

Protecting the Village of Hamburg's Historic Heritage & Architecture



Important Information for Owners of Historic Designated Property



Prior approval is required before performing exterior work on any property (residential or commercial) that has been designated as a Historic Landmark.

This brochure explains how the approval process works, why it is important, and how it benefits both property owners and our village.

Our Proud Heritage

If these walls could talk...

If the walls of the many older buildings in the Village of Hamburg's business and residential areas could talk, what stories they would tell!

...of important meetings between powerful political and industrial leaders that shaped, not only early Hamburg, but the whole region of the Northeast;

... of the excitement in the new homes and businesses springing up everywhere as Hamburg grew into one of the most prosperous and progressive communities in Western New York State;

...of the daily lives of working men and women who were the backbone of that development.

The historic structures that still exist in our village not only are the symbols of Hamburg's proud past, they continue to contribute to the character and culture of our community – as homes, businesses, meeting places, and more.



Owning such a property is both a privilege and a responsibility.

Thankfully, today these properties are once again valued for their beauty, character and usefulness, and potential to serve future generations. This was not always the case.

The loss of many important structures through fire, neglect and ignorance through the years makes us more aware than ever of what must be protected. The Hamburg Historic Preservation Commission was formed in 2001 to inform and advise property owners on issues related to the preservation of our historic resources, principally those that are designated historic.

How Are Properties Protected?

While historic designation is an honor and a privilege, there is also a certain responsibility for the property owner. Hamburg Village Code gives the responsibility for making decisions regarding the approval or denial of proposed exterior changes to any property that is designated historic to the Historic Preservation Commission.

This village law requires property owners to make application for such changes to the Historic Preservation Commission before any work can begin. Prior approval is required for ANY change to the exterior appearance of any such property's land or structures visible from a public right of way and includes such things as:

- **changing features or demolishing an existing main structure, shed, garage or other out-building**
- **building a new structure**
- **constructing additions to buildings**
- **constructing decks, porches or patios**
- **new windows and doors**
- **removing or adding trees or other large features such as cornices, siding or trim**
- **re-roofing**
- **sidewalk replacement or major repair**
- **changing paint colors**
- **moving a structure**

These are some of the examples of the types of items that must first be approved by the Historic Preservation Commission before work can commence. Design Standards Guidelines are available from the Building Code Office at 716-649-0200.

What Are the Benefits of Historic Designation or Zoning?

The Historic Preservation Commission can designate structures and properties that it deems qualified within the village to historic landmark status.

By designating a structure, or zone, as historic, the village has shown it places great value on preserving the unique architecture of the buildings in the neighborhood while they serve as a reminder of our history and heritage. Historic designation protects buildings from harmful changes to the exteriors and ensures that future generations, as well as today's residents and visitors, will be able to enjoy them for years to come.

How Does the Application and Approval Process Work?

A Certificate of Appropriateness (C of A) must be obtained from the commission before any work can begin. The C of A can be obtained at Village Hall or online from the village web site www.villagehamburg.com

Applications must be filed with the village at least ten days prior to the meeting of the commission at which the project will be reviewed. The commission will base its evaluation upon the Design Standards Guidelines. Applicants will be notified of the date of the meeting at which their plan will be reviewed.

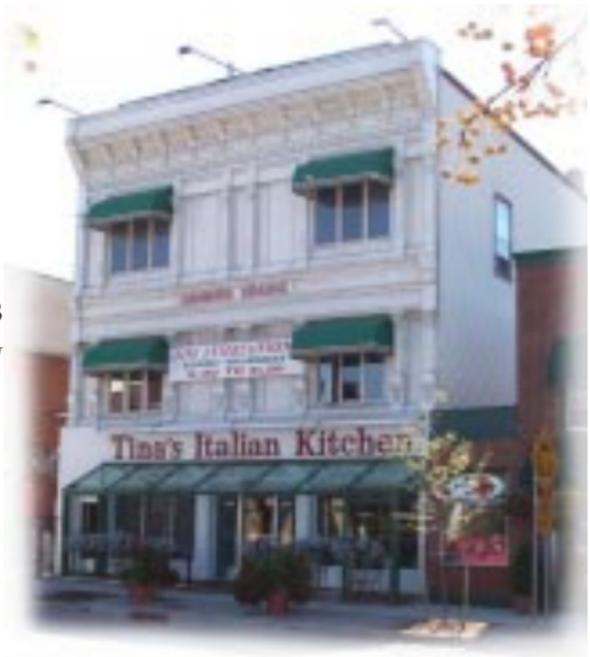
The following must be included with the application:

- A map, survey or site plan indicating the exact location of the proposed work
- Photograph(s) of the existing property
- Elevation drawings of the property, if available
- Samples of colors and/or specific materials to be used
- If the project includes signage, a scale drawing of the proposed sign showing dimensions, materials, colors, illumination and location of the sign on the property.

Unclear or incomplete applications will be returned to the applicant.

The commission reviews and acts on each application within 45 days of its submission. In the event a plan does not conform, the commission will work with the applicant until a satisfactory design is developed.

Questions about improvement, restoration or rehabilitation of historic properties are welcome at any time. They can be directed to the Hamburg Historic Preservation Commission at Village Hall.



Who Is the Historic Preservation Commission?

The commission is a seven-member volunteer body whose members are appointed by the mayor for a four-year term. The terms are staggered to allow fewer turnovers in any one year. The commission includes at least one architect, at least one historian, and others knowledgeable about historic preservation.

One of the basic duties of the Historic Preservation Commission is designating structures and properties that it deems qualified within the village to historic landmark status.

Owners of structures or properties that have been put before the commission for landmark consideration are given thirty days' notice of a public hearing. The owner and the public can voice their opinion at this time regarding the designation. The commission then will vote on whether or not to designate the property or building.

The commission hears and reviews proposed plans from owners, architects and contractors, on both commercial and residential projects, ranging from signage or facade issues to such basic things as painting or fencing homes.

The commission has the authority to approve or reject the plan, including proposed demolitions. Approval, through the issuance of a Certificate of Appropriateness, is required before a Building Permit can be obtained.

The commission also monitors projects for compliance once work is under way.

The commission meets monthly in Village Hall, 100 Main St., on a published schedule.





Your Partner in Historic Preservation

It is the Historic Preservation Commission's goal to be a helpful partner in providing guidance to property owners and others on how compliance with the Design Standards Guidelines can be achieved. Commission members are committed to communicating the spirit and content of the guidelines in a way that brings the valued benefits of historic properties to both the owner and the community.



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