



# City of North Tonawanda

## Historic Preservation Commission

City Hall  
216 Payne Ave.  
North Tonawanda, NY 14120

Regular Meeting Minutes January 20, 2026

### Minutes

Present: Kristin Derby, Chuck Weaver, Kelley Kulp-Burton, Erin Robinson, Matt Bille  
Excused: Dennis Garland, Scott Kuebler

Meeting called to order 6:02pm.

COA 67 Webster St – New construction (Riviera Theatre)

The new build proposed will be connected to existing loading door and seeks to resolve issues with the current dressing room limitations. (Current dressing rooms are under the stage and have accessibility issues, also limits the size of acts that can be booked.). A one-story addition, clad in common red brick to match rear of Theatre. Driveway will be repaved. Brick is glengarry brick “olde England”. This is a NYSCA grant project and requires 1409 review. In total there will be 2 star dressing rooms, 2 guests, and a kitchenette. SHPO did a review and approved of changes. Where the addition connects is the existing fire escape, there will be a switchback free and clear of existing.

K. Derby asked if fencing shown is existing. – Yes, it is not changing.

K. Kulp-Burton asked why the fence is so high – 6’ is for security concerns and to prevent scaling.

K. Kulp-Burton asked how is roof being drained – Exterior downspots.

K. Kulp-Burton asked what is the detail at the end of the brick façade – Capped flashing.

K. Kulp-Burton asked about the mirrored glass called out on the entrance door. Could the finish be something more historic? – This is for security, set back from street but will look at matte options.

K. Kulp-Burton asked about southern lighting – lighting will be warm down light

K. Derby asked about light fixture style, mentioned previous addition of LED lighting on building that was not reviewed. – Minimal cylinder style is what is being planned.

Final cut sheets requested before approval motion to be made. Overall, HPC agreed this is appropriate in scale, massing, and materials for building. Details on security door and lighting are needed.

COA 332 Goundry – Stained glass window repair

Owner presented COA to repair large stained glass window (near driveway) that is at stair landing. Swiatek Studios has been contracted to remove, repair, and reinstall. The border, caning, and cleaning will be main part of project. Timeframe is within the next several weeks.

HPC agrees this is a defining feature of the home and are excited about the stewardship from owner. Owner was also advised on historic tax credit application process and applicable projects.

Motion to approve as submitted

1<sup>st</sup> Kristin Derby      2<sup>nd</sup> Erin Robinson  
All in favor  
  5   Aye        0   Nay

COA Amendment 82 Main Street – alteration to entrance for elevator installation, final design This is a project funded by the Downtown Revitalization Initiative (DRI). The entrance stairs will be removed, AZAC deck added, enter at grade 5’x5’ deep change over inside to elevator or stairs. Storefront type door to be included, 2<sup>nd</sup> floor is the fire proof safe zone for occupants. Process will be to stud up from grade to existing lintel, modern insulated wall with thinset brick painted to match existing painted brick, 36” door, and exit light. The elevator will be a 4 stop elevator, hybrid brand.

K. Kulp-Burton asked occupancy of building – unsure of rating but the building consists of a basement (storage), 1<sup>st</sup> floor Main artist studio, and 2<sup>nd</sup> floor gallery.

K. Kulp-Burton concerned with drastic change to exterior and loss of original entry.

E. Robinson countered that the integrity was changed and adapted based on the use of the building.

K. Kulp-Burton asked about the transom and if it could be eliminated, it does not enhance. Asked if colors used could be sensitive, lighter cream color.

K. Derby agreed and advised that HPC does not dictate color but typically accepts antique whites, antique bronze palettes as conforming.

K. Kulp-Burton advised that code has changed since drawings and should be updated.

Motion to approve on condition of removal of transom

1<sup>st</sup> Kristin Derby      2<sup>nd</sup> Erin Robinson  
All in favor  
  5   Aye        0   Nay

Motion to approve December minutes

1<sup>st</sup> Erin Robinson      2<sup>nd</sup> Chuck Weaver

All in favor

  5   Aye        0   Nay

Motion to approve January appeal minutes

1<sup>st</sup> Chuck Weaver      2<sup>nd</sup> Kristin Derby

All in favor

  5   Aye        0   Nay

Meeting close 7:40 pm.