

Minutes of the Village of Williamsville Historic Preservation Commission meeting held in person at Williamsville Village Hall, 5565 Main Street, Williamsville, NY on Tuesday, February 28, 2023, at 6:30 p.m. (Opened at 6:57pm, due to public hearing running over.)

Chairperson Kate Waterman-Kulpa opened the meeting at 6:57pm

This meeting was available via Zoom due to the request of an HPC member due to illness to attend via VideoConference. The meeting was recorded.

Present: Kate Waterman-Kulpa, Chair
Kathleen DeLaney, Co-Chair
Ray Herman, Member
Patricia Walker, Member
Charles Akers, Member – via Zoom

Also Present: Julia O’Sullivan, Attorney
Judith Kindron, Administrator/Clerk-Treasurer
Trustee Mary Lowther, Liaison

Absent: Susan Fenster, Member
Susan Palmer, Resource Officer
Wesley Stone, Resource Officer
Thomas Barrett, Resource Officer
Anthony Bannon, Member

On motion by Kate Waterman-Kulpa, seconded by Kathleen DeLaney, the adoption of the minutes from the 1/24/2023 meeting are on hold until next month.

Motion Carried 5-0

OLD BUSINESS:

19 South Long – Proposed Nomination – Public Hearing held at 6:15pm 2/28/2023

The Public Hearing on the proposed nomination for 19 South Long Street was held open tonight for the continuation of the Public Hearing to be at 6:30pm on Tuesday March 28, 2023.

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5658 Main Street – Meeting House- Local Landmark Nomination, Interior

No information was available for tonight.

On motion, by Kate Waterman-Kulpa, seconded by Patricia Walker, it was moved to table this topic until next month.

Motion Carried 5-0

Landscape Elements – Nomination Update

Recommendation to go to the Village Board next month.

Investigation of 100+ - 200 year old structures in the Northeast Quadrant of Village

No information was available for tonight.

CLG Reports and Audit – Update from Judy Kindron

The Audit for 2018, 2019, 2020 & 2021 was mailed out on January 31, 2023. The 2022 Report was mailed out earlier today (February 28, 2023.)

Training Opportunities

Kate Waterman-Kulpa talked about Preservation Buffalo Niagara (PBN) and the training that they provide. She asked the member for possible dates for training. None were offered. Kate Waterman-Kulpa will send out a Doodle Poll to try to find best dates for members.

PBN will be doing a training at the Town in March and Kate is going to find out if Village HPC can join.

Kate suggested PBN'S 101 Commission Training. It provides information on the Roles of members.

Kate asked the members to think about topics they would like. Ray Herman suggested 1920's because that is an era when a lot of building took place in the Village.

Videoconferencing Meeting Requirements

The Village's Videoconferencing Policy was provided with the agenda for this meeting. There were no questions on the policy at this time. Kate Waterman-Kulpa stated that she will be sending a "form" letter to use when members would like to request a meeting to be videoconferenced.

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NEW BUSINESS

Committee Nominations

Ray Herman asked about the Glen Park Tavern as there is a lot of history there. He also stated that the Bee Building is also very old.

Kate Waterman-Kulpa stated that the reason the Bee Building was not part of the Williamsville Water Mill Historic District is because it did not meet 1 of the 3 criteria. It did not meet the viewshed of the Mill component. Kate stated that buildings can be nominated by members of the HPC, property owners, general public, etc.

Trustee Mary Lowther thought that the two properties (Glen Park Tavern and the Bee) were left off the reconnaissance survey was because of all the alterations to the original buildings.

Kate Waterman-Kulpa stated that Dave Sherman would be the perfect person to put together a package to nominate the Bee Building. He knows about its architecture, its culture.

Kate Waterman-Kulpa will send the nomination form out to the members in word.

Trustee Mary Lowther stated that there are very few homes left on Main Street. At the east end there are some to preserve. Mill Street has some tiny cottages. There are opportunities out there.

Kathleen DeLaney the great work the owners did on the yellow home in front of the tennis club. There is another small cottage type across the street from the tennis club.

