



City of North Tonawanda

Historic Preservation Commission

City Hall
216 Payne Ave.
North Tonawanda, NY 14120

Regular Meeting May 20, 2024, 6:00PM

Minutes

Present: Kristin Derby, April Gampp, Erin Robinson, Dennis Garland, Jay Soemann, Joe Fonzi, Scott Kuebler

Meeting called to order 6:00pm.

Regular Business

Motion to accept April minutes

1st Jay Soemann 2nd Erin Robinson

All in favor

 6 Aye 0 Nay

New Business

Discussion 153 Sweeney – LCDC representative Laura Wilson and consultant Michael Zimmerman present to discuss “wishlist” proposals for Dockside property using Niagara County Façade Improvement funds. On the exterior cooler side: proposing a raised concrete pad in place, exterior siding with stone veneer meeting the height of the elevated landscape, landscaping wall and landscaping to be redone, fixtures replaced to match the water side so that there will be black gutters on the second story and first floor windows and trim will match with black. Dates on these projects are flexible.

HPC members comfortable with most of these changes. The stone veneer and black accents will make this building look very modern. Stone scale/colors suggested to review, provide alternatives in COA. Questions about the gutters and if it is painted or enameled color to assess long-term durability and if the color will start peeling. Overall, these changes are more in line with the spirit of the Downtown Local District and conform to the City Code.

Welcome Scott Kuebler. Scott has been appointed by Mayor Tylec to fill the vacancy on the Commission. He brings decades of architecture experience and is a licensed design professional.

Old Business

110 Sweeney Street

Financials and a letter were submitted by the Architect to justify the in-field change of hardie board siding to vinyl composite. HPC discussed a pilot approval with an inspection clause – there should be a report from the Building Inspector with yearly photos to document how the material is weathering with the current code requiring replacement of appropriate materials if damage or disrepair occurs in the near future or when the siding is changed. In-kind approval will not be permitted. Letter will be issued to Building Inspector's office to distribute per official process.

Downtown Local Map

The map highlighted as historic downtown local district in the City code is incorrect per the boundaries submitted and adopted by the Common Council prior to the Code. No properties were omitted. This is an administrative correction and should not require a Common Council vote. City Attorney to review this change and confirm.

Payne School Building

Violation letter was not sent by Building Inspector's office. Letter will be amended to reference the City code enabling HPC's ability and powers to fine.

Meeting close 7:08pm.