



AGENDA
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
March 21, 2023
7:00 PM

The meeting will be video recorded.

The plans and documents that are available below for each Historic Preservation Commission agenda item were submitted by the project applicant and are intended to provide general information about the proposal.

Complete sets of submitted documents and materials that provide more detailed information about the projects are available in the Planning Department, which is located in Amherst Town Hall, 5583 Main Street, Williamsville, NY 14221. Hours are 9 am to 5 pm, Monday through Friday. If you have any questions, please contact the Planning Department at (716) 631-7051.

Revised plans are submitted on an ongoing basis throughout the review process to address comments on the project. Every effort will be made to post the most recent version of the plans and application materials in a timely manner.

ROLL CALL

<u>Members</u>	Mancuso	Palmer	Swartz	Redding	Waterman-Kulpa	Hirschey	Kensy
Present							
Absent							

<u>Resource Personnel</u>	Adema	Kajdas	Stiver	Vaidya	Zynda	Beiswanger	Marcus
Present							
Absent							

<u>Town Depts</u>	Bucki (Town Board)	Fadel (Planning)	Quinn (Planning)	Demopoulos (Attorney)	Howard (Planning)
Present					
Absent					

MINUTES APPROVAL

February 21, 2023 Minutes

NEW BUSINESS

1. ST. MARY'S MOTHERHOUSE, 400 MILL STREET - CERTIFICATE OF APPROPRIATENESS
February 21, 2023

Julie Still, Whitney Management Corp., accompanied by Patrick Byrne, Weaver Metal & Roofing, presented the Application for Certificate of Appropriateness for a full roof replacement of St. Mary's Apartments at 400 Mill Street. The property was purchased in 2003, was redeveloped as affordable senior apartments, and has had numerous roofing repairs totaling roughly \$75k to address leaks and deterioration issues. Last year, they began the process of determining long-term viability of the existing slate roof and had multiple professionals recommend a full replacement versus on-going repairs. Asphalt roofing material was selected to replace the existing slate for a number of reasons, including urgency to repair active leaks that were causing interior damage, falling slate, material availability due to supply chain issues, economic impact on property operations and long-term maintenance of selected materials. Ms. Still also cited several historic properties in Western New York with asphalt roofing. Work on the roof replacement began in November 2022 before it was stopped by the Town of Amherst in January of 2023 due to questions pertaining to work permits.

Ms. Waterman-Kulpa said that slate roofs can last for many years with proper care and maintenance, and inquired what specific repairs had been made over the years. Ms. Still said that they had been doing repairs that were necessary over time, but the amount of repairs intensified in over the last two years, leading them to look into other options. Mr. Byrne supported this, saying that they originally made various slate repairs and replacement in kind, but that it was determined that it was no longer an option. Ms. Waterman-Kulpa stated that the building is on the State and National Registers of Historic Places and that there are specific steps that should have been followed. However, since the proper steps were not taken and it was being brought to their attention after the full replacement of the roof has already begun, the Commission was playing catch-up. Ms. Still said that when the building was purchased, it was their understanding that there was only a 10-year period of compliance, and that based on the letter provided by Gary Browne, The Browne Company, the decision for a full replacement rather than repair would have been the same. She also mentioned that any delay in work or options besides a full replacement with asphalt materials would be a significant hardship for both the residents and the owners. The Commission decided to adjourn to the March 21st HPC meeting so that additional information could be provided, including a full existing conditions report, estimates for other materials considered, and photos of the interior damage, in order to determine what the next step should be. Ms. Still and Mr. Bryne also agreed to arrange a time in the coming weeks for Commission members to go out to the property to view the roof.

Ms. Waterman-Kulpa made a motion to adjourn the matter until the March 21 HPC meeting. The motion was seconded by Mr. Hirschey and carried. Ayes 5, Noes 0, Absent 1 (Palmer).

- 2. 22 CHATEAU TERRACE - LANDMARK DESIGNATION APPLICATION
- 3. HPC MEMBERSHIP
- 4. HARLEM ROAD COMMUNITY CENTER PLAQUE

OLD BUSINESS

- 5. UPDATE ON CLG GRANT SUBMISSION/PRESERVATION DAY
- 6. PROPOSAL FOR REVISION OF THE TOWN OF AMHERST HISTORIC PRESERVATION LAW
- 7. BNHV PROPERTIES - UPDATE ON RESEARCH FOR POSSIBLE LANDMARKING
- 8. EDUCATION PLAN - WEBSITE, PRESENTATIONS
- 9. ST. PAULS & ST. BENEDICTS - POSSIBLE LANDMARK

MISCELLANEOUS**ADJOURNMENT**

The next Regular meeting is scheduled for April 11, 2023.