

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

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VILLAGE OF WILLIAMSVILLE
2017 JUL 27 AM 9:54

- Present: Wes Stone, Chairman
Chuck Akers, Member
Mary Lowther, Member
Kate Waterman-Kulpa, Member
Dr. Stephen Dyson, Member
Anthony Bannon, Member
- Also present: Deborah A. Habes, Deputy Clerk
Charles Grieco, Village Attorney
- Guest: James Finelli, NYS SHPO
- Excused: Susan Palmer, Member
Al Yates, Trustee Liaison

Mr. Stone opened the meeting at 7:00 p.m. and welcomed Mr. Finelli to the meeting.

ON MOTION by Ms. Lowther, seconded by Mr. Akers, it was moved to approve the minutes of the June 27, 2017 meeting, as submitted.

On the question,

Ms. Waterman-Kulpa wanted to amend page 5, under "Other Business", the 3rd paragraph: *Ms. Waterman-Kulpa indicated she was concerned with the [add "non-designation"] of the Section House and its [add "proposed"] demolition.*

Ms. Lowther and Mr. Akers agreed to amend their resolution as indicated.

Motion carried. 6 – 0.

Village Attorney Grieco reported that the owners of the landmarked Williamsville Cemetery may be coming to a future HPC meeting as they purportedly are planning on asking for permission to demolish the service building on the cemetery property. There ensued a discussion regarding the definitions of "landmark".

Mr. Grieco stated that in the future, the Commission should be making it very clear what exactly they are recommending to the Village Board to be designated a "landmark". They must be specific in their language.

Ms. Waterman-Kulpa stated she would like lists of permits being issued by the Building Inspector to be sent to HPC. She suggested a monthly list be sent to HPC by the Building Dept. of projects, to make sure that landmarks are flagged and must come to HPC. She also requested upon change of ownership of a landmarked property, the new owners be sent a notice that the property is landmarked and as such, all proposed alterations must first go to HPC for a Certificate of

Appropriateness before any work can commence. She wants the Village to notify all new owners of a property's landmark status. All landmarked properties should be flagged by the Building Dept.

ON MOTION, by Ms. Waterman-Kulpa, seconded by Ms. Lowther, it was moved to request the Village Board to make mandatory the notification of new owners of a landmarked property, upon transfer of that property; that said property has landmark status and as such, must adhere to all rules and regulations that pertain to landmarked properties in the Village of Williamsville; and that a copy of the pertinent code be included in the notice, and furthermore, that the notice be sent to any new owner of a landmarked property upon transfer of the property, via certified mail/return receipt requested.

Motion carried. 6 – 0.

ON MOTION by Ms. Waterman-Kulpa, seconded by Dr. Dyson, it was moved to recommend to the Village Board that the Historic Preservation Commission be added to the code as an advisory board to the Planning and Architectural Review Board and the Zoning Board of Appeals for not only work proposed for a landmarked property, but also any property that is adjacent or touching a boundary of any landmarked property.

Motion carried. 6 – 0.

Election of HPC Chairman

After some discussion, the following resolution was adopted:

ON MOTION by Ms. Waterman-Kulpa, seconded by Dr. Dyson, it was moved to elect *Wes Stone as Chairman* of HPC for a 2-year term, through the end of the *2019-2020* official Village year.

Motion carried. 5 - 0. (Mr. Stone abstained.)

Impact of landmark designation on mortgages of proposed properties

Mr. Grieco explained that there have been recent instances of commercial property owners whose properties were being considered for landmark designation, to claim that their mortgage holder would refuse to carry the property basing it on its designation as a landmark. Mr. Finelli stated he was not aware of any such situations within his region of the State. It is concerning that owners are making the argument. Mr. Finelli stated that insurance companies have been known to state that they would cease coverage if a property was landmarked, but these beliefs are based on misinformation.

Mr. Akers reported he had done some research by calling 3 banks asking them if they would pull a mortgage from a property if landmarked. They all said they would never pull a mortgage due to landmark designation. They all said they considered historic designation to increase the value of a property.

