



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
October 11, 2022
7:00 PM**

CALL TO ORDER

7:00 PM Meeting called to order on October 11, 2022 at Amherst Municipal Building, 5583 Main Street, Williamsville, NY.

Attendee Name	Organization	Title	Status	Arrived
Susan M. Palmer	Town of Amherst	Chairman	Present	
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	Absent	
Brian Swartz	Town of Amherst	Member	Present	
Norman J. Hirschey	Town of Amherst	Member	Present	
Carrie Stiver	Town of Amherst	Resource Personnel	Present	
Bryan Fadel	Town of Amherst	Sr. Clerk Typist	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	
Dan Howard	Town of Amherst	Planning Director	Present	
Ann Demopoulos	Town of Amherst	Deputy Town Attorney	Present	

MINUTES APPROVAL

September 13, 2022 Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Catherine Waterman-Kulpa, Vice Chairman
SECONDER:	Brian Swartz, Member
AYES:	Palmer, Waterman-Kulpa, Kensy, Swartz, Hirschey
ABSENT:	Redding, Mancuso

NEW BUSINESS

1. DEMOLITION APPROVAL APPLICATION FOR DETACHED GARAGE AT 65 BURBANK DRIVE
 Brian Effinger, 129 Wrexham Court North, Tonawanda, presented the proposed demolition of a detached garage at 65 Burbank Drive and the plan to build a new garage in its place. Mr. Effinger said that the garage is probably as old as the house and in bad shape, with rotting studs and a deteriorating roof. He also noted that there might be some minor changes to the location of the driveway by a couple feet. The Commission also affirmed that the property is in a blue-rated district and is not a landmark.

Mr. Swartz made a motion to approve the demolition for the detached garage at 65 Burbank Drive since 95% of the façade facing the public street is a replacement metal garage door which detracts from its original character. The motion was seconded by Ms. Palmer and carried. Ayes 5, Noes 0, Absent 2 (Mancuso, Redding).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian Swartz, Member
SECONDER:	Susan M. Palmer, Chairman
AYES:	Palmer, Waterman-Kulpa, Kensy, Swartz, Hirschey
ABSENT:	Redding, Mancuso

OLD BUSINESS

2. UPDATE ON CLG GRANT SUBMISSION/PRESERVATION DAY
 Mr. Quinn said he received an invoice from the Buffalo Niagara Heritage Village, the payments have been processed and the total spending balance was \$12,025.11. He also noted that he did not receive an invoice from Preservation Buffalo Niagara. Ms. Palmer said that she is working on finishing the CLG year-end report and Ms. Waterman-Kulpa said that it needs to be submitted by October 15th. Ms. Palmer also said that she spoke with Christiana Vagvolgyi of Preservation Buffalo Niagara regarding the consortium, which is covered by the grant, and that she will be sending proposed dates for next year soon. Ms. Waterman-Kulpa mentioned that Linda Mackey is the Commission's new CLG coordinator.
3. MAIN STREET & SMALLWOOD DRIVE HISTORIC GATEWAY REPAIRS
 Mr. Quinn confirmed that the contract with Morris Masonry for the repairs had been approved and executed. He mentioned that the Planning Department is coordinating to have the work monitored. Mr. Quinn also said that Morris Masonry will work all the way through Christmas and that they are waiting to receive stone for the repair, which is causing a small delay.
4. PROPOSAL FOR REVISION OF THE HISTORIC PRESERVATION LAW OF THE TOWN OF AMHERST
 Ms. Palmer said that their work group meeting had to be rescheduled, but they would have new information at the next meeting.
5. BNHV PROPERTIES - UPDATE ON RESEARCH FOR POSSIBLE LANDMARKING
 No update. Process is ongoing.
6. WESTWOOD - POSSIBLE LANDMARK
 Ms. Waterman-Kulpa said they are waiting on a response from the Town Architect on whether a professional consultant was hired.
7. HARLEM ROAD COMMUNITY CENTER - POSSIBLE LANDMARK

Ms. Palmer led a review of a draft for an Application for Landmark Designation for the Harlem Road Community Center (4255 Harlem Road). She noted that it is not the final document and it will be updated as they continue to gather more information. The Commission reviewed the document and made a few edits, including changing the material from "stone" to "cast stone" and changing the condition from "fair" to "good." Members also questioned whether the doors to the building are the original doors. Ms. Palmer said that the final application will include pictures, news articles, etc. Ms. Waterman-Kulpa stated that they will continue to gather information before the Historic Preservation Commission decides to send the application to the Town Board. Mr. Quinn noted that the deadline to post a public hearing in the Amherst Bee is October 19th.

