

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, February 14, 2017. In attendance:

- **Members:** Chair – Liz Callahan / Brian Alexander / Roger MacMillan / Mark Mershon / David Sanford
- **Others:** Zoning Enforcement Officer-Jane Gentile / Village Clerk – Mikal Sky-Shrewsberry / Prospective Board Alternate – Gary Kiss / 14 members of the public.

Ms. Callahan called the meeting to order at 4:34 PM.

Public Hearing (1 Item)

- **CVS : Public hearing for the demolition of former Cooperstown Motel structure**
 - Present/Participating: Todd Hamula, Zaremba Group
 - Public Comments / Discussion
 - Mr. Dan Naughton (86 Grove St) stated he believes the motel is an eyesore and supports its demolition and replacement with a CVS pharmacy
 - Mr. Richard Blabey (90 Grove St) stated that although he feels the motel is classic 1950s architecture he supports the demolition of the motel and replacement with a CVS pharmacy
 - Mr. Hamula (CVS) stated
 - CVS is excited to build/relocate and is confident that the new store will be of high quality
 - CVS purchased of the property in January and is firmly committed to the site
 - Provided overview of timeline from demolition through opening
 - Hearing kept open (while other agenda items addressed)
to allow for possible additional comments by attendees arriving late
 - 2nd request for Public Comments
 - No additional comments were made
 - **PUBLIC HEARING CLOSED AT 5:23 PM**

MOTION

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: February 14, 2017.

A RESOLUTION TO APPROVE a permit for demolition of the Cooperstown Motel, 95 Beaver Street, Cooperstown, NY as follows:

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

- *A public hearing was held*
- *Requirements of SEQRA have been met*
- *Although the structure is listed as contributing, its condition after an August 2016 fire has damaged it beyond repair*
- *Proposed work meets the criteria for appropriateness under Section 300-26.E: (F)(1), (F)(2)*

Section 300-26 of the Zoning Law having been met with regard to the proposed demolition of the Cooperstown Motel 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 14th day of February, 2017, determine that the demolition of the Cooperstown Motel at intersection of Chestnut and Beaver Streets, 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.

Brian Alexander seconded the motion and a vote on the motion had the following results:

- *Ayes (5): Callahan / Alexander / MacMillan / Mershon / Sanford*
- *Nays (0)*
- **MOTION CARRIED**

The Board determined this to be a major alteration for reporting purposes.

Regular Agenda (7 Items)1. **CVS (95 Beaver Street)**

- **FINAL REVIEW OF PROPOSED RETAINING WALL MATERIAL**
- **Present/Participating: Todd Hamula, Zaremba Group**
- Discussion
 - Packet of plans/elevations/images/spec-sheets handed out for reference
 - Description: New information regarding retaining wall materials
 - Construction Material: Versa-Lok
 - long-life man-made product
 - rough stone-like appearance intended to compliment the main building
 - Mr. Hamula also reviewed already approved specs for the location, height, visibility and layout of the wall/fence

- Mr. Hamula stated that a sidewalk will be located at the base of the wall on CVS property and will create the sense of a boundary between CVS and the park
- The Board stated that they appreciated the work done by Mr. Hamula and his team
- **MOTION (FIELD CHANGE)**
 - To approve the plans for the CVS retaining wall as submitted
 - Made: Mr. Sanford/ 2nd: Mr. Alexander
 - Results:
 - Ayes (5): Callahan / Alexander / MacMillan / Mershon / Sanford
 - Nays (0)
 - **MOTION CARRIED**

The Board determined this to be a minor alteration for reporting purposes.

