

**HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
November 5, 2013  
Delancey Hall**

**MEMBERS PRESENT:** Debby Moore  
John Malone  
Gail Pantezzi  
Linda Gracie  
Marcia Rockwood  
Steve LaRocca  
Francis Tuoti, Chairman

**ALSO PRESENT:** Cynthia Curtis, Planning Board Chairwoman  
Amy Rosmarin, Town Board Member  
Janice Will, Recording Secretary

Chairman Francis Tuoti opened the meeting, starting with the scheduled public hearings.

Application for historic landmark designation of three mile-markers of the New York/Vermont Post Road.

Everyone agreed to accept the application as presented.

Linda Gracie asked to change the application by adding John Malone's name as a co-preparer of the application.

Everyone was in favor/there were no further comments.

Application for historic landmark designation of 140 Titicus Road (property of Ruth and Gerald Fischbach).

Steve LaRocca stated that nothing architecturally significant remains of the house, as there have been numerous renovations and additions constructed over time. He said he felt the designation should not seek to protect any particular feature or style, but just the house as an historic building in the community. Mr. LaRocca suggested that in the conservation guidelines, the HPC state that the front façade of the house and the view of it are what matter.

Mr. LaRocca stated that in addition to the house, there is also a root cellar/smoke house structure to the rear of the house that has its original foundation, although it is not historical architecturally.

Ms. Gracie suggested that Mr. LaRocca's memo to the HPC about the property be attached to/included in the application file.

To include Mr. LaRocca's October 24 Architectural Report in the application file of 140 Titicus Road.

**Motion by:**            **John Malone**

**Seconded by:**        **Debby Moore**

Marcia Rockwood asked if a plaque will be provided for the house, and Mr. LaRocca said it will.

Cynthia Curtis asked what structures and what perimeters will be included in the historic designation.

Ms. Gracie said the perimeter could be discussed later.

Ms. Curtis asked what the property-owners are interested in having designated.

Gail Pantezzi said they are happy to have the house and the smoke house/root cellar designated, but they do not wish to have the barn designated. She added that any perimeter included will depend on the location of the smokehouse/root cellar.

Ms. Moore commented that they are on the same side of the driveway.

Ms. Gracie suggested designating separate perimeters, and Ms. Pantezzi said they could do that.

Chairman Tuoti asked if the perimeter didn't need to be on the blue application form.

Ms. Pantezzi said the perimeter could be described in the motion and vote.

Mr. LaRocca said there is nothing of importance near the house or the smokehouse, so he didn't think a perimeter would be necessary; just a statement that the front view area is important should suffice.

The Chairman said he thinks the City built the stone walls, so they probably own them/they would be on City property.

Ms. Gracie remarked that that on the survey the front wall appears to be on the City side of the property line; on the east side, the wall is inside the property line; on the west side it appears to be right on the line.

Ms. Pantezzi said including a perimeter would be for appreciation of the structure and perhaps for the HPC to be consulted if the property-owners want to put something close to the house – or perhaps not, because the Commission had to meet about a walkway, trellis and a garden at the Farmer and the Fish. She asked the others what they thought.

Mr. Malone said he could see trying to preserve the view of the house somehow, but not anything around it in a perimeter area.

Mr. LaRocca said the conservation guideline should be a line at the front of the house that extends to the front property line and to each side line. He lightly sketched dotted lines on the survey to show the others what he meant. Mr. LaRocca added that this would be a protective zone but not a perimeter. Regarding the smokehouse, he suggested no perimeter be included. Mr. LaRocca noted that there is a newer piece attached to the smokehouse.

Ms. Pantezzi asked if there are photos of the smokehouse and the rear of the main house, adding that she felt these should be in the file.

*(Photos of the rear of the house are already in the file; photos of the root cellar/smokehouse to be provided for inclusion.)*

To close the public hearing of the applications for historic designation of 3 mile-markers and 140 Titicus Road.

**Motion by: Gail Pantezzi**

**Seconded by: John Malone**

**All in favor.**

Chairman Tuoti opened the regular meeting.

To accept the historic designation recommendation for the 3 mile-markers.

**Motion by: John Malone**

**Seconded by: Linda Gracie**

**All in favor.**

To accept the application for historic designation of 140 Titicus Road, to include the house with a protective zone as per the area indicated on the survey that is part of the application (a line parallel with the front of the house to the west property line and from the front of the house parallel with the front property line to the east property line) to preserve the view of the front of the house, and also including the root cellar/smokehouse (but not anything else attached to it) to the rear of the house behind the circular parking area with no additional perimeter to be included in its designation, photographs of all sides of the smokehouse to be included in the file.