Trustee Mary Lowther suggested the brick house on the southwest corner of Eagle and Evans streets. Also, Trustee Eileen Torre's home on North Ellicott. It was the Hershey Farm. Mary stated that the very front of the house is the only part that is original.

Chuck Akers brought up the Spanish/American houses on Monroe & Garrison streets. These are unique to western New York. Create a "Spanish District" with other non-contributing homes. Monroe would be contiguous.

Kate Waterman-Kulpa said this is in the reconnaissance survey. It gives a birdseye view of the village. She stated that Kathy Howe, who worked on the Villages Reconnaissance survey, now works for SHPO. Ms. Howe stated at the time that items were not included from the survey due to the amount of funding that was available at that time.

Chuck Akers talked about the Hershey house on Mill Street (between Swan and Eagle), and how it has been so modified. Architectural integrity is main criteria.

OTHER BUSINESS

D'Avolio's

The awning has not yet been updated. Trustee Mary Lowther stated that she talked to the owner and was informed that he was going to be ordering the awning that the HPC approved.

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Williamsville Forest Lawn Cemetery

Kate Waterman-Kulpa stated that there has been nothing more from the cemetery.

Blush

Kate Waterman-Kulpa said there has been nothing more on the Blush Building. The members talked about a resin paint that is available from Ed Young;s that you can paint on wood to help preserve it. Kate will investigate the product so HPC can inform the Blush owners.

Kate Waterman-Kulpa stated that it is appropriate to help people. It is "Free Advice".

**Next scheduled HPC meeting is planned to be held on
March 28, 2023 at 6:30 p.m. after 6:30 p.m. Public
Hearing**

Check the Village website www.walkablewilliamsville.com for agenda.

Public Meeting Videoconference Policy

This policy applies to all meetings of the Board of Trustees of the Village of Williamsville and "Public Bodies" of the Village as defined in Public Officers Law §103-a(1). For purposes of this policy, a "meeting" is a gathering of the members of a Public Body for the transaction of official business on behalf of the Village, for which a quorum of members must be present. For purposes of this policy, a "meeting conducted by videoconference" means any meeting in which one or more members of the Public Body participates via videoconference.

Member Remote Attendance. A Public Body may, in its discretion, use videoconferencing to conduct its meetings, provided that a minimum number of members are present to fulfill the Public Body's quorum requirement in the same physical location or locations where the public can attend. Members of a Public Body are required to be physically present at any meeting of such Public Body unless such member is unable to be physically present at any such meeting location due to extraordinary circumstances arising out of one or more of the following:

- a. Disability;
- b. Illness;
- c. Caregiving responsibilities;
- d. Any other significant or unexpected factor or event which precludes a member's physical attendance at such meeting.

Such member must submit a notification in writing to the chairperson of the Public Body explaining the extraordinary circumstances which preclude their in-person attendance at least forty-eight (48) hours in advance of the meeting, or as soon as practicable.

Public Notice. If videoconferencing is used to conduct a meeting, the public notice for the meeting shall inform the public that videoconferencing will be used, where the public can view and/or participate in such meeting, where required documents and records will be posted or available, and identify the physical location for the meeting where the public can attend.

Public Attendance. Except for such meetings or portions of meetings that are permitted to be closed to the public pursuant to the Public Officers Law, Article 7, the public shall be permitted to attend any meeting at the publicly noticed physical location for such meeting. At any meeting being conducted via videoconferencing at which the public is permitted to participate, the public may also attend and participate via videoconferencing in real time. Public Bodies conducting meetings via videoconferencing shall ensure that, where the public is permitted to participate, the members of the Public Body can be heard, seen and identified, while the meeting is being conducted, including but not limited to any motions, proposals, resolutions, and any other matter formally discussed or voted upon.

Record of Remote Attendance. During the public meeting, the chairperson shall announce the name or names of those members participating remotely. The written explanation submitted by the member shall be made part of the record for such meeting, and posted on the Public Body's webpage for such meeting, provided that it may be redacted or summarized to protect any persons' medical information, personal information related to minors, and to protect any person's safety. Where a vote is taken, it shall be clearly recorded as to which members, if any, voted remotely.

