

**Lima Historic Preservation Commission
Year End Summary 2024**

December 31, 2024

To: Supervisor Mike Falk and Lima Town Board Members
Mayor John Skiptunas and Lima Village Board Members
Charles Floesser, Lima Code Enforcement Officer
Matthew Lenahan, Esq., Village Attorney

From: Lima Historic Preservation Commission
Fran Gotcsik
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Don Brown

We thank the Lima Town and Village Boards for their ongoing support of Lima's Historic Preservation Commission (HPC) and appreciate the opportunity to be of service to a community whose historic resources make such a valuable contribution to its unique identity and sense of place.

REVIEW PROCESS

Lima's Code Enforcement Officer emailed three referrals to the HPC in 2024. The HPC conducted its review of each referral by Zoom, email, phone. As a basis for its recommendations, the HPC used:

- *Lima, NY Façade Renovation Guidelines, 2010*
- *Lima Village Zoning Code*
 - ARTICLE V: DB-Downtown Business District, 185 - 31
A. Design Principles and B. Building Design Standards
 - ARTICLE XI: Historic Preservation Overlay District
- *Lima Community Vision Plan (2015-2016)*
- *Livingston County Design Guidelines, 2020*

All HPC recommendations were transmitted by email to the Code Enforcement Officer.

GENERAL SUGGESTIONS AND CONCERNS

Application Submissions

It is critical that **for each building and/or sign permit application received** the Code Enforcement Officer (CEO) consult the map that includes the location of National Register properties and the Village's Historic Overlay District to determine whether a Historical Preservation Commission Review Application is required as stipulated in the code, based on the property's National Register status, Historic Overlay District location, or proximity to a National Register listed property as outlined in the code.

All referrals to the HPC must first be reviewed for Zoning Code compliance by the CEO before being sent to the HPC. The CEO must also review all HPC Review Applications

to ensure that they have been fully completed by the applicant, contain all additional information and materials requested, and are signed by the applicant before being distributed to the HPC. Insufficient information, questions of code compliance, and unsigned applications substantially delay the review process and cause undue applicant concern.

Consideration of HPC recommendations

The HPC invests considerable time in reviewing the potential impact of a project on Village and Town historic properties and/or districts. However, as the HPC's role is only advisory to the CEO, the Planning Board, or the Zoning Board of Appeals, its recommendations are often ignored or discounted and thus the town and village HPC legislation has not always resulted in what was expected or intended when it was created.

The HPC recommends fuller communication between these regulatory bodies and the HPC and greater appreciation and respect for the role that the existing code expects the HPC to play in mitigating negative, permanent impacts to our community's character and its valuable, irreplaceable historic resources.

SUMMARY OF REPORTS

The HPC's full reports and recommendations for each property should be on file in the office of the Code Enforcement Officer. What follows is a summary of the HPC's work for 2024.

7307-7311 East Main Street

The HPC was notified by Richard Garey, owner of the Stanley Exchange, that HPC review was required to receive a small grant from Livingston County to repair and repaint the façade of his building located at 7307-11 East Main Street. The property is a contributing member of the Lima Village National Register Historic District and included in the Lima Village Historic Overlay District.

The HPC approved the repainting and repair of the front façade of the Stanley Exchange using the existing historic color palette. The HPC was able to provide Mr. Garey with the exact color choices as they were contained in the c. 2010 Main Street Grant application. The HPC also encouraged the reinstallation of the original cast iron grills that existed beneath some of the storefront windows at the time of the previous rehabilitation. The HPC provided Mr. Garey with a recommendation of someone who might be able to undertake the cast iron repair needed prior to reinstallation.

7304 East Main Street

The HPC received an application for the removal and restoration of the front entrance canopy of the American Hotel, 7304 East Main Street. The property is a contributing member of the Lima Village National Register Historic District and included in the Lima

Village Historic Overlay District. In 2024 it was also listed in the New York State Historic Business registry.

Building owner, Patrick Reynolds, received a Genesee Valley Rural Revitalization grant from the Landmark Society of Western New York and NYS Office of Parks, Recreation, and Historic Preservation (SHPO) to assist with some of the cost of the design, demolition, and reconstruction of the canopy to match the present form, dimensions, and appearance. As a condition of the grant funding, all plans had to be reviewed and approved by SHPO and the National Park Service (NPS). The HPC enthusiastically approved the project as outlined in the American Hotel Canopy Restoration Notes and Specifications prepared by the architect and first submitted to and approved by SHPO and NPS.

1879 Rochester Street

The HPC received a Review Application from Joseph Donelli, owner of Crossroads Chiropractic, to alter the west (front) elevation of his one-story, nineteenth century brick and frame commercial building located at 1879 Rochester Street. The structure is included in the Lima Village Historic Overlay District.

The HPC did not approve the use of manufactured stone veneer applied to the building face and columns because the use of manufactured stone and the construction of a stone knee wall and column bases is inappropriate for this structure, does not contribute to its character, there is no historical precedence for its use, and is incompatible with the building's historic character and the surrounding district.

However, the HPC did support use of Hardi Board to repair the entire front façade as long as the replacement retained/replicated the style and design of the building's existing siding, moldings, porch posts, entablature, and trim.