



# City of North Tonawanda

## Historic Preservation Commission

City Hall  
216 Payne Ave.  
North Tonawanda, NY 14120

Regular Meeting February 18, 2025, 6:00PM  
(Due to observation of Presidents Day)

### Minutes

Present: Kristin Derby, Dennis Garland, April Gampp, Chuck Weaver, Matt Bille  
Excused: Scott Kuebler, Erin Robinson

Meeting called to order 6:06pm.  
Regular Business

Motion to accept December minutes  
1<sup>st</sup> April Gampp      2<sup>nd</sup> Kristin Derby  
All in favor  
\_\_5\_\_ Aye      \_\_0\_\_ Nay

New Business

Welcome Chuck Weaver and Matt Bille!

153 Sweeney Street COA – lighting, gutters/downspout, fascia, concrete pad for dumpster/walk in, in-kind window replacement

COA review of changes to lighting fixture changes at the top of building and side facing Erie Canal. Light washes up and down, color changing LED feature would be implemented during seasonal events like Buffalo Bills game, holidays, etc. Majority of year will be static white. Entrance lighting (Sweeney Street side) changed to match new fixtures on Erie Canal side. Bulkhead style lighting proposed for first level of building on Erie Canal side. SHPO review did not approve changes to doors, no longer being proposed in this COA. All changes being funded by façade improvement grant. Request from the HPC for lighting to remain as warm LED white to better match historic district look and feel.

Motion to accept fixtures and changes as submitted in COA  
1<sup>st</sup> April Gampp      2<sup>nd</sup> Kristin Derby  
All in favor  
\_\_5\_\_ Aye      \_\_0\_\_ Nay

Old Business

Bennett Kit Home – Second round of survey intended for CLG grant, currently no update on submission dates/grant deadline from NYS.

### Open Discussion

Frankie Primos building (Opera House) brickwork looks like it needs attention/repair on the Manhattan St. side.

Clock tower initial designs looked at and discussed. General consensus that these options are not a good fit for the downtown historic district and will pose maintenance problems with their design. Cobwebs, birds, rodents, litter blown in may pose problems if no guarantee to maintain/inspect. Structures are prefabricated and very modern looking, comments that it looks better suited to contemporary office park or mall. HPC encourages DRI committee to look at more traditional designs, potentially only a 2 face clock.

Lowry School – recently had a large fire. Violation letter was sent to City of North Tonawanda Attorney/Building Inspector dated October 18, 2024.

Code revision proposed about language for grandfather clause industries/commercial buildings that violate appropriate use definition in Downtown Code. Scheduled for March 4 hearing.

Motion to close

1<sup>st</sup> April Gampp      2<sup>nd</sup> Kristin Derby

All in favor

  5   Aye        0   Nay

Meeting close 7:07 pm.