



Village of Williamsville
Historic Preservation Commission
Meeting Minutes --- November 26, 2019 at 7:00 p.m.

Present: Kate Waterman-Kulpa, Chairman
Wes Stone, Vice-Chairman
Mary Lowther, Member
Chuck Akers, Member
Jim Tamaro, Member

Also present: Deborah A. Habes, Clerk-P/T
Matthew Etu, Trustee Liaison

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

Ms. Waterman-Kulpa opened the Historic Preservation Commission (HPC) meeting at 7:03 p. m.

ON MOTION by Ms. Lowther, seconded by Mr. Akers, it was moved to approve the minutes of the October 22, 2019 HPC meeting, as submitted.

Motion carried. 4 – 0. (Mr. Stone abstained.)

Ms. Waterman-Kulpa announced the resignation of longtime HPC member Dr. Stephen Dyson. She then introduced Emily Garrett of 80 S. Cayuga Rd. who has expressed interest in joining the HPC. Ms. Garrett stated she has an undergraduate degree in history and works in the financial industry.

Certificate of Appropriateness/5548 Main St. - Marty Zwierzchowski

Mr. Zwierzchowski was present.

Previously approved restoration of the building's front façade continues nicely. Mr. Zwierzchowski was present to ask for approval of the wall signs for the two first floor tenants, Muleskinner Art & Antiques, and Marty's Formal Wear. Both signs will be made of HDU and placed above the entrance door of each tenant space. Ms. Waterman-Kulpa suggested that they could be 1 ½" thick HDU. Lighting of the brick façade was discussed.

Mr. Zwierzchowski presented a flush bronze vertical LED lighting plan of seven fixtures placed at the piers above the first floor window systems that would illuminate the façade with an up and down wash of lighting.

ON MOTION by Mr. Akers, seconded by Mr. Tamaro, it was moved to approve the following:

(A) Lighting

Seven 14” high bronze flush mounted vertical up and down light fixtures attached to piers of front façade above the first floor window system with minimal hardware. Lighting will be soft white with level of illumination subject to HPC approval. There will be an option for turning off the down lights.

(B) Wall Signs (2)

(1) *Marty’s Formal Wear* – Carved 1 ½” thick frameless HDU signboard. Edges and reverse side shall be painted.

(2) *Muleskinner Art & Antiques* – Applied vinyl lettering to a framed signboard. Framed edge shall be painted as well as the reverse side of the signboard.

Motion carried. 5 - 0.

Historic Design Standards

There was discussion regarding the proposed revisions to the historic design standards.

Matt Etu, Trustee Liaison to HPC, shared his suggestions with the commission. Ms. Waterman-Kulpa made notations on her copy. It was noted that the listing of landmarks on the Village website must be updated. It was suggested that a table be included and that it be kept updated. All revisions to the design standards, as discussed at this meeting, are subject to review by the Village Attorney.

What exterior alternations would require a Certificate of Appropriateness? Subjects discussed included questions regarding: distinction between residential vs commercial; requirements for exterior painting; fences; landscaping; out buildings; exterior lighting; awnings. It was decided that between now and the next meeting, HPC members will carefully go through the document themselves and come with their own comments and suggestions and it will be added to the meeting agenda. HPC is not scheduled to meet in December.

Proposed South Cayuga Historic District

A survey of the residents in the proposed district was done by the Village Board in November. All responses are posted on the Village website. 78% of respondents were opposed to designation as an historic district and 19% were in favor. Trustee Etu reported that at this point in time, he believes there would be two “no” votes from the Village Board, based on what is known at this time regarding the proposed designation of a South Cayuga Road historic district unless the residents of the affected properties wanted it. There was discussion on whether or not the HPC wants to continue the process of nominating S. Cayuga Road as an historic district despite neighborhood opposition. Ms. Waterman-Kulpa stressed that the HPC law mandates it is the job of the HPC to pursue it. She read aloud the HPC Code and reviewed the obligations, their mission and their powers. She added that HPC gets audited annually by SHPO to retain their Certified Local Government (CLG) status and must adhere to its mandates in order to receive funding going forward. If we do not adhere to the mandates, then we would not receive future funding from the State.

Mr. Tammaro - Suggested he doesn't think the proposal of designating S. Cayuga Road as a historic district is as popular an idea as HPC had hoped it would be with the public. He is in favor of encouraging residents to keep their homes and properties as historically accurate but stated he could not support the designation of it as a district tonight.

Mr. Akers – Explained this all started with the proposal by a new S. Cayuga Rd. property owner that wanted to build a new house on the foundation of an old chicken coop and the perceived threat that that posed to the neighborhood. He also mentioned the threat that the possibility of development of the Sippel property posed.

Mr. Akers asked the various members of the audience what they were opposed to.

