

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, August 23, 2016. Members in attendance were Chair – Liz Callahan, Brian Alexander, David Sanford, Roger MacMillan and Mark Mershon. Also in attendance was Village Clerk Teri Barown. Eighteen members of the public were present.

Ms. Callahan called the meeting to order at 5:00 PM.

### Regular Agenda

**19 Eagle Street (Dave Bertram for Sean Nelan)** – relocate for one rear window and remodel back door

Ms. Callahan noted that the foundation and drainage work noted on the application will not need to be addressed tonight as they were of an emergency nature. Mr. Bertram stated that Dan Schallert has already discussed with the Village and County and is proceeding to make the repairs.

Mr. Bertram noted that the door and window are in the rear of the residence and the material sheets are in the file.

Ms. Callahan noted that wood windows and door will be fine.

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: August 23, 2016*

*A resolution to approve the proposed relocation of one window and remodel of door in the rear of the residence at 19 Eagle Street, Cooperstown, NY*

*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;*
- *The requirements of SEQRA have been met for this action;*
- *The structure is listed as contributing in the Glimmerglass Historic District Nomination Form;*
- *The proposed work will not alter the original features or structure;*
- *The proposed work meets the criteria under Section 300-26.E. (2) (b), (2)(c), (3)(a), (3)(b), and (3)(c);*

*Section 300-26 of the Zoning Law having been met with regards to the proposed work at 19 Eagle 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 23rd day of August, 2016, determine that the work at 19 Eagle 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.*

Mr. Alexander seconded the motion and a vote had the following results:

AYES: Callahan, Alexander, Sanford, MacMillan, Mershon                      Motion carried.

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

**54 Elm Street (Senthil Aruchamy)** – erect 5' cedar solid board dog ear fence to adjoin existing fence

Ms. Callahan noted that neighbor acquiescence has been obtained and is in the file.

Mr. Arucharmy stated that the fence will match the existing rear fence and will adjoin the existing fence. Diagram showing location of the fence was reviewed.

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: August 23, 2016*

*A resolution to approve the proposed 5' cedar fence to adjoin the existing fence at 54 Elm Street, Cooperstown, NY*

*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;*
- *The requirements of SEQRA have been met for this action;*
- *The structure is listed as contributing in the Glimmerglass Historic District Nomination Form;*
- *The proposed work will not alter the original features or structure;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(c), (3)(a), and (3)(b);*

*Section 300-26 of the Zoning Law having been met with regards to the proposed work at 54 Elm 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 23rd day of August, 2016, determine that the work at 54 Elm 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.*

Mr. Mershon seconded the motion and a vote had the following results:

AYES: Callahan, Alexander, Sanford, MacMillan, Mershon                      Motion carried.

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

**18 Beaver Street (Bob Zaleski, Bassett Healthcare)** – installation of a 4' fence

Mr. Zaleski stated that the fence proposed will match the existing fence and is being extended for the safety of children and pets.

Ms. Callahan reminded that the good side of the fence needs to face the neighboring property.

Mr. Sanford 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: August 23, 2016*

*A resolution to approve the proposed 4' fence to adjoin the existing fence at 18 Beaver Street, Cooperstown, NY*

*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;*
- *The requirements of SEQRA have been met for this action;*
- *The structure is listed as non-contributing in the Glimmerglass Historic District Nomination Form;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(c), (3)(a), and (3)(b);*

*Section 300-26 of the Zoning Law having been met with regards to the proposed work at 18 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 23rd day of August, 2016, determine that the work at 18 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.*

Mr. Mershon seconded the motion and a vote had the following results:

AYES: Callahan, Alexander, Sanford, MacMillan, Mershon                      Motion carried.

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

**14 Mill Street (Carole Alicino) – installation of 13 windows**

Ms. Callahan asked Mrs. Alicino if this was replacement in kind of the wood windows.

Mrs. Alicino replied that it was.

Mr. Sanford stated he would look at this as a repair rather than a replacement.

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: August 23, 2016*

*A resolution to approve the proposed installation of 13 windows at 14 Mill Street, Cooperstown, NY*

*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;*
- *The requirements of SEQRA have been met for this action;*
- *The structure is listed as non-contributing in the Glimmerglass Historic District Nomination Form;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(b), (3)(a), and (3)(c);*

*Section 300-26 of the Zoning Law having been met with regards to the proposed work at 14 Mill 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 23rd day of August, 2016, determine that the work at 14 Mill 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 had the following results:

AYES: Callahan, Alexander, Sanford, MacMillan, Mershon Motion carried.

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

**9 Pine Boulevard (Steve Smith for Randy & Karen Crissman)** – construction of a storage shed

Mr. Smith noted that the woodshed will be placed on a pad, comprised of pavers and crushed stone. He stated that the siding and trim board of the shed will match that of the residence. He said that from the driveway you will see the side of the shed, but not the wood contained inside.

