



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
November 10, 2022
6:30 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	Absent	
Deborah Bruch Bucki	Town of Amherst	Councilmember	Present	
Bryan Fadel	Town of Amherst	Sr. Clerk Typist	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	
Ann Demopoulos	Town of Amherst	Deputy Town Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	

MINUTES APPROVAL

October 11, 2022 Minutes

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

Note: There will be no public hearing or opportunity to speak for the projects listed under the Unfinished Business section of this agenda.

Please note the following time limits for speakers at public hearings:

- **Presentation by Petitioner:** 15 minutes
- **Rebuttal by neighborhood/resident spokesperson:** 15 minutes
- **Individual speakers:** 3 minutes

PUBLIC HEARINGS

1. **HARLEM ROAD COMMUNITY CENTER - PROPOSED LOCAL LANDMARK DESIGNATION**
 Ms. Palmer presented the proposed local landmark for the Harlem Road Community Center, located at 4255 Harlem Road. She reviewed the designation process and criteria as laid out by Chapters 121-5 and 121-6 of the Amherst Town Code. She said that two public hearings are held, the second being with the Town Board. Ms. Palmer explained that the property meets the criteria of 121-6-A-1 (associated with the lives of individuals or of people or of events significant in the national, state or local history) as the school is associated with the history of the Town of Amherst, one of the first suburbs of the City of Buffalo, being built in 1924 as the first modern school built to accommodate the growing population. In regards to 121-6-A-2 (embodies the distinctive characteristics of a type, period or method of construction), the all-brick façade maintains all of the original decorative cast stone features which include fenestration surrounds, door surrounds, belt-course, rain table, decorative gable inserts, as well as the stone parapet coping indicative of the Tudor Revival Style popularized in the early 20th century. The property meets the criteria for 121-6-A-3 (represents the work so a master architect or designer or possesses high artistic value) as the architect, Martin C. Miller, designed several buildings and schools in Buffalo and the surrounding area which have been given landmark status, including Williamsville High School, the Emma B. Wilkes House, Bethlehem Presbyterian Church and the John H Kennedy House.

There were no public comments. Ms. Demopoulos suggested that the Commission leave open the opportunity for the public to send in any comments or concerns in writing regarding the possible designation until the Town Board public hearing and the Commission agreed. The public hearing was closed.

Ms. Waterman Kulpa made a motion to nominate the Harlem Road Community Center at 4255 Harlem Road, Amherst, New York 14226 as a local landmark and move the nomination to the Town Board. The motion was seconded by Mr. Swartz and carried. Ayes 5, Noes 0, Absent 2 (Redding, Hirschey).

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

NEW BUSINESS

2. PROPOSED 2023 HISTORIC PRESERVATION COMMISSION MEETING SCHEDULE
The Commission reviewed the proposed dates, noting that there is no July meeting as usual.

Ms. Mancuso made a motion to approve the 2023 Historic Preservation Commission Meeting Schedule. The motion was seconded by Ms. Palmer and carried. Ayes 5, Noes 0, Absent 2 (Redding, Hirschey).

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

3. 2022 HPC BUDGET - REMAINING FUNDS
Ms. Palmer said they have \$2500 they need to spend by the end of the year and Mr. Howard asked that the Commission make a decision on how to spend the funds by early December and noted that the Commission's budget for 2023 is \$3000. Ms. Waterman-Kulpa suggested they allocate some of the money towards landmark designation plaques as well as their Preservation Buffalo Niagara membership. The plaques are roughly \$550-600 a sign. The Commission decided to list 3-4 properties in order of priority. The Commission discussed possible landmarks for the plaques and suggested the Stimm House, Coplon Mansion at Daemen University, and Buffalo Academy at Sacred Heart. Ms. Palmer said the Commission should reach out to the head of each property to make sure they would be interested in the plaques before placing the order. Ms. Demopoulos also mentioned that the Commission has an outstanding balance of \$50 for the public hearing notice in the Amherst Bee. The Commission decided to obtain a \$500 membership with Preservation Buffalo Niagara for the coming year.

Ms. Waterman-Kulpa made a motion to allocate \$1950 for local landmark plaque initiative to be submitted to the Planning Department at the beginning of December and \$500 for Preservation Buffalo Niagara membership for 2023. The motion was seconded by Ms. Palmer and carried. Ayes 5, Noes 0, Absent 2 (Redding, Hirschey).

