

**Village of Williamsville  
Historic Preservation Commission  
Meeting Minutes  
May 23, 2017, 7:00 p.m.**

- Present: Wes Stone, Chairman  
Susan Palmer, Member  
Chuck Akers, Member (arrived at 7:55 p.m.)  
Mary Lowther, Member  
Kate Waterman-Kulpa, Member  
Dr. Stephen Dyson, Member
- Also present: Deborah A. Habes, Deputy Clerk  
Basil J. Piazza, Trustee Liaison, Trustee Co-Liaison  
Charles Grieco, Village Attorney
- Excused: Anthony Bannon, Member  
Al Yates, Trustee Co-Liaison

Mr. Stone opened the meeting at 7:10 p.m.

**ON MOTION** by Ms. Lowther, seconded by Dr. Dyson, it was moved to approve the minutes of the April 24, 2017 meeting, as submitted.

On the question, the members indicated they needed more time to read the minutes.

No vote was taken. Motion failed.

## **Topics of Discussion**

### **Historic District Designation -- Intensive Level Survey of 39 properties on S. Cayuga Rd.**

At their meeting held on May 22, 2017, the Village Board approved the contract with Flynn Battaglia Architects for the Intensive Level Survey of 39 properties. A request for a proposal for an intensive level survey of additional properties has been made by the Village Administrator. A change order can be issued at a future date by the Village Board for additional services for the additional properties.

### **Nomination of Additional Main Street Properties**

The members decided to add the following properties to the list of local landmark designation to the following Main Street properties:

**5429 Main St. – (Starbucks/Alex and Ani Building)** - Ms. Waterman-Kulpa shared her research about the building. Mr. Stone has done research also. Ms. Waterman-Kulpa gave her paperwork to Mr. Stone.

**131 California Dr. - The Lehigh Valley Section House** - Ms. Waterman-Kulpa stated she had some documents on this building. She will call Tom Stackhouse for additional documents. She recommended HPC move on the nomination for local landmark designation of this property as soon as possible.

**80 E. Spring St. – Zent House (Owners Howard and Tara Cadmus)** - Ms. Waterman-Kulpa stated she had some documents about it.

**5465 Main St. – Simple Things Salon** - Ms. Waterman-Kulpa has some photographs.

**5507 Main St. - Glen Park Tavern** - Ms. Waterman-Kulpa has some photographs.

**32 W. Spring St., “Brewery Hill”** (Grove St./W. Spring St. - Owner Rick Lohr) – Ms. Lowther agreed to work on the paperwork for this property.

After some discussion, HPC agreed to start the process with the following properties:

- **5429 Main St. – Starbucks/Alex and Ani**
- **131 California Dr. – Lehigh Valley Station House**
- **80 E. Spring St. – Zent House**
- **32 W. Spring St. – Brewery Hill**

There was discussion about how the mailing of notifications is handled by the Clerk’s Office.

**ON MOTION** by Dr. Dyson, seconded by Mr. Akers, , it was moved, pursuant to Section 47-4 A of the Village Code, to recommend to the Village Board of Trustees that the property located at **131 California Dr. (Lehigh Valley Station House)** be designated a local historic landmark.

Unanimously carried.

**ON MOTION** by Ms. Waterman-Kulpa, seconded by Ms. Lowther, it was moved, pursuant to Section 47-4 A of the Village Code, to recommend to the Village Board of Trustees that the property located at **80 E. Spring St.** be designated a local historic landmark.

Unanimously carried.

**ON MOTION** by Mr. Stone, seconded by Ms. Waterman-Kulpa , it was moved, pursuant to Section 47-4A of the Village Code, to recommend to the Village Board of Trustees that the property located at **5429 Main St. (Starbucks/Alex and Ani)** be designated a local historic landmark.

Unanimously carried.

**ON MOTION** by Ms. Palmer, seconded by Ms. Lowther , it was moved, pursuant to Section 47-4A of the Village Code, to recommend to the Village Board of Trustees that the property located at **32 W. Spring St. (Brewery Hill)** be designated a local historic landmark.

Unanimously carried.

The members decided to schedule the public hearings to be held for these 4 properties at their next meeting, June 27, 2017.

Mr. Grieco indicated that the legal notices of the public hearings must be published in the Amherst Bee at least 5 days prior to the date of the public hearings. Notification letters have to be mailed to the property owners ASAP. The hearings will be scheduled 5 minutes apart. Start the public hearings at 7:30 p.m. on June 27. Make the Section House public hearing the last of the evening.

\*The members indicated they wished to include the property located at **19 S. Long St.** to be included in the next round of nominations for local landmark designation.

### **New Business**

**Creation of “Mill District”/”E. Spring Street District”** - Ms. Waterman-Kulpa suggested HPC consider working on the creation of a “Mill District” on E. Spring St. Some properties of interest that were mentioned included the following:

- 5590 Main St. – Share Kitchen & Bar
- 5570 Main St. – Hunt Real Estate
- 42 E. Spring St. – Glenside Apts.
- 78 E. Spring St. - More Pat
- 56 E. Spring St. – Sweet Jenny’s (Mill)
- 60 E. Spring St. - Red House

80 E. Spring St. – Howard Cadmus’ Law Office  
18 E. Spring St. – VFW  
6 Spring St. – Glen Apartments

HPC asked Trustee Piazza to ask the Village Board about the possibility of creating this district. Trustee Piazza agreed to speak to the Village Board about it..

Dr. Dyson wondered if this project should be started now or would it prove to be a distraction to the work at hand with going forth with the nominations and public hearings for the 4 properties that were added this evening to the list of the landmark designation process.

**HPC had issues with the following properties:**

**5480 Main St. - St. Peter and Paul Church** – Landmarked stone wall along the west side of the property is in a crumbling state. HPC decided to invite the church in to the next meeting on June 27, at 7:00 p.m. to discuss with them what plans they have for restoration of the landmarked wall. HPC wants the Building Inspector to inspect it and report back to HPC, but not cite them until the church has come in first to discuss their restoration plans with HPC. Ask the Clerk’s Office to send a letter from Wes Stone to the Church inviting them to the June 27<sup>th</sup> meeting to discuss their plans for restoration of the wall.

**5757 Main St.** - On east awning there is the name of a new business added to the awning that has not been reviewed or approved by the HPC.

**5409 Main St. – D’Avolio’s** – There is a “Healthy Options” projecting sign attached to the bottom of another projecting sign that has not been approved yet.

**5428 Main St. - Blush Boutique** – Temporary sign permit must have expired by now but the sign is still up. They were granted permission for a new sign by HPC on March 28, 2017, but they have not put the approved sign up yet. HPC requested that the Building Inspector cite them for the illegal temporary sign.

**ON MOTION** by Ms. Lowther, seconded by Dr. Dyson, it was moved to adjourn the meeting at 8:25 p.m.

Unanimously carried.

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Deborah A. Habes,  
Deputy Clerk

**Next HPC meeting will be held on June 27, 2017 @7:00 p.m.**