



## Village of Penn Yan Historic Preservation Commission Meeting Minutes December 8, 2020

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, The 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 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 shoved 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. 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 that the tall windows. If they come out just like those windows they are winvyl 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.

**Village of Penn Yan Historic Preservation Commission  
Meeting Minutes December 8, 2020**

A **MOTION** by Tom Barden and a **SECOND** from Shirley Owens to approve the application for 10 new custom-made windows to replace all of the first-floor windows. They will be as depicted in manufacturer's spec sheet and will be an exact visual match to the existing windows including the bronze color. New paint on house to be Clark & Kensington's *Natural White* on the body, *Morning Coffee* on the eyebrow features, *Antique White* on the trim.

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

////////////////////////////////////

Andy – We'll move on to 3 Main Street and Mr. Stoltzfus request for paint and roofing.

Jared Stoltzfus – Yes, so the application is to repaint the exterior storefront of 3 Main Street formerly Lloyds. Similar to the way 18<sup>th</sup> Amendment was done so most of the building would be the slightly lighter shade of olive green then the trim on the upper and lower part would be the darker green.

Andy -Fatigue green is the dark and the Olive green is the lighter of the two?

Jared- yes. So the exterior of the building the back of Lloyd's kitchen has a little addition that we plan to paint the same as the rest of the building. Also plan a new shingle roof on that addition. Then, the entryway sidewalk portion with tile. We want to replace the tile with hexagonal tile with wording in it.

Marcia – Looks like a mosaic with letters "Better with Coffee"? Is the lettering in the tile?

Jared the mat with the tile is black so we would remove the tile to make the lettering.

Andy- The footprint for the new tile would be the same as the existing?

Jared – Same size, yes.

Andy – Same elevation as existing?

Jared – We would like to change the slope and have it just be flat wheelbarrow access.

Andy – Any comments, questions folks?

Shirley – On the paint around the windows is that going to be fatigue green? What about the inlay?

Jared – Yes. Right now it's unpainted dirty copper, maybe. We plan to paint it lower portion the darker green like the trim everywhere else.

Andy – The back kitchen addition the lighter green? And the shingles charcoal?

Jared- Yes.

Andy – How large will the 'Better with Coffee' be?

Jared - 3" and 6".

Fran – That sounds kind of small. Will there be a frame around it?

Jared – I'm just estimating size, right now. Not exactly sure. And no, not a frame around the lettering.

Tom – Will it be the width of the door.

Fran – The letters within the frame as it's shown, look OK.

Jared – Maybe it's going to be more like 8" and 12" for the letters. Just no sure.

Fran – Can we say yes with the proviso that the letters don't look big. Don't want to wait a month on this.

Jared – I think I will know what will look right and be in proportion. I can go over and measure tomorrow.

Andy – We can add to the certificate that says pending actual acquisition of the size of the wording.

Ed – Another option is to merely indicate that the letters shall be a size for appropriate visibility.

Fran – And scale.

Andy – Can you go and do measurement tomorrow before Thursday and an email can go around to approve.

Ed – Are you planning to vote outside the meeting? You can't do that.

Lynn – Is the size of the lettering somehow historically appropriate? Is that detail your jurisdiction?

Marcia/Fran – It's not the appropriateness, it's the proportion of it.

Andy – If Jared can do this tomorrow we can send around an email and we can agree or disagree.

Ed – You're still voting outside the meeting. You're violating the open meetings law.

Andy- We'll just wait until the next meeting for the whole thing.

Ed – If there's lettering to be involved, there should be the height of letters and the width required on the

**Village of Penn Yan Historic Preservation Commission  
Meeting Minutes December 8, 2020**

application in order for the commission to make their decision.

Andy – Do you have to have the lettering decision now or can that wait until next month.

Jared – That’s fine. We need to submit a sign design that will come in for next month, too.

Marcia – We can vote on paint and white tile style. Can you do tile now or next spring?

Jared – Just being proactive and getting approvals early.

Andy – Questions, comments or concerns for those items?

Marcia – Exclude hexagon tile?

Shirley – No, leave for next month.

A **MOTION** by Shirley Owens and a **SECOND** from Tom Barden to approve the application to replace asphalt architectural shingles on rear kitchen addition with new in ‘charcoal’ black. New Benjamin Moore paint on front façade and rear kitchen addition façade to be *Dark Olive* and trim to be *Fatigue Green* which is a darker green.

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

//

Andy – Just got a message from Chris Wright who has a meeting to go to. Lynn, can you quickly inform everyone what Chris wants.