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

4. 2023 MEMBERSHIP
Ms. Waterman-Kulpa said she submitted a posting to the American Institute of Architects website and had not received any responses. Mr. Quinn said he can place the posting on the town website as well.

OLD BUSINESS

5. UPDATE ON CLG GRANT SUBMISSION/PRESERVATION DAY

Mr. Quinn said that he received an invoice for a portion of the grant. Ms. Palmer suggested they have a conversation with the three groups to see whether they want to change the date from the first week of August due to the heat.

6. MAIN STREET & SMALLWOOD DRIVE HISTORIC GATEWAY REPAIRS

Mr. Quinn said that Morris Masonry completed the work on the historic gateway and that he along with Mr. Swartz and Mr. Hirschey visited the site the day the repairs were finished. Mr. Swartz confirmed that the scope was completed and Ms. Palmer said that the item could be removed from the agenda. The Commission suggested the possibility of submitting an article to the Bee or posting the news on the Town website.

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

Ms. Palmer said that they will have what should be their final meeting soon before coming up with any proposals with the full Commission and deciding if they want to move forward with the changes.

8. BNHV PROPERTIES - UPDATE ON RESEARCH FOR POSSIBLE LANDMARKING

No update.

9. WESTWOOD - POSSIBLE LANDMARK

Ms. Waterman-Kulpa presented an email from Anne Dafchik, Town of Amherst Architect, regarding the Town's intention to own the Westwood property before continuing with any architectural engineering work. Ms. Bucki confirmed that the Town will be finalizing ownership in the first quarter of 2023. Ms. Waterman-Kulpa said the Commission will consider local landmarking the property in the near future, as well as possible state and national landmark status. She also noted that while it was deemed ineligible by the State previously, the Commission can challenge the findings since they additional information which was not available for the non-eligible report. The Commission decided to remove the item from the agenda for the time being.

10. EDUCATION PLAN - WEBSITE PLAN, PRESENTATIONS

Ms. Palmer said that the Commission would have their final training of the year with Preservation Buffalo Niagara on Thursday, December 8 via Zoom. A link would also be sent out to members to fill out their training information for 2022.

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

No update.

MISCELLANEOUS

No comments.

ADJOURNMENT

The Historic Preservation Commission meeting of November 10, 2022 was adjourned at 7:43 pm.



Historic Preservation Commission

ADOPTED

HISTORIC PRESERVATION ITEM (ID # 26629)

Meeting: 11/10/22 06:30 PM
Department: Planning
Category: Historic Preservation Item
Prepared By: Bryan Fadel
Initiator: Dan Howard
Sponsors:
DOC ID: 26629

October 11, 2022 Minutes

ATTACHMENTS:

- HPC_Minutes_101122 (PDF)

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



**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.



Historic Preservation Commission

ADOPTED

HISTORIC PRESERVATION ITEM (ID # 26651)

Meeting: 11/10/22 06:30 PM
 Department: Planning
 Category: Historic Preservation Item
 Prepared By: Bryan Fadel
 Initiator: Dan Howard
 Sponsors:
 DOC ID: 26651

Harlem Road Community Center - Proposed Local Landmark Designation

Ms. Palmer presented the proposed local landmark for the Harlem Road Community Center, located at 4255 Harlem Road. She reviewed the designation process and criteria as laid out by Chapters 121-5 and 121-6 of the Amherst Town Code. She said that two public hearings are held, the second being with the Town Board. Ms. Palmer explained that the property meets the criteria of 121-6-A-1 (associated with the lives of individuals or of people or of events significant in the national, state or local history) as the school is associated with the history of the Town of Amherst, one of the first suburbs of the City of Buffalo, being built in 1924 as the first modern school built to accommodate the growing population. In regards to 121-6-A-2 (embodies the distinctive characteristics of a type, period or method of construction), the all-brick façade maintains all of the original decorative cast stone features which include fenestration surrounds, door surrounds, belt-course, rain table, decorative gable inserts, as well as the stone parapet coping indicative of the Tudor Revival Style popularized in the early 20th century. The property meets the criteria for 121-6-A-3 (represents the work so a master architect or designer or possesses high artistic value) as the architect, Martin C. Miller, designed several buildings and schools in Buffalo and the surrounding area which have been given landmark status, including Williamsville High School, the Emma B. Wilkes House, Bethlehem Presbyterian Church and the John H Kennedy House.

