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Chris – They're making them so they're that dark bronze color. The color of the original windows.

Marcia – I have a question. According to the picture it looks like the middle rail of the windows seem very thick compared to the rail on your windows.

Chris – Yes, the picture was taken from a showroom in Syracuse to look similar because mine will be made to order. I have been assured they will look exactly the same. He came out and took pictures of my windows.

Marcia - How will they be putting the mullions in? Will they be plastic enclosed in the glass or will they be on the outside?

Chris – I don't know but I made a big deal about not having plastic mullions, They won't be chintzy at all.

Andy – If they're installed you will no longer need the storms that are on there.

Chris – Correct. I have to hire somebody now to do that. And they're so old. 151 years old.

Marcia – Do you know anyone who used this company and had them custom made?

Chris - No.

Marcia – Did anyone give you a reference?

Chris – Yes, but they weren't Victorians, like mine. Not old like mine.

Marcia – I just wanted to see if there were windows somewhere to see if they do look exactly the same.

Andy – The Prathers across the street from me had new windows that we approved earlier this year and they look quite nice. A remarkably good job installing them. That's a good place to look at new windows.

Andy – What do we think? Vote on?

Tom – I'm in favor of it. And the expense of them. And the extent she's going to, to do this.

Andy – I do too. Because it is difficult with the older houses to find windows without going to great expense so we're not going to have completely wooden windows any more if we want the energy efficiency.

Marcia – There was a gentleman who came to us to show how to rehab old windows. He was adamant that you could rehab an old window to match the energy efficiency of a new replacement. Are these vinyl?

Chris – Yes, they are. For me to put wooden windows in I would still have the problem with storms and screens. I can't do this anymore. The counter-weights are broken and I have to put my back under it and shove in a screen to hold it open. I haven't even opened them in 2 years because of that.

Tom- We want to keep these places as historical as possible but we don't want to bankrupt people or they get to the point where they don't want to keep them anymore.

Chris-The round windows will have to be wood and custom-made by a Mennonite or somebody.

Marcia-Which windows are you doing on the first floor?

Chris – I'm doing all the windows on the first floor. The windows in the back are just regular windows. They were never historic windows.

Andy- Shirley and Melissa what are your feelings?

Mellissa I say yes, having the same windows I understand completely. Because like Tom said we have to move forward.

Shirley- And she's keeping all the character around the windows. So, yes, I think we can go with it.

Lynn- the application includes paint. Did you want to review that before approval?

Tom- I think the paint was just what's already on there, right?

Chris – Yes, eyebrows will be dark brown. Wood all around as trim, that's white. House will be off-white. I won't be able to afford the painting right now, just to let you know.

Marcia – I'm just worried they won't look like the windows now. I understand not being able to open the windows, but I'm just concerned about the tall windows. If they come out just like those windows, they are vinyl windows with a life of 20 years.

Tom- I'd hate to have her spend thousands and thousands of dollars if they don't look the same.

Chris – The only windows I'm required to keep the same are the 2 on the front hidden by the shrubs but I'm opting to do all 10 on the first floor.

Ed- If the commission wants precise matches then you should require renderings and sketches with exact dimensions so that the code officer can compare them.

Andy – OK, thanks.

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Marcia – Cantilevered?

Chris – Yes.

Tom – My question, the original building did not have balconies, right?

Chris/Commissioners – No, It did not. It was an industrial building.

Tom – Well, it’s in the historic district and the theme is to keep everything historical. I’m kind of conflicted to do something that will create interest to make it more attractive. But we nit-pick someone else in the district who wants to put in vinyl windows and who has to spend tens of thousands of dollars because we require it to look exactly like 1870. I’m struggling a little bit with the nit-picking for one and then here we have an industrial building. Not that I don’t think balconies would look fantastic. Just that I think we should choose whether we want things to stay looking historic or do we allow things to change a little bit so they look more appealing and up to date.

Chris – If I could respond to that. This was a building that was imminently ready to collapse. We changed that from an industrial building to an apartment building and made many changes to the inside and outside of the building to make it a residential building and now we want to make this change to make it more attractive to apartment dwellers. It is no longer an industrial building and has not been since all those changes.