Mr. Finelli suggested that HPC offer some form of education to the public to inform them that HPC cannot make them replace what has been destroyed, in the case of a disaster of some kind.

There was discussion on what constitutes hardship. Mr. Finelli indicated that commercial properties are easier to deal with when it comes to hardship. With residential properties, the members must make more judgements.

Members brought up the case of the R-2 zoned Castle on Dream Island, which is purportedly for sale for a very high price. If someone bought it and if for example, it had a slate roof when they bought it that needed repair or replacement and the new owner wished to replace the slate roof with another material that was less expensive and claimed hardship, Mr. Finelli suggested that it would be considered a self-created hardship.

What constitutes the physical scope of a “landmark”? Only the structure(s)? The grounds? Mr. Finelli stated it is the whole property; the whole parcel tax ID number.

Mill District/E. Spring St. District - Will be going for more CLG funds for this project.

Master Plan of Historic Districts - Mr. Stone handed out copies of a Village map dated 1916. He suggested members look at this map and decide what other districts they want designated.

Status of Intensive Level Survey - (S. Cayuga Rd. properties)

Ms. Waterman-Kulpa raised her serious concerns regarding a residential property on S. Cayuga where the owners have recently removed the siding and are currently in the process of installing insulation and probably some kind of siding. She hopes it is not vinyl siding going up. After some discussion, it was determined to be the property located at 152 S. Cayuga that was in question. No one at the meeting had any information if any permits were needed to be filed for the work that is being performed there now, nor did anyone know the extent of the work being performed. Since this house is located within the scope of the area that is being covered by the current Intensive Level Survey, there was deep concern about the status of this property and the work being performed.

Ms. Waterman-Kulpa asked that the Building Inspector contact Chairman Stone tomorrow (July 26) to inform him of the work being performed there and if any permits were required.

Mr. Stone reported that the survey is in Phase 3 of architectural research now. Laluce reported he should finish it up the second week in August.

Joint Meeting with other municipalities

Meeting topics: 1. Hardships
 2. Residential Districts

A date was set for December 5, 2017 at 6:30pm at Williamsville Village Hall.

Mr. Finelli agreed to attend this meeting and address the topics. He asked that once we have an agenda that Mr. Stone or Ms. Waterman-Kulpa please share it with him. Ms. Waterman-Kulpa will send out invites to Town of Amherst, Town of Clarence, Village of Lancaster, Village of

E. Aurora, Village of Orchard Park and Village of Hamburg.

Ms. Waterman-Kulpa shared with Mr. Finelli our HPC's request that SHPO offer more classes and forums for HPC education. Mr. Finelli encourages the attendees at all workshops to come prepared with questions. He will email the pdf of the CLG Training Guide to HPC and will highlight the sections for our members to look over. He will send a pdf of the CLG Training Guide to all the HPC chairs of the invited towns and villages

Ms. Lowther wondered if there is money in the HPC budget to provide some sort of refreshments at the December 5th class, perhaps bottled water and cookies.

19 S. Long St. – Have to do research on it.

SEQRA for Asher Crossing - Mr. Grieco stated there is no submitted detailed plan from the developer yet.

The members want to know from the Village Board: Where is the plan? They don't have the info to comment of the EAF because the proposal is adjacent to a historic landmark and a nominated landmark. HPC wants to comment but they don't have the information.

Model Law - Mr. Grieco stated he needs to tweak the demolition portion of the model law.

OTHER BUSINESS

Mr. Akers inquired about the sign at Blush and the status of it. No word has been received from the Building Inspector on it.

Ms. Waterman-Kulpa inquired again about the illegal sign at 5757 Main St.

ON MOTION by Mr. Akers, seconded by Ms. Lowther, it was moved to adjourn the meeting at 9:10 p.m.

Motion carried. 6 – 0.


Deborah A. Habes,
Deputy Clerk

Next HPC meeting will be held on
August 22, 2017 @ 7:00 p.m.

