

Historic Preservation Commission of Mendon NY May 3, 2023 Meeting

Members Present:

Diane Ham (Historian), Geoff Tesch (Chair), Lynn Buehlman, Martha Bush, Kaley Catlin, Lynne Mertz

Members Absent: Karen Jenkins (Town Board Liaison), Lynn Buellman (arrived late)

Meeting was called to order by Chairman Tesch at 7:04 PM

Minutes:

Motion- March Minutes to be approved, by Diane Ham(1st), Lynne Mertz (2nd)

Motion Carried

Certificate of Appropriateness applications

Chairman Tesch introduced citizens wishing to put forth changes to their listed properties to the commission.

1. Jamie and Elena Renner. The Renners own 965 W. Bloomfield rd., known as the Orrin Holfoth house. They hope to build a playground for their 7-year old in their private back yard. This is designed as a temporary structure, the drawings of which have been submitted to HPC.
2. Zach Lockhart. Zach and his wife purchased 73 Taylor Rd. last fall, not knowing it was an HPC listed property. They found significant lead in the home and plan to replace most of the windows and doors. They have already purchased the doors and windows and must receive a C of A before work can commence.

Update to EPOD Maps

- Martha presented the draft EPOD maps from the county GIS office. The draft was emailed to us, but we can ultimately get a large print out. This was a draft and the members were asked to review the map and give Martha any updates or suggestions to get back to our contact at the county.
- Once the map is completed, we will present it to the town board for approval.

Discussion of Renner Playground application

- Chairman Tesch consulted with Corey Gates, Town of Mendon Code Enforcement officer about whether a permit would be needed for the playground build. Since there is already a swingset there and the structure would not be attached to the house, Gates suggested that unless the HPC requires a CofA, that no permit would be required.

- It was recommended that some visual barrier in the form of plantings be added to the site to create a visual barrier from the road, which the homeowners agreed with.
- **The HPC members all agreed that no C of A would be necessary. We took a vote**
 - **Lynne Mertz moved that we waive the CofA for the Renner playground construction, and eventual demolition. Diane Ham seconded and the motion passed unanimously.**
- The homeowners asked that they receive a written assurance that the certificate is not required and the members suggested that a copy of these minutes would suffice.
- Chairman Tesch said he would send a note to Corey and copy the Renners with this decision.

Discussion of Lockhart House

- Diane and Geoff reported that they met the Lockharts at the Ham residence the day prior to review the history of the house.
- The homeowners removed the outhouse without notifying the HPC or getting a permit, which started this discussion.
- The homeowners claim they never knew the house was older than 2004, nor that it was listed with the Mendon HPC.
- The members all reviewed photos provided by Mr. Lockhart of extremely damaged windows and doors – although they were pristine 20 years ago, they are now very chipped and damaged.
- There was general consensus that although it might be possible to resurrect the windows, they would probably need replacement at some point, and with the presence of lead, replacement was likely the only course at this time.
- Changes requested:
 - Diane asked about the design of the proposed replacement door on the front of the house. We asked for a better representation of the new door.
 - We asked for more information about exactly which doors and windows are being replaced. If other doors are being replaced that are visible from the road, they would need to match the old doors.
 - The members asked if the windows and doors being removed could be saved and stored. The homeowner indicated this may be possible.
 - There are three doors on the porch. One is a functional door and two are “faux doors” or not in use. The homeowners proposed taking out the one visible faux door. The members made clear that this is part of the house’s history and asked if the homeowners

- would consider keeping the false door as it would not be appropriate to remove doors that can be seen from the road.
- In reviewing the application, there were several issues pointed out:
 - “Yes” is the correct answer for whether the house is a landmark.
 - The actual number of doors and windows being replaced must be included
 - 12.a. the work must be proportionate to the size of the home.
 - 12.c. must be filled in
 - The document must be signed
 - The members asked that the additional documentation be included, and the application be updated before being considered for approval.
 - The date the home was built should be added to the application.
 - Because of the urgency of the Lockhart’s construction plans, we discussed the possibility of holding a special meeting on Monday May 8 to review the updated materials.
 - Lynne Mertz moved to table the discussion until a special meeting could be held on Monday at 7:00. Diane seconded this. Motion carried.

Town Historian’s Report

No report this week

Being no further business, the meeting was adjourned at 8:42 PM

Respectfully submitted by Martha Bush and Geoff Tesch