

**Village of Williamsville  
Historic Preservation Commission  
Meeting Minutes  
January 24, 2017  
7:00 p.m.**

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

Also present: Lynda L. Juul, Administrator/Clerk-Treasurer  
Deborah A. Habes, Deputy Clerk  
Al Yates, Jr., Trustee Liaison

Excused: Susan Palmer, Member  
Anthony Bannon, Member  
Evan Bussiere, Acting Village Attorney  
Basil J. Piazza, Trustee Liaison

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

**ON MOTION** by Mr. Akers, seconded by Dr. Dyson, it was moved to approve the minutes of the September 27, 2016 minutes, as submitted.

On the question, Ms. Waterman-Kulpa brought forth a correction to the minutes under the discussion re 80 E. Spring St. "Buffalo Historic Preservation" should be changed to "Preservation Buffalo Niagara".

**ON MOTION** by Mr. Akers, seconded by Dr. Dyson, it was moved to approve the minutes of the September 27, 2016 minutes, as amended.

Motion carried. 5 - 0.

*\*The Commission did not meet in October, November or December (due to snow) 2016.*

There was discussion related to the possible future designation of the S. Cayuga area as a Historic District. The Village mailed out post cards to the property owners of S. Cayuga Rd. to invite them to this meeting and bring with them any documentation they may have pertaining to the historic nature of their homes/properties. It all started with several property owners on S. Cayuga Rd. who were concerned about a possible sub-division of a property on S. Cayuga, within the village limits, with the possibility of the construction of patio homes.

The following S. Cayuga property owners were in attendance:

1. John & Julie Tycznski, 169 S. Cayuga Rd.
2. Anne Taylor, 149 S. Cayuga Rd.
3. Deb Rogers, 145 S. Cayuga Rd.
4. Robert Rizzitello, 200 S. Cayuga Rd.

Their concerns about designation of the S. Cayuga neighborhood as a historic district included:

- What does designation mean for a property owner?
- What restrictions would it place on property owners' homes?
- Who would define it?
- Would it give the HPC a say in what can be built?
- What about changes such as the installation of solar panels?
- Would exterior painting require permission from HPC?

*HPC members' comments:*

Mr. Akers: A local designation gives some control on what can be built in a designated district.

Ms. Waterman-Kulpa: With a historic district designation, HPC would have a voice if, for example, a multi-story development were to be proposed. The Village does not as of yet have design standards defined for residential properties. The Village Board has created design standards for the commercial districts and R-MU district. They would give the HPC a say in what could be built. A possible sub-division would be one of her concerns. A locally designated landmark, 72 S. Cayuga Rd. (Old Schoolhouse), recently went through HPC review for some exterior alterations that were being proposed by the new owner. If the neighborhood was a designated Historic District, property owners would have to follow the design standards if they were adopted. Proposals would still have to adhere to zoning regulations. The HPC would be the arbiter of applications for Certificates of Appropriateness. For changes such as installation of solar panels for example, it would depend on their placement. For exterior painting, if it were simple maintenance painting, it would not need permission, unless it was a change in color. It would be outlined in the design standards if they were adopted. But, we have no design standards for residential districts yet.

Dr. Dyson: Historic districts have different levels of designation. We are not talking about a National Park level designation, such as Boston's historic districts. It would give us a legal protection against something like a multi-story apartment building being built on S. Cayuga within the Village limits.

Village Administrator Juul: The Village is in the process of collecting historic information related to the properties in this area so we can hire a consultant who would do an intensive level survey. There was a general, Village-wide historic reconnaissance level survey completed in 1997 that was based on "drive-by" assessments. What we are looking for now is a detailed survey of the properties along S. Cayuga Rd. In the past few years, some property owners along S. Cayuga have raised concerns regarding possible future development and subdivision of these properties and they are concerned about the loss of the historic character of the area. The Village is going forward with this intensive level survey in response to these concerns.

Ms. Waterman-Kulpa stated the Village has secured the funding for a consultant for an intensive survey, but it depends on if the neighbors want it. If not, we won't go further. She gave a timeline of the overall multi-step designation process and suggested it could take a year or so.

Members of the audience asked what kind of historic information does the HPC want them to submit? HPC members suggested information such as who lived in the house; any photos of the exterior and/or interior; newspaper articles; census info; year of exterior alterations such as replacement windows, doors and roofs; construction of additions, porches, garages, etc.

Ms. Rogers: How does the HPC plan to get the neighbors to buy into this?

HPC: It depends on the consensus of the neighbors. It's up to the neighborhood. If the neighborhood as a whole does not want this level of protection, then HPC will not go forward with it.

Trustee Piazza stated the HPC is made up of reasonable people.

### **Potential Landmarks**

Should be nominated: Simple Things Salon on Main St., 25, 31 and 37 S. Cayuga Rd.

Ms. Waterman-Kulpa recommended that HPC members take a walk and see what else should be landmarked in the MU District. She recommended moving forward with nomination as a local landmark the Zent House (80 E. Spring St.) and 5465 Main St. (Simple Things Salon). What about the Glen Park Tavern building at 5507 Main St.? And the Oechsner concrete sidewalk slabs in various locations throughout the Village? The stone wall on N. Long St.? The rear stone structures on N. Long St. properties?

There was discussion on HPC coming up with some examples of what residential design standards would include. Questions arose as to if there should be a fast-track option for changes such as an exterior light fixture? It would be good to communicate with other communities who have done this.

**Next HPC meeting will be held on February 28, 2017.**

**ON MOTION** by Mr. Akers, seconded by Dr. Dyson, it was moved to adjourn the meeting at 9:20 p.m.

Motion carried. 5 – 0.

---

Deborah A. Habes,  
Deputy Clerk