Fran – The object is to keep the integrity of the character of the building. Do we have a visual of the what this will end up looking like? How have exterior changes been made? Have we approved the changes?

Marcia – This building was redone and the windows were kept the same size. The only changes have been 3 doors which were a little different. And there were applications that were all approved.

Chris – 7 years ago we made it into an apartment building.

Fran – OK. Is this project the recipient of federal money?

Chris – Not receiving money for these 3 apartments. We received money for this building years ago.

Andy – The question is for the 3 balconies and the door.

Ed – Can Mr. Iversen tell us the address of this property.

Chris – 130 Water Street. Once it was different addresses but has all been combined to 130 Water.

Shirley – Wouldn’t living space buildings historically have balconies overlooking water?

Fran – No, not this one. It was an industrial building.

Chris – In your information there’s a letter from the National Park System for approval to put a vertical exhaust vent for proposed restaurant, that never actually went in. The Park Service approved that exhaust vent so I would submit that this indicates the balconies would be no more inappropriate than that vent.

Fran – I never said it was inappropriate. I just said that we have to be cognizant of the fact that it’s a repurposed building and we would not want to put.. make changes to be fancy on the Water Street side.

Andy – That is not the case. Do we have questions or comments on the 3 balconies and door? Does anyone find that inappropriate in any way?

Shirley – I don’t.

Fran – I don’t either.

Andy – So, that’s the question before us. On this application for 130 Water Street. A motion?

A MOTION by Shirley Owens and a **SECOND** from Tom Barden to approve the application for construction of 3 new 2nd floor balconies on south side (outlet side) of building as depicted in color rendering on site plan drawing - sheet #A201 and to move door on south side of building returning it to original position as shown on site plan drawing - sheet #A101.

Shirley Owens-aye. Fran Dumas-aye. Tom Barden-aye. Melissa Parsons-aye. Motion carried.

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Andy -Now we’ll move on to the next application for 120 Wagener Street.

Chris – So, we are proposing to the village that we build on Water Street a condominium/townhouse project that will have 3 building. One is an 8-unit building on Water Street. The second is a 6-unit building on Water Street. The third is a 2-unit building that would front on Wagener Street. That location on Wagener would replace the small blue building that is currently there and unoccupied.

Fran – We already turned this down.

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Chris - Correct. I was told at the time we did not have plans showing what we were proposing and that if I was intending to propose something in the future I should come back to this commission.

Fran – What you were proposing was to take it down.

Andy- do you three ladies who were on the commission at the time remember that this was the reason given for why it was denied?

Fran – I do.

Marcia – You can't tear down a place in the historic district. We may or may not think it's a dumb building but that's what we are charged to do.

Andy – So Mr. Iversen says the reason given to him was that he had no plans for the site.

Chris – No, I didn't mean to simplify that. That was just one suggestion that if I had a plan I should come back.

Fran – The application back then was for something to do with the driveway.

Andy – Well, that was then but I think what we have to consider is the application we have before us today. We owe Mr. Iversen consideration of this application as written.

Fran – There hasn't been any reason alleged why the status of that building has changed.

Andy – What consideration, Mr. Iversen, if any, has been given to maintaining that building as a work-around. Is that even feasible from your perspective?

Chris – Clearly, it's just our opinion that the building is not habitable. The ceiling is very low, it would require considerable investment to make it habitable, and it's not economically viable to put money into that building as it is and then try to rent it out at a reasonable rent. We do not believe the building is worth saving.

Andy – Strictly from our perspective the building is in the Historic District and a viable structure. There are some that would say that it would be cheaper and 'greener' to maintain the building than to tear it down and build something in its place.

Chris – The guidelines for your committee, I believe, says new construction should be compatible with the neighborhood and we believe what we're proposing will be compatible with the neighborhood.

Andy – So, commissioners, questions, comments?

Tom – The comment I have, and again, being new to the board, have there been other tear downs for new constructions.

Lynn – Tear downs yes, new construction, no.

Shirley – Tear downs because of no maintenance. Not maintaining the property.

Lynn – Stan, is your hand up because you have something to say?

Stan – It is.

I don't want to interrupt this conversation so, when it's appropriate, Mr. Chairman.

Andy – Please do.