Mill-Belmont-Evans-Main
[by age built]

Submitted by
Charles Aker
to HPC on
7/25/17.

#	Street	Tax ID	acres	built
Pre-1966				
75	Evans	69.17-5-4	0.24	1808
136	Mill	69.17-2-4	1.17	1808
71	N Ellicott	69.17-4-45.2	0.33	1808
51	Evans	69.17-5-50	0.23	1812
48	Eagle	69.17-3-56	0.11	1820
99	Eagle	69.17-4-39	0.27	1820
41	Evans	69.17-5-44	0.14	1820
129	Mill	69.17-3-91	0.28	1820
142	Mill	69.17-2-3	0.36	1820
161	Mill	69.17-3-95.2	0.44	1820
170	Mill	69.17-1-70	0.29	1820
109	N Ellicott	69.17-4-49	0.73	1820
33	N Ellicott	69.17-4-37	0.11	1822
50	Swan	69.17-3-37	0.12	1823
42	Mill	69.17-2-13	0.52	1825
94	Eagle	69.17-4-42	0.32	1827
57	Evans	69.17-5-51	0.21	1827
176	Mill	69.17-1-69	0.54	1830
16	N Ellicott	69.17-3-34	0.09	1830
25	N Ellicott	69.17-4-35	0.12	1830
104	Orchard	69.17-3-69.1	0.68	1830
6	Franklin	69.17-3-63.1	0.17	1835
33	Mill	69.17-3-50.1	0.64	1835
71	Mill	69.17-3-85	0.43	1839
61	Eagle	69.17-3-28	0.15	1840
158	Mill	69.17-2-1	0.39	1840
30	N Ellicott	69.17-3-33	0.1	1840
94	N Ellicott	69.17-3-17.1	0.31	1840
19	N Ellicott	69.17-4-34	0.12	1843
35	Evans	69.17-5-43	0.24	1848
94	Academy	69.17-5-15	0.29	1850
65	Evans	69.17-5-6	0.22	1850
135	Evans	69.17-5-2.1	0.22	1850
31	N Ellicott	69.17-4-36	0.11	1851
123	N Ellicott	69.17-4-51	0.23	1852
30	Eagle	69.17-3-77	0.2	1854
41	Eagle	69.17-3-55	0.19	1854
100	Eagle	69.17-4-41	0.33	1854
91	Orchard	69.17-3-64.1	0.41	1854
59	Eagle	69.17-3-29	0.12	1860
27	Franklin	69.17-3-23	0.13	1860
120	Mill	69.17-2-5	0.49	1860
1866-1916				
120	N Ellicott	69.17-3-12.1	0.36	1867
74	Orchard	69.17-3-75	0.23	1870
59	Evans	69.17-5-52	0.22	1875
62-62 1/2	Mill	69.17-2-10.1	0.16	1875
116	Mill	69.17-2-6	0.17	1875
105	Eagle	69.17-4-40	0.18	1877
145	Eagle	69.17-5-47	0.24	1877

Mill-Belmont-Evans-Main
[by age built]