2. 78 Fair Street (Karen Graham and Solvay Glass Representative)

- PROPOSED REPLACEMENT OF NON-ORIGINAL WINDOWS WITH NEW WINDOWS
(ELEVEN TOTAL- TEN DOUBLE HUNG AND ONE PICTURE WINDOW)
- **Present/Participating: Karen Graham, homeowner**
- **Discussion**
 - Ms. Graham, who was at the January HPARB meeting, returned to update the board with proposed changes after speaking with her contractor
 - Ms. Graham reviewed the types of windows currently in her home: describing modifications that could be done to make them more functional and how she felt about the resulting effectiveness and appearance
 - Ms. Graham stated that she is proposing to use the same product she originally proposed to HPARB for her windows but with the change of installing full lites
 - The Board asked if Ms. Graham had gotten estimates for insulated wood windows
 - Ms. Graham stated that her concern is the need to repaint wood windows
 - Ms. Callahan explained that replacement windows should be made of wood to meet the guidelines of renovating with materials similar to those original to the house
 - Ms. Gentile and members of the Board stated that various brands of wood window can be purchased already primed/painted
- **Next Steps**
 - Ms. Graham agreed to speak to her representative about the cost of wood replacements having the same configuration of lites as those already proposed and to return to the next HPARB meeting to present her findings
 - Ms. Callahan requested that Ms. Graham submit detailed info/spec sheets about the product(s) being proposed so the Board has time to review them before the next meeting
 - Ms. Callahan stated that the lite configuration could be either full or simulated - but lites could not be grills between the glass
 - 78 Fair Street will be put on the agenda for the next HPARB meeting

3. 45 Delaware Street (Josh Edmunds, Simple Integrity)

- **INITIAL APPLICATION FOR BUILDING DEMOLITION**
- **Present/Participating: Josh Edmunds, contractor**
- **Discussion**
 - Mr. Edmunds requested a public hearing in March for the demolition of 45 Delaware St
 - Mr. Edmunds gave the following information
 - Reason for the request is that the house is in such poor shape that renovation will cost 2x as much as rebuilding
 - House is currently occupied but will be uninhabited before the upcoming HPARB meeting in March
 - Proposed demolition will probably be done by Simple Integrity and Ubner
 - The Board and Mr. Edmunds discussed concerns regarding the outside of the house apart from the question of its demolition
 - The Board noted its main concern is the historic appearance of the outside of the house
 - Mr. Sanford stated that the posts on the porch are very impressive and would like them to see them stay at all costs
 - Mr. Edmunds stated that they will strive to preserve any special elements that the Board identifies (like the posts)
- **Next Steps**
 - **Board will walk through the property with Mr. Edmunds to gain a better understanding of the situation**
 - Mr. Edmonds said this can be scheduled any time after February 24, 2017
 - Date will be set up by contacting Ms. Gentile, Ms. Barone (Village Clerk) or by sending an email
- **MOTION**
 - To hold a public hearing for question of demolition of the house at 45 Delaware Street during the next HPARB meeting
 - Made: Mr. MacMillan / 2nd: Mr. Alexander
 - Results
 - Ayes (5): Callahan / Alexander / MacMillan / Mershon / Sanford
 - Nays (0)
 - **MOTION CARRIED**

4. 7 Walnut Street (Bob Lopiccolo - New York Sash for homeowner)

- **PROPOSED REPLACEMENT OF EXISTING WINDOWS (25 TOTAL) WITH VINYL WINDOWS**
 - **Present/Participating: Bob Lopiccolo, contractor**
 - **Discussion**
 - Description of Structure / Windows
 - Post WWII house
 - Mr. Lopiccolo stated a mixture of window styles and materials were installed in previous renovations
 - Proposed vinyl windows are energy efficient, insulated windows
 - Mr. **Lopiccolo's** company installed similar windows in Cooperstown (60 Elm Street)
 - Ms. Callahan stated that the house has some very unique windows
 - Extensive discussion on the types of replacements that will be used for different types of existing windows and strategies for recreating the original appearance as much as possible
 - Resulted in a list of agreed on strategies to be used as stipulations for approval
 - Glass block will be left as is
 - Ms. Callahan stated that the house has very unique windows and that even though it was built in the 1960s the goal is to maintain as much of its original integrity as possible
 - Additional discussion regarding vinyl vs alternative materials
 - The board stated that aluminum, clad or wood is more appropriate to the house than vinyl and asked if the homeowner had considered those materials
 - The Board stated that they are extremely hesitant to approve the use of vinyl and do not feel it is the appropriate material to match the look or age of the house
 - **Next Steps**
 - Owner asked to read window guidelines and, after reading, to appear before the Board to have a conversation about preferred materials and plans for window replacement
 - Ms. Callahan recorded and will write up the list of agreed on stipulations - they will be incorporated into the minutes and the Motion
 - Contractor will talk to the homeowner regarding materials and other changes to design a finalized plan that they will present to the Board
 - Before the next HPARB meeting the contractor will provide detailed information for review including
 - Spec sheets and images including one specifically showing proposed windows set in a brick structure
 - Diagram that makes it easy to understand where each proposed style of replacement window will be used (the format of the list presented at this meeting does not clearly illustrate the proposed changes)
 - The application remains open until the next meeting when the requested information can be considered
 - After reviewing the information the Board will determine if another vote will be needed

