



**Village of Williamsville
Historic Preservation Commission
Meeting Minutes --- October 23, 2018 at 6:10 p.m.**

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

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

Absent: Anthony Bannon, Member
Wes Stone, Vice-Chairman
Matthew Etu, Trustee Liaison

Ms. Waterman-Kulpa opened the meeting at 6:10 p.m.

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Akers, it was moved to TABLE the approval of the minutes of the August 28, 2018 meeting, until the November 27th meeting.

Motion carried. 5 – 0.

Certificate of Appropriateness Application Review

175 Oakgrove Dr. (Cambria Castle/Dream Island) – R-2

Window Restoration/Repair – Carriage House/Garage and Tower

Guest: Sheryl Davies, owner of 175 Oakgrove Dr. (Cambria Castle/Dream Island)

HPC members reviewed copies of Village Board minutes from 8/26/85, 4/13/98 and 4/27/98 with reference to the history of the designation of 175 Oakgrove as a historic landmark. There was some confusion regarding the “re-designation” and the background. Ms. Waterman-Kulpa will inquire about it with Deputy Mayor Piazza who was on the Village Board at the time to see if can shed some light on the circumstances.

Ms. Davies submitted an Application for Certificate of Appropriateness to the Building Dept. on 10/19/18. This application was forwarded to the HPC for review at this meeting.

Ms. Davies is proposing window replacement in the carriage house/garage. There are several broken windows (single pane glass) and wood casings that must be replaced ASAP to prevent more structural damage due to wildlife and the elements. She submitted a work proposal from the glazier, Steve Swiat of Northwood Restoration. Ms. Davies stated that the broken windows and damaged casings would be replaced like for like. The property is currently unoccupied. Ms. Waterman-Kulpa was in agreement that Steve Swiat was an excellent choice for completing this work.

Ms. Davies informed the commission that there is other work to be done to “tighten up” the buildings for winter. She has a structural engineer on board who suggests that the badly deteriorated membrane roof should be replaced with a temporary roof for winter. The engineer will draw up the plans to stabilize the roof, the rotten beams, etc. Ms. Waterman-Kulpa asked Ms. Davies to submit all proposed work to the Building Dept. for review to see if anything needs a building permit. If it is deemed repair in kind, then OK, but if work needs a permit, then HPC will have to review it for a Certificate of Appropriateness. Ms. Davies stated she is waiting for a report from the engineer on the scope of the necessary work. She will likely have more work to submit to HPC at the November HPC meeting. Ms. Davies stated she was interested in learning more about what is exactly involved with landmark status properties. She wants to understand the requirements for when a property owner of a landmarked property wants/needs to do exterior work.

ON MOTION by Mr. Akers, seconded by Dr. Dyson, it was moved to approve the Certificate of Appropriateness Application, dated 10/19/18, for the specific work as submitted and reviewed at this meeting.

Motion carried. 5 – 0.

Ms. Waterman-Kulpa informed Ms. Davies that members of the HPC would like to tour the property and asked her if that would be possible. Ms. Kulpa will arrange with Ms. Davies a good time that is convenient for all. A Saturday around 10:00 a.m. would be good for the majority of the commission. Ms. Davies will send Ms. Waterman-Kulpa a few dates to choose from.

Notice of Proposed Historic Designation – re: 203 Reist St., Gethsemene Stone Chapel, Town of Amherst

The Town of Amherst’s Historic Preservation Commission will hold a public hearing regarding this property’s designation as an historic landmark on December 11, 2018. This item was not on tonight’s published agenda, but Ms. Waterman-Kulpa asked the members to send her any comments they may have about this property and its historic worth in writing within the next 14 days so they can be submitted to the Town within the proper timeframe. Ms. Lowther commented that this structure is definitely worth protecting.

CLG Conference

Village of Williamsville's HPC is hosting a CLG Conference tonight at 6:30 p.m. in the auditorium.

ON MOTION by Ms. Lowther, seconded by Mr. Akers, it was moved to adjourn the meeting at 6:30 p.m.

Motion carried. 5 – 0.

Deborah A. Habes,
Deputy Clerk

Next HPC meeting will be held on
Tuesday, November 27, 2018