#	Street	Tax ID	acres	built
107	Evans	69.17-5-2.1/A	0.16	1877
20	Mill	69.17-2-17	0.32	1880
147	Mill	69.17-3-93.	0.54	1880
73	Orchard	69.17-3-59	0.27	1880
100	Evans	69.17-4-11	0.1	1886
24	Academy	69.17-5-36	0.11	1890
84	Eagle	69.17-4-43	0.21	1890
21	Franklin	69.17-3-22	0.08	1890
30	Mill	69.17-2-15	0.28	1890
56	Mill	69.17-2-11.2	0.14	1890
42	N Ellicott	69.17-3-30	0.1	1890
62-62 1/2	Mill	69.17-2-10.1	0.29	1897
114	N Ellicott	69.17-3-13	0.25	1897
29	Belmont	69.17-3-4	0.12	1900
62	Eagle	69.17-3-25	0.13	1900
110	Eagle	69.17-4-19	0.45	1900
116	Eagle	69.17-4-18	0.25	1900
120	Eagle	69.17-4-17	0.19	1900
26	Evans	69.17-4-23	0.16	1900
40	Evans	69.17-4-22	0.29	1900
66	Evans	69.17-4-16	0.06	1900
73	Evans	69.17-5-5	0.28	1900
78	Evans	69.17-4-14	0.24	1900
102	Evans	69.17-4-10.2	0.16	1900
116	Evans	69.17-4-8.1	0.21	1900
120	Evans	69.17-4-7	0.19	1900
132	Evans	69.17-4-4	0.15	1900
59	Mill	69.17-3-83	0.22	1900
81	Mill	69.17-3-86	0.25	1900
121	Mill	69.17-3-90	0.27	1900
108	N Ellicott	69.17-3-14	0.45	1900
128	N Ellicott	69.17-3-11.1	0.23	1900
134	N Ellicott	69.17-3-8	0.34	1900
54	Swan	69.17-3-36	0.14	1900
151	Eagle	69.17-5-48	0.21	1902
38	Mill	69.17-2-14	0.3	1902
35	N Ellicott	69.17-4-38	0.18	1902
95	Mill	69.17-3-87	0.86	1906
137	Eagle	69.17-5-45	0.07	1907
150	Eagle	69.17-5-8	0.19	1907
88	Evans	69.17-4-13	0.37	1907
34	N Ellicott	69.17-3-31	0.09	1907
95	N Ellicott	69.17-4-47	0.28	1907
60	Swan	69.17-3-35	0.12	1908
26	Mill	69.17-2-16	0.34	1910
25	Orchard	69.17-3-53	0.1	1910
160	Eagle	69.17-5-10	0.16	1912
70	Academy	69.17-5-12	0.29	1915
156	Eagle	69.17-5-9	0.17	1915
98	N Ellicott	69.17-3-15.1	0.41	1915
1916-1966				
141	Eagle	69.17-5-46	0.23	1917

Mill-Belmont-Evans-Main
[by age built]

#	Street	Tax ID	acres	built
102	Mill	69.17-2-8	0.23	1917
88	Orchard	69.17-3-72	0.12	1917
132	N Ellicott	69.17-3-9	0.33	1919
37	Belmont	69.17-3-5	0.11	1920
82	Belmont	69.17-1-20	0.11	1920
44	Eagle	69.17-3-57	0.13	1920
144	Eagle	69.17-5-7	0.19	1920
165	Eagle	69.17-5-35	0.19	1920
98	Evans	69.17-4-12	0.22	1920
112	Evans	69.17-4-9	0.19	1920
128	Evans	69.17-4-5	0.14	1920
13	Franklin	69.17-3-60	0.21	1920
14	Franklin	69.17-3-62	0.14	1920
53	Mill	69.17-3-82	0.24	1920
74	Mill	69.17-2-9	0.55	1920
32	N Ellicott	69.17-3-32	0.09	1920
87	N Ellicott	69.17-4-46	0.3	1920
90	Orchard	69.17-3-71	0.2	1920
100	Orchard	69.17-3-70	0.1	1920
23	Swan	69.17-3-46.1	0.1	1920
23	Belmont	69.17-3-3	0.11	1921
99	N Ellicott	69.17-4-48	0.29	1921
130	N Ellicott	69.17-3-10	0.34	1921
26	Eagle	69.17-3-78	0.2	1922
46	Belmont	69.17-1-38	0.08	1925
110	Mill	69.17-2-7	0.17	1925
147	N Ellicott	69.17-4-1	0.19	1925
16	Eagle	69.17-3-81	0.09	1926
124	Evans	69.17-4-6	0.18	1926
64	Academy	69.17-5-11	0.29	1927
76	Academy	69.17-5-13	0.58	1927
155	Eagle	69.17-5-49	0.21	1927
105	Mill	69.17-3-88	0.19	1927
143	Mill	69.17-3-68.1	0.55	1927
119	N Ellicott	69.17-4-50	0.27	1927
16	Franklin	69.17-3-61	0.14	1929
115	Mill	69.17-3-89	0.28	1929
111	Eagle	69.17-4-21	0.19	1930
74	Evans	69.17-4-15	0.29	1930
65	Mill	69.17-3-84	0.21	1930
80	Orchard	69.17-3-74	0.09	1930
84	Orchard	69.17-3-73	0.11	1930
22	Franklin	69.17-3-20	0.28	1931
85	Belmont	69.17-4-2.1	0.27	1935
109	Eagle	69.17-4-20	0.25	1940
133	N Ellicott	69.17-4-53	0.13	1940
80	N Ellicott	69.17-3-19	0.22	1942
15	Franklin	69.17-3-21	0.11	1945
12	Orchard	69.17-3-52	0.13	1945
17	Belmont	69.17-3-2	0.11	1947
153	Mill	69.17-3-94.1	0.51	1947
179	Mill	69.17-1-54	0.31	1949
95	Orchard	69.17-3-65	0.52	1949