There were no public comments. Ms. Demopoulos suggested that the Commission leave open the opportunity for the public to send in any comments or concerns in writing regarding the possible designation until the Town Board public hearing and the Commission agreed. The public hearing was closed.

Ms. Waterman Kulpa made a motion to nominate the Harlem Road Community Center at 4255 Harlem Road, Amherst, New York 14226 as a local landmark and move the nomination to the Town Board. The motion was seconded by Mr. Swartz and carried. Ayes 5, Noes 0, Absent 2 (Redding, Hirschey).

ATTACHMENTS:

- SignedNoticeofProposedDesignation (PDF)
- LandmarkApp_Harlem Road Community Center.docx (PDF)

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

MEMORANDUM

October 19, 2022

TO: Town Board
Mark Berke P.E., Building Commissioner
Mary-Diana Pouli., Executive Director, Youth & Recreation
Patrick Lucey Jr., Highway Superintendent
Jeffrey Burroughs, Town Engineer
Emily Murphy, Town Assessor
Stanley J. Sliwa, Esq., Town Attorney
Anne Dafchik, AIA, NCARB., Building Facilities

FROM: Daniel Howard AICP, Planning Director 

SUBJECT: NOTICE OF PROPOSED HISTORIC DESIGNATION
4255 Harlem Road, Amherst, NY 14226

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 **Thursday, November 10, 2022 at 6:30 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 **Tuesday, November 8, 2022.**

Thank you.

DH/JQ/ac
Attachment

cc: Francina J. Spoth, Town Clerk
HPC Members (*letter only*)

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Amherst Historic Preservation Commission Application for Landmark Designation



Pursuant to Chapter 121 of the Town of Amherst Code

Date Received: October 11, 2022

APPLICANT

Name: **Susan Palmer, Member, Town of Amherst Historic Preservation Commission**

Company Name (if applicable):

Email Address: sreilley1@gmail.com

Street Address, 34 Fisher Pond Court, Williamsville New York, 14221

Property Owner (if different from applicant):

Name: **Town of Amherst**

Company Name:

Telephone Number:

Email Address:

Street Address: 5583 Main Street, Williamsville New York 14221

A. PROPERTY IDENTIFICATION:

1. Address: **4255 Harlem Road, Amherst, New York 14226**
2. SBL#: **80.05-7-29**
3. Property/Building common or current name: **Harlem Road Community Center**
4. Property/Building's historic name, if known: **Harlem Road School, Harlem Road Elementary School, Harlem Road School 18, Snyder School**
5. Present owner or address: **Town of Amherst**
6. List names of all owners of record and their addresses. (Use a separate document if necessary) **Amherst Central School District**
7. Name of original architect(s): **Martin C. Miller**

B. DESCRIPTION OF CRITERIA FOR DESIGNATION FOR 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

Attachment: LandmarkApp_Harlem Road Community Center.docx (26651 : Harlem Road Community Center)

LD

- 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.

CRITERIA FOR DESIGNATION FOR HISTORIC LANDMARK, SITE or DISTRICT

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

- __X__ 1. Is associated with the lives of individuals, or of people, or of events significant in the national, state or local history.
- __X__ 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

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____ 5. By reason of possessing such qualities, they constitute a distinct section of the Town of Amherst.

C. PROPERTY DESCRIPTION

1. Building material(s): ☒_X_ clapboard ☒_X_ cast stone ☒_X_ stucco
☒_X_ shingles ☒_X_ cobblestone ☐_ board and batten
☒_X_ brick ☐_ logs ☐_ other: _____

2. Structural ☐_ wood frame: heavy timber ☐_ plank
system: ☐_ wood frame: light members ☒_X_ metal
(explain): _____ (specifics unknown) _____
(if known) ☐_ masonry load-bearing walls _____
☐_ log ☐_ other: _____

3. Condition/ Integrity: ☐_ excellent ☐_ deteriorated Check one: ☐_ original site
☒_X_ good ☐_ ruins ☐_ unaltered ☒_X_ original site
☐_ fair ☐_ unexposed X altered ☐_ moved
date: _____

List major alterations and dates (if known): Additions- 1948 (East side) 1962 (North side) Roof (partial) 2019

Source of this information: Town of Amherst Planning Department

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

5. Related ☐ barn ☐ carriage house ☐ shop ☐ well
 outbuildings ☐ garage ☐ greenhouse ☐ gardens ☐ other
 and property: ☐ shed ☐ privy ☐ stables _____

Landscape feature: Grading of the front lawn together with the long front sidewalk and wide stone stairs were a deliberate feature to raise the prominence of the facade.

