



**Village of Williamsville  
Historic Preservation Commission  
Meeting Minutes --- June 25, 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  
Anthony Bannon, Member

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

Guest(s): Marty Zwierzchowski

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

**ON MOTION** by Mr. Dyson, seconded by Mr. Akers, it was moved to approve the minutes of the regular meeting held on May 21, 2019.

Unanimously carried.

## **Old Business**

**60 E. Spring St. – Update:** Was granted a Certificate of Appropriateness on May 21, 2019 for exterior renovations. Flynn Battaglia was OK with the clapboard. The Cadmuses are doing a good job on following the guidelines so far.

**5550 Main St. – Update:** Although not on the agenda, Marty Zwierzchowski, property owner, was present to update the members on the recent renovations. Marty informed the members that after removing the façade, he finds that the poles and arches do not match up. He would like to extend the storefront glass system to the top of the newly exposed structural beam and not put in the brick columns. Thinks it would look ridiculous if not. Ms. Waterman-Kulpa informed him that the HPC will need revised hard line drawings/plans from his architect reflecting any proposed changes to the project that was

reviewed and approved by HPC on May 21, 2019. He should submit any revised plans first to the Building Inspector who would forward to the HPC for review. There was discussion about the structure. Trustee Etu, who is a structural engineer by profession, offered to run over to the site during the meeting to actually take a look at what Marty was talking about. (He did so.) After returning from the site visit, Mr. Etu reported that there have been structural modifications over the years and although it would be possible to revert back to the original, the cost would be prohibitive. He'll end up with 4 piers which is what he has now. Marty needs to have his architect draw it up and submit for review before any work could begin. Ms. Waterman-Kulpa will contact CEO Tim Masters that Marty needs a new revised drawing.

**Model Law Update** – Mr. Grieco presented a draft and update. He has made various edits according to the HPC's comments and discussions. It was decided that further discussion would continue at the August 27<sup>th</sup> meeting. Ms. Waterman-Kulpa asked for HPC members after they read the draft to send their comments to Mr. Grieco well before the August 27<sup>th</sup> meeting.

**Educational Activity/Coloring Book Update** – Mr. Akers presented printed/bound copies to the members. Printing cost from Parrinello Printing was \$1200 for 500 copies. There was discussion re price for selling copies. It was determined that it would be best to ask for a suggested donation and not get into the “business” of selling them to avoid conflict with government rules and regulations.

**Glen Park Art Festival Update on HPC Tent** – The Village will provide them with a tent, table and 2 chairs. Runs from 10am to 5pm both days. Mary will contact Keaton DePriest about getting a HPC banner for the tent. Wes Stone will bring some old maps of the Village for display. The coloring books will be stored at Village Hall until the day of. Ms. Lowther will make some signs for the suggested donation jar.

Saturday – Wes Stone (morning)

Saturday – Chuck Akers (afternoon)

Sunday – Kate Waterman-Kulpa (morning)

Sunday – Mary Lowther (afternoon)

**Preservation Buffalo Niagara Lecture (*Historic Districting 101*)** – August 13, 2019, at 7:00pm, Village Hall. Keaton will send out a press release, make a flier and distribute.

**Kerry Traynor Station House Update** - Kate has not heard anything from her. Kate thinks she should be submitting any documents that were created.

**Historic Plaques** – Will be on next agenda.

## **New Business**

### **107 Evans St. – Blocher Home/People Inc. Proposal for 135 Evans St. -**

Rhonda Fredricks, CEO of People Inc., Matt Long of Long & Associates Architects, and Dan O’Neill, CEO of Blocher Homes, were present.

They announced they are going to be doing a major project on their property and wish to demolish the house at 107 Evans St. This house was constructed in 1890 and became part of the Blocher Homes in 1905. They submitted a brief summary including photos of the interior/exterior of the house to HPC. The house has been updated many times. Last update was in 2008.

Trustee Etu informed the assemblage that his engineering firm is working on this project.

This project was *informally* reviewed by Planning Board at their June work session. It was their understanding that they need to appear before the HPC as well.

Ms. Waterman-Kulpa – From a Planning Board perspective the streetscape is important. The removal of this house would create a gap in the streetscape. This property used to be all farmland. What does the removal of this house do to the Village’s history if it goes away? Could the parcel be sold off to create a sub-division? We want a denser feel along Evans Street not open space. Evans Street has some of the oldest housing stock in the Village. HPC is looking at the street as a whole. Cannot consider future use of the site.

Property owners – The parcel would become greenspace with trees, gardens, benches for use by Blocher Home residents. To keep the house would be out of scale with the new Blocher project to be built adjacent to this property. Will this house be landmarked?

Ms. Waterman-Kulpa – It could be landmarked. We have our own CLG rules. Noted that the report that was submitted by the property owners is not one prepared by an historical architect.

There was discussion re the process for landmarking a property. It is included in our code, under the Historic Preservation chapter.

Ms. Waterman-Kulpa – HPC will do its own research on this property, but will take whatever documents/research the property owners give them. They should send it all to the Building Dept. who will share with the HPC. This will be added to the July 23<sup>rd</sup> HPC agenda. Building Dept. does not have any information of historical value on the property.

Mr. Grieco – Referenced the criteria in our code for landmarking a property. What criteria does this property fit? Criteria #1 and criteria #5 pop out to the HPC.

Members will do research before the next meeting in July. Ms. Lowther will look and see what info the Historical Society has on it. Blocher property owners will supply us with what they have. Blocher owners stated they have gone to two different search companies and have found no mention of 107 Evans St.

**Status of Sue Palmer, HPC member** – Ms. Palmer will be moving outside the Village limits soon. Ms. Waterman-Kulpa wondered if she could still serve as an ex-officio (non-voting) member of HPC. Ms. Palmer was interested in continuing to contribute in some capacity. Mr. Grieco added that there is no provision for an ex-officio member of HPC in the code. She will be living in the Town of Amherst. There was some discussion re a possible dual partnership between the Town and the Village HPCs.

**New HPC Member Appointed** – James Tamaro of N. Long St. was recently appointed by the Village Board as a member of the HPC to fill the seat vacated by Ms. Palmer.

**Community Plan Update** – Trustee Etu informed the members that it is his plan to convene the ZBA, PB and HPC members together in July to address updating the Community Plan. He wants to kick-start the process and get it going and done within 90-120 days. Kate hopes HPC will have Village Board support. HPC needs to start filling out the forms with Christina's help.

**ON MOTION** by Mr. Stone, seconded by Ms. Waterman-Kulpa, the meeting was adjourned at 9:58 p.m.

Unanimously carried.

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Deborah A. Habes,  
Clerk-P/T

**The next regular HPC meeting will be held on  
July 23, 2019 at 7:00 p.m.**