

**Village of Williamsville
Historic Preservation Commission
Meeting Minutes
February 27, 2018 at 7:00 p.m.**

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

Also present: Charles Grieco, Village Attorney
Deborah A. Habes, Deputy Clerk

Excused: Anthony Bannon, Member
Al Yates, Trustee Liaison

Mr. Stone opened the meeting at 7:09 p.m.

ON MOTION by Ms. Lowther, seconded by Mr. Akers, it was moved to appoint Kate Waterman-Kulpa as Chairman of the Historic Preservation Commission.

Motion carried. 6 – 0.

ON MOTION by Ms. Lowther, seconded by Mr. Akers, it was moved to appoint Wes Stone as Vice-Chairman of the Historic Preservation Commission.

Motion carried. 6 – 0.

ON MOTION by Mr. Akers, seconded by Dr. Dyson, it was moved to approve the minutes of the November 28, 2017 meeting, as submitted.

Roll call:	Wes Stone	Yes
	Chuck Akers	Yes
	Mary Lowther	Yes
	Kate Waterman-Kulpa	Yes
	Stephen Dyson	Yes
	Susan Palmer	Abstained

Motion carried. 5 – 0.

Proposed landmark designation - 5429 Main Street
(Starbucks/Alex and Ani building)

On behalf of the property owner, Main-Cali LLC, Attorney Laura M. Smith, of Harter, Secrest & Emery LLP was present.

The HPC members proceeded to amend the previously completed Landmark Designation Application Form for this property, based on new information regarding the build dates of the building. Chairman Waterman-Kulpa stated that the dates from the Intensive Level Survey are not correct. It should be between 1947 and 1956. A 1956 Town of Amherst assessment photograph shows that the building was there. Ms. Waterman-Kulpa stated that a precise date is not required to nominate; it can be a circa date.

Mr. Stone stated that the 1952 survey of the property shows that the east side (Alex and Ani side) of the present building was original in 1932, with a house to the west of it. Survey shows that the property was actually composed of 3 lots of about 30' width each. In 1952 the house directly to the west of the original 1932 building (Alex and Ani) was knocked down and an addition was built onto the existing brick building, enlarging it by half. Mr. Stone noted that the brick on today's building's west-facing wall is noticeably different from the brick on the eastern half of the building. It appears that a new Main Street façade was then added to the enlarged building in an attempt to unify its appearance. Ms. Waterman-Kulpa stated that the newly added façade meets mid-century style criteria with colonial characteristics typical of the 1950s era.

Ms. Waterman-Kulpa proceeded to amend the document for the record, dating it 2/27/18.

Members asked Ms. Smith, attorney for the property owner, who was present at the meeting, the reasons why the owners were opposing landmark designation.

Ms. Smith replied that there were two basic reasons:

1. Historic designation would renege the owner's mortgage.
2. Historic designation would create a marked disadvantage to the marketing of the property to national chains, due to constraints on signage, exterior renovations, etc.

ON MOTION by Dr. Dyson, seconded by Mr. Akers, it was moved to re-submit the Historic Designation Application Form, as amended by the Village of Williamsville Historic Preservation Commission on 2/27/18, for the building at 5429 Main Street, including the added attachments provided by the property owner.

Motion carried. 6 – 0.

Ms. Waterman-Kulpa wished to add a note to the Village Board that this study was prepared by a consultant that meets the qualifications as set forth by the Dept. of the Interior 1966 and is nominated by a Commission member who also meets two of the minimum standards.

The Historic Preservation Commission requests that the Village of Williamsville update the Intensive Level Survey to reflect the new updates to this application, as amended this evening, February 27, 2018.

HPC Model Law

Village Attorney Grieco stated he has not completed the update but is working on it.

CLG

The Village Board authorized on 2/26/18 a CLG Grant application in conjunction with Preservation Buffalo Niagara. There will be a conference given downtown on July 12 and July 13 of this year at a hotel site that will count towards HPC training as long as the Village Board certifies it. Village Attorney Grieco didn't think that would be a problem. Our HPC would be co-hosts with Preservation Buffalo Niagara.

Ms. Lowther suggested getting the topic of "Hardship" on that agenda. It is unknown at this time who will be the presenters.

Intensive Level Survey for the South Cayuga Road Corridor

This has been submitted to SHPO. What is next? HPC wishes to move forward. To nominate a district, the Village Board must make the nomination. The Village will have to prepare the notification letters to the owners of all the properties. Ms. Waterman-Kulpa will check to see if the State has an application form to use as a model.

Mr. Akers and Dr. Dyson announced they would recuse themselves from any participation or discussion on this topic since they both live on S. Cayuga Road. They could gain financially from any designation of the corridor as an historic district. Mr. Grieco concurred with Mr. Akers' and Dr. Dyson's recusals from all discussion on this topic, as per our Village's Ethics code.

Ms. Palmer stated she had spoken to Maggie Winship regarding ideas for writing the "stories" of our Village's various neighborhoods. She stated Maggie suggested trying to find an outside writer who would write these "neighborhood stories". The main focus is to present to our residents the histories behind our unique neighborhoods and to build upon these stories to connect the residents to their properties in a meaningful way. Ms. Palmer will pursue this further with Maggie to find a writer. Ms. Lowther suggested Susan Martin of the Buffalo News.

Ms. Waterman-Kulpa indicated that we would aim for a June article. Timeline for project would be to nominate in the fall (fill out forms, etc.), then act by end of the year 2018 in order to wrap things up. Ms. Waterman-Kulpa asked the members if they were aware of any known threats to this corridor at this time. The members that were present stated they had not heard anything about possible upcoming threats.

Ms. Waterman-Kulpa asked that Administrator Juul post an updated electronic copy of the ILS to Dropbox.

Next meeting will be March 27th at 7:00 p.m. Ms. Waterman-Kulpa stated she knows that Julian Macy will be meeting in the Town that day. She will see if he would be able to attend this meeting.

Ms. Waterman-Kulpa asked Mr. Grieco to make sure that in any new sign code, people be directed to HPC for sign permits for any landmarked properties.

ON MOTION by Mr. Akers, seconded by Ms. Lowther, it was moved to adjourn the meeting at 8:15 p.m.

Motion carried. 6 – 0.

Next HPC meeting will be held on March 27, 2018 @ 7:00 p.m.

Deborah A. Habes,
Deputy Clerk