



**Village of Williamsville  
Historic Preservation Commission  
Meeting Minutes --- May 21, 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: Susan Palmer, Member  
Anthony Bannon, Member  
Charles Grieco, Village Attorney

Guest(s): Marty Zwierzchowski  
Josh Best, Architect  
Jordan Abrahms, 130 Milton Street  
Howard and Tara Cadmus

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

Jordan Abrahms is sitting in on tonight's meeting as he may be interested in joining the committee.

**ON MOTION** by Mr. Akers, seconded by Mr. Stone, it was moved to approve the minutes of the regular meeting held on April 23, 2019.

Motion carried. 5 – 0.

**New Business**

**Application for Certificate of Appropriateness  
60 E. Spring Street  
Howard and Tara Cadmus, owners**

Howard and Tara Cadmus, property owners, were present.

On 5/21/19 Tara Cadmus submitted via email photos of the subject property indicating the condition of the structure, and a scope of services report/quote, dated 5/16/19, from architectural/preservationist firm Flynn Battaglia, for work to be done to stabilize the exterior of the structure at 60 E. Spring St. (aka the “Red House”, aka the “Miller’s House”). Mr. Cadmus reported that the building’s exterior is in dire need of stabilization. It’s an emergency maintenance and safety issue.

Due to the critical need for exterior stabilization of the building, Ms. Waterman-Kulpa agreed to review the information submitted to the commission this evening and instructed Mr. Cadmus to complete the application for the Certificate of Appropriateness and submit it along with all construction drawings/documents in a timely manner to the Building Inspector.

Building Inspector Tim Masters will get the Certificate of Appropriateness to Ms. Waterman-Kulpa for her signature.

There was discussion regarding the various elements that will be repaired/restored/replaced.

- Windows – Mr. Cadmus reported Flynn Battaglia thinks they can be saved and restored. Those having to be replaced will be wood. No vinyl.
- Doors – Salvageable. Will be sanded and restored. If they cannot be saved, they will be replaced with wood doors in kind.
- Shutters? – No.

**ON MOTION** by Dr. Dyson, seconded by Ms. Lowther, it was moved to approve the **Certificate of Appropriateness** for exterior maintenance issues, for the structure at 60 E. Spring St., as documented at tonight’s HPC meeting, and in the Flynn Battaglia scope of work/quote letter dated 5/14/19 to the Cadmuses, with the understanding that the application form and all related/required construction documents/details, etc. shall be submitted in a timely manner to the Building Inspector, and that the completed C of A application shall be returned to Ms. Waterman-Kulpa for her signature.

Motion carried. 5 – 0.

## Old Business

### **Application for Certificate of Appropriateness**

*(Continued from HPC meeting of 3/26/19)*

## **5550 Main Street**

The owner, Marty Zwierzchowski, is proposing to restore the first floor of this 1854, 3-story brick landmarked building in a historically appropriate manner. This proposal was first brought before the HPC for initial review and comment at their March 26, 2019 meeting.

Mr. Zwierzchowski was present along with his architect Joshua Best. They presented a *revised* color rendering of the proposed façade renovation which will restore the brick façade to its original historic detail. They will remove the current signboards/fascia covering the brick on the first floor; Install bronze anodized aluminum storefront window systems; re-introduce the original piers; add a textured stone base; add blade signs.

Mr. Zwierzchowski stated he has been in contact with Kerry Traynor of UB's Dept. of Architecture and Planning regarding the renovation and possible funding opportunities. He submitted a material sample of the proposed type of anodized bronze storefront/window system he is proposing to use. Mr. Best stated they would like to keep the center door entrance as Mr. Z has already invested in this detail. They added blade signs for the upper floor tenants on either side of the building's first floor level; bronze up/down wall lighting fixtures to highlight the façade; Mr. Z is getting prices for new windows, which will be bronze anodized on the exterior but wood on the interior. Gutters, downspouts and soffits will be bronze color. Brick trim will be exposed. Mr. Z indicated he is going forward with getting quotes for the windows.

Ms. Waterman-Kulpa stated that tax credits are based on the building being a national landmark, however, since this building is not on the national register, he should not count on getting tax credits for any work that has been done. The process is a slow one. The Village of Williamsville is not eligible for tax credits because we are a high income community. He needs to get the building on the national register first, if he wants to be eligible for any kind of credits, and that is time consuming.

Mr. Zwierzchowski stated he still wants to move forward with this project this summer.

Mr. Zwierzchowski indicated he will keep the 2 entrances on either end as recessed and the center door will remain flush to the street.

Mr. Zwierzchowski and Mr. Best agreed to submit the completed C of A application to the Building Inspector.

