



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
May 31, 2022
7:00 PM**

CALL TO ORDER

7:00 PM Meeting called to order on May 31, 2022 at Amherst Municipal Building, 5583 Main Street, Williamsville, NY.

Attendee Name	Organization	Title	Status	Arrived
Susan M. Palmer	Town of Amherst	Chairman	Absent	
Catherine Waterman-Kulpa	Town of Amherst	Vice Chairman	Present	
Jennifer D. Kensy	Town of Amherst	Member	Present	
Paul F. Redding	Town of Amherst	Member	Absent	
Mary Lou Mancuso	Town of Amherst	Member	Present	
Brian Swartz	Town of Amherst	Member	Present	
Norman J. Hirschey	Town of Amherst	Member	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	
Bryan Fadel	Town of Amherst	Sr. Clerk TYpist	Present	
Ann Demopoulos	Town of Amherst	Deputy Town Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	
Deborah Bruch Bucki	Town of Amherst	Councilmember	Present	
Robert Marcus	Town of Amherst	Resource Personnel	Present	

PUBLIC PORTION

HISTORIC PRESERVATION ITEMS

725 Lebrun - Proposed Local Landmark Designation

Ms. Waterman-Kulpa presented the proposed local landmark designation of 725 Lebrun Road. She discussed the purpose and powers of the Historic Preservation Commission, as well as the makeup of its members. She then reviewed the criteria for Landmark Designation (§ 121-6, amended May 16, 2018 by L.L. No. 10-2018):

The Commission may recommend designation of an individual property as a landmark, subject to Town Board approval, if it:

1. Is associated with the lives of individuals or of people or of events significant in the national, state or local history.
2. Embodies the distinctive characteristics of a type, a period or a method of construction.
3. Represents the work of a master architect or designer or possesses high artistic values.
4. Represents a significant or distinguished entity whose components may lack individual or special distinction.
5. Because of a unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

She noted that after the public hearing, the Commission will decide based on all of the information if the property meets the criteria for local landmarking and, if it does, will recommend to the Town Board the designation of 725 Lebrun Road as a historic landmark. The Town Board will also conduct a public hearing prior to acting on the recommendation of designation. She then summarized the public records for 725 Lebrun to date and noted the addition of emails from Kim Plassche, University of Buffalo Map Librarian, with aerial photographs of the property from 1927 attached.

Sean Hopkins, Esq., presented on behalf of the homeowners, Scott and Lisa Friedman. Also present were Paul Cambria, David Sutton and Howard Zubin. Mr. Hopkins noted that they had not yet reviewed the aerial photographs and that there were two additional letters submitted to the Town Board (May 20, 2022) and the Historic Preservation Commission with supporting documentation that should be included in the record.

He presented general background of the property, including three owners, none of whom are historically significant, the architect and builder are unknown, and the property is vastly different than it was in 1925 for many reasons, including demolitions and additions. He also noted that in previous discussion there have been references to the historical significance of the property being part of the "Amherst Estates," but no other property owners they have spoken to on Lebrun are aware of that reference or the historical significance to it. Mr. Hopkins also noted that they are confident that the detached garage for which a demolition permit request was denied by the HPC on April 12, 2022 was not built in 1925, but was more likely constructed in 1933 or 1935 based on records obtained from the building department.

Regarding Potential Landmark Designation resolution adopted April 12th and dated May 9th, Mr. Hopkins stated that the architectural integrity of the primary structure is not "threatened" by the proposed addition, questioned the reference to historical development in the Town of Amherst, and that the owners have not consented to the potential designation of 725 Lebrun. He also reiterated that plans indicate the garage was not built in 1925, that they have presented evidence of safety concerns and failing structural problems to the HPC, and that the demolition of the garage should be allowed to proceed.

