

**Lima Historic Preservation Commission  
Year End Summary 2023**

**December 28, 2023**

To: Supervisor Mike Falk and Lima Town Board Members  
Mayor John Skiptunas and Lima Village Board Members

From: Historic Preservation Commission  
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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 delivered seven referrals to the HPC. The HPC conducted its review of each referral by Zoom, email or 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
  - ARTICLE XIII Signs and Billboards
- *Lima Community Vision Plan (2015-2016)*
- *Livingston County Design Guidelines, 2020*

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

**Process Recommendations**

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.

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.

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, Planning Board, or the Zoning Board of Appeals, its recommendations are often ignored or discounted, which can result in negative, permanent impacts to our community's character and and 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 2023.

### **1815 Rochester Street**

The HPC received an application to replace a section of deteriorating foundation of the c. 1870 Italianate style home caused by water from the street running down the driveway. The HPC accepted the owner's proposal to erect a concrete block foundation faced with brick to repair the deterioration. The home is located across Rochester Street from the Lima Village National Register Historic District.

### **1870 Rochester Street**

The HPC received an application to install a 6 ft. by 10 ft. box pole sign with LED pricers to be erected on the existing pole in front of the Quick Fill gas station. As the CEO made it clear that only the pricers would be internally illuminated, the HPC did not object to this application.

The proposed sign was similar to the one installed in 2018 by United Refining. At that time the HPC did not support installation of a pole sign and presented other recommendations for signage which are more compatible with an historic village setting. The Quick Fill gas station is a noncontributing member of the Lima Village National Register Historic District.

### **1879 Rochester Street**

The HPC did not support the proposed use of white vinyl replacement windows for the c. 1870s commercial structure now used as a chiropractic office as the materials and color were inconsistent with the Lima and Livingston County Design Guidelines and did not contribute to the character of the surrounding Lima Village National Register Historic District and Historic Overlay District.

### **1887 Rochester Street**

The HPC approved installation of a 27.6" by 44"-inch high density foam, double-sided hanging, non-illuminated, tenant identification sign at the southern most commercial

storefront of the c. 1860s Ellis Block, which is located in the Lima Village National Register Historic District.

### **7273-7289 West Main Street**

The HPC received an application to erect a 12-ft. double-sided pole sign with removable flat di-bond faces. The HPC did not approve the application as the use of flat plastic, vinyl lettered inserts were incompatible with the Lima Design Guidelines and the Historic Overlay District, the sign faces exceeded the square feet of signage area as defined by code, and insufficient information was provided on landscaping and lighting. The sign is located in front of the Dollar Tree/post office plaza and is included in the Historic Overlay District.

The HPC reviewed a similar pole sign proposal in December 2021 and provided similar comments to the ZBA for their meeting in January 2022.

### **7281 West Main Street**

The HPC reviewed a proposal to construct a pressure treated wood structure covered with a membrane shed roof to be located on the southwest elevation of Fanatics restaurant. The HPC recognized the desire to provide covered outdoor dining space for this very popular restaurant but concluded that the proposed addition was out of scale with the existing structure. The HPC presented several examples of a more colorful and vibrant seasonal shade structure that would add less mass to the existing building, employ fewer roofline intersections, be more pedestrian friendly, and afford greater visibility from the street.

### **7308 East Main Street**

The HPC received an application to install two 7.875 by 33-inch white window decals and two 3.5 by 38-inch decals to identify a new business to be opened in this 1868 brick commercial structure located in the Lima Village National Register Historic District and the Historic Overlay District.

As there was confusion as to whether the new sign law was in effect, the HPC supported the signage as proposed if it met the transparency and square feet requirements of the current Lima Village Sign Code. The tenant who had submitted the HPC application subsequently chose not to rent the space.

### **Lima Village Sign Law Revisions**

The HPC submitted extensive comments on the proposed revisions to the Lima Village Sign Law.