



**Village of Williamsville
Historic Preservation Commission
Meeting Minutes --- February 26, 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

Also present: Deborah A. Habes, Deputy Clerk
Matthew Etu, Trustee Liaison

Excused: Anthony Bannon, Member
Susan Palmer, Member
Charles Grieco, Village Attorney

Guest(s): Sheryl Davies, 175 Oakgrove Dr.
Representatives of Acquest, 5554 Main St.
Mike Eckborg, Hone and Forge, 5524 Main St.
Tom Stackhouse, WNY Railway Historical Society

Ms. Waterman-Kulpa opened the meeting at 7:02 p.m.

ON MOTION by Ms. Lowther, seconded by Mr. Akers, 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.

ON MOTION by Ms. Lowther, seconded by Mr. Akers, it was moved to approve the minutes of the regular meeting held on January 22, 2019, as submitted.

Unanimously carried.

New Business

5554 Main St. – (Acquest) Application for Certificate of Appropriateness *Exterior renovations*

Three representatives from Acquest were present.

A. Front elevation (Main Street)

Plans are to clean and repoint masonry and crown as needed. Scope of work will be referenced with the preservation design standards. Main entry doors will be replaced with 8' high white fiberglass doors with wood frame. One foot high transom window above.

There was discussion regarding the main door transom area and the existing sunburst detail there. The applicants are proposing to replace this detail with a 1' high glass transom for additional natural light. The property owners do not believe it was original to the structure. No one could find the original nomination form for the building. The date of the building's construction was discussed at length. The applicants indicated that the basement shows there were probably 3 or 4 buildings originally. This is evidenced by the several different types of steel found. The building appears to have always been a 2-story building that has been re-faced over the years. Ms. Waterman-Kulpa suggested that what is there now seems to be all of the same era, with a Georgian/Colonial architectural style.

Clock/Sign Cabinet – Will remain as existing and will house new sign panels with the Acquest Development name and logo. The sign will not be illuminated. The electronic reader board over the single man door on the left will be completely removed. All signage will have to come before the HPC for approval before being erected.

Building address numerals will be installed to the right of the main entry door. The metal attachments for the numerals will be drilled into the grout lines so as not to disturb the brick surface. HPC recommended that the metal numerals be of a darker color than that submitted, so as to show up better against the brick.

B. Rock Street Elevation

Facade and crown will be cleaned and repointed as need, following the preservation design guidelines. The bank depository box at the corner of the building will be locked shut but will remain in place. All windows will remain as is.

C. Rear Elevation (parking lot side)

Replacing the door with a new white fiberglass door and new side light. This door will be smaller than the existing door so the space will be filled in using the existing brick to make it as seamless as possible. All windows will remain with the addition of one new window, to match existing. The ramp will be rebuilt and new horizontal stainless steel railings will be installed.

ON MOTION by Dr. Dyson, seconded by Mr. Akers, it was moved to approve all proposed renovations as submitted, *with the exception of the main front door transom area. It was suggested that the applicants continue to do more research and look for more photographic evidence of what existed in that area and return to HPC for further review of that detail.*

Motion carried. 5 – 0.

As for the existing clock sign cabinet on the Main Street façade, the applicants were instructed to submit sign panel design and material and color samples to the next HPC meeting in March. HPC suggested a matte finish for the sign panels. Ms. Lowther indicated that there is a very large vintage oil painting of the bank building housed in the Williamsville Historical Society Museum at the Meeting House. She will take a photo of it and share it with the applicants and the HPC.

5524 Main St. – (Hone and Forge, Tattoo - Piercing)
Wall sign application

Mike Eckborg, owner of **Hone and Forge – Tattoo - Piercing**, was present.

The proposed wall sign will consist of individual metallic gold prismatic raised letters stud mounted to the sign panel. The sign panel will have a raised gold painted border trim. The panel will measure 16’- 6” wide by 34” high. The letters for **Hone and Forge** will measure 1’ in height and the lettering for **Tattoo - Piercing** will measure 6” in height and be centered on the sign panel. This sign board will be centered over the first floor display windows and entrance. Mr. Eckborg indicated he would like to use the existing retractable awning apparatus at some point in the future. Ms. Waterman-Kulpa informed him he would have to come back to the HPC with the proposed awning design plan and fabric samples if he ever decided to move ahead with re-using the awning. HPC encouraged the applicant to pursue with the building owner further restoration of the building’s façade, with all proposals for Certificates of Appropriateness being first reviewed and approved by HPC.

