



**Village of Williamsville  
Historic Preservation Commission  
Meeting Minutes --- January 22, 2019 at 7:00 p.m.**

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

Also present: Deborah A. Habes, Deputy Clerk  
Daniel O. DeLano, Mayor

Excused: Anthony Bannon, Member  
Charles Grieco, Village Attorney  
Matthew Etu, Trustee Liaison

Guest(s): Douglas Perrelli, Prof., UB Dept. of Anthropology  
Tom Stackhouse, WNY Railway Historical Society

Ms. Waterman-Kulpa opened the meeting at 7:00 p.m.

**ON MOTION** by Mr. Akers, seconded by Ms. Lowther, it was moved to approve the minutes of the public hearing held on January 8, 2019, regarding the designation of 5429 Main St. (Starbucks/Alex and Ani) as a local landmark, as submitted.

Unanimously carried.

Ms. Waterman-Kulpa stated Kerry Traynor of UB's Dept. of Urban Planning wants to work on the Train Depot and integrate the project into her spring semester work.

**Status update of nomination of 5429 Main St. (Starbucks/Alex and Ani Building)**

The proposed nomination as a local landmark of this property was the subject of a public hearing held by the Village Board of Trustees at their January 14, 2019 meeting. Minutes of the public hearing were shared with the HPC members. Mayor DeLano stated the attorney for the property owner was present at the public hearing and shared that they had acquired a tenant for the property, Newbury Salads. This tenant would like to introduce a man door on the west wall that would provide access directly from the building to the outdoor "patio" area on the corner of the property. Ms. Waterman-Kulpa stated that the property has not yet been landmarked. If it was landmarked, this type of request would be handled through an Application for a Certificate of

Appropriateness from the HPC and all plans would be presented to and reviewed by the Historic Preservation Commission instead of the Planning Board for approval. As it stands now, they couldn't get a building permit since the property has been nominated as a local landmark and that process has not been completed. It would be best for the property owners to proceed with the process of historic landmark designation, be designated by the Village Board, then that would open them to the process of applying for Certificates of Appropriateness for any exterior modifications to the building in the future.

Mayor DeLano shared the Village Board's concerns about the parking lot and open area of the property and if the property could be split. HPC is looking at the building, but had questions if the "patio" area is a separate lot and could the property be split if it is not. These are questions for the Village Attorney.

There was discussion regarding the possibility of changing the continuation date of the Village Board's public hearing from March 11, 2019 to February 25<sup>th</sup> so it could be on the HPC agenda for their regular meeting scheduled for February 26<sup>th</sup>. In addition to the owner's counsel, perhaps the new tenant could also come to that meeting to share with HPC their intent. Mayor DeLano stated he would discuss the matter with the Village Board and the Village Attorney to see if it was possible to change the date of the continuance of the public hearing from the Village Board meeting date of March 11<sup>th</sup> to February 25<sup>th</sup>.

Mayor DeLano informed the HPC that Judith Kindron, former Deputy Treasurer, has been appointed by the Village Board as Administrator/Clerk-Treasurer to fill former Administrator Lynda Juul's position. Ms. Juul has taken a position as Director of Finance with the Town of Amherst. Judy has been with the Village for 12 years. A new Deputy Treasurer has been hired to take her place and will start on 1/29/19.

Ms. Lowther shared with the Mayor the HPC's belief that at times they have not been recognized by the Village Board for their expertise on matters relating to the HPC's mandate and purpose. They are very pleased with the appointment of Trustee Etu as the liaison. They appreciate his attention to this matter and that the Village Board take them seriously. Mayor DeLano stated the entire Village Board is in support of the Historic Preservation Commission and recognizes its great importance to the Village as a whole. He thanked them for their commitment to the Village.

### **Douglas Perrelli, Professor of Anthropology, University at Buffalo**

Ms. Waterman-Kulpa introduced Prof. Perrelli to the commission and thanked him for attending this evening's meeting to share his expertise regarding the members' concerns, among other issues, about the recent archeological activity that was performed in Garrison Park. This dig was related to the site's historical significance as the location of an American Army hospital and garrison during the War of 1812. Dr. Dyson shared the members' concerns that this kind of activity must be done under a strict archeological policy to retain the integrity of any site as historic. Prof. Perrelli indicated he could definitely help the Village in this regard and thanked them for inviting him this evening.

