The regular meeting of the Historic Preservation and Architectural Review Board (HPARB) of the Village of Cooperstown was held in the Village Office Building, 22 Main Street, Cooperstown, New York on Tuesday, January 10, 2017. In attendance:

- Members: Chair Liz Callahan / Brian Alexander / Roger MacMillan / Mark Mershon (who arrived a few minutes after the start of the meeting).
 (David Sanford was absent).
- Others: Zoning Enforcement Officer-Jane Gentile / Village Clerk Mikal Sky-Shrewsberry / Prospective Board Alternate Gary Kiss / 8 members of the public.

Ms. Callahan called the meeting to order at 5:01 PM.

- Ms. Callahan noted that Mr. Mershon was still expected but even with the absence of both Mr. Mershon and Mr. Sanford there was still a quorum and resolutions could still be passed.
- Mr. Mershon arrived apx 5:10 PM.

Regular Agenda (3 items)

- 1. CVS (Todd Hamula, Zaremba Group and Anthony Germanese, NORR) Review of materials and elevations for trash enclosure and fence.
 - CVS was represented by Gary Hough-Zaremba Group as Mr. Hamula was out of state. NORR did not have a representative present.
 - Discussion of Materials /Size of Dumpster/Compactor Enclosure Illustrated By Accompanying Cut Sheets.
 - Enclosure will have three stationary sides and double gates. It will be located in the back corner of property.
 - Mr. Hough stated that materials will match the building color and materials used in the main CVS building:
 - Double gates made of (paintable) cedar, painted with the same Benjamin Moore Color spec'd for the main building with steel hinges.
 - Sides and Rear of Enclosure made of Hardy Plank Fiber Cement Board painted to match grey of building.
 - Trim will be white fiber cement board top and bottom.
 - Dumpster will be placed down in the ground with siding attached.
 - Dumpster Enclosure dimensions: 8' tall / 14' long / 26' wide.

• Discussion of Fence illustrated by Accompanying Cut Sheets

- Mr. Hough stated:
 - Fence will be placed along the side of the driveway for the Badger Park and on top of the retaining wall that wraps to the Price Chopper Property.
 - Fence will be made of paintable white vinyl and will be coated with white paint to simulate the feeling of wood.
 - Design is based on existing village fence located at 82 Chestnut Street.
 - Fence Height will be four foot tall. The fence will extend along east side of property (Entrance to Badger Park) and along the south side of the property (Price Chopper). The overall height of the fence will vary in feeling (LC suggestions using: "relation" instead of feeling) to the pedestrian sidewalk entrance to Badger Park because of the retaining wall alongside said sidewalk from four foot to nine foot.

- Range in height of boards compensates for the natural slope of the land.
- Fence will appear flat along the top although the fence boards will range in height.
- Ms. Callahan expressed concerns that the paintable vinyl fence would have a plastic-like appearance (sheen was not called out on cut sheet).
 - Ms. Callahan asked CVS to spec the paint finish and specified it should NOT be high gloss or any other sheen that will simulate a plastic feel.
 - Mr. Mershon stated that if the right paint was used it would be hard to tell the fence was not made of wood. He emphasized that "the right paint" needed to be used.
 - Mr. Hough said the fence will definitely be painted white in a suitable sheen
- Mr. Hough said the plans for the fence had been modified from the drawings previously presented which show spaces between the boards of the fence.
 - Current plans eliminate spaces between the boards of the fence. It will be solid, board on board to create a privacy fence that cannot be seen through.
- Ms. Gentile and Mr. Hough stated that there would not be a good or bad side to the fence both are the same.

Discussion of Retaining Wall

- Ms. Callahan asked about the material to be used for the retaining wall. She expressed concern about the texture that will be used and the direction it will face in relation to the park.
- Mr. Hough stated the wall will be made of cinder block but is unsure what texture will be used. He offered to contact Mr. Hamula to find out but was told it was not necessary at the time.

