



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

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

Also present: Deborah A. Habes, Deputy Clerk  
Charles Grieco, Village Attorney  
Matthew Etu, Trustee Liaison

Excused: Anthony Bannon, Member  
Susan Palmer, Member

Ms. Waterman-Kulpa opened the meeting at 7:03 p.m.

**ON MOTION** by Mr. Akers, seconded by Mr. Stone, it was moved to approve the minutes of the September 25, 2018 meeting, as submitted.

Motion carried. 5 – 0.

**ON MOTION** by Ms. Lowther, seconded by Mr. Akers, it was moved to approve the minutes of the October 23, 2018 meeting, as submitted.

Motion carried. 4 – 0. (Stone – Abstained)

**NEW BUSINESS**

**Certificate of Appropriateness Application Review – Sign Review**

***5480 Main St. (Sts. Peter & Paul Church)***

***Ground Sign – For Sts. Peter & Paul School***

Guests: Katherine McIntyre, school rep and Chris McCaffery, Ulrich Signs.

This is an application for a Certificate of Appropriateness for a two-sided ground sign to be located on the front lawn of the property, at Main Street, on the east side of the driveway that leads to the school building at the rear of the property. The proposed sign will be located perpendicular to Main Street. Ms. McIntyre explained that the reason for the new sign is to give permanence to signage indicating the location of the school, which sits at the rear of the property and is not visible to Main Street traffic. The school wishes to make it easier for the public to find the school building and also to give them an opportunity to advertise the various school events in a more permanent, aesthetically pleasing manner. For the past few years they have been using inexpensive lawn signs and vinyl banners to advertise events such as Fallfest, open houses, etc.

The double-faced sign consists of carved HDU panels set inside a non-illuminated aluminum cabinet. The sign panel will sit atop stone piers, with the stone to match the existing church sign. Overall height of the sign will be 64” and the width will be 66”. Square footage of sign is 13.75 sf. The background will be blue with white copy to read: St. Peter & Paul School, Established 1836, with one more line. There will also be a smaller 33” x 7.5” hanging two-faced panel suspended from the bottom of the sign cabinet. This will be interchangeable for the various school events throughout the year. Mr. Grieco stated the overall size and square footage of the proposed sign is well within the sign code requirements.

Ms. Waterman-Kulpa asked if they were planning on adding a landscaped bed at the foot of the sign, as that is always a requirement by the Planning Board for signs such as this. The landscaping helps to aesthetically ground the sign and also provides protection to the piers from damage by lawn equipment. It also provides camouflage for any ground lighting fixtures. The applicant had no problem with that.

**ON MOTION** by Ms. Lowther, seconded by Mr. Akers, it was motioned to approve the Certificate of Appropriateness for the sign as per plans and specs submitted and reviewed at this meeting, with the following conditions:

1. A landscaped bed shall be installed at the base of the sign.
2. A small, shielded ground light (not a flood light) shall be placed on either side of the sign in the landscaped area beneath it.
3. The landscaping shall camouflage the ground lighting.
4. The stone on the piers shall match the stone of the existing church ground sign.

Motion carried. 5 – 0.

**Certificate of Appropriateness Granted.**

## **Informal Review of proposed brewery at 5609-5611 Main St.**

Present: David Sutton, project architect  
Lisa DeCarlo, project designer  
Dave Schutte, business co-owner

Mr. Sutton stated they are here tonight at the request of the HPC to share any historic information they may have on this property. Mr. Sutton stated that he approached the Village Building Dept. at the start of the project and was told that this property is not listed as a local landmark. Mr. Sutton gave a brief history of the properties and shared a photograph from the 1960s that showed the east structure. He indicated that there have been many renovations to both structures over many decades and by many owners. There is very little photo documentation to be found. It has been used as a blacksmith shop, a welding shop. There was a tiny luncheonette at one time on the property. It appears the original building had horizontal wood clapboard. When the doctors purchased the properties years ago, they added vertical wood “barn-like” siding. Original windows and other openings have been altered over time.

