

**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
December 6, 2011
Delancey Hall**

MEMBERS PRESENT: David Talbot
Debby Moore
Marcia Rockwood
Steve LaRocca
Bruce Buchholtz, Deputy Chairman
Francis Tuoti, Chairman

MEMBERS ABSENT: Gail Pantezzi

ALSO PRESENT: Edward Taylor, lease-holder, 100 Titicus Road
Viktor Solarik, Architect
Janice Will, Recording Secretary

Debby Moore brought a picture album, and she showed the other HPC members a picture of McKeel's Market in Purdys. Ms. Moore pointed out that the building originally had a window where one has been newly-installed, although there was no window on that side of the building when it was designated an historic landmark. She said she no longer thinks the owner needs to apply for a Certificate of Appropriateness for the new window. Ms. Moore pointed out that the blue forms employed when designating a landmark do not spell out the number of windows on each side of a building.

Chairman Tuoti said he had just signed a letter to the owner, but he would put off mailing it for the time being, although he noted that the building's appearance has been changed.

Ms. Moore said no one seems to know when the window was put in.

Certificate of Appropriateness - Purdy Homestead, 100 Titicus Road - Review for approval of exterior modifications.

Viktor Solarik thanked the Commission for calling the special meeting. He stated that it was important to get the C of A application resolved quickly because of the need to comply with a timeline for opening his client's new restaurant in the Purdy Homestead.

Mr. Solarik explained that the building has been neglected, and repairs/renovations are needed. Displaying a drawing, Mr. Solarik said they want to remove the windows enclosing the front porch and construct a glass-enclosed vestibule at the center for the front door, creating a buffer from exterior to interior. He explained that the existing columns and decorative treatments are to remain.

Mr. Solaik stated that they would like to close off the metal service door on the east side of the house which is not needed and has no historical value. A new handicapped ramp and

new wooden door are to be built on the other side of the house, a window currently blocked by a metal fan hood is to be removed and 2 doors replaced.

Ms. Moore asked if the new French doors of the new vestibule will be right at the edge of the front steps.

Mr. Solarik said that was right, and Ms. Moore asked why.

Mr. Solarik explained that the old front door is not appropriate for an exterior door (doesn't fit well/ has no weather-stripping); addition of the vestibule will provide climate control and protection for the restaurant without necessitating changes to the door and frame.

The Chairman commented that a vestibule would also provide at least a small area where people could wait to be seated when the restaurant is busy.

Ms. Moore asked if any changes are proposed for interior walls, and Mr. Solarik replied that 3 partitions are to be removed (2 in the restaurant and 1 in a back room).

Ms. Moore said she loves the building and finds it hard to accept changes to it.

Mr. LaRocca reminded her that interiors are not the purview of the HPC.

David Talbot asked if the porch windows are original.

Mr. Solarik responded that the windows on the front of the house are the original single-glaze windows but the porch windows were added later. Regarding all the windows on the house, he said the frames will be kept and the windows replaced with insulated glass.

Mr. LaRocca asked if the windows will have real muntins, and Mr. Solarik answered that they will have simulated dividers on the inside and outside with a spacer bar in the middle.

Ms. Moore asked Marcia Rockwood what she had done about the windows in her historic house.

Ms. Rockwood explained that she had sought out old glass, but the windows are not well-insulated at all and her house is not a restaurant.

Ms. Moore commented that the Purdy Homstead was not always a restaurant and might cease to be one in the future.

Chairman Tuoti said he did not think the HPC could object to the use of energy-efficient insulated windows.

Mr. Talbot concurred, adding that neither the locations nor the proportions will be changed. He asked if the porch floor will be replaced.

Mr. Solarik said it has been built over, but he would like to restore the original floor, repairing it with fir flooring where necessary.

Bruce Buchholtz asked about materials to be used.

Mr. Solarik explained that the skirt around the porch floor is rotted away, and he would like to replace it with Azek painted white to match the house.

The Chairman asked if the skirt will be ventilated, and Mr. Solarik answered that the porch floor slopes upward toward the front door/there will be a small gap. He added that he will probably use wire mesh in an effort to keep animals out from under the porch.

Mr. LaRocca asked for details of the handicapped ramp.

Mr. Solarik stated that there will be a modest (5 ft. x 4.6 ft.) landing at the new door with a wood-frame ramp leading down. The deck will be built of wood to match the porch and a wood railing employed on each side of the ramp.

Mr. LaRocca asked if the railing will have balusters, and Mr. Solarik answered that he will use balusters because the ramp will be more than 30 inches above the ground.

Chairman Tuoti asked if the enclosure behind the fan will be removed, and Mr. Solarik said it will.

Ms. Rockwood inquired about the condition of the chimney, and Mr. Solarik replied that it will need to be re-pointed, especially in the attic where it joins the 3 fireplaces and the flue from the boiler.