Mill-Belmont-Evans-Main
[by age built]

#	Street	Tax ID	acres	built
27	Eagle	69.17-3-79	0.15	1952
49	Belmont	69.17-3-7	0.13	1954
141	N Ellicott	69.17-4-54.1	0.24	1955
81	Evans	69.17-5-3	0.37	1956
150	Mill	69.17-2-2	0.22	1956
167	Mill	69.17-3-1	0.24	1956
109	Orchard	69.17-3-67	0.18	1956
19	Eagle	69.17-3-80	0.15	1957
47	Eagle	69.17-3-27	0.13	1957
65	N Ellicott	69.17-4-44	0.13	1957
131	N Ellicott	69.17-4-52	0.27	1957
105	Orchard	69.17-3-66	0.21	1958
45	Belmont	69.17-3-6	0.11	1960
100	Evans	69.17-4-11	0.1	1960
52	Belmont	69.17-1-37	0.13	1965
Post 1966				
18-20	Belmont	69.17-1-53	0.28	1968
78	Belmont	69.17-1-21	0.20	1968
58	Eagle	69.17-3-26	0.15	1970
20	Swan	69.17-3-51	0.17	1985
52	Mill	69.17-2-12	0.31	1986
79	N Ellicott	69.17-4-45.1	0.36	1987
25	Mill	69.17-3-50.2	0.24	1990
115	Orchard	69.17-3-11.21	0.48	1990
82	Academy	69.17-5-14	0.28	1993
66	Orchard	69.17-3-76	0.19	1995
110	Orchard	69.17-3-69.2	0.44	1996
40	Eagle	69.17-3-58	0.13	2000
43	Eagle	69.17-3-54	0.19	2012
Unk				
39	Academy	69.17-5-16.1	4.91	?
15	Eagle	69.17-3-50.1/A	0.1	?
68	Eagle	69.17-3-24	0.39	?
16	Evans	69.17-4-25	0.16	?
22	Evans	69.17-4-24	0.15	?
27	Evans	69.17-5-42	0.27	?
106	Evans	69.17-4-10.1	0.05	?
114	Evans	69.17-4-8.2	0.03	?
135	Evans	69.17-5-2.1	4.79	?
16	Mill	69.17-2-18	0.14	?
162	Mill	69.17-1-71.1	6.21	?

Mill-Belmont-Evans-Main Home build by Street

Street / Year Built	<1866	1850-1916	1916-1966	>1966
Academy	1	2	2	1
Belmont	0	0	7	5
Eagle	4	9	16	6
Evans	5	5	15	0
Franklin	1	2	5	0
Mill	10	11	13	4
North Ellicott	8	12	12	4
Orchard	1	4	7	5
Swan	1	2	1	1

TOTAL	31	47	78	26
% of Homes	17%	26%	43%	14%
Accum % homes	17%	43%	86%	100%

Year Built	#
Known	182
Unknown	11
TOTAL=	193