Meeting Recordings. Each meeting conducted using videoconferencing shall be recorded and such recordings posted or linked on the Town's website within five (5) business days following the meeting, and shall remain so available for a minimum of five (5) years thereafter. Such recordings shall be transcribed upon written request. All transcription requests must be submitted to the Town Clerk's Office.

Disaster Emergency Exception. A Public Body may elect to waive in-person participation by its members during a state disaster emergency declared by the governor pursuant to section twenty-eight of the New York State Executive Law, or a local state of emergency proclaimed by the Town Supervisor pursuant to section twenty-four of the New York State Executive Law, if the Public Body determines that the circumstances necessitating the emergency declaration would affect or impair the ability of the Public Body to hold an in-person meeting.

VILLAGE OF WILLIAMSVILLE
NOTICE OF PROPOSED LOCAL LANDMARK DESIGNATION

PROPERTY ADDRESS: 19 S. Long Street; SBL #80.08-6-6

OWNER: JFV Holding LLC
19 S. Long Street
Williamsville, NY 14221

PUBLIC HEARING DATE: Tuesday, February 28, 2023 – 6:15 PM

PUBLIC HEARING LOCATION: Village Hall, 5565 Main St., Williamsville NY

Your property is deemed to be a very important piece of our history, and as such has been proposed for designation as a local landmark pursuant to section 47-4 of the Village code by the Village of Williamsville Historic Preservation Commission (HPC).

To help you better understand the process, below are some key points related to the designation of a local landmark:

- Historic Preservation Commission proposes designation of a property, or a group of properties as a historic site
- Notice of a proposed designation is sent by the Village Clerk to the property owner thirty (30) days prior to a public hearing being held by HPC
- Once the Historic Preservation Commission has issued notice of a proposed designation, no building permits shall be issued, except for emergency repairs, until a final determination on the proposed designation has been reached
- The Commission holds a public hearing prior to recommending designation of any landmark, historic site, or historic district to the Village Board of Trustees
- Once recommended by HPC, the Village Board holds a public hearing prior to acting on the recommendation

A complete copy of the Village's Historic Preservation code as it relates to designation is available on the Village of Williamsville's website at www.walkablewilliamsville.com.

You may submit written comments prior to or during the public hearing for your specific property. If you wish to submit written comments or supplementary information ahead of time, please submit to Village of Williamsville, Attn: Judith Kindron – Village Administrator, 5565 Main St., Williamsville, NY 14221. All material must be submitted prior to the close of the public hearing. The Historic Preservation Commission is inviting the public to submit a copy (digital or hard copy, not returnable) of any historic documentation of any of the buildings/sites proposed for designation, to be discussed at the public hearing.

Any questions you may have regarding this proposed designation will be addressed by the Historic Preservation Commission at the public hearing.

LOCAL LANDMARK DESIGNATION APPLICATION FORM

VILLAGE OF WILLIAMSVILLE, NEW YORK

Village of Williamsville Historic Preservation Commission

Your name: _____ Telephone: (716) 632-4120 Date: 12/1/22

Your address: 5565 Main Street, Williamsville, NY 14221

Organization (if any): Village of Williamsville Historic Preservation Commission

A. PROPERTY IDENTIFICATION

1. Building's Address: 19 South Long Street
2. Building's Current Name: Voelkl Law, P.C. office
3. All of Building's historic/common names, if known:

SBL #: 80.08-6-6

4. Present owner & address: JFV Holdings LLC, 19 South Long Street, Williamsville NY 14221
(purchased 2019)

(List all owners of record and their addresses- use additional sheet, if necessary)

19 S Long Inc., purchased in 2016 from: Jeffrey F. Voelkl, purchased in 2015 from: Gail A Gill and Dennis Burger, purchased in 2000, from Lester E. Webster, purchased in 1942. Other ownership includes: Martin Oswald(t) (then Mrs. Oswald(t) (ownership before or around 1850-1880s)