Mr. Hopkins then reviewed the Intensive Level Survey of Historical Resources dated August 6, 1998, which evaluated 254 potentially significant historic resources with 11 categories as set forth on pages 6-11. The reason emphasized, when you look at that many properties it is difficult to get down to all of the details. The Friedmans did not know about the survey, and if they had, they would've had a wide assortment of relevant information to present. Emphasized that the property is a residential use, which they believe is an important distinction when looking at the categories in the 1998 report.

Referring to page 1.c of Landmark Nomination application, Mr. Hopkins said that they disagree with recommendation. He noted that the building has been substantially altered since 1925 and that there are many more examples in the Town that better distinguish the characteristics of Colonial Revival (Georgian) style. He also said that they disagree with criteria number (i) ("associated with the lives of individual or of people or of events significant in the national, state or local history"), stressing the word "significant."

Mr. Hopkins stated that 725 Lebrun is not distinguishable from a variety of nearby properties with similar Georgian-style features. He reviewed several additions and modifications in 1955 and 1995, as well as ten additional exterior modifications since 2003. Ms. Waterman-Kulpa said they would need to submit documentary evidence for the dates to enter into the record. Mr. Hopkins reiterated that while they believe the property is important, it is not a landmark. He also noted that there are currently nine properties throughout the Town of Amherst that have been designated historical landmarks since 1998, all of which are clearly distinguishable from a private owned residence on Lebrun Road which the homeowners are not consenting to designation.

Due to the many alterations, Mr. Hopkins stated they believe that the property of 725 Lebrun has been incorrectly classified as Blue-Rated. He referenced that the classification for Green-Rated states that having just replacement windows might be enough to lower the classification to Green. Due to the modifications over the years, he asked that the Commission recommend a reclassification of the property to Green-Rated, which would make it ineligible for landmark status. He also questioned the classification process, as the Friedmans were never advised that the Town was surveying homes and, as a result, that their home was identified by the Town as "Blue-Rated," and said that any property owner whose home was designated as any color should have been provided with written notice of the designation at the time and provided with the opportunity to provide specific information prior to categorization. Mr. Hopkins summarized that they are requesting that the demolition permit of the garage be approved, that the Commission not recommend designation of 725 Lebrun as a landmark, and that the classification as a Blue-Rated property be removed.

David Sutton, Sutton Architecture, emphasized that they believe the classification should be Green due to the numerous changes to the property. He also stated that they have taken considerable time and effort to come up with a plan for the proposed addition that would maintain the integrity of the building while also enhancing the property and update it to modern standards.

Lisa Friedman, 725 Lebrun Road, said that the proposed garage would maintain the integrity of the home just like the previous homeowners did with their modifications. She also said that she believes the Blue-Rated designation is incorrect due to the multitude of modifications over the years.

Ms. Waterman-Kulpa said that the hearing would be left open for further comments from Town Departments per Chapter 121-6-G and further submissions in writing until 4pm on June 13, 2022. The next hearing will be June 14, 2022. Mr. Hopkins requested that any additional information be shared with them prior to the next meeting along with the PowerPoint presentation from the meeting.

Ms. Waterman-Kulpa asked to open the special meeting and stated that there were no agenda items.

Ms. Mancuso made a motion to close the special meeting of May 31, 2022. The motion was seconded by Ms. Kensy and carried. Ayes 5, Noes 0, Absent 2 (Palmer, Redding).



Historic Preservation Commission

SCHEDULED

HISTORIC PRESERVATION ITEM (ID # 25854)

Meeting: 05/31/22 07:00 PM
Department: Planning
Category: Historic Preservation Item
Prepared By: Bryan Fadel
Initiator: Dan Howard
Sponsors:
DOC ID: 25854

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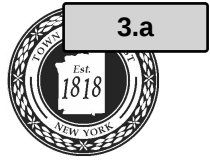
ATTACHMENTS:

- Notice of Proposed Designation1 (PDF)
- LandmarkDesignationApplication5.9.22 (PDF)
- 725LeBrun_LocalLandmarkNomination_4.12.22 (PDF)