Lynn – Last month you approved the rails on his deck drawing to be green. Chris said they were actually steel and in the narrative on the plans it was written they were to be painted black so all he wants is the certificate to be amended to reflect that they are steel and will be painted black. Is that all right with everybody?

Marcia, Shirley – Yes. We were having trouble with that application and that the deck.

Andy – Is there agreement on the black instead of green?

A **MOTION** by Melissa Parsons and a **SECOND** from Shirley Owens to amend the certificate as discussed. **Shirley Owens-aye. Fran Dumas-aye. Tom Barden-aye. Melissa Parsons-aye. Motion carried.**

//

Marcia – I have a question for Chris Wright. Remember when we up against Chris Iversen they want to tear down the little building, the little house on Wagener Street.

Ed – That’s on the agenda tonight. You should wait until that has been called to discuss it.

Chris Wright – I won’t be staying. I have another meeting.

Marcia – I have to ask this question. You came up with a lot of reasons why this should not be torn down like the Oreo window.

Ed – I’m going to object as the village attorney. This is totally inappropriate, procedurally.

Andy – Agreed. We’ll leave it at that.

Marcia – We need his information for the next thing.

Ed – You should have talked to him before the meeting.

//

Andy – Now the next will be from Iversen Ventures, Ltd. to move door & construct balconies at 130 Water St.

Chris Iversen – We will create 3 new apartments on the lower level at Birkett Landing. This is unoccupied space and to put balconies on the 2<sup>nd</sup> story of the outlet side of the building. The door is to be moved back to the original location. That move was previously approved. The balconies are to create more of an interest for those apartments. The 3 new lower-level apartments will have a deck.

Andy – Create interest? More attractive?

Chris – Yes.

Marcia – Will the balconies be for them to go out on?

Chris – Yes. The balconies will have to be constructed at the same time as the construction of the apartments.

**Village of Penn Yan Historic Preservation Commission  
Meeting Minutes December 8, 2020**

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.

Lynn – it a 2” by 3” color picture with the application.

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 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 2<sup>nd</sup> 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.**

////////////////////////////////////

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.

## Village of Penn Yan Historic Preservation Commission Meeting Minutes December 8, 2020

Fran – We already turned this down.

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 saving 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 also property owner in community. I'm 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 at and tabled it pending a few things. Your review and ZBA review. My other comments. First of all, Mr. Iversen intending 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 how to we keep people in the community by not only keeping the history of the are 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 loose any historical significance in that property. We've got a 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 out community, and in every case, it's been better for our community. My request is

**Village of Penn Yan Historic Preservation Commission  
Meeting Minutes December 8, 2020**

that you consider that in your approach. He's doing things to make the new project fit very well. So, if we're 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 that 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 with 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.**

////////////////////////////////////

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. Want 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 2<sup>nd</sup> 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.**

**Village of Penn Yan Historic Preservation Commission  
Meeting Minutes December 8, 2020**

Andy – Next, we’ll take care of the minutes and the other items perhaps we can put off until the next meeting.  
Lynn - We actually still have the June minutes to approve. It was only Shirley, Fran and Andy at that meeting. They’re all here.

Shirley – I reviewed them at the time. They were alright.

A **MOTION** by Shirley Owens and a **SECOND** from Fran Dumas to approve the June 9, 2020 minutes.  
**Shirley Owens – aye. Fran Dumas - aye. Andy Baus – aye. Motion carried.**

Andy – How about the October minutes?

A **MOTION** by Marcia Kneeland and a **SECOND** from Melissa Parsons to approve the 10-13-20 minutes.  
**Shirley Owens-aye. Andy Baus-aye. Melissa Parsons-aye. Marcia Kneeland-aye. Motion carried.**

Andy – What I would like to ask is that I get emails with a list of contractors, not that we recommend but at least a list so if someone asks for names we can give them several. They can get their own references. I could also contact them and ask if they want to be on the list. So, what I would ask then at the next meeting be prepared with a list.

Jamie – You’re going to want a least 3 in each category.

Andy - We can list them as plumber, or foundation, roof, or whatever. Something to give them a start. We’ll also suggest how to track certificates starting in January. Just to track how and if it’s done and if it complies with what we approved. The last thing we’ll put off discussion on the art committee until the next meeting. This was a long meeting and the best we can do is what we did which was to vote our consciences.

Fran – Iversen will probably appeal our decision.

Andy- Yes, that’s what we expected.

A **MOTION** by Tom Barden and a **SECOND** from Shirley Owens to adjourn the meeting at 7:30PM.  
**Shirley Owens-aye. Fran Dumas-aye. Tom Barden-aye. Melissa Parsons-aye. Motion carried.**

Submitted by Secretary:

Lynn Duryea