

**Village of Williamsville
Historic Preservation Commission
Meeting Minutes
August 22, 2017 at 7:00 p.m.**

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

Also present: Deborah A. Habes, Deputy Clerk
Evan Bussiere, Acting Village Attorney

Guests: Joel Shreck, 5590 Main St. - business owner of Share Kitchen & Bar,
and David Sutton, Sutton Architecture

Excused: Dr. Stephen Dyson, Member
Al Yates, Trustee Liaison

Mr. Stone opened the meeting at 7:00 p.m. and introduced Mr. Shreck and Mr. Sutton.

ON MOTION by Mr. Akers, seconded by Ms. Lowther, it was moved to approve the minutes of the July 25, 2017 meeting, as submitted.

Motion carried. 6 – 0.

New Business

5590 Main St., Share Kitchen & Bar – Informal Sketch Review

Present: Joel Shreck, Share Kitchen & Bar business owner and David Sutton, Sutton Architecture

Mr. Sutton stated his client, Mr. Shreck, is seeking approval of a roof covering over the open patio on the west side of his restaurant. Since the western edge of the building itself sits directly on the western property line, he has a license agreement with the Village for the use of this space as a dining patio. Mr. Sutton explained that he and Mr. Shreck have appeared before the Village Board and presented some sketch plans and photos of examples of what they would like to install. The Village Board directed them to the HPC for all approvals since the building at 5590 Main Street is a designated local landmark. The Village Board has stated they do not wish any covering to be permanently affixed to the building and have referred them to HPC as the building is a designated local landmark. Mr. Sutton stated his client is proposing to do a minimal roof structure over the patio for several reasons: its western exposure in the afternoon; its black out window shades block the sun but also block the view of the interior of the restaurant making it

look like it is not open from the sightlines of pedestrians and motorists. Mr. Shreck wishes to make best use of the patio space for his restaurant and believes that the addition of a patio roof structure would allow him to do so.

Mr. Sutton stated he understands from the Village Board that the roof must be readily removable and independent of the building. He wants to be respectful of its historic status and is aware that the Village Board has the authority to dictate that any roof structure be easily and readily removable at the request of the Board. He proposes something simple and minimal. The Village Board suggested they go to Toronto's historic Distillery District to search for inspiration and examples of patio cover options. Mr. Shreck traveled to the Distillery District and took numerous photos of patio covers. Mr. Sutton shared a couple of these photos with the HPC members, as well as 2 sketch renderings of various options. Mr. Sutton stated they are looking for something more durable than a fabric awning. Would like something that could be used year-round, if possible. He stated this meeting before the HPC tonight is for fact finding as they are seeking the HPC's input and feedback on design before making a formal application for HPCF approval.

Ms. Waterman-Kulpa stated she is very familiar with the architecture of the Distillery District but feels that it is an industrial area, of mostly red brick structures and therefore not at all similar to the historic period of the structure at 5590 Main St.

Mr. Sutton shared 2 renderings, both with black painted wooden columns and clear rigid plastic roof panels with clear vinyl roll up window curtains on the sides. The columns would be 4x4. The metal railing would remain in place. All would be black so as to blend in with the black painted first floor portion of the building. They want to dress up the scape and make it look lively.

HPC comments:

Ms. Lowther – Concerned a patio roof covering would block the view of the Mill from Main Street. What is being shown looks like a permanent patio structure.

Ms. Palmer – Concerned about year-round use. Mr. Shreck stated he would be happy with use of the patio for 9 months out of the year if possible. He does not anticipate using it in the winter months.

Ms. Waterman-Kulpa – Any roof coverage would have to be completely independent of the building itself. No attached structure. Must be freestanding. Need to find something that compliments the building. It cannot be an addition. Wants it done correctly. Suggested they look at what has been done recently at Carte Blanche, a similar fine dining restaurant in the Village of Hamburg. They have an alley next to the restaurant that they have successfully renovated for patio dining. They have used ironwork with a scroll in the design. She is not in favor of wood columns here. Mr. Sutton agreed that they could go with ironwork and that it could give the patio architectural detail.

What about water shedding? – Mr. Sutton stated they would have box gutters installed that would divert the runoff.

Ms. Waterman-Kulpa suggested clear panels on top and thought that iron columns with hanging baskets would soften the look and give it color and life. The roof panels come in various clear tints that would help with the sun exposure. What kind of lighting is proposed for under the patio cover? Mr. Sutton suggested simple twinkle lights or perhaps new gooseneck fixtures.

Mr. Sutton suggested an option of bolting a ledger board to the building with about 15 bolts and that could be removed with no problem if need be, holes plugged and painted easily. There is a clear corrugated roof paneling that could span 7' with no under structure at all. Mr. Stone asked about a stretch fabric awning. Mr. Sutton said there is no joinery.

Mr. Akers – Likes the clear panel roof because it does not look heavy for the building. Is there a timeframe for the project? Mr. Sutton - Whenever they can get approvals.

Mr. Sutton thanked the members for their input and will return for the September meeting to share some new design options and material product samples. He thanked the members for their time and input and departed the meeting with Mr. Shreck.

HPC Discussion – 5590 Main Street

The HPC members agreed that it would have been preferable for the trustee liaison or another Village Board member to be present so that he could have shared with the members what direction the Village Board was looking for in this situation. They stated they would like the Village Board liaison or at least another Village Board member to be present at all their meetings.

Ms. Palmer questioned if any HPC approval would go with the building or would it be solely for this tenant. Any new tenant, would they have to return to HPC for approvals to use a patio structure, if approved? Can HPC put conditions on any approval? Is this any different than the covered roof patio structure that the Irishman is putting up? She thinks this could be something that would be good for this corner. She wants to see Share stay and do well in this location. This corner needs to be lively and offer good visibility for pedestrians and patrons. Right now this corner building space is dark and uninviting. The building looks empty at night even when the restaurant is open. Appropriate improvements to the patio could help pull people in from the street. Wrought iron columns would look good. Want to enhance the pedestrian feel. Corner of Spring St. and Main is a premiere corner in the Village. Any roof cover must be separate from the building.

Ms. Waterman-Kulpa – Strongly emphasized that any approvals for Certificates of Appropriateness made by HPC must be extremely specific in their motions and any related conditions that may be applied.

Other Business

Members cited the following issues they ask the Building Inspector to investigate and take action on to bring them into compliance:

1. 5428 Main St. - *Blush* wall sign. No word on the status of this temporary sign. Has been up far too long without final approval of a permanent sign.
2. 5757 Main St. - Illegal awning sign
3. 5436 Main St. - Illegal awning signage at *Nest* and at *Howard Hanna*

Ms. Palmer reported she did some research and has written a simple draft of a piece to educate the community on the value of the Village's "story". She stated she believes a series of short educational pieces about the Village's general history and then the history and value of its neighborhoods would be of great value to the community. She will share her first draft via email with the HPC members. She wondered who she should connect with at the Village level to speak about a plan to get these pieces written and on the Village website and Facebook pages. Ms. Lowther suggested she start with a discussion with Trustee Al Yates, Village Board liaison to HPC.

Mr. Bannon wondered about the "vision" of HPC. What is our "value"? What makes our "story"? Thinks we should have a "business plan" to guide the members in their mission.

ON MOTION by Ms. Waterman-Kulpa, seconded by Ms. Palmer, it was moved to adjourn the meeting at 8:50 p.m.

Motion carried. 6 – 0.

Deborah A. Habes,
Deputy Clerk

**Next HPC meeting will be held on
September 26, 2017 @ 7:00 p.m.**