

**Village of Williamsville  
Historic Preservation Commission  
Meeting Minutes  
April 25, 2017, 7:00 p.m.**

- Present: Wes Stone, Chairman  
Susan Palmer, Member  
Chuck Akers, Member  
Mary Lowther, Member  
Kate Waterman-Kulpa, Member  
Dr. Stephen Dyson, Member  
Anthony Bannon, Member
- Also present: Deborah A. Habes, Deputy Clerk  
Basil J. Piazza, Trustee Liaison, Trustee Co-Liaison  
Evan Bussiere, Acting Village Attorney
- Absent: Al Yates, Trustee Co-Liaison
- Visitors: Deb Rogers, Trustee  
Sheryl Davies  
Thomas Frank

Mr. Stone opened the meeting at 7:05 p.m.

**ON MOTION** by Mr. Akers, seconded by Ms. Lowther, it was moved to approve the minutes of the March 28, 2017 meeting, as submitted.

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

Motion carried.

**Certificate of Appropriateness Review**  
*Exterior Renovations*

**72 S. Cayuga Rd.**  
*Barry Muskat, Owner*

Property owner Muskat was present. He presented a narrative for the restoration of his locally landmarked property at 72 S. Cayuga Rd. The building was built in 1840 as a schoolhouse. The narrative addressed the various issues that he wants to restore, such as a new roof, new windows, and other exterior repairs/improvements to the structure (see attached). Mr. Muskat stated there will be 2 rental units in the building. He does not plan to live there. Mr. Muskat invited the members of HPC to visit the property at any time.

Mr. Muskat stated he plans to apply for State and National historic designation, as he wishes to pursue historic tax credits for the renovation/restoration project. He stated he paid a significant amount for the property and is now finding out that the quotes for renovations are coming in much higher than expected.

Ms. Waterman-Kulpa stated that if he wants to pursue historic tax credits, then he will have to satisfy SHPO as well as our HPC. He will have to choose the “period of significance”, as that will be the criteria he would be required to satisfy.

Points of discussion:

Mr. Muskat stated he has done interior demo of some walls. Has discovered some very tall windows and an arched interior doorway. He wants to add a rear deck, mudroom and a bank of large windows at the rear to take advantage of the view and add natural light.

New Roof – Shingles will be charcoal or black. There are several layers of shingles on the roof. They will be removed. He wants a ridge vent for proper air circulation. Ms. Waterman-Kulpa wants to see a detail of the shingle.

Side Walls – There was a plaster/stucco like coating applied to portions of the exterior stone walls that he wants to remove by power washing and applying 2 coats of elastomeric coating to the stone walls. Ms. Waterman-Kulpa did not approve of this because the walls would not breath. Mr. Muskat will consult with SHPO about it. Walls will be repointed.

New front door – Crash bar commercial door will be removed and replaced with custom made wood door.

Gutters – Probably had a “Yankee gutter” at one time. New gutters will be installed. Needs to get advice from SHPO to do the gutters the right way. Ms. Waterman-Kulpa was not in favor of replacing wood trim with a flat board.

Windows – Wants to replace windows with new Marvin windows to match the windows in the lower level which were approved by a previous HPC. The members recommended that he consult with SHPO about any window replacements. Asked Village to search HPC records from 2001 for mention of a Certificate of Appropriateness being issued for the lower level windows.

Mr. Bannon asked Mr. Muskat to seriously consider the “period of significance” for this restoration as it will greatly impact him going forward with SHPO and this commission. In his experience at the Eastman House in Rochester, he said that he found all requirements for restoration were stringently applied by SHPO once he settled on a period of significance. Dr. Dyson stated that he knows buildings evolve over time. Mr. Muskat shared a photo of a classroom of children in the school building dated 1915. It is the only photo he has found showing the interior of the building. Ms. Waterman-Kulpa suggested he use a date that works for him.

There was discussion of the various uses of the building over the decades, starting in 1840 when it was built as a schoolhouse. Mr. Muskat has found evidence that it was used as a school house from 1840 to 1921. Subsequent uses included use as a senior citizens center, a Bachelor of Arms social club and Town of Amherst Youth Center.

Mr. Muskat will have to return to the HPC after he gets historic tax credits and advice from SHPO.

**ON MOTION** by Dr. Dyson, seconded by Ms. Waterman-Kulpa, it was moved to **TABLE** the Certificate of appropriateness application.

Unanimously carried.

Mr. Muskat asked if the HPC would consider passing a resolution to show their support of his efforts to attain State and National historic landmark designation. The Board agreed.

**ON MOTION** by Ms. Waterman-Kulpa, seconded by Mr. Bannon, it was moved to declare the support of the Village of Williamsville Historic Preservation Commission for Mr. Muskat's endeavor to seek and gain State and National historic landmark designation for his locally landmarked property at 72 South Cayuga Rd.