B. PROPERTY CLASSIFICATION

Category:	Ownership:	Use of Property: Please note "H" for historic use, "C" for current use:	
<input checked="" type="checkbox"/> building	<input checked="" type="checkbox"/> private	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input type="checkbox"/> public	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> district		<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
Status:	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> exterior visible	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
<input type="checkbox"/> work in Progress	<input type="checkbox"/> from public road	<input type="checkbox"/> military	<input type="checkbox"/> other: _____
	<input type="checkbox"/> interior accessible		

C. PROPERTY DESCRIPTION

5. Building material(s) clapboard stone stucco
 shingles cobblestone board & batten
 brick logs other: _____

6. Structural System: (if known) wood frame: heavy timber plank wood frame: light members metal (explain _____) masonry load-bearing walls other: _____ log

7. Condition/ Integrity excellent deteriorated good ruins fair unexposed Check one: unaltered original site altered moved date: _____

List major alterations and dates (if known): Covered side entrance/one-story addition at rear

Source of this information: _____

8. Threats to Building: none known development deterioration zoning roads fire other/comments: _____

9. Related outbuildings and property barn carriage house shop well garage greenhouse gardens other shed privy stables hitching post stone wall carriage step

Landscape features: _____
Other: _____

10. Surroundings: (check all that apply) open land densely built-up residential woodland commercial other: (specify) scattered buildings industrial Multi-family

11. Interrelationship of building and surroundings: Neighborhood is currently under development by several different owners. Once a largely industrial area of the village, the neighborhood's industrial uses have moved out. The proposed property is two buildings removed from Main Street on the west side of South Long Street. An unfinished multi-family residential project to the east. There is a surface parking lot to the southeast. The parcels to the south (non-contiguous to this parcel) have been requested to be demolished. There is a developer owned multi-family residential property to the immediate south. The property to the immediate north is mixed use. A designated local landmark, 5329 Main Street, is one building away to the north on Main Street.

12. Other notable features of building and site (i.e., style, detail, interior features if known): Narrow, 2-story brick, 3-bay, Greek Revival residence with gable end front façade and asphalt shingle roof, 9/9 double hung vinyl replacement windows, stone sills at windows, stone lintels at windows and front door, transom above 6 panel front door, and stone foundation; the front elevation features cornice returns, characteristic of the Greek Revival style. Side elevations feature the same style double hung windows with stone lintels and stone sills. A 1-story addition is located on the west and north elevations, providing more office space and a covered side entry.

D. SIGNIFICANCE

Period: Areas of Significance – Check and justify below

<input type="checkbox"/> prehistoric	<input type="checkbox"/> archaeology	<input type="checkbox"/> education	
<input type="checkbox"/> 1400-1699	<input type="checkbox"/> prehistoric	<input type="checkbox"/> engineering	<input type="checkbox"/> politics/ government
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archaeology	<input checked="" type="checkbox"/> exploration/ settlement	<input type="checkbox"/> religion
<input checked="" type="checkbox"/> 1800-1849	<input type="checkbox"/> historic	<input type="checkbox"/> industry	<input type="checkbox"/> science
<input type="checkbox"/> 1850-1899	<input type="checkbox"/> agriculture	<input type="checkbox"/> invention	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1900-1919	<input type="checkbox"/> architecture	<input type="checkbox"/> landscape	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1920-1941	<input type="checkbox"/> art	<input type="checkbox"/> architecture	<input type="checkbox"/> theater
<input type="checkbox"/> 1942-1950	<input type="checkbox"/> commerce	<input type="checkbox"/> law	<input type="checkbox"/> transportation
	<input type="checkbox"/> communications	<input type="checkbox"/> literature	<input type="checkbox"/> other (specify)
	<input type="checkbox"/> community planning	<input type="checkbox"/> military	_____
	<input type="checkbox"/> conservation	<input type="checkbox"/> music	_____
	<input type="checkbox"/> economics		_____

13. List the following and your source(s) of information:

Date of initial construction: c. 1820
 Architect, if known: _____
 Builder, if known: _____

14. Historical and architectural importance: Referring to the criteria set forth in the Village Preservation Ordinance (§47-4), list those that apply and explain how the property meets those criteria. (Check all that apply):

- (1) Is associated with the lives of individuals or of people or of events significant in the national, state or local history.
- (2) Embodies the distinctive characteristics of a type, a period or a method of construction.
- (3) Represents the work of a master architect or designer or possesses high artistic value.
- (4) Represents a significant or distinguished entity whose components may lack individual or special distinction.
- (5) Because of a unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

1 – Built c. 1820 during the early development of Williamsville along Buffalo Road (Main Street), one of about 40 residential and commercial structures in the village at that time (not all remain today.)