Ms. Palmer made a motion to submit a notice of proposed designation for 4255 Harlem Road and set a public hearing for Thursday, November 10th at 6:30pm. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 5, Noes 0, Absent 2 (Mancuso, Redding).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Susan M. Palmer, Chairman
SECONDER:	Catherine Waterman-Kulpa, Vice Chairman
AYES:	Palmer, Waterman-Kulpa, Kensy, Swartz, Hirschey
ABSENT:	Redding, Mancuso

8. EDUCATION PLAN - WEBSITE PLAN, PRESENTATIONS

Ms. Palmer said that the Commission has one more training session in December. She noted that the meeting will be via Zoom and that she should receive more information in the coming days.

9. ST. PAULS & ST. BENEDICTS - POSSIBLE LANDMARK

No update.

MISCELLANEOUS

Ms. Palmer reminded the Commission that Mr. Redding's term expires soon and asked members to send information for any candidate recommendations.

Ms. Palmer also noted that they will go over budget details at the next meeting and that they have \$2,500 to spend. Mr. Howard noted that the money should be spent before the end of the year or it will be lost.

ADJOURNMENT

The Historic Preservation Commission meeting of October 11, 2022 was adjourned at 7:55 pm.



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
September 13, 2022
7:00 PM**

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Susan M. Palmer	Town of Amherst	Chairman	Present	
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	
Deborah Bruch Bucki	Town of Amherst	Councilmember	Absent	
Ann Demopoulos	Town of Amherst	Deputy Town Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	
Amy Carrato	Town of Amherst	Community Development Assistant	Present	

MINUTES APPROVAL

August 9, 2022 Minutes

RESULT: APPROVED [UNANIMOUS]
MOVER: Catherine Waterman-Kulpa, Vice Chairman
SECONDER: Jennifer D. Kensy, Member
AYES: Palmer, Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey
ABSENT: Redding

NEW BUSINESS

1. CERTIFICATE OF APPROPRIATENESS FOR PORCH REPAIR, 58 YOUNGS ROAD
 Lisa Szafranski, 58 Youngs Road, described the poor condition of the existing porch and the proposed changes. The wall and two windows on the north side of the porch, which is not original to the house, will be removed and replaced with a railing. Ms. Waterman-Kulpa stated the wall with the windows is not original and doesn't match the house.

Ms. Palmer made a motion to approve the certificate of appropriateness for the porch repair. The motion was seconded by Mr. Hirschey and carried. Ayes 6, Noes 0, Absent 1 (Redding).

RESULT: APPROVED [UNANIMOUS]
MOVER: Susan M. Palmer, Chairman
SECONDER: Norman J. Hirschey, Member
AYES: Palmer, Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey
ABSENT: Redding

2. CERTIFICATE OF APPROPRIATENESS FOR CONCRETE LANDING REPAIR, 58 YOUNGS ROAD
 Lisa Szafranski, 58 Youngs Road, described the poor condition of the existing concrete landing and the proposed changes. The landing and steps are disintegrating and will be replaced with concrete of the same size and shape and a new metal railing with straight lines will be installed.

No comments were heard on this proposal.

Ms. Waterman-Kulpa made a motion to approve the certificate of appropriateness for the concrete landing repair. The motion was seconded by Ms. Palmer and carried. Ayes 6, Noes 0, Absent 1 (Redding).

RESULT: APPROVED [UNANIMOUS]
MOVER: Catherine Waterman-Kulpa, Vice Chairman
SECONDER: Susan M. Palmer, Chairman
AYES: Palmer, Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey
ABSENT: Redding

3. CERTIFICATE OF APPROPRIATENESS FOR DETACHED GARAGE REMODEL, 23 FOUR SEASONS WEST

Michael Wurtz, homeowner, and David Fleming, DRF Design, discussed the remodel of the existing detached garage. The only changes will be the extension on the south side and dormers added to the west side, there will be no changes to the north side of the garage.

Ms. Kensy asked in the single dormer on the front would be bumped out. Mr. Fleming stated there is not currently a dormer where a shed style dormer will be installed for additional space, a traditional wood or composite siding will be used, and the garage isn't architecturally significant since it is not original to the house. Ms. Palmer stated this house is listed as National Register of Historic Places eligible and in the 2011 listing it states the garage is not historically significant.

Ms. Waterman-Kulpa asked what materials will be used for recladding the structure, what changes will be made to the columns and trim, if all the windows and doors are being replaced, and if the structure will be white in color. Mr. Fleming stated a white, wood siding will be used with cement fiber siding as an alternative, the existing columns will remain and be resided, the trim board will be saved and used if possible, if saving the trim board is not possible than azek or wood trim boards will be used, all windows and doors will be replaced, and the placement of the garage door will shift slightly.

Ms. Waterman-Kulpa stated the garage should be treated as non-contributing. Ms. Palmer stated the garage is non-contributing, the Commission should be looking at the principle compatability of the garage with the house, and if this proposal is approved there could be conditions regarding what materials are used. Mr. Fleming stated Mr. Wurtz is open to accepting conditions on building materials used.