Unanimously carried.

Mr. Muskat thanked the members of the HPC and asked if Chairman Stone would consider writing a letter to SHPO in support of his pursuit of State and National designation for his property and include it with a copy of the resolution. Mr. Stone agreed.

### **Historic District Designation**

Mr. Akers stated he sent out an email on this topic to all his neighbors on S. Cayuga and got 9 responses back. He said that people want to meet with the Village so they can understand what historic district designation means and how it would affect their properties and to see if they want it designated an historic district. He thinks we should offer the public meeting as soon as possible.

Ms. Waterman-Kulpa suggested HPC cannot ask permission of the residents to move forward with the designation. The grant expires in September 2017. We will lose the money if we don't act immediately to award the contract for the Intensive Level Survey.

Ms. Palmer agreed with Ms. Waterman-Kulpa. She believes we should do some general public education on the topic and about the significance of this neighborhood and believes we should be educating all Village residents on the historic significance of all village neighborhoods; their value and significance is important to the Village as a whole. There are lots of questions that the residents have about the whole process and any historic designation. Mr. Bannon agreed and suggested making a familiarization session for all Village residents on this topic.

Dr. Dyson suggested that the proposed Natale Project on California/S. Long St. and the new house on Oakgrove have something to do with the impetus for designating an historic residential district to hopefully protect the Village's housing stock. He suggested current zoning is no protection. Ms. Palmer stated the 1997 Recon Survey calls for Oakgrove to also be designated an historic residential district. Ms. Waterman-Kulpa stated that all of our village neighborhoods should be protected.

Dr. Dyson opined this is a critical moment in time; he believes commercial expansion is lurking.

The HPC members added more S. Cayuga properties to the list of the 39 S. Cayuga Rd. properties included in the proposal from Flynn Battaglia, dated 4/25/17, for the Intensive Level Survey for a proposed South Cayuga Road Historic District.

**ON MOTION** by Dr. Dyson, seconded by Ms. Palmer, it was moved to recommend to the Village Board they enter into a contract with Flynn Battaglia Architects as per their services and price quote as stated in their proposal to Village Administrator Juul dated 4/25/17 and that the following properties be added to the 39 properties to be included in the Intensive Level Survey for a proposed South Cayuga Road Historic District.

Add: 13 S. Cayuga Rd.  
19 S. Cayuga Rd.  
25 S. Cayuga Rd.  
31 S. Cayuga Rd.  
37 S. Cayuga Rd.  
41 S. Cayuga Rd.  
48 S. Cayuga Rd.  
208 S. Cayuga Rd.

Unanimously carried.

The HPC members expressed their wish that the Village Board be made aware of the sense of urgency for the project so that Flynn Battaglia can be contacted as soon as possible so that this project can be completed before the grant deadline of September 2017.

### **Model Law Update**

Mr. Bussiere stated that Village Attorney Grieco is close to finishing up on the Model Law. The demolition portion is causing some problems but he is working with SHPO on them.

### **Members' Resumes**

Ms. Waterman-Kulpa, Dr. Dyson and Mr. Bannon will get their resumes to Administrator Juul by noon April 26. This is a requirement of the Annual CLG Report.

### **CLG Annual Report (October 1, 2015 – September 30, 2016)**

There was discussion of the points highlighted by Administrator Juul on the draft CLG Report and the members agreed that they would welcome training from SHPO on hardships and creating historic districts. They also listed their accomplishments on the period of review. Ms. Juul will be completing the Annual CLG Report tomorrow.

Ms. Waterman-Kulpa agreed to do research on the Section House and 80 E. Spring St. Mr. Stone agreed to do research on the 5409 Main Street (Starbucks/Alex and Ani Building).

Glen Park Tavern Building and Simple Things Salon building – there are development pressures so historic designation of these are warranted as well.

“Brewery Hill” (Grove St./W. Spring St.)– Owner Rick Lohr from International Chimney – Basil Piazza will talk to him and see if he has any info to contribute about the history of the site.

After these go to the Village board, then HPC can tackle other properties on Main Street that members believe should be added.

HPC will make a resolution for this at the May 23<sup>rd</sup> HPC meeting.

### **Old Business**

Mr. Akers asked about the status of the temporary sign permit expiration date for Blush Boutique.

### **New Business**

Visitor Sheryl Davies, 47 Castle Creek Trail – Shared information with the HPC about Cambria Castle, (aka Dream Island) at 175 Oakgrove Dr. and that it is purported to be put on the market soon. There was discussion about the historic designation of the property and whether or not the entire property was designated or just the structures.

**ON MOTION** by Ms. Lowther, seconded by Dr. Dyson, it was moved to adjourn the meeting at 9:15 p.m.

Unanimously carried.

---

Deborah A. Habes,  
Deputy Clerk

**Next HPC meeting will be held on May 23, 2017 @7:00 p.m.**