Town of Amherst Planning Department

Erie County, New York



Brian J. Kulpa,
Supervisor

Daniel C. Howard, A
Planning Director

Daniel J. Ulatowski, A
Assistant Planning Dir

MEMORANDUM

May 11, 2022

TO: Town Board
Mark Berke P.E., Building Commissioner
Patrick Lucey Jr., Highway Superintendent
Jeffrey Burroughs, Town Engineer
Emily Murphy, Town Assessor
Stanley J. Sliwa, Esq., Town Attorney
Carrie Stiver, Executive Director, Buffalo Niagara Heritage Village

FROM: Daniel Howard AICP, Planning Director

SUBJECT: NOTICE OF PROPOSED HISTORIC DESIGNATION
725 Lebrun Road

Enclosed please find a copy of the Landmark Designation Application Form for the above referenced property.

The Amherst Historic Preservation Commission will hold a public hearing regarding the property's designation as a historic landmark on **Tuesday, May 31, 2022 at 7:00 p.m.** in the Town Board Council Chambers, 2nd floor of the Amherst Municipal Building, 5583 Main Street, Williamsville.

Please send any comments you may have to the Historic Preservation Commission, c/o James Quinn in the Planning Department, by **Thursday, May 26, 2022.**

Thank you.

DH/JQ/ac

Attachment

X:\Special_Projects\Historic Preservation\PROPERTY FILES\725 Lebrun - Demo Approval App\Designation\Notice of Proposed Designation1.docx

cc: Francina J. Spoth, Town Clerk
HPC Members (*letter only*)
Scott & Lisa Friedman, 725 Lebrun Road, Amherst, NY 14226

LANDMARK DESIGNATION APPLICATION FORM TOWN OF AMHERST, NEW YORK

Town of Amherst Historic Preservation Commission
Town of Amherst Planning Department – (716) 631-7051

FOR USE OF
BLDG. DEPT. ONLY

REC'D BY _____

DATE _____

TIME _____

Your name: James Quinn Telephone: (716) 631-7104 Date: _____
Your address: 5583 Main St Williamsville NY 14221
Organization (if any): Town of Amherst Historic Preservation Commission

A. PROPERTY IDENTIFICATION

1. Building's common or current name: 725 Lebrun Road
2. Building's historic name, if known: _____
3. Street location: 725 Lebrun Road SBL# 79.08-3-32
4. Present owner & address: SCOTT FRIEDMAN H/W
[list all owners of record and 725 Lebrun Road
their addresses – use Amherst NY 14226
additional sheet if necessary]

B. DESCRIPTION OF CRITERIA FOR DESIGNATION OF HISTORIC LANDMARK, SITE, OR DISTRICT

Applicants must clearly and thoroughly identify the criteria which is the basis for designation of a historic landmark, site or district. Applications will not be considered by the Commission unless completed with all information deemed necessary by the Commission.

Applicants must:

- Indicate the criteria which is the basis of this application with a check box below
- Provide a supporting written narrative explaining how this property meets EACH criteria indicated.
- Attach supporting documentation for each criteria
- Provide such additional documentation required by the Commission

The HPC may recommend designation of an individual property as a HISTORIC LANDMARK if it:

- ☒ 1. Is associated with the lives of individuals, or of people, or of events significant in the national, state or local history.
- ☒ 2. Embodies the distinctive characteristics of a type, a period, or a method of construction.
- ____ 3. Represents the work of a master architect or designer, or possesses high artistic values.
- ____ 4. Represents a significant or distinguished entity whose components may lack individual or special distinction.
- ____ 5. Because of a unique location or singular physical characteristic, it represents an established and familiar visual feature of the neighborhood.

The HPC may recommend designation of a property or a group of properties as a HISTORIC SITE if it/they:

- ____ 1. Contain(s) significant historical or cultural sites where buildings or structures no longer exist such as a battlefield, cemetery, or former transportation facility; or sites which may yield information important to area history or prehistory.

