



AGENDA
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
June 6, 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	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

May 9, 2023 Minutes

NEW BUSINESS

1. 22 CHATEAU TERRACE - DEMOLITION REFERRAL

OLD BUSINESS

2. 4548 MAIN STREET (SQUIRE SHOP) - LANDMARK DESIGNATION APPLICATION
May 9, 2023

Lisa Drdul, 92 Chateau Terrace, presented an overview of the property and its history, and listed ways the building meets local landmark criterion. She noted that the building was built in 1956 in the Colonial Revival style and was designed by notable local architect George G. Pearlman, who designed many commercial structures and suburban mid-century residences. She also reviewed the importance of the Squire Shop's original owner, Edmund Karnofsky, who originated the modern use of buffalo branded clothing with the introduction of the Buffalo tie in 1967.

James Boglioli, Benderson Development, presented an overview of 4548-4564 Main Street and 22 Chateau Terrace, and said that they oppose the landmark designation. He referenced a letter from SHPO dated April 17, 2023, that said 4548 Main Street appears eligible for listing, but Mr. Boglioli said that it did not involve any assessment of the building's current condition. He summarized reports from Commonwealth Heritage Group and presented interior photos of 4548 Main Street, stating the property does not retain any of its historic character. Mr. Boglioli also said that Benderson had redesigned the site plan so that 22 Chateau Terrace will remain and that they will be applying to demolish the garage. He also stated that they intend to submit an application for the Chateau Terrace Historic District, which includes 22 residential properties on Chateau Terrace and Fruehauf, including 22 Chateau Terrace, to be listed in the State and National Registers of Historic Places. They hope to have the materials ready for the June 6 HPC meeting.

Ms. Waterman-Kulpa mentioned that the Planning Board had asked the Historic Preservation Commission for recommendations regarding the properties in order to assist in their site plan approval process and she stated that the Commission will move forward once they feel satisfied that they have all of the information they need to make a decision.

Ms. Waterman-Kulpa made a motion to adjourn the item to the June HPC meeting. The motion was seconded by Ms. Mancuso and carried. Ayes 5, Noes 0, Absent 1 (Palmer).

3. ST. MARY'S MOTHERHOUSE @ 400 MILL STREET - CERTIFICATE OF APPROPRIATENESS
May 9, 2023

Thomas Granville, Whitney Capital Company and Whitney Management Company, reviewed St. Mary's Apartments current need to replace the failing slate roof while staying within budget parameters. He introduced Gary Browne, The Browne Company, who presented the proposal to use CertainTeed Grand Manor shingles. Mr. Browne presented a photo of Orchard Park Town Hall, whose roof was replaced using the Grand Manor shingles 13 years ago. He said that the Grand Manor shingles have a similar appearance to slate, have a high wind resistance, and can last 40-50 years. He also said that the material is more expensive than what had been proposed previously while still being more affordable compared to slate.

Ms. Waterman-Kulpa said she had recently visited Orchard Park Town Hall and said she was disappointed with the visual aesthetics of the roof compared to slate. Mr. Browne proposed installing the Grand Manor shingles on a small section of St. Mary's roof so the Commission could view the site and compare. He also noted that the roof was tentatively covered with other materials and that they would be replaced once they received final approval regarding the newly proposed shingles.

Ms. Waterman-Kulpa made a motion to adjourn to the June meeting so the owner can install a mockup of the CertainTeed Grand Manor shingles. The motion was seconded by Mr. Hirschey and carried. Ayes 5, Noes 0, Absent 1 (Palmer).

4. 22 CHATEAU TERRACE - LANDMARK DESIGNATION APPLICATION
March 21, 2023

Jessica Black, 79 Fruehauf, presented the landmark designation application for 22 Chateau Terrace. She said that the property meets local landmark criterion (i) and (ii) due to its development by Suor & Suor, a key firm in developing first generation of suburban development in the region, and its distinctive early 20th century Craftsman-style characteristics. Ms. Black also presented an overview of the Chateau Terrace neighborhood, a cohesive residential enclave consisting of homes built between 1910 and 1920 featuring a variety of early twentieth-century architectural styles. She also presented a variety of photos, news clippings, maps and photographs.

Ms. Palmer reviewed the Commission's role of researching and making recommendations to the Town Board, who ultimately have the final say. Mr. Quinn clarified that the application was submitted as an individual landmark. Ms. Waterman-Kulpa made note that the application talks about the significance of the neighborhood, which was also mentioned in the Reconnaissance Survey, and that the applicant had mentioned she would ultimately like to see the neighborhood recognized as a local historic district.

Ms. Palmer made a motion to adjourn in order to further review materials and complete additional research. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

April 11, 2023

Ms. Palmer said Jessica Black submitted a list of citations from the presentation she made at the March meeting. She also mentioned a Certificate of Designation for the Chateau Terrace Study Area from SHPO while also mentioning that it did not have anything specific to 22 Chateau Terrace itself. Ms. Palmer stated that she had reached out to SHPO with a couple questions and hopes to have a response before the May meeting. Ms. Palmer also mentioned that while the owner of the property is not required to appear, she believes they plan on presenting at the next HPC meeting and, if not, the Commission would continue the process without that presentation.

May 9, 2023

Ms. Waterman-Kulpa noted that during his presentation for 4548 Main Street, Mr. Boglioli, Benderson Development, said that 22 Chateau Terrace will remain and that they plan on submitting an application for the Chateau Terrace Historic District to be listed in the State and National Registers of Historic Places.

Ms. Waterman-Kulpa made a motion to adjourn to the June meeting to allow time for the submittal for the Chateau Terrace Historic District to be listed in the State and National Registers of Historic Places. The motion was seconded by Mr. Hirschey and carried. Ayes 5, Noes 0, Absent 1 (Palmer).

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

MISCELLANEOUS

ADJOURNMENT

The next Regular meeting is scheduled for August 8, 2023.