Prof. Perrelli strongly suggested HPC strictly follow all SHPO and national rules and regulations. This is a multi-step process. Must work with our historic context. Prof. Perrelli mentioned Nancy Herder and Jocelyn Ferguson as experts who could be helpful to us. Nancy Herder is originally

from WNY and he thought she may likely be interested in helping the Village, as she often comes back from Albany to our area to visit.

With respect to the Train Depot/Section House, Ms. Waterman-Kulpa explained to Prof. Perrelli that we would like to work with WNY Railway Historical Society to establish a Historic District for the parcel. The buried train tracks contribute to the significance. The District would be comprised of the Depot, the Section House, the various rail cars, the phone booth and the train tracks.

Prof. Perrelli strongly urged the HPC to go through SHPO and go for State and National recognition. He cautioned that the tracks could be damaged in the uncovering process, thus causing them to suffer direct and indirect impact. He further cautioned that once on the registry, you don't want to degrade any resource. He suggested the need for drawings and maps. Ms. Waterman-Kulpa indicated we have them. Mr. Stackhouse shared a map of the train tracks which shows the tracks going right up to the Section House. This Section House is one of the very few still left. It is a very significant part of our Village's history and beyond.

There was discussion on the process. Prof. Perrelli urged HPC to freely use his department's resources at UB. We must establish a context for the Village of Williamsville. Get a list of all known other archeological sites in the Village. We want to be able to say "Here is what we found." Can we uncover good material? Have to be sensitive to possibility of finding human remains and treat them according to all regulations of reporting to the authorities for forensic evaluation, etc.

Mayor DeLano agreed that nothing goes forward unless done properly.

The area where the Army hospital and garrison were located stretches across a wide area in that section of the Village. The Garrison Park site is publicly owned land, however, the site is surrounded by private homes and neighborhoods. The likelihood that historical objects could be found buried on private property, as well as on the public land is very high. Prof. Perrelli suggested we be up front with residents and the public about the importance of historical objects if found on their private property. We must assure them that what is found on private property stays with the private property. It will not be confiscated. We must have full disclosure; get them onboard. Get them engaged. This project would need some serious funding, perhaps in the neighborhood of \$10,000, but there is funding out there. Prof. Perrelli stated he would be happy to bring his field class out to the Village in June. It would be a good project for his students. He invited the HPC to visit the UB museum anytime. Ms. Waterman-Kulpa will be in contact with Prof. Perrelli regarding his offer.

Mayor DeLano shared there will be a meeting of the 1812 Field Hospital Committee on March 31, 2019 at 7:00pm.

Ms. Waterman-Kulpa will schedule a HPC visit to UB's Anthropology Museum on the North campus sometime this summer.

***In other business:***

- Ms. Waterman-Kulpa wondered about the status of Acquest Development's plans regarding their locally landmarked former HSBC/Key Bank building at the corner of

Rock St and Main St. She is aware they have submitted to the Building Dept. an Application for Certificate of Appropriateness for the exterior work they wish to perform there. She will follow up with Building Inspector Tim Masters to make sure it is added to the HPC agenda for the 2/26/19 meeting.

- Ms. Palmer asked about the status of a tour of the Castle and property on Dream Island. Nothing has been heard from the new owner of the property since she last appeared before HPC in the fall and was granted a Certificate of Appropriateness for emergency roof and window replacement on the garage. Ms. Waterman-Kulpa will follow up with the property owner. Perhaps a tour of the site could be arranged in the spring. Mr. Stone mentioned that the Town of Amherst HPC would like to be invited if a tour is ever arranged.
- Mr. Akers and Ms. Palmer reported on their on-going project regarding educating the public about Village history. They have been researching various children's activities coloring pages, etc. as a means of engaging youth. Mr. Akers is researching costs and resources. Ms. Palmer has been working with Community Development Director Keaton DePriest on a series of short articles about the Village's history for posting on the Village's website and distribution in the Village's quarterly newsletter.

**ON MOTION** by Mr. Akers, seconded by Mr. Stone, it was moved to adjourn the meeting at 8:46 p.m.

Unanimously carried.

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Deborah A. Habes,  
Deputy Clerk

**The next regular HPC meeting will be held on  
Tuesday, February 26, 2019 at 7:00 p.m.**