



## Meeting Minutes for Wednesday, November 14, 2018 meeting at 6 PM

Meeting called to order at 6:01 PM.

- Present: Daniel I. Sheff, Michael Ried, Mary Ann Colopy, Linda Ulrich-Hagner, Saxon Deck, Mark Warren, Michael Lennon, Michelle Schoeneman (Village Board liaison), Patrick Capruso (potential member), Allison Courtney (Village resident) & Eric Carlson (Village resident).
- Absent: Patrick Mahoney.

### **Old Business:**

- September meeting minutes- Deferred until the HPC receives the September meeting minutes from the Village Clerk.
- October meeting minutes- Deferred until I email that meeting's agenda and those meeting's minutes to all of the HPC members at the conclusion of tonight's meeting.
- Review of public program by Preservation Buffalo Niagara- "Landmarking 101" on Thursday, October 25, 2018 at 7 PM at the Power House.
  - 1) Saxon Deck- excellent presentation but difficult to hear Christiana in the back of the room. Thus, a microphone would be helpful.
  - 2) Mary Ann- Christiana is willing to return, end of January/beginning of February to go through our preservation law or tax benefits.

### **New Business:**

- Introduction of potential new member- Patrick Capruso.
  - His background- worked with Michael Lennon. Works with Vertical Access, building inspections company. History degree from SUNY Fredonia. Masters in Preservation. Tour guide for Medina Sandstone Quarry. Lives on South & Sycamore Streets. Will send the Mayor a copy of his resume.
- Certificate of Appropriateness for the Roycroft Copper Shop.
  - Michael Lennon- nothing on the exterior will be affected. Only slab floors on north wing will be removed. An archaeologist will be on-site to investigate as there is an Indian site within one mile of the RCC. Core drilling a few feet down and shovel testing as each slab comes up. Since building is legally occupied RCC does not need to meet current 100 lb load. Walls are independent so each slab floats. Partitions must be removed so a new slab can be installed. Trench system will be retained. New boiler installed. Handicapped toilet for staff-use only. North wing slab will be a structural one as that is where there are soil issues. Floor outlets added as well. 4,600 square feet. Budget is \$400,000. Project commences in the middle of January 2019; targeted completion date is May 2019. Finally, gas company just said that the



existing gas meters are circa 1930's and located inside another property. Thus, a trench needs to be dug on Copper Shop side of driveway, but the tree will not need to be affected.

- Unfortunately, Michael included first two pages from the Power House's COA form.
  - Thus, Mark Warren moves to approve COA as presented by Michael Lennon, upon the condition that the correct COA form is substituted. Saxon seconds. Motion carries unanimously (Michael Lennon recused himself).
- Review the meeting between Boice Lydell, Linda Ulrich-Hagner and Saxon Deck at 1:30 PM today.
- **Saxon Deck believes we now should go into Executive Session. Mark Warren questions why we need to go into Executive Session as it does not meet his understanding of the criteria under the NYS' Open Meeting law. No formal motion by Saxon so Linda Ulrich-Hagner began her report.**

- What is the timeline for repairs to the Fournier / Kitty / Lydell House? The porch is unsafe and needs immediate repair. How is the interior? Do you have you an assessment of the exterior condition of the Bungle house?

Linda- Porch has new pressure-treated plywood. Upstairs suite has new plaster work and base boards being painted. The Bungle house roof was leaking so it was a replaced a rubber roof. And Boice cannot have the historic designation rescinded.

- DATE OF COMPLETION: \_\_\_?\_\_\_
- What is the timeline for repairing the block wall?  
Boice said he is working on what to do about the blocks.

Michael Lennon- is concerned with Boice's "new" interior wall which is transferring the load to the concrete slab, not onto the foundation.

Mary Ann- require a structural engineer, licensed in NYS, to inspect and evaluate the stability of Boice's interior wall. We should run a draft of our letter to Boice past Mark Warren first and then Bob Pierce.

Mark Warren- recommends a path of progressive discipline with Boice as he is a Village property owner and he has maintenance responsibilities. The Village did try to enforce its "Unsafe Buildings" portion of its Code a few years ago, but separately Boice also has responsibilities under the Historic Preservation ordinances. In conjunction with the Code Enforcement Officer, the Commission should consider sending a letter to Boice about The Stock House, Fournier and Bungle Houses, citing the COA from 10 years ago, the requisite portions of the HPC's code; remind Boice of his legal responsibilities not to permit the landmark to fall into serious disrepair and ask him to come to our February 2019 meeting to provide an updated structural engineer's report. Depending on his response and progress, enforcement escalation can be considered at that time.

Saxon Deck- Bill Kramer was asked to assess the Dylewski building, and to date there has been no report from Bill. Thus, Michelle will bring this up at the next Village Board meeting.

- DATE OF COMPLETION: \_\_\_?\_\_\_



- What is the timeline for repairing windows, lintels and sills & sliding door?  
Seven windows have been replaced. They are being historically-designed by a professional in Jamestown.
- DATE OF COMPLETION: \_\_\_\_?\_\_\_\_

Boice provided no firm timeline for any of the above projects, but he said he was willing to come to our February 2019 meeting to update the HPC regarding the sale of the building.

Michael Ried makes a motion to issue a letter to Boice Lydell reminding him of his responsibilities under the Village Code and updated engineer's report on the stability of the Stock House, and assurance that the visible deterioration of the Fournier and Bungle Houses will be remedied. Linda seconded the motion. Passed unanimously.

Daniel I. Sheff made a motion to adjourn our meeting at 7:20 PM. Seconded by Michael Lennon and passed unanimously.