Ms. Waterman-Kulpa asked about the size of the windows, what type of windows are on the house, if the windows on the garage will all be the same, and if the roof will be the same as the house. Ms. Kensy questioned the glazing used on the windows. Mr. Fleming stated some of the windows are narrower, due to the size of the windows there isn't much flexibility, the windows used on the elevation were most likely a mistake, all windows used on the garage will be the same, and the garage roof will be the same as the house roof.

Mr. Swartz made a motion to approved the certificate of appropriateness for the detached garage remodel with the following conditions: the exterior clad materials be white in color, that wood or cement fiber board siding be used, the remodel is done per the submitted plans, the garage roof color be the same as the house roof color, and the doors and windows be white in color. The motion was seconded by Ms. Palmer and carried. Ayes 6, Noes 0, Absent 1 (Redding).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian Swartz, Member
SECONDER:	Susan M. Palmer, Chairman
AYES:	Palmer, Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey
ABSENT:	Redding

4. AMHERST TOWN HALL WEATHERVANE

Anne Dafchik, Town Architect, discussed the weathervane replacement and stated the Facilities Department will install the new weathervane. Ms. Palmer stated that Town Hall is not a landmark, is located in the Village of Williamsville, and the Commission is not voting on this item.

Mr. Swartz asked what measures will be taken so the new weathervane isn't stolen. Ms. Dafchik stated there are cameras outside Town Hall. Ms. Waterman-Kulpa stated she has no issue with the weathervane replacement.

5. BUFFALO NIAGARA HERITAGE VILLAGE ROOFING PROJECT

Anne Dafchik, Town Architect, explained the need for roof replacement on four buildings at Buffalo Niagara Heritage Village and stated hand-split cedar shake roofing materials will be used. Ms. Waterman-Kulpa asked what the life expectancy of the roofing materials is. Ms. Dafchik stated 25-50 years is the typical life expectancy of hand-split cedar shake but may be 20-25 years since this material is not typically used in this area.

There was a lengthy discussion regarding the use of a treatment either now or at a later time to help extend the life expectancy of the material, using asphalt shingles, warranty information, the Commission is in the process of locally landmarking the buildings, the goal for the buildings are to become Locally landmarked and registered with the State and National Register of Historic places. Ms. Palmer stated the buildings are not currently landmarked.

Ms. Palmer made a motion to approve the roofing project as submitted. The motion was seconded by Mr. Hirschey and carried. Ayes 6, Noes 0, Absent 1 (Redding).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Susan M. Palmer, Chairman
SECONDER:	Norman J. Hirschey, Member
AYES:	Palmer, Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey
ABSENT:	Redding

OLD BUSINESS

6. UPDATE ON CLG GRANT SUBMISSION/PRESERVATION DAY

Mr. Quinn has received invoices and receipts and will submit them for payment. Ms. Waterman-Kulpa stated a vote will be needed for the payment of the banner.

Ms. Palmer made a motion to pay The Copy Store invoice from the CLG grant if funds are available, if funds are not available the Historic Preservation account will be used to pay this invoice. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0, Absent 1 (Redding).

7. MAIN STREET & SMALLWOOD DRIVE HISTORIC GATEWAY REPAIRS

Mr. Quinn stated the cost has increased by \$405, the contract for the repairs has been approved by the Town Board and once approved in the Town's Contract Routing System repairs can begin.

Ms. Waterman-Kulpa asked if Morris Masonry has been given a date to begin repairs or have been updated with a time frame. Ms. Palmer stated the Commission is concerned because the work needs to be done this fall. Mr. Swartz recommended the Town install a temporary sign informing residents of the status of this project.

Mr. Quinn stated that Morris Masonry is aware of the process and time frame and the Town has contacted residents that have inquired about this project.

8. PROPOSAL FOR REVISION OF THE HISTORIC PRESERVATION LAW OF THE TOWN OF AMHERST

Ms. Palmer stated she will have a status report at the next meeting.

9. BNHV PROPERTIES - UPDATE ON RESEARCH FOR POSSIBLE LANDMARKING

No update. Process is ongoing.

10. WESTWOOD - POSSIBLE LANDMARK

No update.

11. HARLEM ROAD COMMUNITY CENTER - POSSIBLE LANDMARK

Ms. Palmer reported this should be complete in October.

12. EDUCATION PLAN - WEBSITE PLAN, PRESENTATIONS

Ms. Palmer stated there will be a Zoom meeting on September 21 from 6-8 pm on the Criteria and Standards of Certificates of Appropriateness.

There will be an additional training in October or November.

13. ST. PAULS & ST. BENEDICTS - POSSIBLE LANDMARK

Ms. Waterman-Kulpa stated this agenda item should be reevaluated at the end of the year.

14. HISTORIC ENTRANCEWAY AT MAIN & LAMARCK

Ms. Palmer mad a motion to remove this item from the agenda. The motions was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0, Absent 1 (Redding).

MISCELLANEOUS

Ms. Palmer stated HPC membership has to be added to the October agenda, a replacement is needed for a member whose term expires and requested all members email Mr. Quinn their updated resume for the annual report.