Ms. Callahan stated that the shed is within the setbacks.

Mr. Sanford 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: August 23, 2016*

*A resolution to approve the proposed shed at 9 Pine Boulevard, Cooperstown, NY*

*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;*
- *The requirements of SEQRA have been met for this action;*
- *The structure is listed as non-contributing in the Glimmerglass Historic District Nomination Form;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(c), (3)(a), (3)(b), and (3)(c);*

*Section 300-26 of the Zoning Law having been met with regards to the proposed work at 9 Pine Boulevard;*

*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 23rd day of August, 2016, determine that the work at 9 Pine Boulevard, 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.*

Mr. Mershon seconded the motion and a vote had the following results:

AYES: Callahan, Alexander, Sanford, MacMillan, Mershon Motion carried.

The board determines this action to be a minor alteration for reporting purposes.

**9 Susquehanna Avenue (John Phillips for John Smirk)** – replace shingle roof with metal roof on portion of residence

Mr. Phillips stated the residence of the house has special needs and the reason for the change is ice falling from the existing roof has damaged the vehicle of this individual twice. He said that the proposal is to change the existing damaged shingle roof with a metal roof, as 2/3 of the house's roof already is metal.

Ms. Callahan asked what the reason for a green metal roof is, when the existing metal is silver.

Mr. Phillips stated that eventually the homeowner would replace the silver with green, which closely matches the green of the existing shingle roof. He stated he believes the impact of the

green metal would be minimal on the new roof. He stated that additionally the reason for metal is cost.

Mr. Sanford stated that the location of the roof is not very visible from the street.

Ms. Callahan stated that replacing shingle with metal is not ideal, but she understands that there are some hardship circumstances. She encouraged that the owner replace with appropriate materials when able.

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: August 23, 2016*

*A resolution to approve the proposed installation of a green metal roof on a portion of the residence at 9 Susquehanna Avenue, Cooperstown, NY*

*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;*
- *The requirements of SEQRA have been met for this action;*
- *The structure is listed as contributing in the Glimmerglass Historic District Nomination Form;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(a), (3)(a), (3)(b) and (5);*

*Section 300-26 of the Zoning Law having been met with regards to the proposed work at 9 Susquehanna Avenue;*

*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 23rd day of August, 2016, determine that the work at 9 Susquehanna Avenue, 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.*

Mr. Sanford seconded the motion and a vote had the following results:

AYES: Callahan, Alexander, Sanford, MacMillan, Mershon                      Motion carried.

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

**19 River Street (Jon McManus for Emily DeSantis)** – reinforce existing timber cribbing, retaining wall

Mr. McManus stated that the north side (lake side) of the wall is bowing out and substantially worse than last year. He stated that it is difficult to excavate by the mud room as it will undermine the slab.

Mr. McManus explained that he plans to reinforce the wall with custom cut timber posts, made of beech, locust or hemlock, which will be sunk down 5 feet close to the wall to act as support for the railings above. He stated that he will excavate the failing wall/foundation put in structural posts for support between the house and old wall. He stated that there will be an additional of railing works cable, which can be adjusted for shrinkage/heaving. He said timber cribbing will go beneath the driveway.

Ms. Callahan asked Mr. McManus is he is convinced this method will work.

Mr. McManus stated he has used it before on a smaller scale.

Dr. MacMillan asked if stone would be used.

Mr. McManus stated he would backfill with #2 stone.

Ms. Callahan asked if in the future the railing will wrap around the other side.

Mr. McManus stated it would end at the bottom of the stairs.

He stated that there is a meeting with the next door neighbors later this week and he will ensure that the work is contained to the property line.

Ms. Callahan asked if this will help with drainage. Mr. McManus replied that it would.

Mr. Sanford asked how the posts would be installed in the ground.

Mr. McManus replied they would be hand dug.

Mr. Sanford stated he feels aesthetically, the proposed work is an improvement.

Mr. Sanford 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: August 23, 2016*

*A resolution to approve the proposed reinforcement of timber cribbing, retaining wall at 19 River Street, Cooperstown, NY*

*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;*
- The requirements of SEQRA have been met for this action;*
- The structure is listed as non-contributing in the Glimmerglass Historic District Nomination Form;*
- The proposed work meets the criteria under Section 300-26.E. (2)(b), (2)(c), (3)(a), (3)(c) and (5);*

*Section 300-26 of the Zoning Law having been met with regards to the proposed work at 19 River 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 23rd day of August, 2016, determine that the work at 19 River 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 had the following results:

AYES: Callahan, Alexander, Sanford, MacMillan, Mershon                      Motion carried.

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

**92 Lake Street (Jon McManus for William Lusk)** – additional plans on rear addition

Mr. McManus stated he had some field changes to request on the addition already approved for the eastern wing. He provided plans to review with the Board.