Date of Demolition Hearing

- Ms. Gentile stated:
 - Closing is scheduled for the end of this month.
 - Public hearing is planned for next HPARB meeting (currently set for Feb 14, 2017) so
 CVS can move forward with the next phase of demolition.
- **Before Feb Meeting CVS agrees to provide** HPARB with sample materials/additional detail for both sides of the retaining wall. Ms. Callahan stated it would be OK for CVS to send this information to HPARB or to present it in person.

RESOLUTION TO APPROVE PROPOSED MATERIALS AND DESIGN SUBMITTED BY CVS

Following discussion, Dr. MacMillan made a motion to adopt the following resolution for a Certificate of Appropriateness:

ACTION by the Village of Cooperstown, Historic Preservation and Architectural Review Board

RESOLUTION DATE: January 10, 2017.

A RESOLUTION TO APPROVE materials and design to be used in the construction of a CVS trash/compactor enclosure and privacy fence at 95 Beaver Street, Cooperstown, NY as follows:

- 1. Plans Submitted by CVS Pharmacy Labeled A10 Sheet which depicts
 - Gates for the compactor enclosure
 - Elevation drawings
 - Privacy screen adjacent to the compactor enclosure and running along the posterior of the property on the southern side of the CVS property
- 2. Material Spec Sheets Submitted by CVS Pharmacy (labeled as follows)

- Exhibit A 1_10_2017: AZEK vinyl paintable scalloped 4' fence
- Exhibit B 1_10_2017: Colonial Fence Company Samples which further defines the AZEK fence materials
- Exhibit C 1 10 2017: Overall Cut Sheet

WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:

• The proposed work meets the criteria under Section 300-26.E: (2)(C), (3)(A), (3)(B), (3)(C)

Section 300-26 of the Zoning Law having been met with regard to the proposed work of the Zoning Law regards to the proposed construction for CVS Pharmacy at 95 Beaver Street;

NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Historic Preservation and Architectural Review Board of the Village of Cooperstown do this 10th day of January, 2017, determine that the materials and plans for 95 Beaver Street, Cooperstown, NY meets the criteria for work within the Historic and Architectural Control Overlay District as set forth in the Zoning Law of the Village of Cooperstown.

WITH THE FOLLOWING CONDITIONS:

Before the next HPARB meeting (currently set for February 14, 2017) CVS will provide specific information about the materials to be used for the retaining wall so it can be reviewed at the February meeting.

- Mark Mershon seconded the motion and a vote on the motion had the following results:
 - Ayes: (4): Callahan, Alexander, MacMillon, Mershon / Nays(0)
 - MOTION APPROVED

RESOLUTION TO SET PUBLIC HEARING REGARDING THE DEMOLITION OF THE COOPERSTOWN MOTEL

Following discussion, Mr. Mershon made a motion to set a public hearing for the demolition of the Cooperstown Motel located at 95 Beaver Street, Cooperstown, NY.

ACTION by the Village of Cooperstown, Historic Preservation and Architectural Review Board

RESOLUTION DATE: January 10, 2017.

NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Historic Preservation and Architectural Review Board of the Village of Cooperstown do this 10th day of January, 2017, set a public hearing regarding the demolition of the Cooperstown Motel located at 95 Beaver Street, Cooperstown, NY. The Public Hearing will be held on at the February 14, 2017 meeting of HPARB at 4:30 PM.

- Dr. MacMillon seconded the motion and a vote on the motion had the following results:
 - Ayes: (4): Callahan, Alexander, MacMillon, Mershon / Nays(0)
 - MOTION APPROVED
- Cooperstown Village Administrator, Teri Barown will provide required public notice regarding the hearing.

2. 78 Fair Street (Karen Graham). Proposed replacement of windows:

(eleven total - ten double hung and one picture window) (no ZBA review needed).

Karen Graham was present and spoke on her own behalf / Contractor from Solvay Glass could not attend although Ms. Graham is still proposing replacement of windows by Solvay as described in October 2016 minutes.

Ms Graham discussed the factors leading to her decision to replace the windows on her property

- Ms. Graham's current replacement plan and possible alternatives were discussed.
- Ms. Graham described the problems with her windows: won't open/close properly, extremely drafty, very energy inefficient, require contractor to clean upper windows.
- Ms. Graham noted that a lot of the windows look like they have already been replaced and were not original to the house.

