

**Village of Williamsville  
Historic Preservation Commission  
Meeting Minutes  
April 24, 2018 at 7:00 p.m.**

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

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

Excused: Anthony Bannon, Member  
Chuck Akers, Member  
Al Yates, Trustee Liaison

Mr. Stone opened the meeting at 7:00 p.m.

**ON MOTION** by Mr. Stone, seconded by Ms. Lowther, it was moved to approve the minutes of the February 27, 2018 meeting, as submitted.

Motion carried. 5 – 0.

**5429 Main Street - Local landmark designation denied by Village Board**  
(Starbucks/Alex and Ani building)

Ms. Waterman-Kulpa reported that the Village Board, at their April 9, 2018 regular meeting, voted unanimously to not designate this building as a local landmark. HPC members expressed their extreme disappointment and frustration with the Village Board's decision.

HPC members' points of discussion on this topic included:

- HPC is a board of professionals trying to preserve buildings that, due to their professional credentials of expertise, they have deemed historic and worthy of preserving the Village's historical character.
- A professional consultant was hired who also deemed the building to be historic.
- HPC members expect the Village Board to respect the HPC's expertise and professionalism.
- This is the second property nominated by HPC to be denied local landmark designation (5854 Main was denied).

- HPC requests clarification from the Village Board on the reasons for the denial.
- It is imperative that there be Village Board representation at every HPC meeting. The trustee liaison to HPC last attended an HPC meeting in October 2017.
- There has been recent investment in other one-story buildings on Main Street, which proves these types of buildings have commercial investment value.

Ms. Waterman-Kulpa stated that HPC requests that the Village Board trustee liaison or other Village Board member to attend the next meeting, and requests that a Village Board member attend every HPC meeting in the future.

She is ready to re-nominate this building. In the meantime, Ms. Waterman-Kulpa requests that she be notified immediately if any demolition permit application for this building is submitted to the Village so a special HPC meeting can be called.

### **CLG Annual Report**

Lehigh Valley Section House – Ms. Waterman-Kulpa stated that consultants Flynn Battaglia reported that the building was fine and structurally sound, however, the Village Building Inspector reported it was in bad shape.

Ms. Waterman-Kulpa requested:

1. A copy of the written report from Flynn Battaglia once it is submitted.
2. A time line list of the Village Board’s public hearings that have been held re the Section House.

July 12 & 13, 2018 – There is a professional conference in Buffalo that we are sponsoring. Asked members to save these dates and attend. These hours would satisfy the required annual training hours for HPC members

Ms. Waterman-Kulpa asked the members to go into executive session at 7:40 p.m. to discuss an issue regarding the Village Board’s decision to deny landmarking 5429 Main Street. Ms. Waterman-Kulpa closed the executive session and returned to the regular meeting at 7:50 p.m.

The members proceeded to then complete the CLG Annual Report, which will be given to Administrator Juul for submittal to SHPO.

### **Lehigh Valley Train Depot – WNY Railway Historical Society**

Submitted for sketch review a plan for some renovations at the Depot. HPC members didn’t seem to have any problems with what is being proposed, however, Ms. Waterman-

Kulpa requested the Railway Society submit the proper application for a *Certificate of Appropriateness* to the Village, as per the directives of Chapter 47 of the Village Code, so that the proper channels can be followed through on. The C of A application, once completed and submitted to the Village by the applicant, will then be placed on a future HPC agenda for discussion of the project.

### **Meeting House Window Restoration Project**

HPC members are concerned they were not included in this project's process. They learned that the windows were being removed and shipped to the restorer in Chicago today. Members opined that if a property has been designated, then HPC should be consulted re any alterations to all local landmarks, be they Village-owned properties or not.

Mr. Grieco informed the members that because a municipality does not have to follow its own regulations when the subject property is owned by the municipality, the window restoration project process did not have to go thru HPC.

Ms. Waterman-Kulpa requested that in the future, if the Village is planning on alternations of a landmarked, Village-owned building, that HPC be notified first as a courtesy.

### **Next meeting will be May 22, 2018 at 7:00 p.m.**

**ON MOTION** by Mr. Stone, seconded by Dr. Dyson, it was moved to adjourn the meeting at 8:03 p.m.

Motion carried. 5 – 0.

**Next HPC meeting will be held on May 22, 2018 @ 7:00 p.m.**

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Deborah A. Habes,  
Deputy Clerk