



City of North Tonawanda

Historic Preservation Commission

City Hall
216 Payne Ave.
North Tonawanda, NY 14120

Regular Meeting October 21, 2024, 6:00PM

Minutes

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

Meeting called to order 6:01pm.

Regular Business

Motion to accept August, September minutes

1st Kristin Derby 2nd Joe Fonzi

All in favor

 4 Aye 0 Nay

Violations

14 Webster St – Added to painted brick, previously areas near the parapet showed original brick and had not been covered. Violation letter will be sent, owner did not provide material type to evaluate if masonry will be compromised.

102 Webster St. – New addition with windows now exists. This was previously a temporary enclosure. Roof has been extended, permanent walls/windows installed. Building Inspector to confirm if permit was issued.

New Business

COA 44 Webster Street

Expedited review and approval of previous COA with Hardie Board siding, permit was issued for this approved material but work continued with vinyl. A stop work order was issued by the City Building Inspector. New COA has vinyl siding, pvc trim, and gooseneck lighting proposed.

Applicant brought in sample of vinyl material, this is not the same material as 110 Sweeney Street and does not have the insulation/backing. The original quote was not what the work ended up being, applicant decided to switch to vinyl. Stated that it is a financial challenge to continue with Hardie Board. HPC advised that financials/quotes should be submitted and that the grant facilitator should be contacted to extend completion date. A discussion about City Code/material requirements of the Downtown Code occurred. The Downtown Mixed Use code refines what is in the Historic District and provides design guidelines. Applicant did not bring financials, will submit to the Building Inspector with additional context for HPC to review/discuss.

HPC discussed the same inspection schedule as 110 Sweeney St. material pilot program, with no repair/replace permitted if vinyl fails or if siding changes. This is a hardship case only, there will be full conformance on the next install.

HPC will review final financials through email in order to expedite decision with all members.

78 Webster- No show, no COA filed. New vinyl installation was observed on the building. Owner called Jay Soemann, Kristin Derby multiple times to discuss and was told to attend October regular meeting. This was a Niagara County Façade improvement grant awardee, all grants are subject to conformance with local code. A notice shall be sent that to owner/Building Inspector that no repair/replacement will be permitted.

A note was sent to Legislator Rich Andres about the Niagara County Façade Improvement Grant program and that Historic District/Local Landmark properties are subject to permitted materials only. No response from him/office.

Fleischmann Park

Initial designs were sent from Committee. A path is being proposed with a clock tower. HPC discussed that exposed aggregate is preferred material to stamped concrete and a more traditional style clock (Verdant Company 4 sided clocks, wrought iron designs) should be pursued versus the clock styles sent over. Feedback will be provided to the Committee.

Jay Soemann submitted resignation letter. HPC thanks Jay for his many years of service and contributions to the District/Code development!

Open Discussion

WNY HPC Roundtable scheduled for 11/14 6-7:30PM at Amherst Town Hall. Kristin will attend on behalf of NTHPC, open to all members if any others wish to join.

NPS grant found by Dennis Garland. \$125,000-750,000. Amount requires a match but in-kind is considered eligible. This could be used to create an adaptive reuse plan for Memorial Pool. Kristin will reach out to Mayor/LCDC/Parks Dept. to gauge interest.

Alexander's Lounge has closed and is for sale. Per 8/30/19 edition of Tonawanda Sun, there is a 90-day clause to reopen as adult entertainment. If sale goes beyond this date, it is not permitted under the new code.

Motion to close

1st Jay Soemann 2nd Dennis Garland

All in favor

 4 Aye 0 Nay

Meeting close 7:31 pm.