ADJOURNMENT

The Historic Preservation Commission meeting of September 13, 2022 was adjourned at 8:31 pm.

Application for Demolition Approval

Attachment: 65 Burbank Demolition Application (26501 : 65 Burbank Dr)

☒ Colored photographs of the property attached. (REQUIRED)

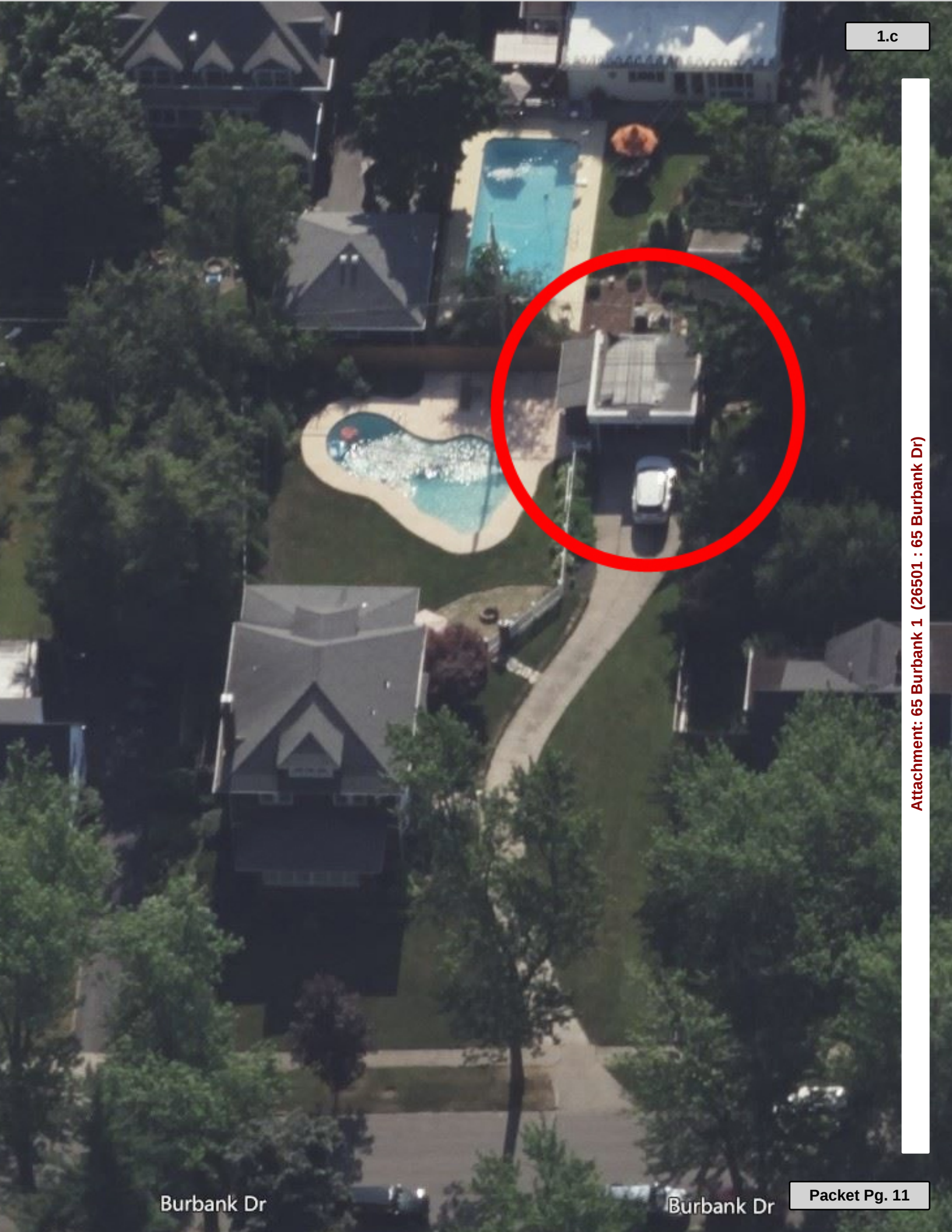
☒ Photographs of the structure to be demolished including adjacent structures. (REQUIRED)

☒ Copy of the property survey. (if available)