Discussion of (1) HPARB's concerns with and (2) possible alternatives to Ms. Graham's proposed plan:

- Would like to see as much of the original fabric and/or flavor of the windows conserved as possible.
- If originals cannot be conserved (since her property is in a historic district) replacements should be
 made of comparable materials (ideally made of wood and have true or simulated divided lights not
 grates between the glass).
- Proposed that if expense was a concern that conservation was done to the oldest windows and/or those located on the front of the house (HPARB's main area of concern) and the windows on the rest of the house be replaced with windows of similar look and materials as described above.
- Stated that the energy efficiency and functionality of old windows could often be made comparable to those of new replacement windows, often for less cost.
- Informed Ms. Graham that there are local contractors who are known to specialize in this type of restoration although HPARB could not provide names of those contractors.
- HPARB does not need to review storm windows because they are reversible.
- Requested, if time was not a problem, that Ms. Graham further investigate options for conservation and/or replacement and return at the February 14th meeting with an updated proposal.
- Ms. Graham asked if she could change the 6 above 6 configuration.
- Ms. Callahan and Ms. Graham discussed the history of the house and the documentation available depicting its historical appearance.
 - Ms. Graham has done research at NYSHA, with her neighbors and with Episcopal Church that it previously belonged with the following results:
 - Discovered that it was named "Charity House" and that in the 1800s a cooper had a shop in the building that is now a garage.
 - Early photos are not available and written documentation is extremely limited.

Ms. Callahan stated that the Board is willing to work with Ms. Graham so her renovated windows are more functional while preserving as much of the character and materials of her house as possible.

HPARB and Ms. Graham agreed that her proposition would be put back on the agenda for next HPARB meeting on Feb 14, 2017 so she could research alternatives and update her proposal.

Item Tabled Till Next Meeting. No Motion Made.

3. Review of Minutes for December 13, 2016 Historic Preservation and Architectural Review Board Meeting

Dr. MacMillon made a motion to accept the minutes of the December 13, 2016 meeting as submitted. Mr. Mershon seconded the motion and a vote had the following results:

Ayes: (4): Callahan, Alexander, MacMillon, Mershon / Nays(0)
MOTION APPROVED

OTHER BUSINESS - NOT ON THE AGENDA

- 1. Change the time of the Feb, Mar, Apr and May meetings to 4:30 pm
- Ms. Callahan stated that she anticipates that Gary Kiss will be appointed to the Board as an Alternate.
- Unanimous approval by Callahan, Alexander, MacMillon, Mershon
- 2. Board Training Opportunity on Feb 15, 2017 (day after the next meeting)
- Mr. Julian Adams from the State Historical Preservation Office (SHPO) will meet with members of HPARB from 5pm-6:30pm in the regular Board Meeting Room unless there is a conflict (in which case another room will be found in the same building).
- Ms. Callahan will bring snacks
- Board members are also welcome to attend Mr. Adams' presentation in Cindy Falk's afternoon class at the Cooperstown Graduate Program on February 15, 2017, just prior to the HPARB presentation. Contact Cindy for details.
- 3. Letter written to HPARB by Josh Edmunds, Simple Integrity (present)

Unofficial discussion of issues related to renovation/conservation vs demolition/new construction. Issues addressed included:

- When is a property too far gone to salvage, with particular focus on the property located at 45 Delaware Street, Cooperstown.
- If an unsalvageable property can be replaced with new construction that basically recreates the demolished structure or simply fits the character of the surrounding neighborhood.
- Cooperstown's listing on the National Register because of the integrity of the district's structures.
- Deteriorating old homes vs replacement with new construction and how each affects the character of the Glimmerglass Historic District.
- Ms. Callahan noted it is a very timely question, addressing a slippery slope that needs to dealt with carefully.
- It is important to be careful not to erode the foundation that has earned the Glimmerglass Historic District a place on the National Register.
- HPARB will include these questions in its February meeting with the NY SHPO representative.
- This situation did not occur overnight and the answers may not be immediate.

Respectfully Submitted,	
Mikal Sky-Shrewsberry, Village Clerk (PT)	

Meeting Closed: 6:07 PM