



City of North Tonawanda

Historic Preservation Commission

City Hall
216 Payne Ave.
North Tonawanda, NY 14120

Regular Meeting November 19, 2018

Minutes

Present: April Gampp, Jay Soemann, Amber Holycross, Linda Hayes, Erin Robinson
Absent: Joe Fonzi, , Rae Proefrock
Meeting called to order 6:00pm.

New business discussed

The application for 211 Main Street work was presented. Joy Kuebler and her team presented a background on the property which was originally lumber storage for the railroads and acquired by their team in 2016. The group has already received a Restore NY grant from Kathy Hochul's office, mold abatement was done for insurance/closing, the group applied for the Brownfield program and have an approved work plan for remediation – currently awaiting the last soil test to see the native soil line – although no residences are planned the group plans to do the highest level of Brownfield clean up. The original intention was to add to the façade and stabilize the building however Joe Fonzi visited the site and noted that the A-frame of the timber roof is not doing any structural work. After consulting with a mason it will not be feasible to stabilize the façade – SHPO would not grant tax credits based on what is left, so this project is primarily looking at other grants for funding.

The heavy timber frame will stay while a new concrete floor will go in, reconstructed insulated panels, and regular masonry façade – trying to get as close to possible as original block – will be going in to the project. The group did consult with Boston Terra Cotta and the cost was not within the scope of the project. Utility and concrete block samples were presented to the commission.

Fenestration – a Colby window system, same product throughout the building with an exterior black finish. A sample was presented to the commission.

Roof – The roof will be a combination of asphalt with a solar panel array and a green roof that will have a minimal profile from the roadway. This will help with storm water management at the site.

Water management at the site was explained with the plans for the roof, parking lot, and rain gardens. NYCERTA energy credits are being pursued with these technologies.

Re-use of existing rails was presented but that will be part of Phase 2 on site.

Amber asked to see existing façade and what the major changes are in comparison. The building will be taller, windows will be proportioned but increased. Middle structure to be demolished as it is not made of speed tile, not of the same historic timeframe. The upper window line will be standard. Joy's intention is to mirror the south side on the north side, including operational windows.

April asked about the color of exterior materials. The group is looking at orange tones, reds/browns that are more similar to the existing façade.

Jay commented the façade was built cheaply for the time – speedtile is not long lasting.

The building inspector commented his approval of the plan however asked how it would affect roof views.

Amber commented that it does respect the original building and is an elegant architectural project.

April asked if the existing L is flat and about the coping of the roof – if it will be brought back in to the new building. Joy answered that the L is flat and that they are interested in keeping the original to incorporate. The architect on her team said they will be pursuing.

Erin asked if the group will be seeking LEED certification. Joy answered yes, and that they will most likely be higher than LEED certification as it is intended to be a net zero building.

Joy has spoken to neighbors of the property and has had a positive reaction.

Motion to approve 211 Main Street plans as presented

1st Amber Holycross 2nd Linda Hayes

All in favor

 6 Aye 0 Nay

Old business discussed

Motion to approve October meeting minutes

1st Amber Holycross 2nd Jay Soemann

All in favor

 6 Aye 0 Nay

The Sweeney Estate is in photographing/filing stage. Amber asked for suggestions of how we can get the word out to more of the community. Erin has excellent drone photos of the

neighborhood that she will send. Amber will look into dates for more information after talking with KTA.

The City Clerk has not updated the website with further commission information. April and Kristin will work on updating materials and trying to update the website.

Amber brought up 51c to discuss with code enforcement issues. Amber noted 44 Webster Street as an issue that Coz identified received 2 violation notices, went to court, and court was adjourned. The building inspector office is avoiding court because of adjournment and because fines are kept by the courts. Amber asked if it would strengthen the case if HPC/Code enforcement worked together.

Coz noted that he only has one part time code enforcement officer who also does electric code enforcement.

Members of the commission identified that work is being done on several properties that has not come before HPC. For some of this work the part time officer issued the permit but was not informed that it needed HPC approval by Coz.

Coz noted that the information his office receives from HPC is very vague. Kristin will re-send the photos and materials from applications going forward. Coz asked why 51-C-4, 51-C-6A, and 51-C-11A seem to contradict each other. Amber provided the answer that any scope of work has to be presented before the board.

April asked if its possible to make a bigger permit process to increase communication.

Coz noted that most other cities legal departments take care of any issues. About 1/3 of files are returned as the legal department is not handling code enforcement – it is the building inspector’s office.

Amber proposed a process that continues with Renee for now. Coz said the HPC can always CC him. Coz will do the job in front of him, it is important to be specific and clear. Upcoming codes will be grandfathered in until changes are made.

Motion to adjourn

1st Amber Holycross

2nd Linda Hayes

All in favor

6 Aye 0 Nay

Meeting adjourned 7:44pm