Mr. Sutton stated the intention is to peel back the layers of the buildings and return the properties to the era of the blacksmith, an original use. They intend to carry the blacksmith theme throughout the proposed brewery/restaurant project. The west building will be the brewery and the east building will house the restaurant.

Mr. Akers added that he has done some extensive research on the Village’s history of breweries and found that back in 1866, there was a brewery located on the east side of the creek, just across from these properties, where the Creekview Restaurant is now located. It was called the Daniels Brewery.

Based on the presentation and discussion tonight, the HPC members decided that they were comfortable with these properties not being worthy of being designated historic landmarks. The property owners do not need anything from HPC to move forward with other required committee reviews and approvals.

## **OLD BUSINESS**

### **Lehigh Valley Consultant Status**

Ms. Waterman-Kulpa stated she met with representatives of the Lehigh Railway Society in hopes of getting more information on the history of the site and Section House. She was able to purchase a book that will be a good resource.

There was discussion regarding the need for a consultant to prep the historical background for grant writing. Trustee Etu indicated he had reached out to Preservation Studios for a quote on doing the history. He indicated the quote he received back from

them was reasonable, perhaps in the neighborhood of \$6,500. He will double check the price quote. It would be for the whole area, not just the Section House. Kate will share the book and other info she has with a consultant once one is chosen and approved. This is for the whole district: Section House, Depot and rails. HPC wants to get going so they are in the next cycle for grants. Trustee Etu stated the land swap is not complete yet, but it will happen. HPC wants the Village Board to move forward with hiring a consultant once a price quote is agreed upon.

### **CLG Conference of October 23, 2018 - Summary**

All went well. Good turnout. Clarence will host the spring conference. Perhaps Williamsville will host the fall 2019 conference. Ms. Waterman-Kulpa thanked all involved in putting this on.

### **“Brewery Hill” (34 and 42 W. Spring St.) Landmark Nomination Status**

Since there is a new owner of these properties, it has been determined that the public hearing for the nomination of these properties as local landmarks needed to be republished and a new date set for a public hearing. Therefore, the public hearing will be held at the next regular Village Board meeting on December 10, 2018 at 7:30pm. Ms. Lowther indicated she will be in attendance at this Village Board meeting and public hearing to speak in favor of the nomination. She encouraged her fellow HPC members to attend any future public hearings for historic landmark designations as well.

### **Re-nomination of 5429 Main St. (Starbucks/Alex and Ani Building)**

It was determined that at least one member of HPC should be at any public hearing regarding the nomination of any property. This is to provide answers and explanations to Village Board members and the public regarding the reasons for the nomination. HPC must “make the case” properly and fully in order to support their nominations. Members decided it was necessary to re-word their nomination to more fully support their reasons for the nomination of the building. They must be clear and concise.

**ON MOTION** by Mr. Stone, seconded by Mr. Akers, it was moved to nominate 5429 Main St. (Starbucks/Alex and Ani Building) to be designated as a local landmark.

Motion carried. 5 – 0.

*\*\*It was determined that HPC will hold a special public hearing on January 8, 2019, at 7:00 p.m., for the purpose of hearing any comments from the public and/or the record owners regarding the nomination to designate 5429 Main St (Starbucks/Alex and Ani Building) as an historic landmark. If January 8<sup>th</sup> is not possible, January 9<sup>th</sup> will be the date. HPC will have their regular meeting on January 22<sup>nd</sup>, as usual. This info will be*

*relayed to the Village Administrator so all proper notices can be mailed in a timely manner.*

## **OTHER BUSINESS**

### **Garrison Park/War of 1812 Field Hospital**

Dr. Dyson raised his concerns regarding the recent field activity in this area by those who are not archeologists. He expressed his dismay that as a long standing member of the HPC he was not consulted to lead any archeological work. An archeological site has been disturbed. He would like all work to stop immediately. He feels it is a lack of respect for himself as an archeologist and his profession that this work was done without a professional archeologist on site to lead the work.