The HPC may recommend designation of a group of properties as an HISTORIC DISTRICT if they:

- ____ 1. Contain properties which meet one or more of the criteria for designation as a landmark; or
- ____ 2. Are an area that represents several periods or styles of architecture typical of different areas of history; or
- ____ 3. Are an area that has several buildings of the same architectural period or style, and thus constitute unified architectural streetscape consistency, or a significant community uniformity of style; or
- ____ 4. Are an area connected with significant events or cultural happenings or developments involving ethnic, religious groups, or other groups of special historical interest; and
- ____ 5. By reason of possessing such qualities, they constitute a distinct section of the Town of Amherst.

C. PROPERTY DESCRIPTION

5. **Building material(s):** ☐ clapboard ☐ stone ☐ stucco
 ☐ shingles ☐ cobblestone ☐ board and batten
 ☒ brick ☐ logs ☐ other: _____

6. **Structural system:** (if known)

☐ wood frame: heavy timber	☐ plank
☒ wood frame: light members	☐ metal (explain): _____
☐ masonry load-bearing walls	_____
☐ log	☐ other: _____

7. **Condition/ Integrity:**

☒ excellent	☐ deteriorated	Check one:	Check one:
☐ good	☐ ruins	☐ unaltered	☒ original site
☐ fair	☐ unexposed	☒ altered	☐ moved
			date:

List major alterations and dates (if known):

Addition in 1953

Rear addition 1995

In ground pool 2002

Source of this information: Building Dept

8. Threats to building: ☐ none known ☒ development ☐ deterioration
☐ zoning ☐ roads ☐ fire
 other/comments:

9. **Related outbuildings and property:**

☐ barn	☐ carriage house	☐ shop	☐ well
☒ garage	☐ greenhouse	☐ gardens	☐ other
☐ shed	☐ privy	☐ stables	☐

Landscape feature: _____

Other: _____

10. **Surroundings:** (check all that apply)

☐ open land	☐ densely build-up	☒ residential
☐ woodland	☐ commercial	☐ other: _____
☐ scattered buildings	☐ industrial	

11. Interrelationship of building and surroundings:

12. Other notable features of building and site (i.e. style, details, interior features if known):



Signed at:
2022-05-09 10:57:38

05/09/2022

Signature of Applicant

Date

Print Name

Two (2) copies of this form and all supporting documents must arrive by 4:00 pm (end of day) two weeks prior to the monthly Historic Preservation Commission meeting. Upon submission of the complete application, one complete PDF shall be emailed to the Town of Amherst. Email address shall be provided at the time of submission.

Attachment: LandmarkDesignationApplication5.9.22 (25854 : 725 Lebrun Local Landmark Designation)

DO NOT WRITE BELOW THIS LINE

The Town of Amherst Historic Preservation Commission action taken:

Motion:

[illegible]

Chairpersons Signature_____

Date_____

CRITERIA NARRATIVES AND SUPPORTING DOCUMENTS MUST BE ATTACHED

Attachment: LandmarkDesignationApplication5.9.22 (25854 : 725 Lebrun Local Landmark Designation)

725 LeBrun Road, Amherst NY

Pursuant to Amherst Code Section 121 -6 of the duties of designation of local landmarks of the Historic Preservation Commission, we would like to recommend for designation the property at 725 LeBrun Road, in Amherst New York as a local landmark under Local Landmark Criterion A(ii): embodies the distinctive characteristics of the Colonial Revival (Georgian) style and Local Landmark Criterion A(i): associated with the lives of individuals or of people or of events significant in the national, state or local history. Built ca. 1925, this property is also associated with the history of suburban development in the Town of Amherst. It retains a moderate level of integrity of design, materials, craftsmanship and settings. The property is listed as State and National Register eligible by the Commissioner of the State Historic Preservation Office. The property has also been identified as a contributing property to the State and National Register eligible Amherst Estates Historic District. The property is also identified in the 2011 Reconnaissance Survey, the 1998 Intensive Level Survey, and the September 2017 Intensive Level Survey as a significant Amherst property.

