City of North Tonawanda

Historic Preservation Commission

City Hall
216 Payne Ave.
North Tonawanda, NY 14120

Regular Meeting Minutes November 16, 2026

Minutes

Present: Kristin Derby, Chuck Weaver, Matt Bille, Courtney Vona, Dennis Garland

Meeting called to order 6:03pm.

Minutes

Approval of October minutes
1st Courtney Vona 2nd Chuck Weaver
All in favor
_5_Aye __0__ Nay

New Business

COA received for 122 Webster Street
Design for new infill construction has changed due to budget. Building renderings and material lists presented consider previously approved factors with brick material, transparency on the first floor, and references to buildings in the downtown district with the addition of cornices. The design is revised to a smaller footprint with 5 apartments on the second floor, 2 retail spaces on the first floor. The lope of the building was brought up in height in order to allow for a full story on the Manhattan facing side of the building. The building will be set back farther allowing for patio space and a ramp entrance. This patio space will also allow for seasonal planters. A one way driveway will be installed to the right side to allow better access to parking and Manhattan Street.

K. Derby asked about James Hardie listed as material on rendering versus the LP siding that was presented in discussion from the architect, project will be moving forward with LP siding and the same composite material for architectural trim.

Motion to approve as presented with the note of material change from James Hardie to LP siding
1st Kristin Derby 2nd Dennis Garland
All in favor
_5_Aye __0__ Nay

New discussion

191 Main Street – Cladding is exposed, Tyvek is failing. Building is generally in a state of disrepair. This is in violation with past letters sent. HPC discussed exposure time for Tyvek, general threat to building before winter. Violation letter sent in October, waiting for response.

70 Webster Street – violation letter was sent for illegal signage, previously Code enforcement visited site and responded that no work observed required a permit, HPC reminded Building Inspector's office that signage does require a permit and historic review/compliant with materials listed in the City code. Waiting on response.

Discussion about AI-generated signage and it's place within the historic districts. Overall, the general files created by this program do not retain fidelity for professional signage. Signage must embody the look and feel of the downtown district (1920's-1930's) and most of the trending imagery does not seem to fall into this category or align with previously approved signage.

NAPC opportunity for training on 11/19/26. Webinar information sent out to HPC members. Topic: *Incorporating Oral Histories into Historic Preservation*

C. Weaver brought up a point about Manhattan Street issues with dumping/garbage. Dumpsters are messy and dumping is being observed at 9 Goundry Street. HPC will observe if this is still an issue at next month's meeting.

NYSHPO annual report is due by December, draft will be sent to HPC members to review before final submission.

Meeting close 7:00 pm.