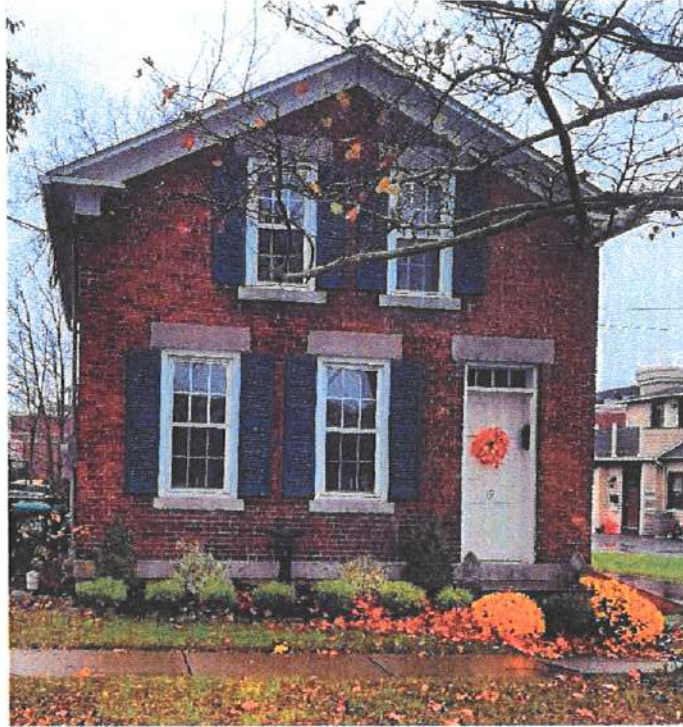
2 – Outstanding example of an early-19th century Greek Revival brick residential building.

15. Please attach any additional material which might be useful in considering the site for landmark Designation, i.e., copies of newspaper clippings, magazine articles, old photographs, etc. Photocopies are acceptable. Please be advised that no materials can be returned.
See attached.

16. Sources of information: Village of Williamsville Building Department, Amherst Comprehensive Property Information, Erie County GIS, Reconnaissance Level Survey of Historic Resources by Bero and Associates in 1997, NYSHPO Cultural Resource Information System, "Glancing Back, A Pictorial History of Amherst, New York" by Joseph A. Grande, "A History of the Town of Amherst, N. Y". by Sue Miller Young, "Williamsville New York Where the Past Is Present: A Guided Tour" by Carolyn Shrauger.

17. Photographs Required: Current views

Include all exterior views (front, back, sides), showing complete elevations of all structures



