

Historic Preservation Commission

August 9, 2021

CALL TO ORDER Peter Coppins called the Historical Preservation Commission meeting to order at 5:59 PM with the Pledge of Allegiance.

PRESENT Peter Coppins, Susan Hofert, David Giusiana and Secretary Longwell

EXCUSED Loretta Frankovitch, Rita Geiben, Jim Fittante

MINUTES The minutes from July 12, 2021 were tabled.

OLD BUSINESS **250 S 4th Street – Application for Certificate of Appropriateness 2021-8**

Linda Hermoza owner of 250 S 4th Street presented placing an 8' X 7.5' shed in the back left of her property. The new shed will not be visible from S. 4th Street and the neighbors do not have a problem with it. Marianne Gittermann, of 270 S. 4th Street, wrote a letter to the Historic Preservation Commission in support of the shed.

Peter Coppins said we cannot approve this shed being in the historic district. Coppins told Hermoza she could go to a higher level, Zoning Board of Appeals or the Village Board of Trustees to appeal.

Hermoza told the commission that in order to see the shed you would have to come onto her property.

David Giusiana said there is nothing in the code book that makes that an acceptable criteria to permit it, under the historic guidelines the entire site has to be looked at.

Hermoza asked if it's the color, the structure, and everything that is not acceptable? Coppins said the materials are the number one factor. Hermoza said it is made of composite Hardie board material that you guys have expressed last time to use.

Coppins said it is made out of plastic. We would more likely approve a shed that is made out of wood, looks similar to the roof pitch of your house and the color of your house.

Giusiana suggested an Amish-type shed that could be painted to match your house.

Hermoza said her house has vinyl siding and asked if she got a shed with vinyl siding. Because that's not historical.

Giusiana said no.

Coppins said no, we have been through this already.

Susan Hofert said we didn't approve the vinyl siding.

Hermoza said but what you are saying is that it should match.

Coppins said the color and the aesthetics of the vinyl siding, yes. And if you brought it back to us with a drawing that showed us that, we would definitely take a second look at it and more than likely approve it.

Hermoza asked the Historical Preservation Commission what they want the shed to be made out of.

Coppins said he doesn't have a picture of it but suggested to Hermoza to look around the neighborhood, there are people with wood sheds to get good ideas from your neighbors. It is very important to keep with the historic theme.

Hermoza asked if vinyl siding will not be approved moving forward.

Giusiana told Hermoza that it might be acceptable if the rest of the design was in any way sympathetic to the house, roof pitch, window/door design, use of horizontal or vertical siding, overhangs, any of these other criteria, if you can say I have done 10 out of 11 things to be sympathetic to the house and the 11th thing happens to be vinyl siding then there might be some consideration.

Hermoza told the commission that she finds it difficult because the shed is completely hidden; the one neighbor who can see it sent in a letter of support, it is way more cost effective. Other people have put up structures that are new and modern which are not historic what so ever, doesn't match the pitch of the house. I struggle with the fact that you pick and choose who gets what and who doesn't.

Coppins responded that we don't pick and choose, we go by our code book. If you see something different it is because someone has gone above and beyond our power. That is the only way it can be done.

Peter Coppins made a motion to deny the Application for Certificate of Appropriateness 2021-8 for a vinyl shed as shown, David Giusiana seconded the motion and the motion passed unanimously.

NEW BUSINESS**401 Cayuga Street – Application for Certificate of Appropriateness 2021-14**

Neil Belden owner of 401 Cayuga Street proposed a new 2-car garage with wood frame, concrete foundation, cupola on top, and the windows and Hardie board siding to match the existing house.

David Giusiana made a motion to approve Application for Certificate of Appropriateness 2021-14 as presented. Susan Hofert seconded the motion and the motion passed unanimously.

David Giusiana made a motion to recommend to the Zoning Board of Appeals to approve the height variance, in keeping with the historic nature of the primary house. Susan Hofert seconded the motion and the motion passed unanimously.

145 S 4th Street – Application for Certificate of Appropriateness 2021-15

Jim Olson owner of 145 S 4th Street proposed addition of a driveway, sidewalks and a garden shed. Jim proposed a 35ft wide driveway, and the new garden shed with vinyl siding.

David Giusiana said he is concerned with the driveway, and suggested narrowing it to the width of the garage.

Olson agreed with Giusiana that it was a lot of concrete.

Giusiana told Olson he had to use Hardie board or t1-11 for the siding of the shed. Giusiana also told Olson he will need to go to the Zoning Board of Appeals to get a variance to have two accessory buildings on the property.

Olson said he will use one of those materials for the siding, and will get on the agenda for the next meeting.

David Giusiana made a motion to approve Application for Certificate of Appropriateness 2021-15 as presented, with the following stipulations; the siding materials to be used for the shed horizontal t1-11 panel or Hardie board, and a narrower driveway as discussed. Susan Hofert seconded the motion and the motion passed unanimously.

OTHER**418 Plain Street**

Donna Tomkins, owner of 424 Plain Street, spoke as a concerned resident. Tomkins explained she is concerned with the addition in the back of 418 Plain Street, that there is a big 200-year-old tree in the back yard that will be affected.

Historic Preservation Commission

August 9, 2021

She also asked how the Historical Preservation Commission could approve extending the porch 3 feet when it will extend past the front of her house.

Peter Coppins explained that the members that are here tonight were not in attendance at the July 2021 meeting when the Certificate of Appropriateness was granted. Coppins said the members in attendance tonight are also concerned about the 200-year-old tree in the back yard.

Peter Coppins said the addition has not been approved by the Village Board of Trustees.

Clerk Fundis said the Village Board does not need to see this project and 418 Plain Street was granted a variance for the addition but they were not granted one for the porch.

Coppins asked if 418 Plain Street received a building permit yet.

Clerk Fundis and Secretary Longwell said they do not believe Building Inspector Candella has signed off on it yet.

Coppins told Tomkins the Historical Preservation Commission will pass their concerns on to the Village Board of Trustees.

Historic Tours

Susan Hofert said there is a historic bike tour on August 28, 2021 in Buffalo from 10-12:30pm. Information can be located at <https://preservationbuffaloniagara.org/>

ADJOURNMENT

A motion to adjourn the meeting was made by Peter Coppins and seconded by David Giusiana. The motion passed unanimously and the meeting was called to close at 6:28 PM.

Stephanie Longwell, Secretary