27, 2021, the HPC received communications regarding signage for the former Gulf gas station and mini-mart, located in the Historic Overlay District. On multiple occasions, the HPC communicated with the Code Enforcement Officer (CEO) and the owner of Lima Market, Inc., stating the need for complete HPC Review and Sign Permit Applications for the property. Per Lima Village sign regulations, 22.75 square feet is the maximum allowed for tenant identification signs. The HPC submitted its recommendations on September 6, 2021. To date, there has been no final resolution of signage for this property.

7281 West Main Street

In 2021, there were two submissions to the HPC for this property. The building was originally constructed as a residence in the last quarter of the 19th century but extensively renovated to convert it to a bar/restaurant, likely in the first half of the 20th century. It is located within the Historic Overlay District.

The HPC did not support the proposed installation of a pressure treated wood deck on the east side of the building as pressure treated wood is not compatible with the original structure in materials, color, and design as well as the existing designs, styles, building forms and land uses of the surrounding Historic Overlay District. The HPC recommended that the building owner use more compatible and durable materials such as metal posts and handrails, stainless steel cable railings or glass panels, and composite deck materials. Eventually the property owner chose not to proceed with a deck addition.

Some months later, the building owner sought instead to construct a 20 ft. by 24 ft., one-story, vinyl sided addition to the west side of the building. The HPC did not oppose the addition but recommended use of a more compatible gable roof instead of a shed roof and more transparency with windows, doors and possibly a porch fronting to the street. The HPC recommended that windows, trim and style match the front lower section of the existing building. The HPC stated they would be willing to meet with the building owner, but a meeting has not taken place.

7273-7289 West Main Street

The HPC spent many weeks reviewing plans for the alteration, repair, demolition and parking for the former BigM/Save-a-Lot and U.S. Post Office within the Historic Overlay District. The HPC also met on site with the building owner to review its recommendations. This project represented a commercial redevelopment that in size, function, and location is of great significance for the village and town because it defines the western gateway to the village business district and substantially impacts the first impression of those entering from the west.

The HPC provided extensive recommendations regarding size, materials, and placement of doors and windows, wall treatment, parapet wall construction, and color placement throughout. HPC recommendations also covered lighting and parking lot design. The HPC is pleased that the building owner executed most of its recommendations, which have resulted in a visually appealing building that has already received many positive comments from the public.

Months later, the HPC was asked to review applications for wall signage and a ZBA application for a pole sign. The HPC's final recommendations are not complete due to late submission of required materials by the applicant. Recommendations will be forthcoming in early 2022.

7296 West Main Street

Based on the design provided, the HPC approved the use of a 3 ft. by 3 ft. (9 sq. ft.) white vinyl sticker sign in the storefront window of the c. 1880 Queen Anne style brick commercial building located in the Lima Village Historic Overlay District.

7294 West Main Street

The HPC approved painting the ground floor façade of this 19th -century, two-story, ca. 1880s brick commercial building located in the Historic Overlay District. Instead of the black proposed by the tenant, the HPC recommended choosing a color from the historic color palette that was more compatible with the adjacent building at 7496 with which it shares a full height pilaster on the east. The HPC also suggested installing a cornice molding at the top of the cast iron pilasters to better define the storefront.

Some months earlier, the HPC met with the building owner and tenant at the storefront to learn more about the plans for renovation and provide input. As a result, instead of the building owner installing an expensive new entry door, an HPC member offered him a salvaged door of more compatible style at a very reasonable cost.

1560 York Street

The HPC provided recommendations regarding an appeal to the Zoning Board for an Area Variance to undertake additions for a mid-nineteenth century residence. As the

building is located within 500 feet of two National Register listed properties, the c. 1800 [Leech-Parker House](#) and the c. 1800 [Leech-Lloyd house](#), advisory consultation with the HPC is required prior to issuance of a permit. An HPC member met with the building owner at the site.

The HPC recommended that any rehabilitation be visually compatible with and respectful of not only the simple lines of the important historic buildings to the east but also the surrounding rural environment. The HPC recommended use of clapboard siding throughout all elevations, corner boards to define the edges of each elevation, and ground floor double hung windows symmetrically placed directly below the second floor windows. The HPC provided photos of other nearby properties to illustrate its recommendations. The HPC also included a short summary of some of the property's nineteenth century inhabitants.