

**Village of Penn Yan Historic Preservation Commission
Meeting Minutes June 8, 2021**

**111 Elm Street MUB ROOM
5:30 pm**

Present: Maggie Kessler-Chair, Tom Barden, Melissa Parsons, Andy Baus-alt., Rich Stewart-VB Liaison, Jamie Kincaid-Code, Lynn Duryea-Secy.

Absent: Marcia Kneeland, Shirley Owens, Fran Dumas.

Public Present: Joseph Rominski, Amanda Rago, Joanna Purdy, Rose Curry, Chet Thompson, Paulina Garces Reid.

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A **MOTION** by Tom Barden and a **SECOND** from Melissa Parsons to approve the May 11, 2021 minutes.
Tom Barden-aye. Melissa Parsons-aye. Maggie Kessler - aye Carried.

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FIRST ITEM: Application from Rose Curry for signage at 13 Main Street.

Rose Curry was present and explained she was opening a wine bar and wanted a sign out front. The chair asked about the bracket she planned to use to hang the sign since that information was not supplied with the application. Rose stated it was an 18” long, black, iron bracket with loops along the bottom. The chair also asked about the sign material and showed Rose a page of historic font samples, telling her she needed to change her sign font to one that was on that list. Rose said the sign material would be 2 wine barrel lids held together with an iron, wine barrel strap for a 2-sided sign. She said she did not get any font requirements from the secretary when she talked to her about the application. Commissioner Baus pointed out the sheet of font samples was not an all-inclusive list of Historic font choices. He said he did not find the proposed font objectionable. Commissioner Barden said he did not, either. Commissioner Barden asked if the sign lettering and graphics would be burnt into the wood or was it blue. Rose said it was burnt lettering. Commissioner Parsons arrived at 5:45pm and was briefed on the application in progress. The commissioners discussed whether or not to table the application until the July meeting pending evaluation of the iron hanging bracket. Ultimately the decision was to approve the application with the contingency a photo of the proposed bracket must be emailed to the commissioners before the certificate could be sent to her.

A **MOTION** by Tom Barden and a **SECOND** from Andy Baus for a hanging sign centered above entry area to be 2-23” diameter wooden wine barrel tops held together with iron wine barrel hoops. Lettering and logo will be burnt into wood as depicted in color photo. Sign to hang from black iron bracket mounted on wood façade trim. Approval is contingent upon receipt of an email photo of bracket, showing dimensions.

Tom Barden-aye. Melissa Parsons-aye. Andy Baus-aye. Carried.

The secretary then passed around a photo of sidewalk seating previously approved for this address since several of the commissioners were new and wouldn’t have known it had been approved. Rose then asked about table umbrellas she may add at a future date. Lynn explained there was a blanket approval established by the Historic Preservation Commission a few years ago to allow umbrella color to be either Hunter Green or a maroon. Rose also asked if she needed to fill out an application for approval for an exhaust vent she recently learned was a code requirement. She said it would be installed on the back of the building. The commissioners indicated she would not need approval for that since it was required by code.

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NEXT ITEM: Application from Joanna Purdy for rear porch & steps and wrought iron railing at front steps. Joanna Purdy was present and pointed to her color renderings and photos supplied with the application showing the rear porch and stairs and the front railings. She explained the house was built in 1928 and the rear porch had been enclosed with a door leading to the back patio. She said just outside that door she wanted to add a small landing with railings and steps to the patio. There were no objections from the commissioners for that proposal. There was brief discussion about the aluminum material chosen for the railings. Joanna explained it was an environmentally responsible renewable material and very durable.

A **MOTION** by Melissa Parsons and a **SECOND** from Andy Baus to approve the application for new iron stair railing at front entry style and color as shown in photo submitted with application, and construction of new

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rear porch, as shown in computer mock-up, with aluminum railings and shown on submitted spec sheet.
Tom Barden-aye. Melissa Parsons-aye. Andy Baus-aye. Carried.

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NEXT ITEM: Application from Lance Robinson for signage at 17 Main Street.

Rose Curry was present for Mr. Robinson. She described the bracket as 55” long and the sign as double-sided and 3’ around by 1.5” thick. She said the lettering, border and insets would be carved. The background would be painted the colors shown. The commissioners had no objections.

A **MOTION** by Andy Baus and a **SECOND** from Tom Barden to approve the application for a double-sided hanging business sign to be 3’ in diameter, lettering and graphics as depicted in color rendering submitted with application to be hung on 55” long bracket mounted on façade over entry. **Tom Barden-aye. Melissa Parsons-aye. Andy Baus-aye. Carried.**

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NEXT ITEM: Application from Naomi Gleason for paint on house and tear down/rebuild of porch at 173 Main St.

Naomi Gleason was present and said she picked Sherwin Williams paint in Sage Green Light for the trim and Downing Stone on the main building. Commissioner Baus asked Naomi if she was planning any changes from the original porch after it was rebuilt. She said it would look the same in every way. He asked if the roofing and gutters would be the same material and color. Naomi said yes. Commissioner Barden asked if the porch would be rebuilt with all materials in-kind and Naomi said yes. He said there was no need, then, for approval from the Historic Commission on the porch work just approval for the paint color changes.

