



AGENDA
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
September 12, 2023
7:00 PM

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)	Robshaw (Attorney)	Howard (Planning)
Present					
Absent					

MINUTES APPROVAL

June 6, 2023 Minutes
August 8, 2023

Ms. Palmer made a motion to adjourn the June 6, 2023 minutes to the next meeting in order for a correction to be made. The motion was seconded by Ms. Kensy and carried. Ayes 6, Noes 0.

September 12, 2023

Ms. Kensy made a motion to approve the June 6, 2023 minutes. The motion was seconded by Ms. Palmer and carried. Ayes 6, Noes 0.

August 8, 2023 Special Meeting Minutes

September 12, 2023

Mr. Swartz made a motion to approve the August 8, 2023 public hearing minutes. The motion was seconded by Ms. Mancuso and carried. Ayes 6, Noes 0.

August 8, 2023 Regular Meeting Minutes**September 12, 2023**

Ms. Waterman-Kulpa made a motion to approve the August 8, 2023 regular meeting minutes. The motion was seconded by Ms. Palmer and carried. Ayes 6, Noes 0.

NEW BUSINESS

1. **CHATEAU TERRACE - LOCAL DISTRICT NOMINATION #2**
August 8, 2023

Ms. Palmer said this nomination was made by Jessica Black. Ms. Black said she would make a presentation at the next meeting.

Ms. Palmer made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

September 12, 2023

Jessica Black, 79 Fruehauf Avenue, said she would not be presenting since she previously presented a lot of information and didn't want to be redundant, although she was happy to answer any questions the Commission might have. Ms. Waterman-Kulpa suggested forming a working group to work the district nominations, merging information submitted by both Ms. Black and Benderson Development, and Ms. Palmer supported the idea. Ms. Waterman-Kulpa added that the application is lacking in detailed information on the numerous properties that make up the district and that it will take a lot of work by the Commission to fill in the holes. Mr. Spitzer said they should coordinate with the Town Attorney's office in regards to open meeting requirements.

Ms. Palmer made motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

2. **CHATEAU TERRACE - LOCAL DISTRICT NOMINATION #1**
August 8, 2023

Ms. Palmer said this nomination was submitted by Benderson Development and their representative was not present at the meeting.

Ms. Palmer made a motion to adjourn. The motion was seconded by Mr. Swartz and carried. Ayes 6, Noes 0.

September 12, 2023

Ms. Palmer reiterated that the district nomination submitted by Benderson Development will be worked on in conjunction with the nomination made by Ms. Black, and made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

3. **22 CHATEAU TERRACE - LANDMARK DESIGNATION**
August 8, 2023

Ms. Palmer made a motion to open the special meeting. The motion was seconded by Ms. Mancuso and carried. Ayes 6, Noes 0.

Ms. Palmer made a motion to open the public hearing for a local landmark nomination for 22 Chateau Terrace. The motion was seconded by Mr. Hirschey and carried. Ayes 6, Noes 0.
Ms. Palmer introduced the public hearing before opening it up to the public.

Sam Smith (60 Fruehauf Avenue), Jessica Black (79 Fruehauf Avenue), Lisa Drdul (92 Chateau Terrace), Fred Lenz (64 Chateau Terrace East), Richard Lippes (7 Audley End), Roberta Illos-Gerth (11 Chateau Terrace South), Jane Cox (Harlem Road), Robert Morace (39 Chateau Terrace East), Catherine Skora (90 Fruehauf Avenue) and Christina Coyle-Lenz (64 Chateau Terrace East) all spoke to the significance of the property and in favor of it being designated as a local landmark.

Ms. Palmer made a motion to close the public hearing. The motion was seconded by Mr. Swartz and carried. Ayes 6, Noes 0.

Ms. Palmer made a motion to adjourn the proposed individual landmarking of 22 Chateau Terrace. The motion was seconded by Ms. Mancuso and carried. Ayes 6, Noes 0.

Ms. Palmer made motion to close the special meeting. The motion was seconded by Mr. Swartz and carried. Ayes 6, Noes 0.