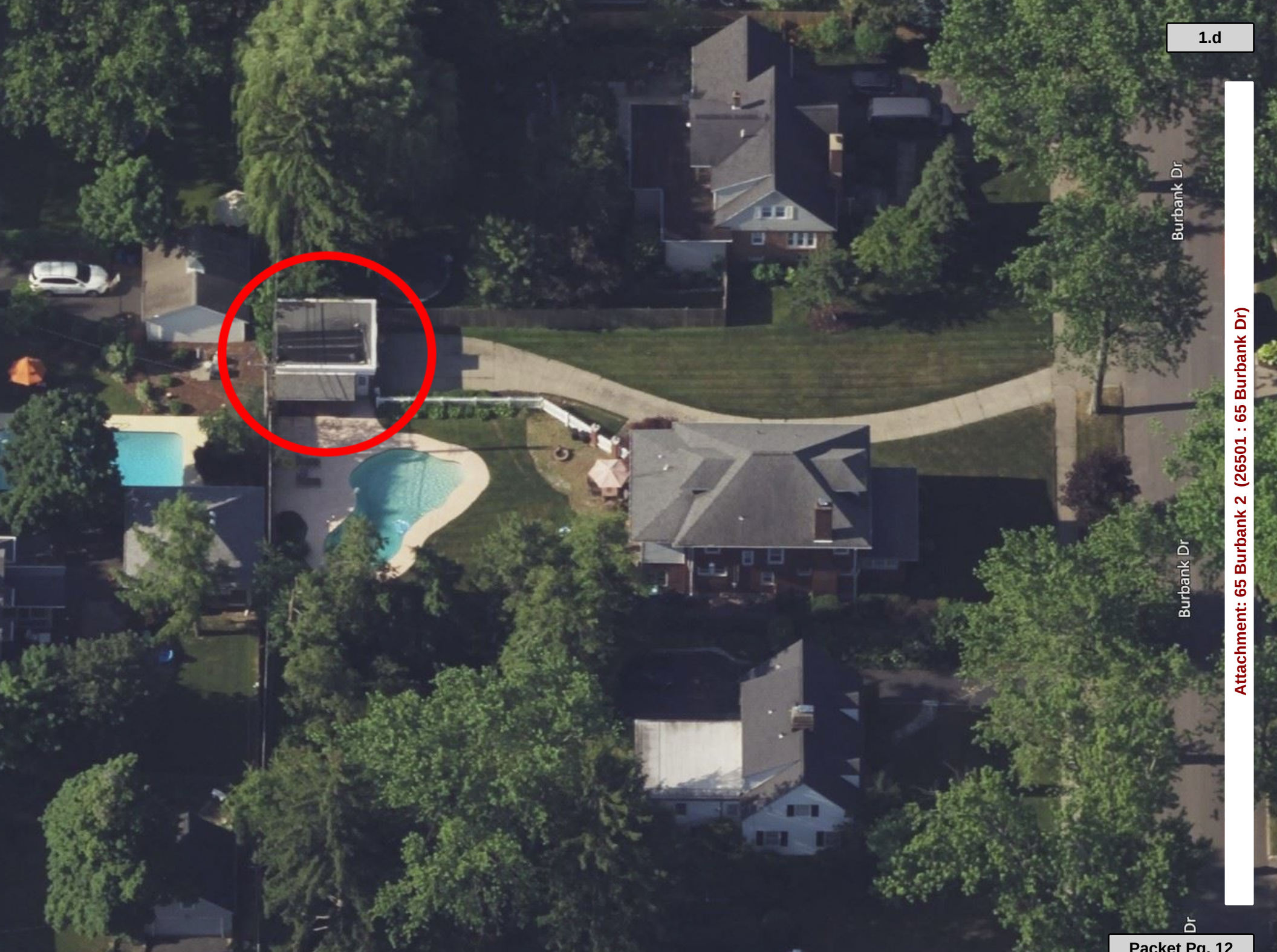
☒ Other information that you consider necessary for the Commission's review.
Description: NEW GARAGE PLANS & SITE PLAN

HPC Chair Signature: _____





Attachment: 65 Burbank 1 (26501 : 65 Burbank Dr)