South Long Street elevation, November 2022



South Long Street elevation from the north, November 2022



South Long Street elevation, November 2022

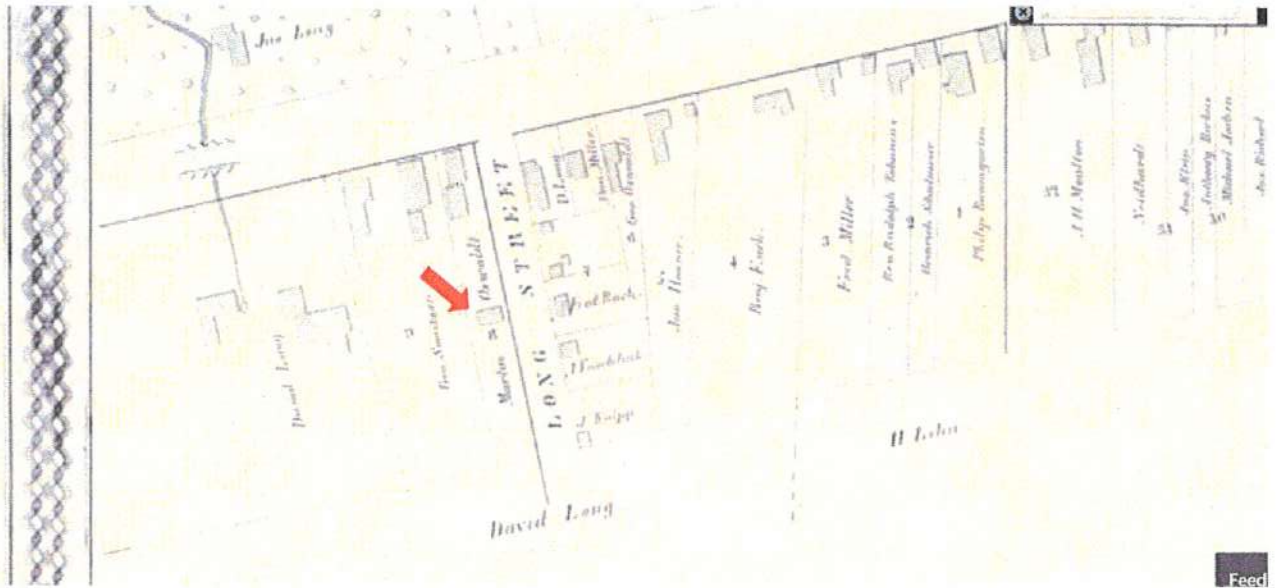


South Long Street elevation from south, November 2022

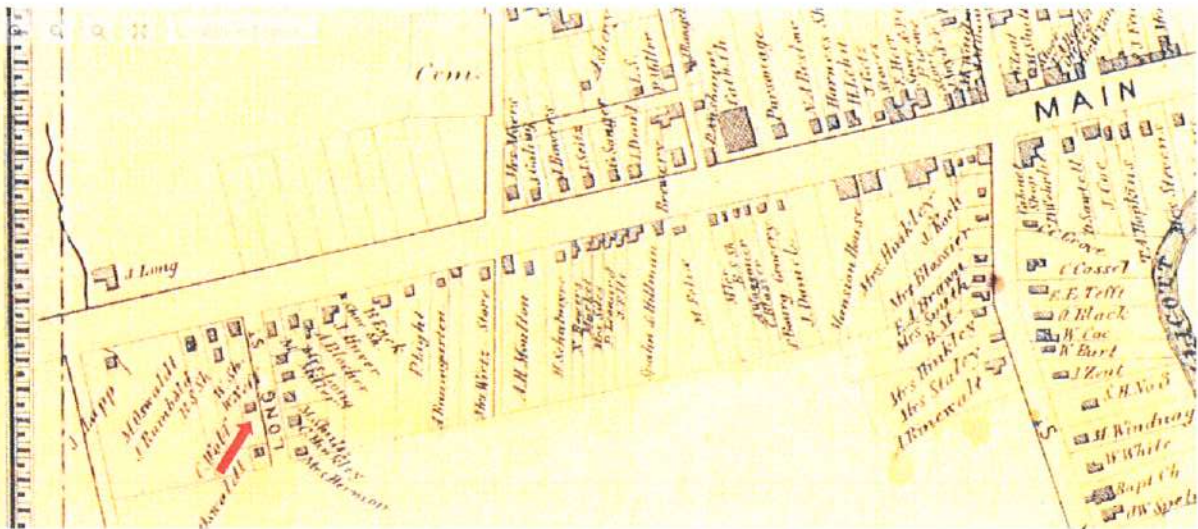
18. Map Required: Obtain from the Village Building Department a location map and mark the property's location on this map. If more than one building is being considered on a property, or the property has Notable landscape features, include a sketch plot plan of the property noting these buildings and/ or features. Provide property survey if possible as well.



