



**Village of Williamsville
Historic Preservation Commission
Meeting Minutes --- August 28, 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: Deborah A. Habes, Deputy Clerk
Matthew Etu, Trustee Liaison
Charles Grieco, Village Attorney

Excused: Chuck Akers, Member
Anthony Bannon, Member

Ms. Waterman-Kulpa opened the meeting at 7:05 p.m.

ON MOTION by Dr. Dyson, seconded by Ms. Lowther, it was moved to approve the minutes of the July 24, 2018 meeting, as submitted.

On the question:

Ms. Waterman-Kulpa made some corrections which were duly noted for the record.

4 Yes (Lowther, Stone, Dyson, Waterman-Kulpa)
1 Abstain (Palmer)

Motion carried, as revised.

OLD BUSINESS

Cambria Castle Sale – Ms. Waterman-Kulpa reported she is comfortable with the sale and new owners, whom she has met. She said they are aware of the restrictions on the property as a landmark. Would like to see the Village send the new owners a letter of welcome to the Village that would also refer to the landmark status of the property. It should state that all building/renovations should start with a visit to the Building Dept. HPC would be happy to do a sketch review prior to any applications being submitted for permits.

CLG Conference – Ms. Waterman-Kulpa will see if Christiana Limniatis

from Preservation Buffalo Niagara will speak on October 23 at 6:30pm here at Village Hall for the CLG Conference we will hold. Ms. Waterman-Kulpa will do the invites. Will offer water and cookies in the Aud.

Lehigh Section House / Owner: Natale Development – HPC members Lowther, Akers, Waterman-Kulpa, WNY Railway Society representatives and Trustee Etu and Village Attorney Grieco attended the special Village Board work session held recently regarding the Section House. It was determined that it should not be moved. There is a possibility of making this a national and state landmark as well as a local. HPC will pursue this track. We need to gather maps and other documents to support it. We have a good amount of information from Flynn-Battaglia. Mary will talk to the Railway Society about the Depot, cars, ticket booth, etc. Needs to be documented.

Trustee Etu announced that the Section House was designated a local landmark last night by the Village Board of Trustees at their regular meeting. The Village will be sending a letter to Senator Ranzenhofer to request \$150,000 for the renovation of the Section House. Natale is moving quickly on the renovation process. Landswap will be a furloughed swap. We will be left with a clean interior and utilities to move us forward. Trustee Etu is very pleased with this outcome.

Outstanding Local Landmarks

If there is an outstanding one, Trustee Etu will add it to the next Village Board agenda. At least one HPC member should be in attendance at any public hearing or work session where a potential landmark is discussed. Need to change the language in order to proceed with another nomination of 5429 Main St. (Starbucks/Alex and Ani). Must include additional or different information in order to re-introduce it to the Village Board. Kate will check her own files for the information Administrator Juul previously sent her. The consensus of the HPC is that the Village Board did not fully understand the Starbuck's application as they did not understand the importance of the building as mid-century. The Comprehensive Plan is now 10 – 12 years old. Village Attorney Grieco stated that if there is new information that is found and presented then there might be cause for re-consideration of this property as a local landmark. Trustee Etu suggested there was a lack of clarity on the part of the Village Board regarding the importance of this building. The mistake in dating it was not a help. There was confusion about its legitimacy. Kate and Wes will look to see what info they may have and bring it forth to share. Ms. Waterman-Kulpa would like all HPC members to email her any info they have on this building so it can be voted on at the September 23rd HPC meeting.

Model Law Update

Mr. Grieco will try to have a further along draft by the September 25th meeting. Hardship and the mortgage clause are the targets.

HPC Educational Piece

Ms. Palmer stated she met with Mr. Akers regarding doing research on what other HPCs have done. They have reached out to E. Aurora. They will present at the September 25th meeting.