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Ms. Waterman-Kulpa read a statement that would be submitted to the Town Board if a motion was made for the landmark nomination for 22 Chateau Terrace. The statement summarized that the Historic Preservation Commission has identified three separate Amherst Town Code criterion for local landmarking of 22 Chateau Terrace per Section 121-6 (Designation of historic landmarks, sites and districts). These include criteria A5 (established and familiar visual feature of the neighborhood), Criteria A2 (embodies the distinctive characteristics of a type, a period or a method of construction), and criteria A1 (associated with the lives of individuals or of people or of events significant in the national, state or local history).

Ms. Waterman-Kulpa made a motion to nominate 22 Chateau Terrace. The motion was seconded by Ms. Mancuso and carried. Ayes 5, Noes 1 (Palmer).

4. **22 CHATEAU TERRACE - DEMOLITION REFERRAL** **June 6, 2023**

Ms. Palmer said that the Commission had received a letter from the applicant requesting an adjournment.

Ms. Palmer made a motion to adjourn the item to the August HPC meeting. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 4, Noes 0, Absent 2 (Hirschey, Kensy).

August 8, 2023

Ms. Palmer made a motion to adjourn the item. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

September 12, 2023

Ms. Palmer and Ms. Waterman-Kulpa agreed that the demolition referral should be adjourned due the pending landmark application and said that no building permits could be issued until the Town Board made a decision.

Ms. Palmer made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

5. **400 MILL STREET (ST. MARY'S MOTHERHOUSE) - CERTIFICATE OF APPROPRIATENESS**

Gary Browne, The Browne Company, presented a compromise of using slate or synthetic slate on the two street-visible sides of the building and CertainTeed's Grand Manor Luxury Asphalt Shingles on the rest of the building to assist in keeping costs down. He also said the synthetic slate comes with a 50-year guarantee, that the install would be next year, and that the approximate installation time for synthetic slate on the two sides would be roughly six weeks, noting that asphalt would go faster. Mr. Hirschey said he was leaning towards being more flexible since other historic buildings have used asphalt shingles and that it wouldn't affect the historic status of the building. Ms. Waterman-Kulpa inquired why they haven't pursued economic hardship if utilizing slate is too expensive for the owner of the property, to which Mr. Browne responded that it might be the next step. Mr. Swartz added that he believes changing materials would drastically alter the historic status of the building. Ms. Palmer said she would be open to considering Mr. Browne's compromise, but felt they need more information. She suggested that he bid the various scenarios and present all of the options to the Commission. Ms. Waterman-Kulpa said that she believes the issue is just about the materials and does not believe finances come into the decision unless there is an economic hardship. Ms. Kensy also encouraged having more information, since the Commission's decision involves the possibility of allowing a change in the original material, to which it would never go back.

Ms. Palmer suggested that Mr. Browne withdraw the application for certificate of appropriateness for the time being and resubmit with more information, to which Mr. Browne agreed.

6. LOCAL LANDMARK PLAQUES - HARLEM ROAD SCHOOL & MAIN STREET ENTRANCEWAYS
Mr. Swartz volunteered to make sure the plaques will be mounted correctly and in a prominent place. The Commission discussed formerly presenting the plaques to the Town Board in coordination with Ms. Bucki. Ms. Palmer added that they still have funds available in their budget for additional plaques and the Commission members agreed to look at the Town's historic properties to decide which properties might receive them next.
7. EXPLORE BUFFALO TOUR
Ms. Mancuso and Ms. Palmer exclaimed over the Explore Buffalo event, saying it was well attended and that it is a great way to provide information to the public.
8. 2024 COMMISSION MEMBERSHIP
Ms. Palmer said that two Commission member terms will be expiring at the end of the year, including her seat, and that she will not be returning next year. She also noted that they are already down one spot. Ms. Waterman-Kulpa said she can reach out to AIA again and Ms. Bucki said they can post an ad in the Bee.

OLD BUSINESS

9. UPDATE ON CLG GRANT SUBMISSION / PRESERVATION DAY
Ms. Palmer said the last roundtable session is September 27th. Mr. Quinn said they just need to send the year-end report to SHPO to close out the grant.
10. EDUCATION PLAN - WEBSITE PLAN, PRESENTATIONS
Mr. Quinn said he will coordinate with Ms. Palmer to update photos on the website, the list of resource people and adding a list of landmarks. Ms. Palmer added that they have one more training session from Preservation Buffalo Niagara and that they are looking into pushing it to next year.

MISCELLANEOUS

ADJOURNMENT

The next Regular meeting is scheduled for October 10, 2023.