

**VILLAGE OF ALBION
HISTORIC PRESERVATION COMMISSION
March 25, 2010
Meeting Minutes**

- PRESENT:** Commission Members: Louis Becker, Andrea Rebeck, Neil Johnson, Matthew Ballard Aric Albright
Mariadele Theodorakos (via cell phone)
Village of Albion: Mayor Theodorakos
- CALL TO ORDER** The meeting was called to order at 7:00 pm by Loius Becker
Pledge of Allegiance and introductions followed.
- ADJUST AGENDA** Add: Public comment -- no one spoke at this time
- MINUTES APPROVED** A motion was made by Matthew Ballard, seconded by
Andrea Rebeck , to approve the minutes of the February 16,
2010 meeting as written.
Motion passed unanimously
- OLD BUSINESS:** The property located at 125 Liberty was discussed.
Mariadele expressed concern over whether or not
the property owner was making a "good faith effort"
to sell or maintain the property. There was no action taken
by the HPC at this time.
- NEW BUSINESS :** New Chair: The HPC will require a new chair. Louis Becker
is currently "acting" chair. Lou stated that he could give a
list of possible candidates to the Mayor. It was decided that
an ad would be placed in the Lake Country Pennysaver for
individuals interested in becoming HPC members. Lou will
work with the Mayor to write an ad with the right criteria. The
ad will be placed in the next available Pennysaver.
- COA:
20 S. MAIN ST** The Christ Episcopal Church submitted a COA application
for the demolition of a rear "outhouse" extension which had
been damaged. No one was present to represent the
church.
There was an unauthorized demolition of this addition done
at some point between Saturday, March 20, 2010 and
Sunday , March 21, 2010.
Mayor Theodorakos informed the commission that the
Village did not authorize a demolition. He stated that he
had spoke with members of the church and they were fully

aware of the process for a COA. He believed that they had planned to attend the meeting and follow the process. He was surprised to see that the addition had been removed over the weekend. He also stated that he believed that the church had now obtained an attorney. The Mayor said that he spoke with Julian Adams about the situation. Julian recommended the church be cited for not obtaining the proper COA. Julian informed the Mayor that the HPC could require a rebuild, but it would not be practical. He stated that the back wall of the building would need to be repaired as soon as possible to prevent further damage to the structure.

Andrea Rebeck stated that not obtaining the proper permit for a demolition violated the NYS Fire Protection & Building Code. She stressed the dangers involved in this situation. She felt that they should be cited for the violation of the Fire Protection and Building Codes.

Andrea also told the HPC that she had met with Cora Goyette, of Christ Church several times. She said that she informed her and other church representatives of the options to remedy the damaged part of the structure. She said that there were other options available – not just demolition.

Andrea said that if bricks were salvaged from the demolition they could be used to repair the back wall.

She believes other failed COA applications have led to this current situation.

All members agreed that a message needs to be sent to the community by the HPC and the Village Board.

Neil Johnson told the HPC that he had spoke to Kevin Doherty several months ago regarding what the proper procedure would be to remove the rear part of the building. The conversation took place prior to the most recent damage. Neil said that was the last he heard from Mr. Doherty. He mentioned that the church originally purchased this building to maintain parking spaces. The majority of the church's available funds are tied up in the repair of their bell tower.

Since the demolition had already occurred, there was no motion necessary from the HPC. The situation is in the Village Board's hands now.

Mayor Theodorakos informed the HPC that he would be meeting with the Village attorney and representatives of Christ Church in the near future. He asked the commission members if anyone would like to attend. He will contact Lou Becker prior to the meeting.

**COAs:
48 N MAIN ST**

First Niagara Bank located at 48 North Main Street had previously applied for a COA for a new sign to be located in front of the building. The sign was approved by the HPC with revisions. The revisions needed to be submitted to the Code Enforcement Officer prior to the installation of the sign. The sign has since been installed. It is the belief of the HPC that the sign is not the one that they approved. The chair will check with Code Officer Vendetti to make sure that he did receive the proper paperwork. The HPC would like the Village Code Officer to cite First Niagara Bank for doing the work without obtaining the proper COA.

First Niagara Bank also submitted a COA for repair of columns on the front of their building back in January. The COA application had been "tabled" pending more information from the contractor. To date, no one from the HPC has heard anything else. There is plywood surrounding the columns at this time to protect them from the elements. Mayor Theodorakos suggested that the Chair of the HPC speak to Code Officer Vendetti, and possibly the contractor who is working on the columns.

**COA
UPDATE
121 N MAIN ST**

Mayor Theodorakos inquired about the status of the COA for the back of 121 North Main Street. The HPC explained that Simbari Design needed to present the revised plan. The mayor suggested that members of the HPC attend the Village meeting on 4/16/10. He stated that Mr. Chatfield would be there and they could discuss the status with him then. Andrea stated that the design was submitted to SHPO and approved. It just needs to be returned to the HPC for a final review. Mayor Theodorakos told the HPC that he would make sure Mr. Chatfield got the required information to them.

**COA
108 N. PLATT ST**

The Village of Albion submitted a COA application for the the side gable ends of the firehall. Superintendent of Public Works Dale Brooks was present on behalf of the Village. The firehall is not a historic structure but falls within the district. The samples that were submitted for review were vinyl and metal. The HPC maintains a practice of "no vinyl" in the historic district. The metal sample that was submitted was small. The HPC would like to see a larger sample of the product the Village would like to use. The application was "tabled" until a better sample is submitted.

PROJECTS:

There are several projects the HPC is currently working on. These include the revised COA application, an Economic Hardship Form and Local Landmark Designation Form. Neil redistributed a copy of a model landmark designation form. Andrea stated that economic hardship is a complex process and it would not be practical to create a "form" for hardship.

ADJOURN:

A motion was made by Aric Albright and seconded by Neil Johnson to adjourn the meeting at 8:19 pm.
Motion passed unanimously