ON MOTION by Dr. Dyson, seconded by Mr. Akers, it was moved to approve the sign as submitted and reviewed tonight, *with the following conditions:*

- 1. The individual gold letters will be fastened with blind fasteners.*
- 2. The border trim will be painted on all sides.*
- 3. Three (3) gooseneck light fixtures will be equally spaced and centered over the sign panel.*

Motion carried. 5 – 0.

175 Oakgrove Dr. – (Oechsner Castle) Certificate of Appropriateness
Replacement doors

Replacement doors

Sheryl Davies, property owner, was present.

Due to deterioration and warping from age and the elements, this is a proposal to replace several exterior doors on this property.

- A. Pigeonnier Tower – Removal of non-original door and replacement with new all wood oak door with cast iron hardware.
- B. Main Castle annex door – Removal of non-original door and replacement with all wood oak door with cast iron hardware.
- C. Maintenance of the following doors:
 - Library tower door (Main Castle) – Non-original wood door to be painted.
 - Front entry door (Main Castle) – Non-original wood door to be repaired, cast iron hardware to be re-used.
 - Dungeon door (Main Castle) – Rolled steel. Maintenance only.
 - Side Entry Door (Main Castle) – Non-original wood door to be repaired, cast iron hardware to be re-used.
- D. Deteriorated folding plywood casino/garage doors to be replaced with 2 new walnut stained oak wood tri-fold doors on a track. Hardware will be new and appropriate to the period.

There was discussion regarding the period of significance the owners wish to choose for the building and property. It was determined that it would probably be the 1920s – 1930s period, as that was the height of Mr. Oechsner’s work on the property. The owners wish to eventually pursue state and national designation. Ms. Waterman-Kulpa suggested they be cautious in moving forward without photographic evidence and documentation to accompany all paperwork.

Trustee Etu curious as to what the owners see as their goal in this restoration. Ms. Davies suggested they are considering some kind of a not-for-profit, with an educational bent. They will be working on the restoration of the gardens in an ecologically appropriate manner using era appropriate native plants, etc. They are working with the DEC. There is a lot of work ahead.

ON MOTION by Dr. Dyson, seconded by Mr. Stone, it was moved to approve the plans for replacement and maintenance of various doors, as submitted and reviewed tonight.

Motion carried. 5 – 0.

There was discussion regarding further projects for Dream Island. Ms. Davies indicated that the restoration of a wall that is currently falling into the creek would likely be next.

HPC Tour of Dream Island - March 26, 2019 at 6:00 p.m. – All parties agreed HPC will tour the Dream Island property with Ms. Davies. Everyone will meet at the bridge at 6:00 p.m. This tour will be immediately followed at 7:00 p.m. by the regular HPC meeting at Village Hall.

Old Business

- **Lehigh District Update** – Ms. Waterman-Kulpa is in contact with Kerry Traynor of UB’s Dept. of Urban and Regional Planning, who has taken on the Lehigh District as a class project with her students. The box car needs to be painted as it is in poor shape. It is not a local landmark yet, so maintenance should be a priority. It will eventually be part of the “Lehigh District”.
- **5429 Main St. (Starbucks/Alex and Ani Building)** – There was discussion regarding the status of this designation at the Village Board level. Trustee Etu indicated the public hearing of 1/14/19 was left open until the Village Board meeting of 3/11/19. He further indicated he understands that the owners have leased the space to a restaurant. Ms. Waterman-Kulpa emphasized that HPC is strongly in favor of the Village Board designating this property as an historic local landmark. In doing so, this would open up the property owner to seeking approvals for proposed renovations from the HPC and not the Planning Board, at which time discussions could be had about any proposed exterior renovations.
- **Updated HP Law** – No update.
- **Educating the public about Village history** - Mr. Akers reported progress on this project. He has arranged with Village Maria College art students to create and design a variety of children’s art activities to be bound into a coloring/activity book as a means of engaging youth with the history of the Village. Mr. Akers researched costs and figures that a 20 page bound activity booklet would cost about \$2.00 each for 500 copies to be printed. Trustee Etu reminded him that \$1,000 has been budgeted for this project by the Village Board. Mr. Akers indicated that the Rotary has pledged \$1,000 for this as well. Trustee Etu further reported that the Village Board has also included \$2,500 in the budget for purchase of historic plaques, at HPC’s request.

ON MOTION by Mr. Akers, seconded by Mr. Stone, it was moved to adjourn the meeting at 10:05 p.m.

Motion carried. 5 – 0.

Deborah A. Habes,
Deputy Clerk

The next regular HPC meeting will be held on Tuesday, March 26, 2019 at 7:00 p.m., preceded by a guided tour of Dream Island at 6:00pm.