Unidentified Audience Member A – Opposed to being “told” what she can do with her own property. Residents should be encouraged on what historically appropriate actions to take but not told what to do. She has lived on S. Cayuga since 1973 and sees very little bad stuff happening in recent years. Believes owners take care of their properties. Demolition by neglect can happen however. She has enough problems taking care of a house built in the 1930s without having to follow others' directives.

Unidentified Audience Member B – Concerned if house were to burn down, would he be required to replace it exactly? *[No.]* What if he wanted to replace his porch using Azak? *[That would require review by HPC for a Certificate of Appropriateness.]*

Unidentified Audience Member C – Would their creek side structure be subject to HPC approval since it is visible from Island Park? *[HPC would have to discuss that.]* She feels frustrated. She bought her house without these rules. The residents do not want this.

Unidentified Audience Member D – Opposed. Why not choose Oakgrove instead? *[HC does not have the funding to do it all.]*

Mr. Stone suggested he could not go forward with designation tonight. He wants standards in place first.

Ms. Lowther suggested she could go forward tonight and let the Village Board proceed and let them vote yes or no, however, she would be more comfortable with design standards in place.

Mr. Tamaro – Suggested he could not go forward with designation tonight.

Ms. Waterman-Kulpa – HPC would lose credence by not going forward. She wants to keep the process moving along and not hold up the construction season.

After some discussion,

Special HPC meeting on December 11 at 7:00pm – Although the commission does not usually meet in December, it was decided to discuss the design standards revisions at a special meeting in December anyway. Ms. Waterman-Kulpa asked members to comb through the document and send all members via email their suggested edits and to include page number, paragraph, heading and chapters to clarify their references. Get them to all members no later than December 9th.

Trustee Etu gave an overview of the timeline of HPC’s process of meetings/presentations regarding this proposed designation. He also gave an overview of the newly adopted demolition code (adopted by Village Board on 11/25/19). It does not include residential demos as requiring approval by the HPC.

Historic Plaques

Ms. Lowther shared quotes she received. One from Erie Landmarks, one from Franklin Bronze Plaques and one company never responded. The quote from Erie landmarks was the lowest.

ON MOTION by Mr. Akers, seconded by Mr. Tamaro, it was moved to approve the (6) historic markers to match the original historic markers at a cost of \$430.50 each, as per the quote from Erie Landmark Company dated 9/16/19, for the following historic properties chosen by HPC at their October 22, 2019 meeting:

- 78 E. Spring St. (currently Moorpat)
- 5578 (Eagle House)
- 5329 Main St. (currently Dicamillo’s Bakery)
- 5529 Main t. (currently Bank of America)
- 5893 Main St. (currently Parings Wine Bar)
- 5725 Main St. (currently Excuria Salon and Day Spa)

Creation of the text for the customizable inner rectangle portion of each plaque will take place at the January 28th HPC meeting.

Motion carried. 5 – 0.

HPC Children's Coloring/Activity Book

HPC held a public outreach activity with the Williamsville Library on 11/12/2019 in the Library's community room which coincided with the WBA's "Wing Walk" event of the same day. It was a good event but unfortunately was not well attended. There was a recent Bee article that stated they were available for purchase at Village Hall.

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Tammaro, it was moved that the Williamsville Historical Society and the Historic Preservation Commission will continue with their mission for preservation through the collaboration with the Amherst Public Libraries and there shall be no charge to the public for the coloring books.

Motion carried. 5 – 0.

For the special December 11th meeting, Ms. Waterman-Kulpa reminded members to send their detailed comments to **ALL** HPC members regarding design standards revisions no later than December 9th for review on December 11th.

Ms. Waterman-Kulpa also mentioned that her term as chairman is up and will be seeking nominations on 12/11.

Digitization of Main Street Photos

Mr. Tammaro reported he has been digitizing a sizeable collection of photos of Main Street businesses from the 1960s to a jump drive that he purchased. He would like to archive them. He has been working with the current Amherst Town Clerk on this project. Thinks this would be a good resource for the Village to have. Members agreed.

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Stone, it was moved to authorize purchase by the Village Clerk's Office of an additional jump drive to store these digitized photos on and, to authorize the creation of 2 copies of this project.

Motion carried. 5 – 0.

Items for the agenda for the special meeting of December 11th include: nominations for Chairman; welcome packets for new HPC members; revisions to design standards.

ON MOTION by Mr. Tammaro, seconded by Mr. Akers, it was moved to adjourn the meeting at 9:36 p.m.

Motion carried. 5 – 0.

Submitted by:

Deborah A. Habes
PT/Clerk

***HPC will hold a special meeting on December 11, 2019 at 7:00 p.m. at Village Hall, 5565 Main Street.**