**Motion by: Steve LaRocca**

**Seconded by: Debby Moore**

**All in favor.**

#### Historic designation of Mills Road

Amy Rosmarin, who has been working on this project to help the HPC, asked the Commission if they want to consider initially designating just the section of Mills Road running from Titicus Road to Bogtown Road. Ms. Rosmarin explained that she was proposing this in order to move the process along, and working with the DEP is taking a long time. The petition that Ms. Rosmarin wants to circulate to residents of Mills Road would call for designation of an area of the road extending 35 ft. out from the center and/or

including stone walls along the road, whichever is wider. The newer, western end of the road (owned by New York City) could be separately designated at a later date.

Ms. Rosmarin handed out copies of a draft petition for residents of Mills Road to sign and a history of Mills Road written by Susie Thompson who will remove the list of property-owners from the history. Ms. Rosmarin also handed out a copy of the Code for historic roads. She noted that the section of Mills Road from Titicius/Turkey Hill as far as Cat Ridge Road is the original road; there are houses from the 1700's there, and along with Turkey Hill Road it was the main route south from Town. Ms. Rosmarin added that the road from Cat Ridge Road to Bogtown was built after the reservoir was opened to connect the road down by Purdys with upper Mills Road.

Reading from the Code, Ms. Rosmarin stated that there are 3 ways to designate a historic road: (1) as an aesthetic route which Mills was not specifically designed to be; (2) because it is an engineered route which Mills seems not to be; and (3) as a cultural route which seems most appropriate.

The group discussed the criteria to be met for designation, also per the Code, and Ms. Pantezzi felt that Mills Road meets all of the five but one.

Ms. Rosmarin said the draft petition does not go into that much detail, but she wanted the HPC's opinion about the information it does include.

Ms. Pantezzi suggested including copies of the Code with the petition, highlighting the appropriate/pertinent information under "definitions" and "criteria". She added that Ms. Rosmarin had paraphrased the Code very well within the petition.

Ms. Curtis suggested that a second signature line be added to the petition. She said Ms. Rosmarin should get the ownership/deed information from the Assessor's Office so she will know if a given property requires 2 signatures or only one.

Ms. Rosmarin said she will witness the signatures per instructions in the Code. She asked, if the HPC is satisfied with the petition and the history, if the next steps would be circulating the petition and then moving on to the Town Board.

Ms. Pantezzi said that after the petition is circulated/signed, it should be returned to the HPC, who would then recommend historic designation of the section of Mills Road to the Town Board.

The Chairman asked who will do up the actual blue application form, and Ms. Pantezzi replied that all the research has been done already so it will be easy for Ms. Rosmarin or Susie Thompson to do.

Chairman Tuoti asked if the HPC should post some kind of local notice before circulating the petition, but no one thought that would be necessary.

Ms. Rosmarin said she has a list of property-owners from a past drive to interest people on Mills Road in its historic designation which she will update.

Ms. Moore asked if DEP approval will be needed for the historic designation.

Ms. Rosmarin explained that the DEP will not be involved with the length of Mills Road from Titicus/Turkey Hill to Bogtown; all that will be needed is support of at least 50% of property-owners on that section of the road. She said designation of the lower part of Mills Road would definitely require DEP cooperation/approval.

To approve circulation of the Mills Road historic designation petition as presented by Amy Rosmarin, with the addition of a second signature line.

**Motion by: Steve LaRocca**

**Seconded by: John Malone**

**All in favor.**

Chairman Tuoti and Ms. Gracie said Ms. Rosmarin has done a lot of hard work.

Mr. LaRocca suggested including with the petition a map illustrating the portion of Mills Road to be designated, but Ms. Rosmarin said she thinks the property-owners all understand.

Ms. Pantezzi asked what will be said about the remainder of Mills Road, and Ms. Rosmarin replied that she will say that she/the HPC have been working with the DEP for quite a while and want to move forward with the designation.

The Chairman thanked Ms. Rosmarin for her efforts.

Chairman Tuoti stated that it was getting late, so he wanted to propose that the HPC hear from Cynthia Curtis and then vote to approve the October minutes.

Ms. Pantezzi said she had a brief update.

#### Public access Channel 18

Ms. Pantezzi said she spoke to a teacher at the high school about getting help with a television project; she then spoke to Supervisor Warren Lucas who informed her there is no money budgeted for such programming. Ms. Pantezzi said Lewisboro budgets approximately \$25,000 for television programming, but North Salem will not be doing so. She wondered if the HPC should look for volunteers and said the issue could continue to be discussed in e-mails.