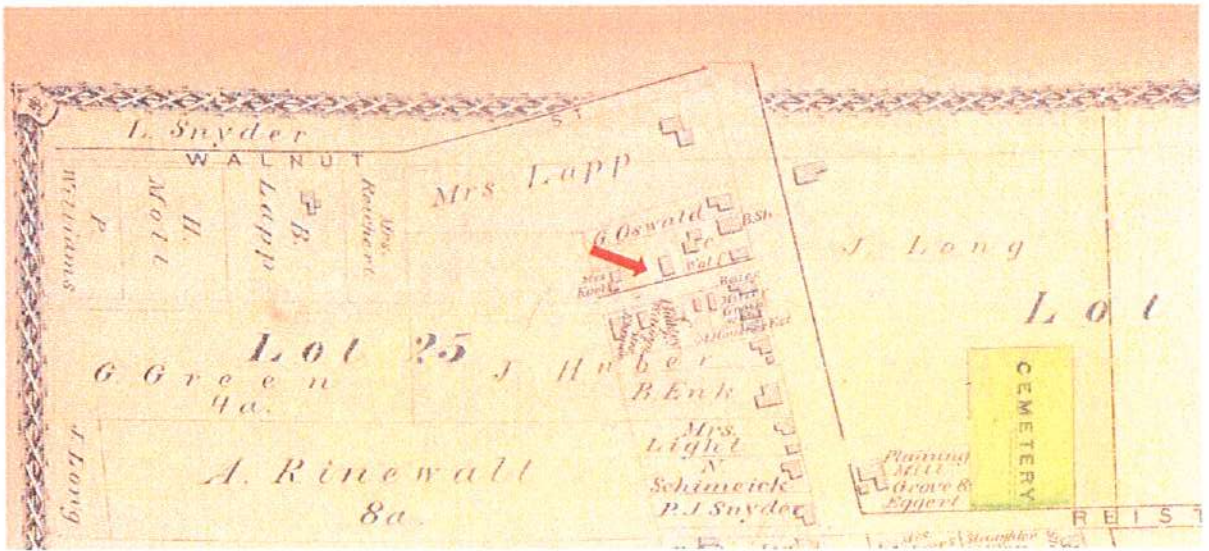
20. Supplemental Materials:



Map of the Village of Williamsville in Erie County, N.Y.,
 drawn from Actual Survey by Tobias Witmer, Surveyor, 1854
 (Red arrow to 19 South Long Street)
 The New York Public Library Digital Collections online, Accessed 12/1/22

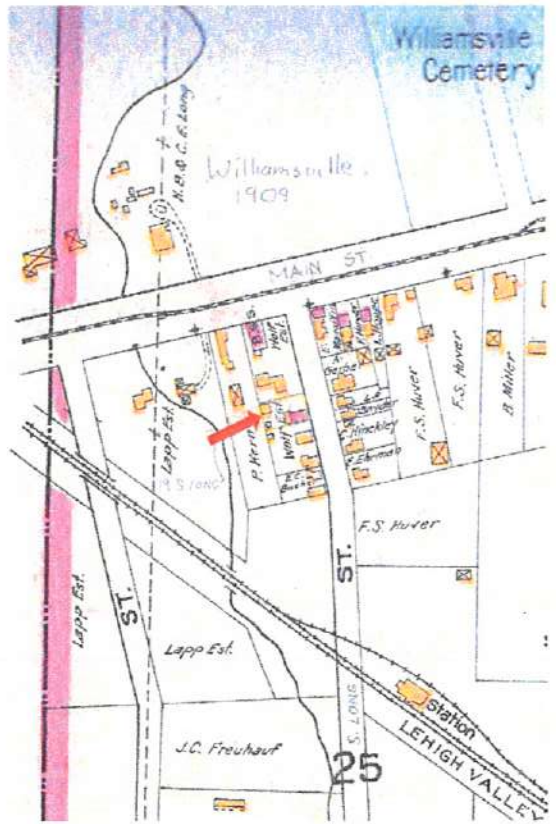


Map of the Village of Williamsville in Erie County, N.Y.,
 Erie County Atlas, 1866
 (Red arrow to 19 South Long Street)
 The New York Public Library Digital Collections online, Accessed 12/1/22