Other: _____

☐ open ☐ densely ☒ residential
 land build-up

6.
 Surroundings:

(check all ☐ woodland ☒ commercial Other: Residential
 that apply) ☐ scattered buildings ☐
 industrial

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

The school located at 4255 Harlem Road, currently known as the Harlem Road Community Center was built in 1924 in the Tudor Revival Style popularized in the early 20th century. The all brick facade maintains all of the original decorative cast stone features which include fenestration surrounds, door surrounds, belt-course, rain table, decorative gable inserts as well as the stone parapet coping

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CRITERIA NARRATIVES AND SUPPORTING DOCUMENTS

Explanation of Landmark Criteria #1- Is associated with the lives of individuals, or of people, or of events significant in the national, state or local history.

The Harlem Road Community Center, formerly known as the Harlem Road School, Harlem Road Elementary School, and Snyder School was constructed in 1924. This school was built to accommodate the rapidly growing community and increasing number of students as more people moved from the City of Buffalo to the suburb of Amherst. School District No. 18 believed the school and property then located on Main Street was too small. Land on Harlem Road was purchased from the Berhardt estate and in October 1923, the appropriation for the \$100,000 school was approved. The architect for the newly constructed Williamsville High School, Martin C. Miller was chosen for the project. District members were convinced there was a need for improved facilities for this rapidly growing community. This school was intended to give Snyder a modern, well equipped facility for this expanding district, including provision for enlargement.¹ The school housed all mandated grade levels. Secondary students would be required to attend other area high schools until Amherst High School was later built.

Suburbanization is an important part of the history of the Town of Amherst. Main Street, formerly known as Buffalo Road, was a main corridor of transportation and subsequent community development. Wealthy business leaders moved to what later became Eggertsville and Snyder as real estate developments were built on the streets running off of Main Street. This new population created a need for more schools. This building was built to replace an earlier school which had been built in the 1880's and was located on Main Street.

After serving the community for sixty years, the Harlem Road School was closed in the 1980's. The school was sold by the Amherst School District to the Town of Amherst in 1987 to be transformed into a community center and park. Source: Snyder New York: A brief History, by Julianna Fiddler-Woite

Explanation of Landmark Criteria #2- Embodies the distinctive characteristics of a type, a period, or a method of construction.

The use of Tudor Revival design for the school corresponds to the larger stylistic trends occurring throughout Amherst during this era in the design of other schools and residences.

The school was built in 1924 in the Tudor Revival Style popularized in the early 20th century. The all brick facade maintains all of the original decorative cast stone features which include fenestration surrounds, door surrounds, belt-course, rain table, decorative gable inserts as well as the stone parapet coping indicative of the Tudor Revival (Flemish Revival) Style. The building also preserves its original slate tile roof. Classroom additions were built in 1948 and 1962 which carry the same cast stone belt

¹ Source: The Amherst Bee; May 3, 1923, August 23, 1923, October 4, 1923, Dec 20, 1923, March 20, 1924

LD

course and rain table facade elements of the original building, while the overall scale differentiates the era when it was constructed. The windows are not original to the building. The front door and entrance window are original to the building together with the long front sidewalk and wide stone stairs. The oak door was of particular importance to the school as it is mentioned in a song written to pay homage to the school—"Many who have come before us through the old oak doors". Source: Snyder New York: A brief History, by Julianna Fiddler-Woite

SR/NR Eligibility Determination dated 5/26/2020 was issued, prepared by Jennifer Walkowski, New York State Office of Parks, Recreation and Historic Preservation.