Burbank Dr

Burbank Dr

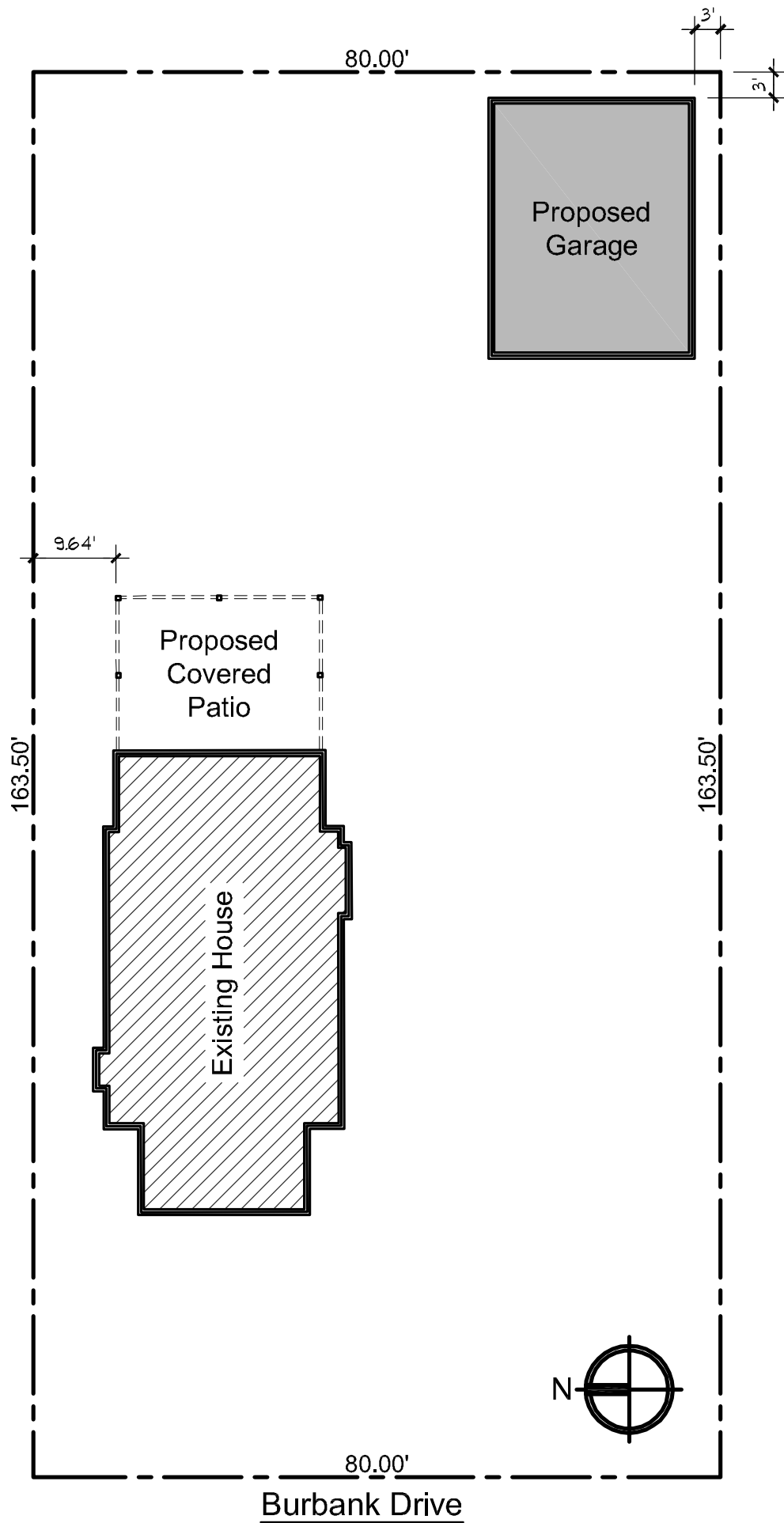
Dr

1.d

Attachment: 65 Burbank 2 (26501 : 65 Burbank Dr)



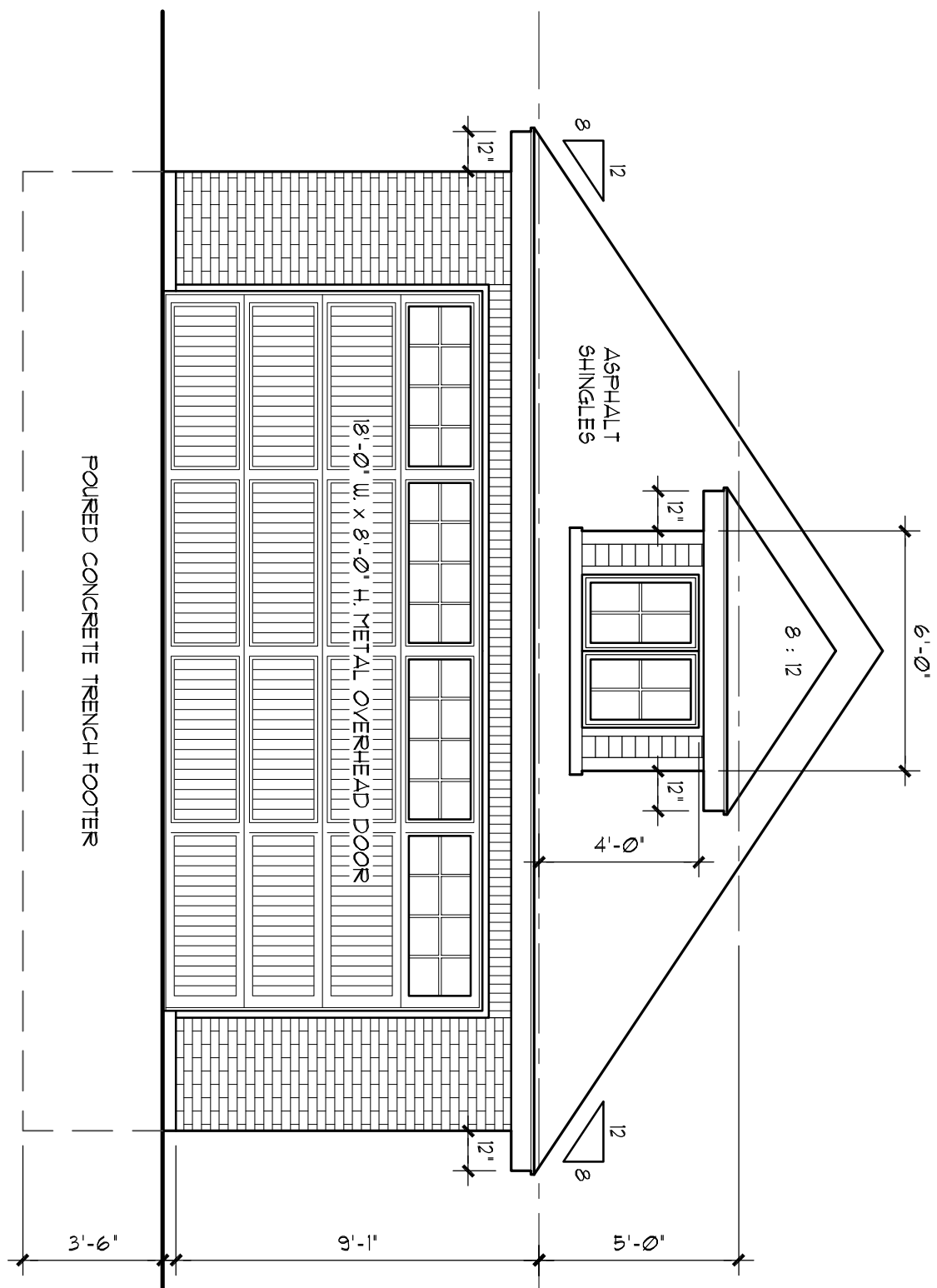
Attachment: 65 Burbank 3 (26501 : 65 Burbank Dr)