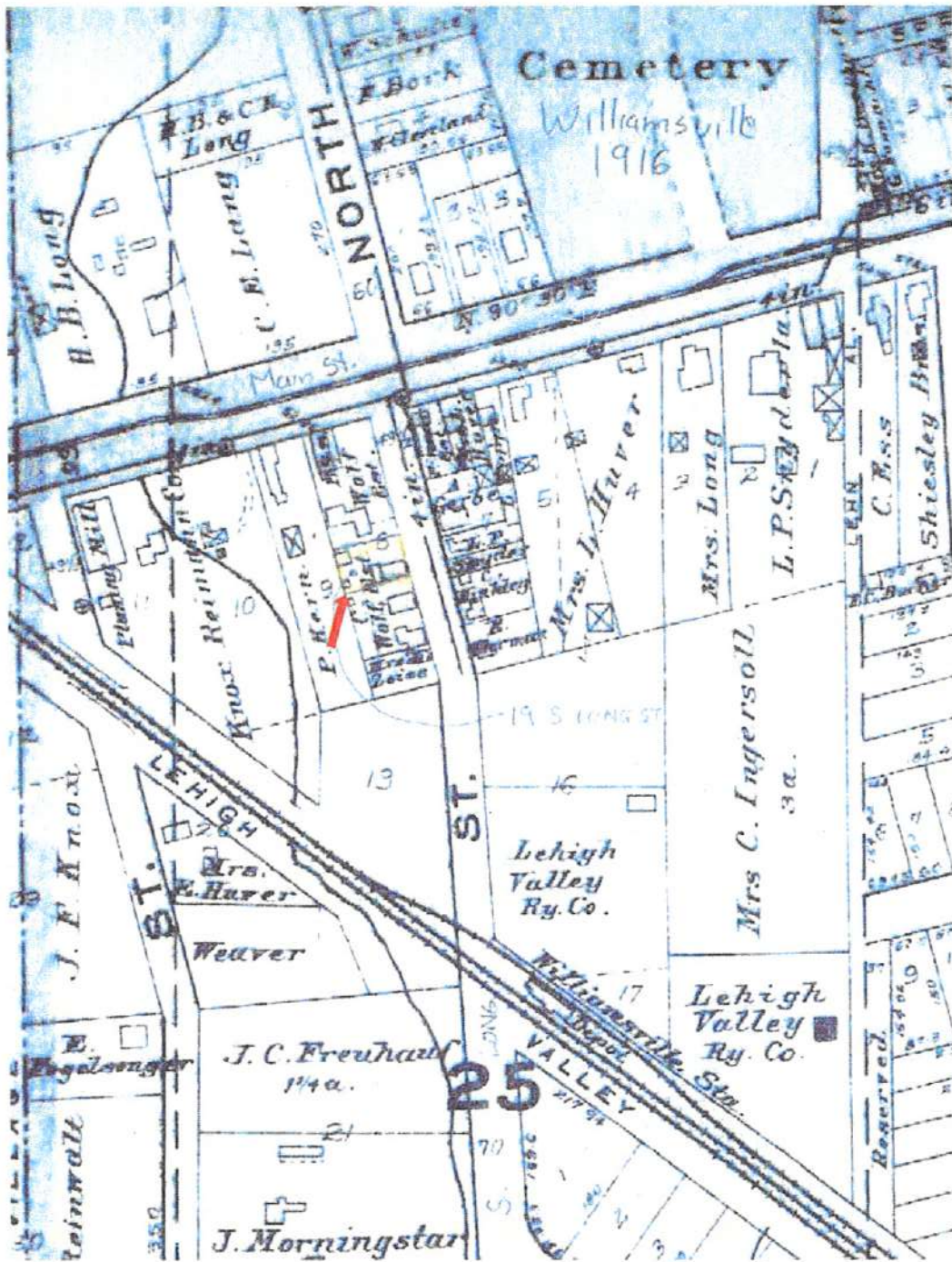


Map of the Village of Williamsville,
 Illustrated Historical Atlas of Erie County, N.Y. 1880
 (Red arrow to 19 South Long Street)

The New York Public Library Digital Collections online, Accessed 12/1/22



Sanborn Fire Insurance Map from Williamsville, Erie County, New York.
 Sanborn Map Company 1909



Sanborn Fire Insurance Map from Williamsville, Erie County, New York.
 Sanborn Map Company 1916

Williamsville Historic Preservation Commission

12/6/22

Signature of Applicant

Date