The Chairman asked if the flues are separate all the way up, and Mr. Solarik said he thinks they are.

Mr. Buchholtz asked if damage from a past fire was repaired, and Mr. Solarik said it was and had not been extensive to start with.

Chairman Tuoti asked Mr. Solarik to talk about the gutters and possible metal roof for the porch.

Mr. Solarik said that Mr. Taylor would eventually like to replace the house roofing with cedar shingles and have copper gutters put on.

Mr. LaRocca noted that these things are not included on the C of A application.

Mr. Solarik said that is because the work is not proposed to be done right away, but he would like the Commission's approval to do the work in the future.

Ms. Moore asked if the new windows will have vinyl frames.

Mr. Solarik said they will be wood, as will the mullions.

Mr. Talbot asked if existing gutters are to be repaired.

Mr. Solarik said there is just one 10 ft. gutter on the front of the house to protect the door at present. He added that run-off from the single gutter has contributed to the deterioration of the porch skirt.

The Chairman asked if Mr. Solarik was proposing to put a gutter on the high (house) roof as well.

Mr. Solarik replied that a gutter over the front porch with 2 leaders should be adequate; if another gutter were employed on the house, it would require additional leaders. He said a gutter to protect the 2 side doors might be desirable.

Ms. Rockwood asked Mr. Solarik to describe the basement, and he replied that it is built of stone, has multiple levels, a mostly concrete floor and the chimneys are in the center.

Mr. LaRocca asked if everything on the exterior will be painted white, and Mr. Solarik said it will.

Ms. Moore asked if the gingerbread trim will be retained, and Mr. Solarik said it will.

Ms. Moore said there used to be brackets under the eaves of the second floor, and she asked if they will be restored.

Mr. Solarik said the brackets are there now/will be kept.

Mr. LaRocca asked if the lighting between the brackets on the front of the house will remain, and Mr. Solarik said he planned to keep it.

Mr. LaRocca commented that he felt it was too bad, but the lighting was previously approved.

Chairman Tuoti asked if the trim on the house will be painted white also, and Mr. Solarik said it will.

Mr. LaRocca asked if any exterior lighting will be added, and Mr. Solarik responded that he would like a single, down-light over the door at the handicapped entrance.

Mr. LaRocca asked what is on the house under the porch roof, and Mr. Solarik replied that there are 4 wall sconces in between the door and the windows that are historical reproductions.

Ms. Rockwood asked about the second floor, and Mr. Solarik said it will be maintained as office space and for staff use.

M. Talbot asked what sort of signs will be employed.

Mr. Solarik said no sign will be placed on the house, and they will have to apply to the Planning Board for sign permit approval.

Mr. Talbot asked if the fence at the front of the property is to be kept, and Mr. Solarik said the cast iron fence will remain.

Mr. LaRocca asked about the air-conditioning compressor, and Mr. Solarik said it will remain where it is.

Mr. LaRocca asked if the porch was glass-enclosed when the house was designated a landmark.

Ms. Moore replied that the porch was glassed in after the house received national designation, some time between when the house was the Box Tree restaurant and when it was called Purdys Homestead.

Mr. LaRocca said he thought the windows were in the porch when the HPC designated the house a local landmark and commented that they will be easy enough to remove. He said that while the vestibule is not great, he understands the need for it. He asked if the side panels will have multi-paned mullioned glass also, and Mr. Solarik said they will.

Mr. LaRocca noted that the house will look different, but changes of use require some of these changes. He said he thought as long as the gingerbread and trim are maintained, it will be alright.

The Chairman agreed, adding that 80% of what is objectionable is being removed. He noted that the old front door will be preserved.

Mr. Buchholtz said Mr. Solarik is sensitive to the original intent.

Ms. Moore asked why the rooms on the first floor are to be opened up. She said that big dining rooms are much noisier than small rooms.

Mr. Taylor said he wants to have a big community table where local people can sit, and he thinks it will be friendly.

Mr. Solarik said the change will also allow more flexibility for seating.

Chairman Tuoti commented that the rooms are small now.

Mr. LaRocca asked if other windows besides the ones facing the porch will be replaced.

Mr. Solarik answered that windows all the way around the house on the first floor will be replaced, and they are all the same size.

Ms. Moore asked what will be done with the old windows.

Mr. Solarik said the plan is to try and find a way to use the frames indoors somehow. He explained that Mr. Taylor would like to display local photographs in the restaurant, so perhaps the window frames could be used for that purpose.

Mr. Talbot asked what Mr. Taylor's time frame is, and Mr. Solarik responded that he wants to open the restaurant by March 31, 2012.

The Chairman pointed out that Mr. Taylor must open by March 31 to keep the right to have a restaurant in the house (*non-conforming use expires if ceased for more than 12 months*).

