



# City of Niagara Falls, New York

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0069

## NIAGARA FALLS HISTORIC PRESERVATION COMMISSION Tyler Scriven, Chairperson

**MEETING MINUTES**  
**Thursday, February 2<sup>nd</sup>, 2023, 6:00 PM**  
**City Council Chambers**  
**745 Main Street, Room 117**

### CALL TO ORDER

Meeting called to order at 6:00 PM.

#### BOARD MEMBERS PRESENT:

Brett Doster, Vice Chairperson  
Georgia Robinson-Bradberry  
Evan Wright  
Andrea Fortin-Nossavage  
Kristian Ruggerio

#### BOARD MEMBERS ABSENT:

Tyler Scriven, Chairperson  
Noah Munoz

#### ATTENDEES:

Kelly Lang  
Anthony Quimby  
Elaine Davis  
Russell Boyle  
Mary Ricciardi

#### STAFF PRESENT:

Kevin Forma, Director of Planning  
Edyta Chorostkowska, Env. Planner

### APPROVAL OF AGENDA FOR THIS MEETING

*MR. DOSTER made a motion to approve the agenda. MR. WRIGHT seconded the motion. APPROVED UNANIMOUSLY.*

## **APPROVAL OF MINUTES**

A motion to approve the minutes from the November 3, 2022 meeting was made by MR. WRIGHT and seconded by MS. FORTIN-NOVASSAGE.

## **PUBLIC PARTICIPATION**

There was no public participation.

## **ACTION ITEMS**

### 1. Certificate of Appropriateness: 731 Fourth Street

Elaine Davis, applicant, for property at 731 Fourth Street (SBL: 144.77-2-18) is seeking a Certificate of Appropriateness to renovate, repair exterior components. Replace porch flooring, steps, and column plinths and bases; columns and/or railings only if necessary.

MR. DOSTER introduced the action item and opened the floor to public comment.

MS. DAVIS, applicant, spoke and explained the scope of the project, which is to replace degraded porch decking, stairs, and column bases with a poly wood material that would blend in with existing material.

MR. BOYLE, a representative from Ivy Lea Construction, introduced the material that would be used in the project. MR. BOYLE stated that Ivy Lea would use TimberTech cellular PVC manufactured by the AZEK Company. This material would be very similar to the existing decking and column bases with the added benefit that it would never rot like wood.

MR. BOYLE stated that the columns and railings would remain and that only the decorative bases would be altered. MR. BOYLE said that the material would be painted to match the existing materials and that some reinforcements would need to be added under the porch decking for support.

MS. DAVIS added that the decking was in the best shape of all the materials, but 'that doesn't mean much.'

MR. DOSTER commented that he would like to see the column bases to be the same profile as the existing one and asked if this was possible. MR. BOYLE responded that it was. MS. DAVIS noted that many of the column bases were not original and that the new PVC replacements would more closely match the original bases.

MR. BOYLE further explained what the column bases would look like. MR. DOSTER said he was satisfied with the project.

There were no additional questions from the commission.

*Motion to **approve** the application of Elaine Davis for the Certificate of Appropriateness was made by MR. DOSTER and seconded by MR. WRIGHT.*

MR. DOSTER	YES
MR. WRIGHT	YES
MS. FORTIN-NOSSAVAGE	YES
MS. ROBINSON-BRADBERRY	YES
MS. RUGGERIO	YES

**MOTION: APPROVED UNANIMOUSLY**

2. Certificate of Appropriateness: 1201 Pine Avenue

Kelly Lang, applicant, for property at 1201 Pine Avenue (SBL: 159.06-1-3), the former Niagara Falls High School, is seeking a Certificate of Appropriateness to renovate, repair exterior components. Applicant proposes to install six 9'6" x 21' 11.5" banner holders in bricked-over gymnasium windows for future signage.

MR. DOSTER introduced the action item and opened the floor to public comment.

MS. LANG opened with the following statement:

It is my pleasure to be here on behalf of the [Niagara Arts and Cultural Center (NACC)]. Today we are proposing a project that will enhance the façade of the outside of the building without doing any permanent damage to any part of the building, although the part we are proposing is actually the non-historic part from the 1970s. It is not actually part of the historically preserved part of the old gymnasium. The project was selected by the county façade program in order to enhance that section.

