

**Village of Williamsville
Historic Preservation Commission
Meeting Minutes
September 27, 2016
7:00 p.m.**

Present: Wes Stone, Chairman
Kate Waterman-Kulpa, Member
Susan Palmer, Member
Chuck Akers, Member
Dr. Stephen Dyson, Member
Anthony Bannon, Member
Mary Lowther, Member

Also present: Deborah A. Habes, Deputy Clerk
Evan Bussiere, Acting Village Attorney
Basil J. Piazza, Trustee Liaison

Guests: Barry Muskat, owner of 72 S. Cayuga (Hopkins Schoolhouse)
Howard Cadmus, owner of 80 E. Spring St. (Zent House)

Mr. Stone opened the meeting at 7:00 p.m.

ON MOTION by Ms. Lowther, seconded by Mr. Akers, it was moved to approve the minutes of the June 28, 2016 minutes, as submitted.

Unanimously carried.

**The Commission did not meet in July or August.*

Barry Muskat , owner of 72 S. Cayuga Rd.

Mr. Muskat introduced himself and thanked the members for allowing him to address the Historic Preservation Commission this evening. He stated he has recently purchased the residence (Hopkins Schoolhouse) at 72 S. Cayuga Rd. and is prepared to be a respectful steward of this historic building which was locally landmarked by the Village in 1990.

Mr. Muskat gave information about his background and experience. He lives in Amherst and has been a member of the Buffalo Historic Preservation Board, is a senior docent at the Darwin Martin House; a graduate of UB with a degree in architectural history; enjoys designing and building.

He stated that as a new owner of the property, he was interested in sharing his ideas for the residential structure with the members so as to get their input before he begins the

actual process of architectural design and structural plans for needed permits and HPC Certificate of Approval.

The Historic Preservation Commission made it clear to Mr. Muskat that any changes to the exterior of the residential structure would first have to be reviewed and approved by the HPC and receive a Certificate of Appropriateness.

Architectural elevations of the building with all proposed exterior alterations must be presented to the HPC for review and approval before a Certificate of Appropriateness can be issued.

Mr. Muskat shared the following items with the members (*HPC comments in italics*):

1. Existing rear attached apartment - Would like to continue using it as such. *Mr. Stone suggested he discuss this with the Building Inspector for code compliance reasons. Mr. Muskat replied that he has already spoken to the Code Enforcement Officer Steve Bremmer who said it was an existing condition and would be grandfathered as such. Ms. Waterman-Kulpa stated that if any new openings such as windows or doors were intended, HPC would have to review and approve the plans first.*
2. Windows – They are real divided lights and need re-glazing. *Ms. Waterman-Kulpa recommended he contact Doug Swift, professional glazer specializing in historic window restoration. Any new openings in the structure must first be approved by HPC*
3. Roof replacement - The current roof is asphalt. It also needs E-vents installed since there is moisture between the walls.
4. Replacement of missing crown molding and gable – *No foam replacements.*
5. Front Door – Currently has an industrial metal crash-bar style entry door. Would like to replace it with a residential style door. *If removed and replaced, should be of the era.*
6. Front portico addition – Would like to add a portico to the front entrance for protection from the weather. Mr. Muskat shared some early photographs of the structure which showed a portico that was removed some years ago. *Look at other houses of that era on the street for inspiration. Some doubted the portico was original to the structure.*
7. Side door (south side) – Would like to add some more glass so as to increase the natural light to the lower level on south and east side. Perhaps a skylight.
8. Covered screened porch at rear of house. *Shouldn't be a problem as long as not visible from the street. Show us your elevations.*
9. Trees and exterior landscaping – Trees are scraping up against the garage. *HPC has no jurisdiction over the landscape. Mary Lowther suggested checking the C of A for the garage for any restrictions on tree removals that might have been imposed at that time.*

10. Railing replacement – *Careful that they meet code.*

11. Lighting – *Would like to alter some of the existing exterior lighting fixtures. Need appropriate light fixtures on exterior of residence. No jurisdiction on the rest of the property.*

12. Restoration of the stonework of the residence – *Needs some re-pointing. Ms. Waterman-Kulpa suggested he check the Secretary of the Interior website for their guidelines on how to re-point historic buildings.*

13. Two-bay, detached garage at rear of residence – *His wife would like to connect the house to the garage. HPC suggested that it not be visible from the street. Ms. Waterman Kulpa suggested she personally would rather see a connector to the garage rather than a front entrance portico added.*

Mr. Muskat expressed his appreciation for the members allowing him to come in this evening to informally discuss his intentions for the building. HPC thanked Mr. Muskat and welcomed him to the Village.