Stan – For those of you who don't know me, I'm Stan Olevnik. I'm here tonight wearing several hats one is the recent seller of 331 Main Street where My wife Jacky and I lived for 13 years. She was an alternate on your board for several years. I'm also a property owner in the community. I'm a real estate agent and chairman of the planning board. I wanted to share a few things. Any position I take is personal. The planning board did review this and tabled it pending a few things; your review, and ZBA review. My other comments. First of all, Mr. Iversen intends to bring 16 new residences to the area that this community needs desperately. I think one of the things this committee should be looking at as their charter is how do we keep people in the community by not only keeping the history of the area but also how to make it work well for people coming into the community today. We sold our home and there are no other places for my wife and I to buy. These 16 would be a viable option for us if we were going to stay. If we were, we'd be forced to look in Canandaigua or Geneva or out of the area because there's nothing here. We're doing our community a disservice by not helping find ways to get additional properties like Mr. Iversen's. His plan does fit our community very well. He's taking a dilapidated property and is ready to throw a great deal of money in there to make it a better area. Birkett Landing is a good example and we didn't lose any historical significance in that property. We've got his new waterfront development, as well as the Hampton Inn that made Penn Yan a more appealing place. The man has been working hard to benefit our community, and in every case, it's been better for our community. My request is that you consider that in your approach. He's doing things to make the new project fit very well. So, if we're

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looking at historical significance and appeal, we won't lose that with his new building. We might lose the historical significance of that old blue building but we won't lose the historic appeal.

Andy -Sincerely appreciate your comments. We all understand the good that development brings to communities. Unfortunately, from the limited perspective we have our is for the buildings we have even if we support change. The question before us now is, is it appropriate for the commission to approve the demolition of this building, which is in the Historic District, for the reasons stated. We need to simply vote yes, or no. Fran please keep it short.

Fran – To answer Stan’s remarks. We are subject to code from the National Park Service which sets up guidelines we are obligated to follow regardless of whether there’s a great development coming. One of the things we also can’t consider is if it will, or won’t fit in with a potential development. The condition of the place is entirely because it hasn’t been maintained.

Chris – That’s incorrect. We put money into that house.

Fran – Well, that’s my opinion.

Marcia – The house does have significance. It’s part of the Wagener mansion estate. Our role is to protect all the properties in the Historic District and you were aware of that when you bought it.

Chris – I appreciate everyone’s comments and your charge and your dilemma that you feel your obligation is to protect all houses in the district. We feel our project will protect and improve the values of all the houses on Wagener. The other houses in the neighborhood are much more significant and we believe those property owners will be spurred to improve them after the removal the this one. At least consider how this project will help improve those other historic houses on this street.

Tom – What’s the date this house was built?

Marcia – 1860. The application on this property when it was included in the historic district. *“This is located on part of the original mansion house estate built in 1816 by Abraham Wagener. An extremely simple structure of a vernacular cottage with Italianate detail. The porch has applied decorative mouldings.”*

A MOTION by Melissa Parsons and a **SECOND** from Fran Dumas to deny the application for demolition of structures at 120 Wagener Street.

Shirley Owens-aye. Fran Dumas-aye. Tom Barden-aye. Melissa Parsons-aye. Motion carried.

Approval denied.

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Andy – Move on to 114-116 Main Street.

Vito – Would like to replace this one window where all the power goes into. We will be getting rid of all those lines. There’s also a vent for washing machine. We also want to replace the upper window to match exactly like the one next to it that’s already there. You have all the pictures and data, I think.

Andy – White vinyl?

Vito - yes.

Fran – Is all that on the wall, electric?

Vito – Yes, we want to clean that up and get rid of it.

Fran – The lower window has been shortened. Do you want to restore to the original size?

Vita- It’s not really a window. It’s a framed piece of glass. It more like a hatch. Inside there’s this brick on the top and is part of the second floor behind it. New glass is going to be the same size.

A MOTION by Tom Barden and a **SECOND** from Melissa Parsons to approve the application for replacement of 2nd floor window at the rear of the building with a white vinyl, double-hung window to match existing window next to it and to replace the window glazing in the first floor small window/hatch as shown in the photograph.

Shirley Owens-aye. Fran Dumas-aye. Tom Barden-aye. Melissa Parsons-aye. Motion carried.

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