MS. LANG introduced MR. QUIMBY of Quimby Signs, Inc., as the contractor for the project and asked if there were any questions and if the application was complete. The Commission assured her that the application was complete.

MR. DOSTER told MS. LANG that the entire building was historic as a local landmark even though the part of the building to be modified was newer. MR. DOSTER said that he had no problems with the project because the windows had been bricked over and the banners would fit in those bricked-over frames.

MR. QUIMBY described the project and said that the frames would be slightly inset from the window frame to make room for access to the banner retainers.

MS. LANG said that the banners would highlight 'permanent' fixtures of activities and events at NACC and that the frame was designed to blend in with the recessed bricked-in windows. MR. DOSTER commented that the frame looked like 'shadow lines.'

MR. WRIGHT asked if a blue-grey color was considered to match existing window trim. MS. LANG showed a picture of the windows without banners. MR. WRIGHT was satisfied and had no further questions. There were no additional questions from the Commission.

*Motion to **approve** the application of Kelly Lang for the Certificate of Appropriateness was made by MS. FORTIN-NOVASSAGE and seconded by MR. WRIGHT.*

MS. FORTIN-NOSSAVAGE	YES
MR. WRIGHT	YES
MR. DOSTER	YES
MS. ROBINSON-BRADBERRY	YES
MS. RUGGERIO	YES

**MOTION: APPROVED UNANIMOUSLY**

## **OLD BUSINESS**

MR. FORMA appeared remotely to discuss the updated Historic Preservation Commission documents recently created and asked if there were any comments. MR. DOSTER said that he had minor comments and asked how to submit them. MR. FORMA said that comments could be submitted by email to the Planning Department Staff.

MR. FORMA also asked Commission members to send any proposed corrections or additions to the Historic Preservation Commission bylaws to him to prepare for the next meeting. MS. FORTIN-NOVASSAGE inquired about inviting Christiana Limniatis from Preservation Buffalo-Niagara to examine the bylaws and provide feedback as an outside entity. She discussed having a working meeting to collaborate and discuss the functions of the Commission. MR. WRIGHT thought this was a good idea. MR. FORMA said that the Commission could provide comment on the documents and then have a discussion on the comments or proposed changes in an open meeting. This would be in accordance with the New York State Open Meeting Law.

MR. FORMA reminded the Commission that they had the power to form committees if there was a subject that they wanted to discuss, such as bylaws. MS. ROBINSON-BRADBERRY said that she wasn't sure if Limniatis would have time to meet with the Commission due to her work with Preservation Buffalo-Niagara and a phone call might be more appropriate.

MR. FORMA discussed the status of the Certified Local Government application currently in progress. All documents were collected except for resumes from Ms. Robinson-Bradberry, Ms. Ruggiero, and Mr. Munoz. MS. ROBINSON-BRADBERRY said she did submit her resume and called Mr. Forma about it. MR. FORMA said he did not have it but would double-check. MR. FORMA said that once the resumes were collected, the city could submit the CLG status application.

## **NEW BUSINESS**

MR. FORMA said that the department intern, Mike Pesarchick, has been working on new Certificate of Appropriateness forms and creating a new list of historic properties in Niagara Falls. MR. FORMA also said that the department is working on updated mapping for historic properties and districts to upload for public use. MR. DOSTER thought this was a good idea.

MR. FORMA updated the commission on the vacant Planner II position and said he hoped to have the position filled by the end of the next week. MR. FORMA also said that the planning clerk position was recently vacated, but there was a strong interest in the position.

MS. ROBINSON-BRADBERRY asked if there was an update regarding the property at 25 Rainbow Boulevard, "The Turtle." MR. DOSTER replied that he had sent updated drafts of a historic designation proposal to Preservation Buffalo-Niagara, but he had heard no recent news on the property. MS. ROBINSON-BRADBERRY said she had also heard no news but there had been some inquiries on the future of The Turtle.

## **COMMUNICATIONS**

No communications.

## **HISTORIAN'S REPORT**

No Historian's Report

## **ADJOURN**

*Motion to adjourn was made by **MR. WRIGHT** and seconded by **MS. FORTIN-NOVASSAGE**.*