The architectural integrity of the primary structure is threatened by the proposed 2-story addition to the north, creating a second primary entrance and an attached 3-vehicle garage.

Attached: (Updated 4/12/22) Building-Structure Inventory Form and Map.

BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518)237-8643

FOR OFFICE USE ONLY

UNIQUE SITE NO. _____
QUAD. _____
SERIES. _____
NEG. NO. _____

YOUR NAME: _____ DATE: 4/12/2022
YOUR ADDRESS: 5583 Main Street, Williamsville NY 14221 TELEPHONE: 716-631-7000
ORGANIZATION (if any): Amherst Historic Preservation Commission

IDENTIFICATION

1. BUILDING NAME(S): _____
2. COUNTY: Erie TOWN/CITY: Amherst
3. STREET LOCATION: 725 LeBrun Road (SBL: 79.08-3-32)
4. OWNERSHIP: a. public [] b. private [x]
5. PRESENT OWNER: Lisa & Scott Friedman
ADDRESS: 725 LeBrun Road, Eggertsville, NY 14226-4215
6. USE: Original: Residence Present: Residence
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes [x] No []
Interior accessible: Explain no, private residence

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard [] b. stone [] c. brick [x] d. board and batten []
e. cobblestone [] f. shingles [] g. stucco [] other: slate roof shingles
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints []
(if known) b. wood frame with light members [?] (with brick veneer)
c. masonry load bearings members []
d. metal (explain) _____
10. CONDITION: a. excellent [] b. good [x] c. fair [] d. deteriorated []
11. INTEGRITY: a. original site [x] b. moved [] if so, when? _____
c. list major alterations and dates (if known): One-story east wing is an addition.
12. PHOTO: _____ 13. MAP: (See attached)



South Elevation

14. **THREATS TO BUILDING:** a. none known ☐ b. zoning ☐ c. roads ☐
d. developers ☐ e. deterioration ☐
f. other: Development/House Addition
15. **RELATED OUTBUILDINGS AND PROPERTY:**
a. barn ☐ b. carriage house ☐ c. garage ☒
d. privy ☐ e. shed ☐ f. greenhouse ☐
g. shop ☐ h. gardens ☐
i. landscape features: garden structures
j. other: _____
16. **SURROUNDINGS OF THE BUILDING** (check more than one if necessary):
a. open land ☐ b. woodland ☐
c. scattered buildings ☐
d. densely built-up ☒ e. commercial ☐
f. industrial ☐ g. residential ☒
h. other: _____
17. **INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:**
(Indicate if building or structure is in an historic district)

This house is located on a 3.30-acre lot on the east side of Lebrun Road in southwest Amherst. Located south of the house is a contributing brick garage, built ca. 1925. There are a few garden structures on the grounds as well. The property has a well-manicured lawn with shrubbery and some mature trees. There is a non-contributing 1999 garage at the rear of the property.

The neighborhood is notable for this large-scale, architect-designed houses on ample lots. The area was developed as Amherst Estates beginning in the 1910s. Both pre- and post-World War II houses can be found in the neighborhood including such styles as Prairie, Colonial Revival, Tudor Revival, Italian Renaissance, French Eclectic, and contemporary.

18. **OTHER NOTABLE FEATURES OF BUILDING AND SITE** (including interior features if known):

Two and one-half story side-gabled Colonial Revival (Georgian) house with a concrete foundation, brick veneer walls, and a slate shingled roof. Located at the rear (east) of the house is a two-story gabled wing, with a one-story flat roof addition. A one-story flat roof wing is at the north side of the house. The symmetrical, five-bay-wide west facade of the main block has a front-gabled center entrance porch with arched pediment and slender Tuscan order columns. The entrance features sidelights and a fanlight. Fenestration is symmetrical with six-over-six double-hung wood sash and shutters. The three gabled dormers at the front are clad with slate shingles at the roof and sides. The windows here are round-arched with keystones. A wood frieze is located below the roof cornice. The original copper gutters and downspouts are intact. The north and south elevations have centered exterior end chimneys with quarter-round windows in the gable. A secondary entrance with gabled porch is located at the south side.