○ **MOTION**

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: February 14, 2017.

A RESOLUTION TO APPROVE the replacement of windows at 7 Walnut Street, Cooperstown, NY as follows:

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

- *A public hearing is not required*
- *Requirements of SEQRA have been met for this action*
- *Structure is non-contributing*
- *Proposed replacement of windows is contingent on the approval of details to be provided (outlined in conditions below) as discussed at today's meeting (February 14, 2017)*
- *Proposed work meets the criteria for appropriateness under Section 300-26.E: (3)(a), (5)*

Section 300-26 of the Zoning Law having been met with regard to the proposed work of the Zoning Law in regard to the proposed window replacement at 7 Walnut 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 14th day of February, 2017, determine that the proposed work at 7 Walnut 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 the owner of 7 Walnut Street will provide detailed information about the profile and configuration of all of the proposed replacement windows as described in the list of conditions outlined below.

Mark Mershon seconded the motion and a vote on the motion had the following results:

- Ayes (4): Alexander, MacMillan, Mershon, Sanford
- Nays (1): Callahan
- **MOTION CARRIED**

THE FOLLOWING CONDITIONS MUST BE MET AND APPROVED BEFORE PERMIT IS ISSUED:

- *Upper level – as viewed from street:*
 - *Provided specs and show details on proposed replacement of casement windows with sliders*
 - *Provide specs and show details on proposed replacement of tall, thin window on each end of home*
 - *Provide specs and show details on proposed replacement of other window on east end of home*
- *Main level – as viewed from street:*
 - *Provide specs and show details on proposed replacement of 3 section windows with 1-over-1 windows on all sides of the house*

- *Basement level*
 - *Provide specs and show details on proposed replacement of all windows on this level*

The Board determined this to be a major alteration for reporting purposes.

5. **36 Walnut Street (John Wayne Butler and Jon McManus, McManus Engineering)**

- **PROPOSED REPLACEMENT OF FOUR WINDOWS**
- **Correction**
 - Address is 36 Walnut Street
 - Property includes (2) 911 addresses with the same tax id#: 34 and 36 Walnut. The location of the proposed window replacement is at 36 Walnut
- **Discussion**
 - Packet of drawings/elevations with actual sizes provided for reference
 - Description of sizes/locations of Replacement Windows
 - Front Windows, left wing section (south elevation picture/drawing).
 - New window is a little larger for egress. The smaller window is an awning. Being replaced with a double hung
 - Back Windows (north elevation, left side)
 - Smaller window replaced with smaller window and adding a second window for egress
 - There are only 2 sizes of windows being used (sizes are specked. Marvin Integrity 1 over 1/replacing 1 over 1)
 - West Elevation, Gable End:
 - 2 windows being removed, enclosed and covered with matching siding
 - This is not shown on current drawings and is not visible from the street
 - Mr. McManus updated the drawings to reflect the removal, initialed and dated (as per Ms. Callahan's request) / Modified drawings were passed to all Board members to make sure everyone understands the change
- **MOTION**

Following discussion, Mr. Mershon 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: February 14, 2017.