Mr. LaRocca said the main issue is the replacement of all the windows with new ones that will be different in design from the old ones, although it is realistic to accept this change as long as they are similar in appearance. He stated that the HPC should focus on other characteristics of the building, like the gingerbread, the columns and its proportions, all of which are special and the essence of the building.

Ms. Moore asked what will be used on the outside of the building, and Mr. Solarik answered that repairs will be made with the same cedar shake and the same paint.

Mr. Buchholtz asked if the HPC should approve the future plans for the gutters and porch roof.

Mr. LaRocca said they should, but Ms. Moore commented that the porch does not have a copper roof now.

Mr. Buchholtz said it is appropriate to the period/he has seen similar houses in Boston and Philadelphia with copper roofs.

Mr. LaRocca added that the cedar shingle is not good for the roof, because the slope is too low/it will not be water-tight. He noted that the June farmhouse has a copper roof.

Chairman Tuoti said the porch roof will also get rain run-off from the main roof, which would contribute to eroding the wood.

Mr. Solarik said the copper will be left to age to a dark brown.

Mr. Taylor said he had some copper gutters put on his house, and they have turned brown.

Mr. LaRocca asked about the area way and existing door on the side of the house.

Mr. Solarik said it is a wood-frame door to the basement.

Mr. Buchholtz asked if the copper porch roof and gutters are on the C of A application.

Mr. Solarik said they are not, but he can add them. He showed the Commission photographs of the back of the house, describing features there.

Mr. LaRocca stated for the record that everything behind the original house is of no historic value or interest to the Historic Preservation Commission. He asked where the new fan will be installed.

Mr. Solarik said it will be on the lower rear roof, and Mr. Buchholtz noted that it will be near the restroom vent pipe.

Mr. Talbot inquired about landscaping, and Mr. Taylor said he has planted hundreds of bulbs along the fence and would be open to suggestions.

Ms. Rockwood asked how much land there is.

Mr. Solarik said the lot consists of 20 acres, but much of it is occupied by Tim Purdys' office and a horse farm.

Mr. Taylor said Mr. Purdy gave his permission for a garden on the hill behind the restaurant.

Mr. LaRocca asked if a railing will be added to the steps leading to the porch.

Mr. Solarik said no railing will be necessary once the porch floor is lowered to its original height/there will be just one step up.

Mr. LaRocca asked if there is a plaque on the house now, and Mr. Solarik responded that it is next to the front door.

Mr. LaRocca asked if it will be inside the new vestibule.

Mr. Solarik said he thought so, and he asked if there is a rule about where the plaque may be placed.

Ms. Rockwood stated that the plaques are supposed to be visible from the street.

Mr. Solarik said he could move it further to the side/outside the vestibule, and Mr. LaRocca said that should be done.

The following were listed to be included as part of the Commission's approval:

- Future copper porch roof permitted/should be allowed to age naturally to brown.
- Gutter along porch roof with a leader on each end.
- New windows to have solid wood sashes/simulated divided lights.
- Man-made (Azek) skirt/trim around porch floor.
- Porch floor re-built per plans/painted gray.

To approve the requested changes to the Purdy Homestead per the submitted plans and Certificate of Appropriateness application and including discussed future plans for a new cedar-shingle roof on the house, a standing-seam copper roof on the porch, and gutters and leaders on the porch (also copper).

Motion by: Steve LaRocca

Seconded by: David Talbot

All in favor.

Resignation from the Historic Preservation Commission

Chairman Tuoti stated that Bruce Buchholtz, newly-elected to the Town Board, has been asked by the Town Attorney to resign from the HPC in order to avoid any conflict of interest. He added that Mr. Buchholtz will be the Town Board liaison to the HPC.

Mr. Buchholtz said he intends to finish work started on the Purdys Historic District, a grant application re marking Rochambeau's march through Town and 2 potential historic landmarks.

Plaques for Stone Chambers

The Chairman commented that the HPC needs to think about where to place the plaques for the Purdy and Spear stone chambers.

Mr. LaRocca suggested that the Spear plaque could also be mounted on a rock near the chamber, as the Commission plans to do with the Purdy plaque.

The Chairman said the plaque will not be too noticeable that way, and Mr. Buchholtz said Susie Thompson does not want the chambers to attract too much attention.

Mr. Talbot said he would like to see the 2 plaques mounted similarly.

Ms. Rockwood said she doesn't think the plaques will be noticed much if they are mounted on rocks.

Other options for placement of the Spear plaque were discussed, including a garage that is attached to the chamber and a stone wall that is near it.

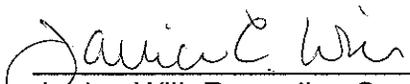
Other

The Chairman asked the other members to think of someone to recommend to the Town Board to fill the seat vacated by Mr. Buchholtz.

It was agreed to meet next on February 7, 2012.

The meeting was adjourned at approximately 8:30 p.m.

Respectfully submitted,



Janice Will, Recording Secretary