



# City of North Tonawanda

## Historic Preservation Commission

City Hall  
216 Payne Ave.  
North Tonawanda, NY 14120

Regular Meeting May 20, 2019

### Minutes

Present: Joe Fonzi, Erin Robinson, Rae Proefrock, Jay Soemann, Kristin Derby, Andy Klettke  
Absent: Amber Holycross, April Gampp, Linda Hayes  
Meeting called to order 6:03pm.

#### New business

191 Main Street – Hubman Vault original building – Mark Sutter was present to speak about the façade at the building. As of yet he has not heard back from masons about quotes regarding the brickwork needed. He proposed vinyl siding such as 119 Goundry St. (Accountant's office) but Joe pointed out that was a non-contributing structure (addition) so vinyl is definitely a no for 191 Main St. Joe asked if Mr. Sutton has considered going an energy efficient grant route similar to Joy Keubler's building. Joe advised that there are small grants available from LCDC to improve facades if there is a business plan/established business going in. Erin asked if Mr. Sutton has considered selling the property. Joe advised this could be a better route in order to get a business in. Rae asked if wafer brick was viable. Yes it is but the building inspector did not approve of it. The cost for brickwork is really in the labor as well so it depends on the mason quote. Joe advised that if Mr. Sutton is choosing to go the selling route, the HPC could approve a temporary enclosure to get the building watertight and weather proofed. This could be painted plywood that is flashed to the brick with a contingency of a time limit. Jay asked if any progress has been made since Mr. Sutton was last before the HPC, the roofing in particular. Mark said no as he was unsure if the roof needed HPC approval. The original was a flat roof, current roof had an addition put on. The HPC clarified that anything seen from the right of way must come before the commission. Mr. Sutton asked what could be done about the windows – Rae advised to not change them out as they are original, Joe confirmed that wood windows are original fabric and should be repaired and preserved. Joe advised it is in Mr. Sutton's best interest to sell but the choice is up to him. Rae commented that the HPC's first preference would be a brick façade if offered the correct price quote for the work. Joe asked if the timbers are in good shape – they are. The only damaged area is the façade. Joe offered to approve a C of A over email. Kristin will write that no permanent fix is approved but the HPC is allowing a temporary plywood over Tyvek façade, painted, flashed and sealed to the brick, for 3 years or until the building sells, whichever is sooner. Rae noted that this is to preserve and seal the building.

Old business

KTA updates have been slow, Amber and Rae will check on them.

Wording for alternate appointments should be developed so that the HPC may be able to get a line approval amendment. This would allow for more members in the event of absence or conflict of interest.

Motion to close meeting: 7:00 PM

1<sup>st</sup> Rae Proefrock 2<sup>nd</sup> Joe Fonzi