This determination indicates the building to be SR/NR eligible under criterion C in the area of Architecture as a representative example of Tudor Revival school design from the early 20th century. They also state that the building also appears to merit consideration under criterion A in the area of Education for its association with the development and evolution of the school system in the Town of Amherst.²

Attachment: LandmarkApp_Harlem Road Community Center.docx (26651 : Harlem Road Community Center)

² SR/NR Eligibility Determination dated 5/26/2020 prepared by Jennifer Walkowski, New York State Office of Parks, Recreation and Historic Preservation

indicative of the Tutor Revival (Flemish Revival) Style. The building also preserves its original slate tile roof. Classroom additions were built in 1948 and 1962 which carry the same cast stone belt course and rain table facade elements of the original building, while the overall scale differentiates the era when it was constructed. The windows are not original to the building. The front door and entrance window are original to the building together with the long front sidewalk and wide stone stairs. The oak door was of particular importance to the school as it is mentioned in a song written to pay homage to the school. "Many who have come before us through the old oak doors"

Signature of Applicant

Date _____

Susan Palmer

10/11/2022

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.

The Town of Amherst Historic Preservation Commission action taken:

Motion

LD

Chairpersons Signature_____

Date_____



Historic Preservation Commission

ADOPTED

HISTORIC PRESERVATION ITEM (ID # 26652)

Meeting: 11/10/22 06:30 PM
 Department: Planning
 Category: Historic Preservation Item
 Prepared By: Bryan Fadel
 Initiator: Dan Howard
 Sponsors:
 DOC ID: 26652

Proposed 2023 Historic Preservation Commission Meeting Schedule

The Commission reviewed the proposed dates, noting that there is no July meeting as usual.

Ms. Mancuso made a motion to approve the 2023 Historic Preservation Commission Meeting Schedule. The motion was seconded by Ms. Palmer and carried. Ayes 5, Noes 0, Absent 2 (Redding, Hirschey).

ATTACHMENTS:

- 2023 Meeting Dates - draft (PDF)

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

HISTORIC PRESERVATION COMMISSION

DRAFT MEETING SCHEDULE – 2023

All meetings to begin at 7:00 p.m.

January 10

February 14

March 14

April 11

May 9

June 13

No July meeting

August 8

September 12

October 10

November 14

December 12

Attachment: 2023 Meeting Dates - draft (26652 : 2023 HPC Schedule)



Historic Preservation Commission

ADOPTED

HISTORIC PRESERVATION ITEM (ID # 26653)

Meeting: 11/10/22 06:30 PM
 Department: Planning
 Category: Historic Preservation Item
 Prepared By: Bryan Fadel
 Initiator: Dan Howard
 Sponsors:
 DOC ID: 26653

2022 HPC Budget - Remaining Funds

Ms. Palmer said they have \$2500 they need to spend by the end of the year and Mr. Howard asked that the Commission make a decision on how to spend the funds by early December and noted that the Commission's budget for 2023 is \$3000. Ms. Waterman-Kulpa suggested they allocate some of the money towards landmark designation plaques as well as their Preservation Buffalo Niagara membership. The plaques are roughly \$550-600 a sign. The Commission decided to list 3-4 properties in order of priority. The Commission discussed possible landmarks for the plaques and suggested the Stimm House, Coplon Mansion at Daemen University, and Buffalo Academy at Sacred Heart. Ms. Palmer said the Commission should reach out to the head of each property to make sure they would be interested in the plaques before placing the order. Ms. Demopoulos also mentioned that the Commission has an outstanding balance of \$50 for the public hearing notice in the Amherst Bee. The Commission decided to obtain a \$500 membership with Preservation Buffalo Niagara for the coming year.

Ms. Waterman-Kulpa made a motion to allocate \$1950 for local landmark plaque initiative to be submitted to the Planning Department at the beginning of December and \$500 for Preservation Buffalo Niagara membership for 2023. The motion was seconded by Ms. Palmer and carried. Ayes 5, Noes 0, Absent 2 (Redding, Hirschey).

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



Historic Preservation Commission

SCHEDULED

HISTORIC PRESERVATION ITEM (ID # 26654)

Meeting: 11/10/22 06:30 PM
Department: Planning
Category: Historic Preservation Item
Prepared By: Bryan Fadel
Initiator: Dan Howard
Sponsors:
DOC ID: 26654

2023 Membership

Ms. Waterman-Kulpa said she submitted a posting to the American Institute of Architects website and had not received any responses. Mr. Quinn said he can place the posting on the town website as well.