Ms. Waterman-Kulpa and Trustee Etu assured Dr. Dyson that there was no malice intended and that this was an unfortunate oversight on the part of the Village. He went on to explain some of the background of the activity as far as he knew it to be. Trustee Etu thanked Dr. Dyson for his concern and suggested Dr. Dyson relay his concerns to the Mayor. Ms. Waterman-Kulpa, along with the other members of the commission assured Dr. Dyson he is a valued member of HPC and his professional expertise is crucial to the continuance of the HPC's mission and charter.

Mr. Grieco indicated that there is no legal role for HPC to be involved if a site is not already designated or in the process of nomination as an historic landmark. Should Garrison Park be nominated then? Mr. Grieco stated the Village can nominate "sites" much like the Williamsville Cemetery is a historically designated landmark "site". Should all of the Village's public lands be nominated? HPC wants to nominate Garrison Park as an historic landmark at their January 22, 2019 meeting. Ms. Waterman-Kulpa will invite Dave Sherman to the meeting.

Could something be put into the CLG that refers to an archeological policy? Mr. Grieco stated HPC would have to move forward for them to recommend to the Village Board that an archeological policy be written and adopted. It does not have to be a local law. It can be a policy regarding archeological resources by invasive means. Dr. Dyson has great concern regarding the group's use of metal detectors on the Garrison Park site, as that is an invasive method. The use of ground penetrating radar is not invasive. What has become of any of the artifacts excavated? Where are they? Dr. Dyson suggested the Village contact archeologist Doug Parelli <https://archaeologicalsurvey.buffalo.edu/personnel/> from UB who is an expert in these kinds of sites and invite his participation.

**ON MOTION** by Dr. Dyson, unanimously seconded by the rest of the members present, it was moved to put a moratorium on any archeological work in the Village of Williamsville pending the formulation and adoption of a policy by the Village Board.

Motion carried. 5 – 0.

Dr. Dyson will invite UB Professor Doug Parelli to the January 22, 2019 HPC meeting.

### **History of Breweries in the Village of Williamsville**

As part of the continuing mission to educate the public on the various aspects of Village history, Mr. Akers shared his research on Village breweries between the years 1845 and 1901 by providing a list of the known breweries and their owners. There was a brief discussion on the German/Alsatian origins of the great majority of brewers in the Village at that time. HPC members thanked Mr. Akers for his extensive research on this topic.

### **Streamlining Review/Approval Process for Projects – Trustee Liaison Etu**

Trustee Etu shared his ideas on how to streamline the review and approval process for projects that come before the Village. He suggested that Traffic & Safety Committee, Environmental Advisory Committee and HPC all be required to review plans and make recommendations to the Planning Board. He believes the current process is unclear and that it needs to be streamlined going forward in order to make it more comprehensive for all parties involved.

There was discussion regarding what plans and projects would be deemed necessary to be reviewed first by these entities. Demolition permits were discussed.

**ON MOTION** by Ms. Waterman-Kulpa, unanimously seconded by the remaining members present, it was moved to require every demolition permit application (except for sheds/accessory structures) that is submitted to the Building Dept. be reviewed and approved first by HPC *in addition* to the others that are currently required for sign-off before the Mayor signs a demo permit.

Motion carried. 5 – 0.

HPC members expressed their appreciation of Trustee Etu's mission to streamline the process. Questions arose...Could they come up with a list of all properties that should go to HPC first and give it to the Building Dept.? An intensive level survey is what that is. And the Village would have to pay for that. It is also labor intensive. Is it practical? Could an informational email between the Building Inspector and HPC Chairperson regarding project submittals suffice? More discussion to follow.

The meeting was adjourned at 9:55 p.m.

---

Deborah A. Habes,  
Deputy Clerk

- **A special HPC public hearing will held at 7:00 p.m. on January 8, 2019 for the purpose of hearing all persons who wish to comment on the nomination of 5429 Main St. (Starbucks/Alex and Ani Building) as an historic landmark.**
- **There will be no HPC meeting in December 2018.**
- **Next regular HPC meeting will be held in the new year on Tuesday, January 22, 2019.**