A **MOTION** by Melissa Parsons and a **SECOND** from Tom Barden to approve the application Sherwin Williams paint to be Sage Green Light on the trim and Downing Stone on the main body of the building.
Tom Barden-aye. Melissa Parsons-aye. Andy Baus-aye. Carried.

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NEXT ITEM: Application from Amanda Rago for outdoor seating at 11 Main Street.

Amanda Rago was present. Chair Kessler asked for the dimensions of the chairs and questioned the red metal commenting about others that are a black metal. She asked if the wind would take them. Amanda said the size of each chair was 24” X 48” and there would be 4 of them around each of the tables. She said she thought they were heavy enough not to be blown around. There was brief discussion about the stanchions in terms of their purpose and enclosure dimensions. Jamie explained they were chains and posts designed to corral patrons into an area designated for outdoor diners. He said the positioning and size of the stanchion-enclosed area was regulated by his office.

A **MOTION** by Tom Barden and a **SECOND** from Andy Baus to approve the application for outdoor seating to include (3) 48” X 24” faux wood tables with (4) red metal chairs at each table, as depicted in photo and stanchions to define the seating area. If table umbrellas were planned for the future, approved colors are Hunter Green and maroon.

Tom Barden-aye. Melissa Parsons-aye. Andy Baus-aye. Carried.

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NEXT ITEM: Application from Joseph Rominski for demolition and re-build at 225 Main Street.

Joseph Rominski was present and explained the photos of different banks with the application were just conceptual. He said they would be using limestone and monument stone and the ultimate architecture was yet to be determined which was why he did not have those specs. Joseph said bank facilities had to be built by government security specifications but they could do their best to make the exterior a good fit within an historic district. He said his firm had worked with professional historic architects before. He pointed out there were several buildings in close proximity to this property, such as the Yates County building, court house and the sheriff’s office, that were brick and had no historic characteristics. He attributed this to the fact that this was a Residential Transition Zone (R-T) so businesses were mixed with residential. He said brick may be one façade material they propose since it would not be unique in the area. Commissioner Parsons noted that the applicant

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was not the property owner and suggested it was not appropriate to approve the application submitted by Joseph Rominski. Jamie explained this approval was to determine if the bank would continue with its purchase offer. Any application approvals for actual demolition would need permits from his department and only happen after the bank owned the property. He said this was just the first step for the applicant. Commissioner Baus explained to Joseph that one of the considerations of the commission was to maintain the historic nature of the location after a tear-down. The commissioners discussed with Joseph the option of using the structurally sound existing structure for the bank. Joseph explained it did not have the structural integrity a bank facility needed and once inspecting the interior it was obvious there were a number of add-ons over the course of its 100 years that would interfere with construction of the type of structure they needed. He said there was nothing left of the interior that resembled something historic because it was all replaced with drywall. He also said the existing parking lot area was too small for a drive-thru. He directed attention to the schematic submitted, which showed the bank buildout as an overlay on the existing site. He said the only conclusion was to have the entire site reconfigured for the bank. Commissioner Barden maintained his position that it seemed reckless to tear down something that was structurally sound and still had historic aspects, just to allow a brand-new building. The chair agreed. Commissioner Parsons also agreed she could not support a tear down. Joseph noted that it was inevitable some buildings in an historic district would eventually come down, especially in an R-T District, in lieu of business progress. He said he, as the architect, would work with the commissioners on features and characteristics of the bank that would be compatible with the historic district. Commissioner Baus pointed out it was not part of the commission’s charter to consider new construction. He reported some new buildings were built after the Historic Preservation District was established. He stated their role was to evaluate the demolition request. The commissioners considered the possibility of the new construction proposal with regards to the characteristics and materials they could require. Joseph reiterated the existing structure was beyond any hope of returning it to its original condition. He said it was not historically significant in its current condition and would never be added to the National Registry of Historic Places. Commissioner Baus introduced a bullet list from the code book with criteria to be used to evaluate a demolition request which were;

- Is the building historically significant? The commissioner’s consensus seemed to be: no.
 - Determine economic viability. There was a comment in favor of the fact that the new building would be a bank.
 - Consider the present condition. Comments that the building was sound but not visually historic any more.
 - Relationship to surrounding structures. The comments were; it was embedded in an area of municipal buildings.
- The commissioners agreed the code book assisted them in making a better decision with this demolition request.

A MOTION by Tom Barden and a **SECOND** from Andy Baus to approve the application for demolition of the existing structure along with any site features, as necessary for new construction.

Tom Barden-aye. Melissa Parsons-aye. Andy Baus-aye. Carried.

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OTHER BUSINESS: None.
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A MOTION by Andy Baus and a **SECOND** from Melissa Parsons to adjourn the meeting at 6:50PM.

Tom Barden-aye. Melissa Parsons-aye. Fran Dumas-aye. Andy Baus-aye. Marcia Kneeland-aye. Carried.

Submitted by Secretary:

Lynn Duryea