Design Standards – Ms. Palmer has read East Aurora’s and the City of Ithaca’s. They are specific on their design standards. Can we compare our design standards with theirs? Ms. Lowther offered that the entire city of Canandaigua is a historic district. Ms. Palmer will look at Ithaca and our standards and see how they compare. Mr. Grieco stated that most municipalities do not have residential design standards. East Aurora is closest to us in comparison. Ms. Palmer will also look at Hamburg and Lancaster.

5548 Main Street

Ms. Waterman-Kulpa stated that the property owner is working with architect Joshua Best and might be presenting some plans for exterior renovations such as windows and store front at the Sept. 25th HPC meeting.

5444 Main St – LeeLee’s

Mr. Stone shared information about a possible demolition of this building which was originally a residence. Informal concept talks concern building a new 3-story mixed use structure in its place. This info was recently shared with the Planning Board in an informal manner by the project architect at the Planning Board meeting on August 6th. It would introduce commercial use on the first floor and luxury apartments on the second and third floors with underground parking for tenants. Ingress and egress would be solely from the rear of the building, thus eliminating the curb cut on Main St. Mr. Stone noted that this building was NOT recognized as a potential landmark by the Recon Survey in 1997. Ms. Waterman-Kulpa opined that because the fenestration on the Main Street elevation had changed so drastically, it might not warrant designation status. On the other hand, she would like to see HPC pursue nomination of the Franz-Manno Service building at 5700 Main St. near N. Ellicott St. for landmark status, as it has remained unchanged. Ms. Lowther stated it is one of the few former residential use buildings still left on Main St. Other Main Street former residential structures that Ms. Waterman-Kulpa wishes to pursue for local designation are the Short Street Photographer building at 5750 Main St. and 5742 Main St. that formerly housed Bee Maternal and the gluten-free bakery.

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Stone, it was moved to pursue an Intensive Level Survey of 5444 Main Street for the purpose of possible designation of the property as a local landmark.

Roll Call:	Ms. Lowther	Yes
	Ms. Palmer	No
	Dr. Dyson	Yes
	Mr. Stone	No

On the question: Ms. Waterman-Kulpa suggested she would ask LaLuce Mitchell from Flynn Battaglia to do a Google street-view of 5444 Main St. (LeeLee's) and see if he thinks it is worth pursuing nomination for local designation.

ON MOTION by Ms. Waterman-Kulpa, seconded by Ms. Lowther, it was moved to amend the previous motion and adopt a new proposal to seek advice from Flynn Battaglia on whether or not 5444 Main St. has historic value and should be nominated for local designation.

Roll Call:	Ms. Lowther	Yes
	Ms. Palmer	Yes
	Dr. Dyson	Yes
	Mr. Stone	Yes
	Ms. Waterman-Kulpa	Yes

Motion carried. 5 – 0.

Ms. Waterman-Kulpa - If LaLuce Mitchell thinks it is worth pursuing, HPC will immediately go forward with the nomination process. Ms. Waterman-Kulpa does not want to give credence to the “Main Street gap-tooth” argument brought forth by LeeLee’s new-build proposal. She would like a second person in her field to also review it to make sure HPC is on the right track for intensive level survey for residential designation.

New Business

Ms. Lowther would like to see a “historic trail” in the Village similar to what Boston has. Perhaps it could be posted to the Village website with all landmarked properties noted and highlighted.

Ms. Waterman-Kulpa is looking forward to Mr. Grieco’s report on the Model Law update at the September 25th HPC meeting.

Ms. Palmer will connect with Ms. Waterman-Kulpa re Christiana Limniatis’s talk at the October 23rd HPC conference hosted by the Village HPC at Village Hall.

ON MOTION by Ms. Waterman-Kulpa, seconded by Ms. Palmer, it was moved to adjourn the meeting at 8:40 p.m. Motion carried. 5 – 0.

Deborah A. Habes,
Deputy Clerk

Next HPC meeting will be held on September 25, 2018 @ 7:00 p.m.