New Site Plan

Scale:

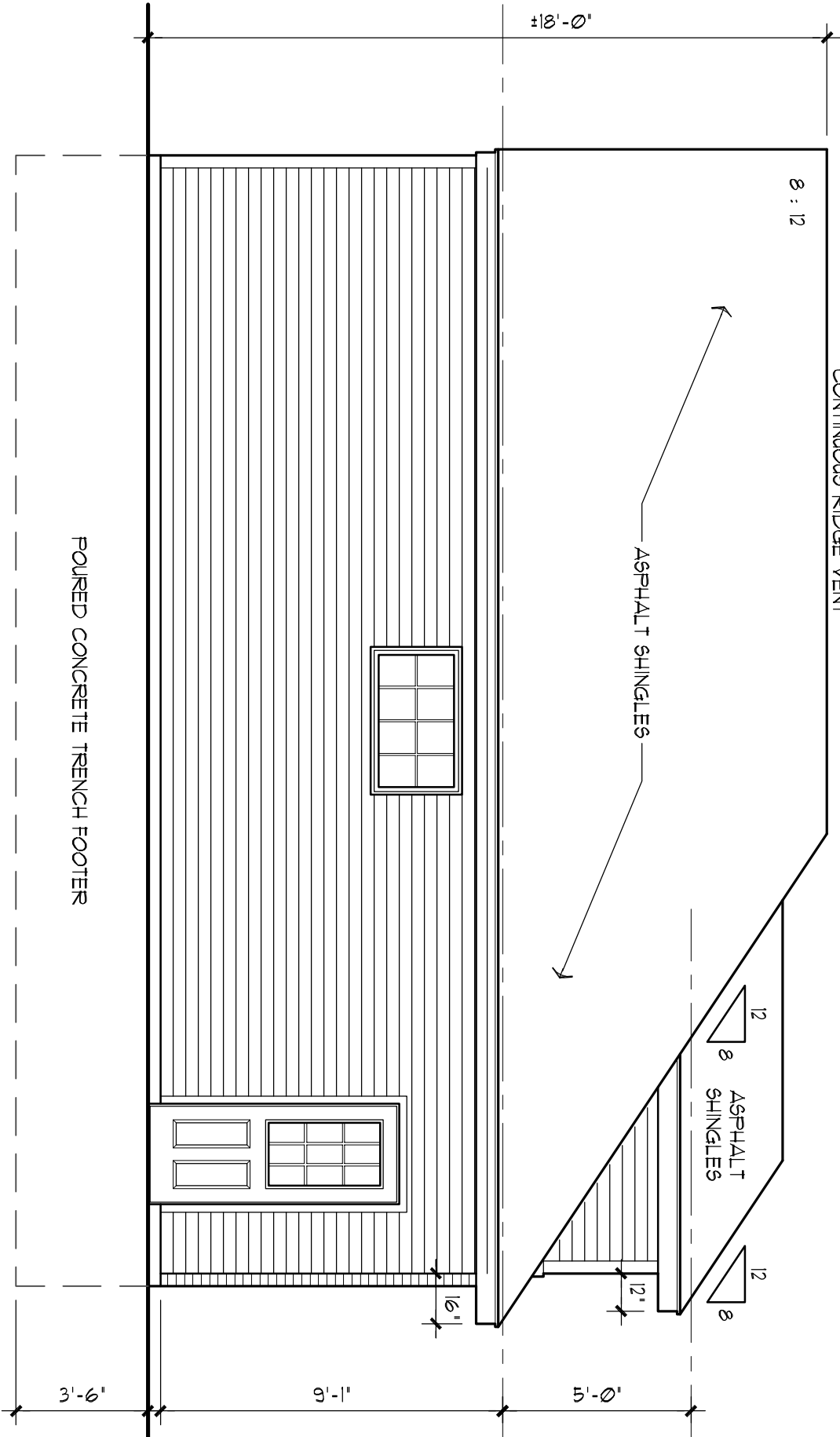
1/16" = 1'-0"