A RESOLUTION TO APPROVE the replacement and removal of windows at 36 Walnut Street, Cooperstown, NY as follows:

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

- *A public hearing is not required*
- *Requirements of SEQRA have been met for this action*

- *The structure is listed as contributing on the Glimmerglass Historic District Nomination Form*
- *Proposed work meets the criteria for appropriateness under Section 300-26.E: (2)(b)(c),(3)(a)(d), 5*

Section 300-26 of the Zoning Law having been met with regard to the proposed work of the Zoning Law to the proposed work at 36 Walnut 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 14th day of February, 2017, determine that the proposed work at 36 Walnut 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.

- Dr. MacMillan seconded the motion and a vote on the motion had the following results:
 - Ayes (4): Callahan, Alexander, MacMillan, Mershon, Sanford
 - Nays (0)
 - **MOTION CARRIED**

The Board determined this to be a minor alteration for reporting purposes.

6. **91 Main Street (Andrew Vilacky and Sales Manager, The Home Depot)**

- **PROPOSED REPLACEMENT OF EXISTING WINDOWS (SEVEN TOTAL) WITH VINYL REPLACEMENT WINDOWS**
- **Attending/Participating: Lincoln Scane, Home Depot**
 - homeowner did not respond to Home Depot's calls requesting they attend meeting
- **Discussion**
 - Description of windows to be replaced:
 - 7 double hung windows /not working properly /not energy efficient
 - Existing windows are already vinyl replacements (house built in 1880s but rehabbed with current windows in 1980s/90s)
 - Specs of proposed vinyl windows:
 - Referred to the reasons given for replacement vinyl windows discussed during agenda item # 4 (7 Walnut) since they are basically the same (including energy star rating)
 - Only double hung will be replaced, not the transoms
 - Board Concerns
 - This building is listed as part of the Glimmerglass Historic District which makes the emphasis on using historically appropriate replacement materials a priority
 - As part of the historic district the Board is not ok with installing vinyl replacements even though that is the material of the current windows (as per the Village's window requirements)
 - Mr. Scane stated that the owner selected vinyl due to cost concerns
 - Clarification About Options Not Previously Discussed
 - Mr. Scane asked the Board to consider Fibrex windows (Anderson's vinyl/sawdust compound used for exterior windows)
 - Mr. Scane asked if the 3 windows in back of the building could be replaced with vinyl

- Ms. Gentile stated back windows are in very bad shape
- Ms. Callahan noted some of the rear window openings have been reduced in size using a plywood filler and asked whether the owner intends to restore windows in the original size
- Owner did not specify altering the opening size
- Per store policy, Home Depot won't change a window opening to make it larger or smaller which includes removing the plywood currently being used to reduce the size of the opening
- Brief discussion about Marvin Integrity Windows and appropriate materials in the historic district
- **Next Steps**
 - Owner asked to read window guidelines and, after reading, to appear before the Board to have a conversation about materials and plans for window replacement
 - Especially important because the building is centrally located and the windows should be replaced with materials that reflect the construction of the building (wood)
 - Owner asked to contact Ms. Gentile before the next meeting

7. Review of Minutes for January 10, 2017 Historic Preservation and Architectural Review Board meeting

- Dr. MacMillan noted that his name was spelled incorrectly
- **MOTION**
 - *Mr. Alexander made a motion to accept the minutes of the January 17, 2017 meeting as submitted.*
Mr. Mershon seconded the motion and a vote had the following results:
 - *Ayes: (4): Callahan, Alexander, MacMillan, Mershon*
 - *Nays(0)*
 - *Abstain (1): Sanford (Mr. Sanford abstained because he was not present for the meeting in question)*
 - **MOTION CARRIED**
- **Other business**
 - Dr. Falk reminded the Board they are welcome to attend Julian's presentation at CGP on Wed February 15, 2017 as well as the special session he is holding for the board later that day
 - Discussion regarding the tipping point between approving more modern, affordable materials vs historically appropriate materials and the consequences that can happen due to the decisions made by the board and the reactions of homeowners

Meeting Closed: 6:15 PM

Respectfully Submitted,

Mikal Sky-Shrewsberry, Clerk (PT)