Howard Cadmus, owner of 80 E. Spring St. (Zent House)

Mr. Cadmus thanked the members for agreeing to allow him to discuss his immediate plans for urgently needed repairs to the structure at 80 E. Spring St. Although this structure is not a landmarked structure, it is a part of the historically designated “Mill Parcel” that he purchased recently from the Village. Mr. Cadmus stated he is cognizant that he is not required to submit repair plans to the HPC because it is not a landmarked structure, but is doing so as a courtesy. He welcomes their input. He will secure all necessary building permits for proposed work.

Mr. Cadmus stated the roof is in dire need of replacement due to many years of neglect. It is leaking badly and adding to the continued deterioration of the interior as well as the structural integrity of the entire building.

He referred to a letter dated 9/22/16 from Marie Sarchiapone of the State Historic Preservation Office (SHPO) to Noelle Kardos of the Grants Administration, Niagara Region, referring to his proposal to replace the roof with new asphalt shingle roofing and to re-caulk and re-glaze the existing windows. He indicated the urgency of the jobs as he wishes to secure the building before winter arrives. He shared photos of the structure indicating the poor state of repair it is in. Ms. Waterman Kulpa suggested he contact Buffalo Historic Preservation for historically appropriate repair referrals.

Mr. Cadmus stated he would like to paint the building gray with white trim. He brought several paint chips and indicated several shades he was interested in. Benjamin Moore’s Shutter Gray and Iron Mountain were his top choices. Mr. Stone suggested he hold the

color up to see if it blends in with the exterior paint colors of adjacent establishments such as Moor Pat and the Mill. Mr. Cadmus said he is confident that the colors blend well together in their proximity.

Exterior paint color - HPC preferred Benjamin Moore's "Cool Ash" in a matte finish.

There is some wood clapboard missing. He indicated that it will be replaced in kind.

HPC indicated he should speak to the commission before replacing any windows. Mr. Cadmus agreed. He shared his plans for immediate use of the building, including that of his law office and rental to several other attorneys. He indicated upon retirement, he might turn it into a tearoom. When asked about any plans for the use of the adjacent historically designated "red" building (60 E. Spring St.), Mr. Cadmus indicated that there are very preliminary talks about a possible "NY style" deli going in there. Mr. Stone indicated that that type of established requires zero parking by the code.

Mr. Cadmus thanked the members for speaking with him tonight.

Meeting House Roof Update

Asphalt Shingle Color - The members reviewed the choices of colors for the new asphalt roof shingles and came to a unanimous consensus on the color "***Cobblestone Gray***".

ON MOTION by Mr. Akers, seconded by Ms. Lowther, it was moved to approve "***Cobblestone Gray***" for the asphalt shingles to be used in the imminent replacement of the Meeting House roof.

Unanimously carried.

HPC Model Local Law Update

Mr. Bussiere reported that Village Attorney Grieco is still tweaking the process. Making sure all cross references re hardship are correct. It should be completed in a couple of weeks. At that time it will be shared with the members before their next meeting (October 25th) so they can review it properly before gathering.

Other business:

- Members wondered about the status of the grant regarding the Residential Historic District Survey.
- New Glen Park Entrance Archway – Looks nice but why did this not come before HPC?

- Station House – Anything new? Planning Board got a sketch plan of Natale Development’s Asher Crossing proposal, which includes plans for apartments and townhomes. It has also been presented to the Village Board and the public at a recent public hearing. Planning Board is the designated review and approval board for this project.

Planning Board sent it back to the drawing board. There will be a special work session held by the Planning Board on 9/29/16 at 6:30pm. It is open to the public. The next Planning Board meeting will be held on Monday, October 3, 2016 at 7:30pm. This is also open to the public, as all meetings are.

Mr. Stone indicated there was no talk of saving the Station House. Ms. Waterman-Kulpa stated that she did not think it was completely off the table though. Thought it could be used as a bargaining tool on behalf of the project and the Village. She also believes it presents a good opportunity for the board to educate the community about the historic nature of the building. She indicated that this is not the right time to nominate the structure for historic landmark designation. We should wait to see what is proposed. We are waiting to receive better plans from the developer.

- Did KeyBank sell the bank building property yet? Did the bank split off the ATM? Ms. Waterman-Kulpa reminded everyone that the bank building is a designated local historic landmark.

ON MOTION by Dr. Dyson, seconded by Mr. Bannon, it was moved to adjourn the meeting at 8:35 p.m.

Unanimously carried.

<p style="text-align: center;"><u>NEXT HPC MEETING</u> <u>Tuesday, October 25, 2016 at 7pm</u> Please contact Chairman Stone bsapel@aol.com if you are unable to attend or have any questions.</p>
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Deborah A. Habes,
Deputy Clerk