SIGNIFICANCE

19. **DATE OF INITIAL CONSTRUCTION:** ca. 1925

ARCHITECT: Unknown

BUILDER: Unknown

20. **HISTORICAL AND ARCHITECTURAL IMPORTANCE:**

The house at 725 LeBrun Road, built ca. 1925, is architecturally significant under Local Landmark Criterion A(ii) for embodying the distinctive characteristics of the Colonial Revival style. The house retains a moderate level of integrity of design, materials, and craftsmanship. The property at 725 LeBrun Road is also significant under Local Landmark Criterion A(i) as it is associated with the lives of individuals or of people or of events significant in the national, state or local history.

The frequency of Colonial Revival residential design in Amherst reflects the popularity and endurance of the style from the end of the nineteenth century until after World War II, making it the predominant style of domestic architecture during the first half of the twentieth century. The Centennial Exhibition of 1876 stimulated a renewed interest in colonial English and Dutch architecture of the eastern United States. Architects and builders derived ideas from a number of seventeenth and eighteenth century sources, primarily the Georgian and Federal styles, with secondary influences from Postmedieval English prototypes. A number of professional publications, including *The American Architect and Building News*, and the *White Pine Series of Architectural Monographs*, promoted the style through photographs and measured drawings of colonial buildings. The popular appeal of the Colonial Revival style was also advanced by the appearance of replicas of American colonial buildings, including Mount Vernon and Independence Hall, at the Chicago World's Fair in 1893.

Common Colonial Revival elements incorporated in the design of this house include rectangular massing, symmetrically balanced facades with an accentuated center entrance, classical ornamentation, multi-light double-hung wood sash with shutters, gabled roof dormers, and the use of brick.

The house is located in the subdivision known as Amherst Estates which was developed beginning in the 1910s. Many prominent professionals, businessmen, and industrialists built their homes in this fashionable neighborhood.

21. SOURCES:

Assessment Records for 725 LeBrun Road, Town of Amherst, Assessor's Office.