Garage Front Elevation

Scale:

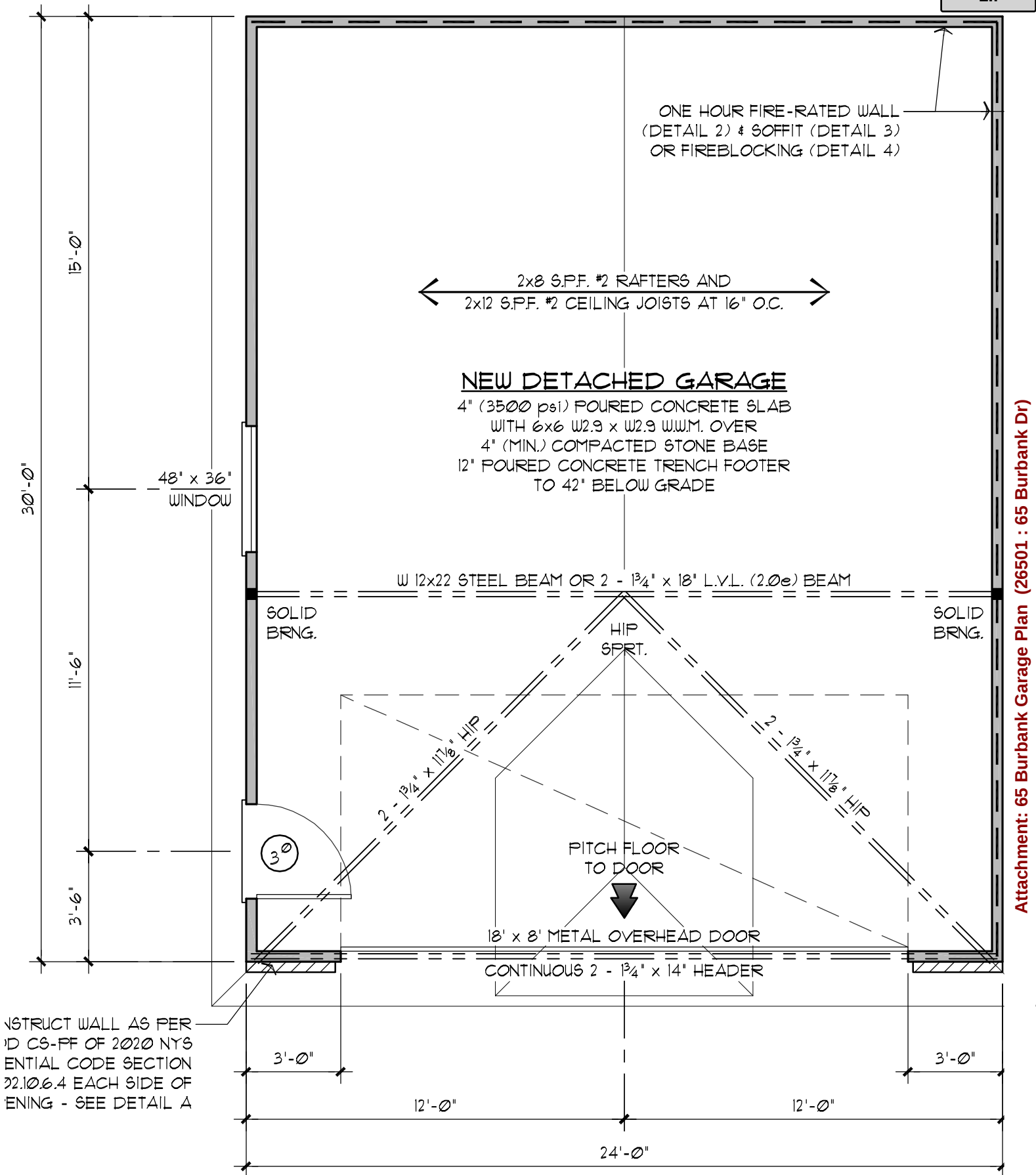
1/4" = 1'-0"



Garage Side Elevation

Scale:

1/4" = 1'-0"



Attachment: 65 Burbank Garage Plan (26501 : 65 Burbank Dr)

Garage Plan

Scale:

1/4" = 1'-0"