#### Local Churches

Ms. Curtis stated that she received a call from a Mr. Brown who is a member of the Presbyterian Church in Croton Falls which has a very small membership and little money for care of the building. She said the old church used to be on Route 100/202 and then was moved and changed some. Ms. Curtis said she looked into opportunities that might

be available if the church was designated a historic landmark. A member of the Historical Society did some research and learned that there are matching grants available for up to \$10,000 and one for up to \$250,000 for restoration/repairs to religious structures. She said that if the HPC was interested in designating this and/or other churches in Town, perhaps they could then help them apply for state and federal designations, which could help them get much-needed grant money for repairs/restoration. She noted that the grants are not for maintenance.

Chairman Tuoti remarked that the HPC had approached St. James' Church about designation, but they were not interested. He added that the HPC had not known about the availability of grant money.

Ms. Curtis said she learned that certain types of small cell-phone antennas can be installed inside church steeples; she explained to the pastor at St. James that the antennas would be completely concealed, and the church could be paid \$20-\$30,000 a year.

Ms. Pantezzi said St. James was not interested in historic designation when the HPC approached them because they were already planning a construction project, and they didn't want any interference. She remarked that they might be interested after the work is done.

Ms. Curtis said she is really more concerned about the small churches with few members.

John Malone said St. John's Chapel (now for sale) was not interested in historic designation.

Mr. LaRocca said he thought the HPC would be interested in anything that fosters preservation.

Ms. Curtis asked if the HPC could do the work or if the church members themselves would have to do it.

Mr. LaRocca suggested the HPC could do the application for historic designation, which includes research on the history of the building.

Ms. Curtis asked if state and national designations are pursued by property-owners themselves.

Ms. Moore said she thought so, remembering that Tim Purdy made the application for the Purdy Homestead, and the Town applied for Delancey Hall. She asked if churches need to be qualified on the state and federal as well as local level to be eligible for the grants discussed.

Ms. Curtis said they must be at least local and state landmarks. She noted that Mr. Brown's church is small and not much help will come from there, adding that they do have

a small amount of historical information. She remarked that she would like to be able to tell Mr. Brown that someone will help him pursue landmark designation of his church.

Chairman Tuoti asked if there is anyone in the Historical Society who would be willing to work with the HPC.

Ms. Curtis said Russell Smith did the State Historical Preservation Office research quickly. She said he is someone who is interested in doing research projects, and he may write some grant applications for the Historical Society. She asked if the HPC would take charge of the local designation, adding that she doesn't know what the qualifications are for state designation.

Mr. LaRocca said state designation basically follows federal guidelines.

Ms. Curtis said she worked with Frank Sanchez for help with research on Croton Falls in the past, and he recommended contacting the local SHPO representative. Ms. Curtis suggested it might be helpful to get a local SHPO representative to come down now, adding that there are 2 other buildings in Croton Falls that would be eligible for State designation; the B. Hawley Smith house and the railroad station.

Ms. Gracie said it would be good, generally, for the HPC to help with any of these buildings, but if there are specific time frames required, it could be a problem.

Ms. Curtis said Mr. Brown had just reached out to her/has not even spoken to the other members of his church yet. She said that if she can offer some kind of help, then he'll talk to the pastor and others.

Mr. LaRocca said he would like to see a church designated, and Marcia Rockwood offered to help.

Mr. LaRocca said it is important to contact someone at the State soon, because buildings that have been moved do not meet Federal guidelines. He added that State requirements may be different, especially as so many buildings in this area have been moved. Mr. LaRocca suggested approaching St. James again once their renovations are finished.

Chairman Tuoti asked who might take the lead, and Ms. Rockwood reiterated her willingness to help.

To approve the minutes of the October 1, 2013 meeting.

**Motion by: John Malone**

**Seconded by: Debby Moore**

**All in favor.**

It was agreed to meet next on December 3, 2013.

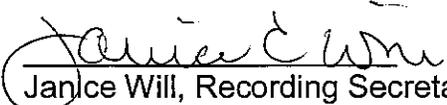
NPS display

Ms. Curtis said the brick walkway, plants and post-holes have been put in, and 2 benches are to be added.

To adjourn at 6:25 pm.

**Motion by:** *Debby Moore*  
**All in favor.**

Respectfully submitted,

  
Janice Will, Recording Secretary