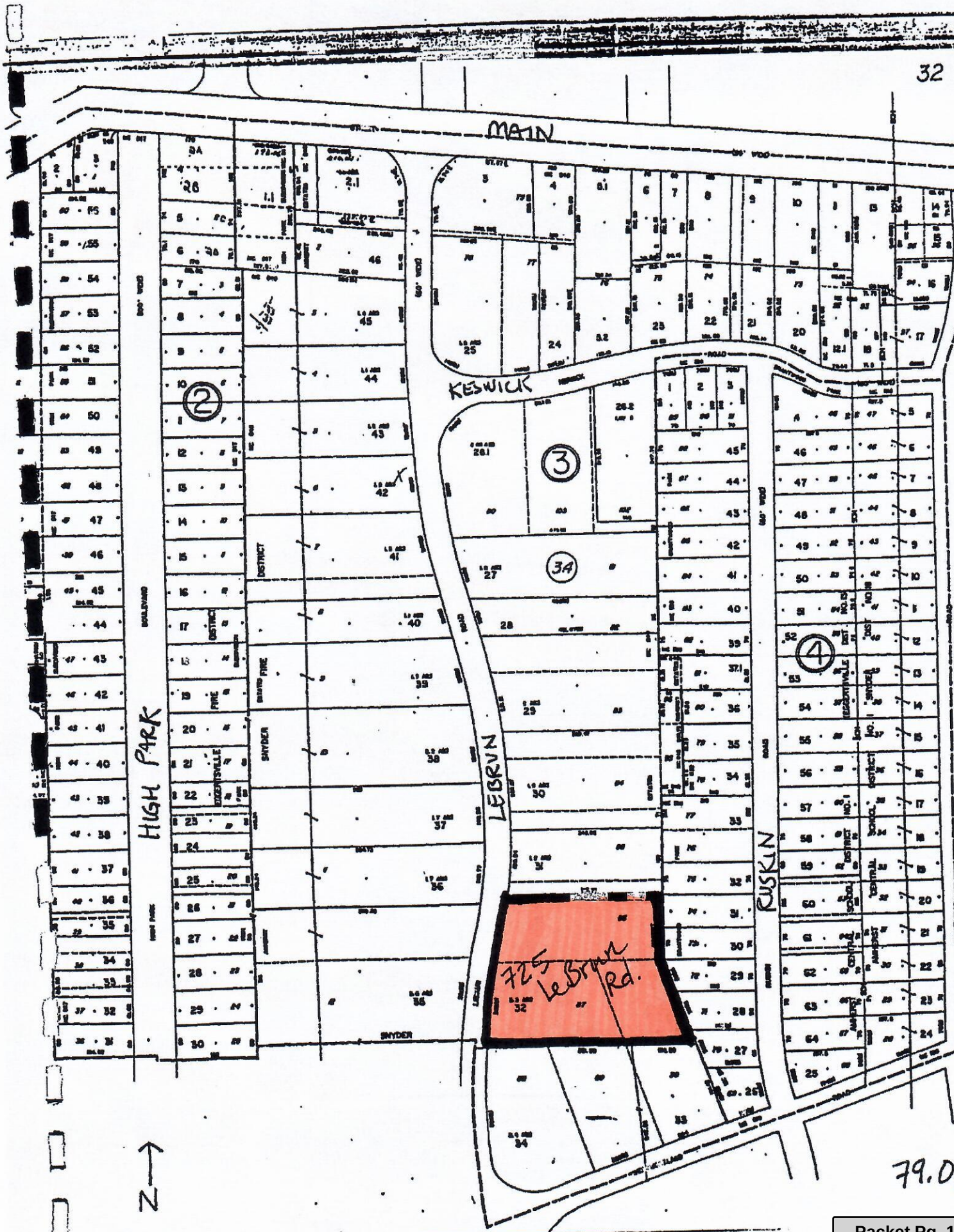
Egbertsville-Snyder Sanborn Map. Sanborn Map Company, 1932.

W.P.A. *Community of Egbertsville, Town of Amherst, Erie County, N.Y.* Works Progress Administration, Niagara Frontier Planning Board, 1938.

Town of Amherst Building Permit, 5/4/99, wood framed, detached garage

22. THEME: Residence: Colonial Revival residence

725 LeBrun Road



Attachment: 725LeBrun_LocallandmarkNomination_4.12.22 (25854 : 725 Lebrun Local Landmark Designation)

Study: Town of Amherst Intensive Level SurveyPrepared by: Clinton Brown Company Architecture, pc Address: 617 Main Street, Suite M303, Buffalo, NY 14203Telephone: (716) 852-2020Email: info@clintonbrowncompany.comDate: 2017

**The following information amends the Building Structure Inventory Form
prepared in 1998 by Bero Associates Architects**

IDENTIFICATION:5. PRESENT OWNER: Madison Holdings LLCADDRESS: 725 LeBrun Road6. USE: Original: Residence Present: Multi-Family Residence**DESCRIPTION:**

11. INTEGRITY:

c. alterations: In-ground pool (2003)

12. PHOTO:



NY_Erie County_Town of Amherst_725 LeBrun Road_North and West Elevations

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE: Remains unchanged.



NY_Erie County_Town of Amherst_725 LeBrun Road_South and West Elevations



NY_Erie County_Town of Amherst_725 LeBrun Road_Detached Garage