

Village of Williamsville  
Historic Preservation Commission  
Monday, September 29, 2008  
7 p.m.

Attendees: Bob Ess, Kathleen DeLaney (Chair), Stephen Dyson, Wes Stone, Kate Waterman-Kulpa

Liaison : Mary Lowther

Absent: Arvilla

Meeting called to order at 7:05 by K. DeLaney

New Business:

Sweet Jenny's and Jenny's Ice Cream.

Mayor , Mary Lowther, liaison to Commission opened discussion on the property at the corner of Marin and E. Spring known as "sweet Jenny's" and the property at 78 E. Spring known as "Jenny's Ice Cream."

Ms. Debby Hanny, owner of the two businesses gave notice to her landlords, including Dr. Zvi Sharf, also owners of neighboring Center for Plastic Surgery on Main Street. Her last day of business at the site is September 30.

Reason for departure was cited as "steep rental rate increase; and differences over potential driveway or egress between the two structures of Sweet Jenny's and Jenny's Ice Cream.

The building owners had approached the Village officials twice with plans to use this as an egress. Issues of concern include: the narrow opening between the properties, the adjacency to the Mill complex, pedestrian traffic, and impact on the Williamsville Farmer's Market which occupies space at the foot of E. Spring for 6 months each year.

Topics of discussion related to this issue included:

1997 Beros Report commissioned by the Town of Amherst designating the Mill and other town and village sites as historic.

Intent to make this area an historic district based on past submissions and designations for the Mill, Red House and White House; the nominations are on record and prepared for possible submission.

Whether either the ice cream shop or the corner shop have historic designation already

If adaptive reuse is an option

What kind of code compliance needs to be addressed for use—particularly of the ice cream shop due to lack of plumbing (no bathroom) and electrical issues;

Traffic and safety concerns related to pedestrian traffic and slope of E. Spring, including previous plans to make E. Spring one way;

Other buildings in the Mill area (i.e. Eagle House) under consideration for historic designation.

Kate Waterman-Kulpa reintroduced discussion on adopting the Standard for Treatment of Historic Properties as determined by the U.S. Department of the Interior, National Parks Service. Previous discussion suggested the Commission agreed to use these as guidelines in making determinations that come before the Commission for consideration.

Steve Dyson moved we adopt the Standard. Wes Stone seconded. Motion called. Passed. Approved (5-0) for adoption.

Kate Waterman-Kulpa suggested Commission review the Certificate of Appropriateness given to petitioners upon requesting changes for historic properties in the Village. Need for review of our process.

Agreed. Review at next meeting.

Kate Waterman-Kulpa to contact Julian Adams regarding a meeting/workshop with other Historic Preservation Commissions in the WNY area. This could lead to efforts in grants and other preservation issues, including care of public buildings and other form of educational assistance. These might include tax credits, tax impact, assessment impact, etc.

Kathleen DeLaney suggested we need to contact those building owners who no longer have the Historic Designation plaque displayed on their buildings (e.g. Marty's Formal Wear). Letters were previously sent by the Commission without action or response. Mary Lowther to write as Mayor.

Next meeting set for Monday October 20, 2008 at 7 pm.

Meeting adjourned at 7:50

Respectfully submitted,

Kathleen DeLaney