**Historic Preservation Commission****SCHEDULED****HISTORIC PRESERVATION ITEM (ID # 26630)**

Meeting: 11/10/22 06:30 PM
Department: Planning
Category: Historic Preservation Item
Prepared By: Bryan Fadel
Initiator: Dan Howard
Sponsors:
DOC ID: 26630

Update on CLG Grant Submission/Preservation Day

Mr. Quinn said that he received an invoice for a portion of the grant. Ms. Palmer suggested they have a conversation with the three groups to see whether they want to change the date from the first week of August due to the heat.

**Historic Preservation Commission****SCHEDULED****HISTORIC PRESERVATION ITEM (ID # 26632)**

Meeting: 11/10/22 06:30 PM
Department: Planning
Category: Historic Preservation Item
Prepared By: Bryan Fadel
Initiator: Dan Howard
Sponsors:
DOC ID: 26632

Main Street & Smallwood Drive Historic Gateway Repairs

Mr. Quinn said that Morris Masonry completed the work on the historic gateway and that he along with Mr. Swartz and Mr. Hirschey visited the site the day the repairs were finished. Mr. Swartz confirmed that the scope was completed and Ms. Palmer said that the item could be removed from the agenda. The Commission suggested the possibility of submitting an article to the Bee or posting the news on the Town website.



Historic Preservation Commission

SCHEDULED

HISTORIC PRESERVATION ITEM (ID # 26633)

Meeting: 11/10/22 06:30 PM
Department: Planning
Category: Historic Preservation Item
Prepared By: Bryan Fadel
Initiator: Dan Howard
Sponsors:
DOC ID: 26633

Proposal for Revision of the Historic Preservation Law of the Town of Amherst

Ms. Palmer said that they will have what should be their final meeting soon before coming up with any proposals with the full Commission and deciding if they want to move forward with the changes.



Historic Preservation Commission

SCHEDULED

HISTORIC PRESERVATION ITEM (ID # 26634)

Meeting: 11/10/22 06:30 PM
Department: Planning
Category: Historic Preservation Item
Prepared By: Bryan Fadel
Initiator: Dan Howard
Sponsors:
DOC ID: 26634

BNHV Properties - Update on Research for Possible Landmarking

No update.

**Historic Preservation Commission****SCHEDULED****HISTORIC PRESERVATION ITEM (ID # 26635)**

Meeting: 11/10/22 06:30 PM
Department: Planning
Category: Historic Preservation Item
Prepared By: Bryan Fadel
Initiator: Dan Howard
Sponsors:
DOC ID: 26635

Westwood - Possible Landmark

Ms. Waterman-Kulpa presented an email from Anne Dafchik, Town of Amherst Architect, regarding the Town's intention to own the Westwood property before continuing with any architectural engineering work. Ms. Bucki confirmed that the Town will be finalizing ownership in the first quarter of 2023. Ms. Waterman-Kulpa said the Commission will consider local landmarking the property in the near future, as well as possible state and national landmark status. She also noted that while it was deemed ineligible by the State previously, the Commission can challenge the findings since they additional information which was not available for the non-eligible report. The Commission decided to remove the item from the agenda for the time being.

**Historic Preservation Commission****SCHEDULED****HISTORIC PRESERVATION ITEM (ID # 26637)**

Meeting: 11/10/22 06:30 PM
Department: Planning
Category: Historic Preservation Item
Prepared By: Bryan Fadel
Initiator: Dan Howard
Sponsors:
DOC ID: 26637

Education Plan - Website Plan, Presentations

Ms. Palmer said that the Commission would have their final training of the year with Preservation Buffalo Niagara on Thursday, December 8 via Zoom. A link would also be sent out to members to fill out their training information for 2022.

**Historic Preservation Commission****SCHEDULED****HISTORIC PRESERVATION ITEM (ID # 26638)**

Meeting: 11/10/22 06:30 PM
Department: Planning
Category: Historic Preservation Item
Prepared By: Bryan Fadel
Initiator: Dan Howard
Sponsors:
DOC ID: 26638

St. Pauls & St. Benedicts - Possible Landmark

No update.