**ON MOTION** by Ms. Waterman-Kulpa, seconded by Dr. Dyson, it was moved to approve the Certificate of Appropriateness for this project, based on the information presented at this meeting, which includes the following:

- Brickwork – He should get 2 prices.
- The storefronts
- New doors
- New lighting
- Quarry tile at the entrances will stay.
- New stone bases
- New second and third floor windows (aluminum clad bronze on the exterior. Wood on the interior.) bronze color to match the storefront systems.
- Textured panels at bottom of each storefront system.
- Property owner shall submit the completed application for Certificate of Appropriateness and all required documents to the Building Dept. Ms. Waterman-Kulpa will sign off on the C of A once it is submitted.
- The property owner shall return to the HPC to present the signage package for review and approval at a future date. In the meantime, the property owner can apply to the Building Inspector for temporary sign permits for his tenants.

**ON MOTION** by Ms. Waterman-Kulpa, seconded by Mr. Stone, it was moved to approve the **Certificate of Appropriateness** application as submitted, *with the following conditions:*

1. *New stone bases.*
2. *2<sup>nd</sup> and 3<sup>rd</sup> floor windows will be aluminum clad exterior/wood interior, bronze color to match the storefront system with textured panel at bottom portion of storefront.*
3. *Owner will return to HPC at a later date for sign package.*

Motion carried. 5 – 0.

**In other matters:**

HPC of the Town of Clarence held a seminar on May 13<sup>th</sup>. Christina from Preservation Buffalo Niagara gave a good land marking lecture. Let's invite her to give a lecture re "Land marking 101" or "Historic District" to our HPC. Chuck will call her and see what her availability is for August 13<sup>th</sup>. HPC will invite some of the surrounding CLGs to a roundtable in September here.

Clarence HPC has their own logo and website. Clarence HPC has member bios on their website. We should think about it here. Get some quotes and testimonials up too.

Walkabouts in the Village – One or one and a half hour walks with Explore Buffalo. Matt will share his contact to see if we can get some going here.

Talk to Brad Hahn of Explore Buffalo Tours.

There was no interest from the members in participating in the June 1, Homecoming on Main event.

Need to get more press releases to the Bee.

Village website needs to be updated. Matt asked Chuck to give him a list of things that need updating on the website and he will get it done.

### **Demolition Applications for review and sign-off by HPC**

Other communities have this. HPC wants to see ALL applications for any demolitions to be signed off by HPC in addition to the current signees before the final approval of any demolitions.

James Finelli said that landmarking is for the whole tax parcel not just a building.

### **Model Code Update**

It has been redlined but there has been no progress reported to date. Matt will talk to Mr. Grieco.

**Glen Park Art Fest** - Will talk about it next month.

### **S. Cayuga Historic District**

Want to move forward. We have a grant we have not used to get going with this district. Ask Maggie if grant writer needs to understand the successful past projects we have received funding for. Matt called Maggie Winship. There was discussion re districting and that needs to be in our request for funding. Maggie will be point person when talking to Bernie. We got the grant in 2016-2017. The product is complete as we got the survey completed. Maggie said the priorities have now changed. This year historic sites were not emphasized but trails were, so Lehigh Trail was talked about but not the Section House. Matt said Block Grant dollars will be funneled to the Section House by the Village. There is a new commissioner and Bernie met her.

### **Status of Student Project with UB**

Kate is concerned. She will call Doug Parelli to see where we are on his radar. What is the cost of writing that grant - \$15,000 or under. Kate will keep on Kerry Traynor.

What has to be done with the Intensive Level Survey? Do we have the right forms? Kate will research the applications that HPC has to research to see what is the standard.

Chuck said the form is on the internet. All we have to do is fill in the forms.

There was discussion re the Village Board's view towards a S. Cayuga Historic District. Trustee Rogers is looking for an educational component to make a rational decision. Kate will be doing this not a consultant. Education portion has done been done yet. Chuck is frustrated. He has a coloring/activity book he has been working on and Chuck presented it to the members.

Matt called Keaton DePriest for clarification on what the status of the stories on our social media was. Keaton said he needs clarification and will get together with Chuck to discuss. Need to find cheaper printing option. Chuck is talking to 2 printers this week. Parrinello Printing will also be called. Timeline for coloring book is about 1 month. June 25 is next meeting. He will have it set by then. Spot Coffee and Sweet Jenny's could sell them? Would Bee be interested in sponsoring them? Matt brought up the handling of cash and audits. We must use best practices. Use image of the Mill on the cover. Add Village seal also.

**Benderson project at N. Ellicott and Main**

Benderson will be constructing a new 2-story mixed use building on this site soon. At the next Planning Board meeting, Wes Stone will ask Benderson to install a historic marker on this property to commemorate the Benjamin Hershey homestead which was originally on this site. Mr. Hershey was an important early settler of the Village. Mary will do research on types of historic markers. We should start putting historic markers at several sites in the Village.

Meeting was adjourned at 9:00 p.m.

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Deborah A. Habes,  
Clerk-P/T

**The next regular HPC meeting will be  
held on  
June 25, 2019 at 7:00 p.m.**