He stated that the 3 changes were as follows:

- Trapezoidal windows in the peak
- Replace Marvin windows on the driveway side with French doors to walk out onto the deck
- Skylights

Mr. Mershon stated that the changes would not be visible from the street.

Mr. McManus stated that the materials for the changes are the same as previously proposed.

Mr. Sanford made a motion to approve the field changes as submitted and noted in drawing dated July 6, 2016, Revision #2. Dr. MacMillan seconded the motion and a vote had the following results:

AYES: Callahan, MacMillan, Sanford, Mershon, Alexander.

Motion carried.

Mr. McManus then reviewed additional plans submitted for the rear addition.

He noted a larger main gable on the back roof coming out flush with the approved addition. He also noted the addition of a small 6' deck, with 2 x 2 square stock for the railing.

He stated that the roof lines previously questioned have been brought back away with the shed roof.

He stated that the windows and doors are all Marvin, with matching pattern and 6 over 6.

Mr. McManus also noted that Dr. Lusk is seeking to put a stained glass window, as a privacy window, on the wall of the addition that faces the neighboring property.

Ms. Callahan stated that the Board would need to see the window proposed before it is ordered.

Mr. McManus stated that he is aware of this, and that also there will be an interior fireplace on that wall.

Ms. Callahan stated that the Board will need to see how this will be vented as well.

Mr. Mershon suggested making the return for stained glass window approval and fireplace venting a condition to tonight's potential approvals.

Mr. Sanford stated he feels this is an improvement to what's there now.

Ms. Callahan stated she would like to see Mr. McManus provide some alternatives to the applicant rather than stained glass.

Ms. Callahan asked if there are plans for replacing the siding on the house, as the new addition is cedar. Mr. McManus stated that Dr. Lusk will be proposing to replace the existing with cedar as he plans to reside the entire house.

Mr. Sanford 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: August 23, 2016*

*A resolution to approve the proposed additional plans dated July 29, 2016, Revision No. 1 for 92 Lake Street, Cooperstown, NY, with the condition that the applicant return to the Board with exact specifications for three windows on the north side, evaluate existing window on east side for possible alternative to proposed stained glass window, and specifications regarding vending of interior fireplace.*

*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;*
- *The requirements of SEQRA have been met for this action;*
- *The structure is listed as contributing in the Glimmerglass Historic District Nomination Form;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(b), (2)(c), and (3)(c);*

*Section 300-26 of the Zoning Law having been met with regards to the proposed work at 92 Lake 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 23rd day of August, 2016, determine that the work at 92 Lake 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.*

Mr. Mershon seconded the motion and a vote had the following results:

AYES: Callahan, Alexander, Sanford, MacMillan, Mershon                      Motion carried.

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

### **32 Delaware Street (Erin McKay) – installation of 6' cedar fence**

Ms. McKay stated she is seeking to install a 6' fence to adjoin an existing fence on her southern property border. She outlined on a copy of survey drawing where the proposed fence would be installed and dated it 8/23/2016.

Ms. Callahan stated as there is a letter in the file from her neighbor at 30 Delaware Street who will not agree to the fence, the height of the fence cannot exceed 4'.

Ms. McKay asked if extenuating circumstances of trouble with neighbors trespassing, unsupervised Dreams Park rental and diseased trees would make it possible to have a 6' fence.

Ms. Callahan stated that a discussion was held with the Village Attorney and the requirement of neighbor agreement is clear in the law for anything exceeding 4'. She asked Ms. McKay if she would like to amend her application for consideration of a 4' fence. Ms. McKay replied that she would.

Dr. MacMillan reminded Ms. McKay that the good side of the fence needs to face the neighboring property.

Mr. Alexander 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: August 23, 2016*

*A resolution to approve the proposed 4' white cedar fence at 32 Delaware Street, Cooperstown, NY*

*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;*
- *The requirements of SEQRA have been met for this action;*
- *The structure is listed as contributing in the Glimmerglass Historic District Nomination Form;*
- *The proposed work will not alter the original features or structure;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(c), (3)(a), (3)(c) and (3)(d);*

*Section 300-26 of the Zoning Law having been met with regards to the proposed work at 32 Delaware 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 23rd day of August, 2016, determine that the work at 32 Delaware 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.*

Mr. Mershon seconded the motion and a vote had the following results:

AYES: Callahan, Alexander, Sanford, MacMillan, Mershon                      Motion carried.

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

**28 Railroad Avenue (Teresa Drerup and Perry Ferrara)** – first and second floor plans, north and west exterior elevations

Ms. Drerup provided a revised drawing for the west elevation showing a roof over the landing.

Discussion was held regarding no changes to existing windows or French doors. Photographs in the file were reviewed to determine type of original window. No changes will be made at this time.

Dr. MacMillan asked what type of roofing material is proposed. Ms. Drerup stated the same as existing, asphalt shingles.

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: August 23, 2016*

*A resolution to approve the proposed roofing and handicap ramps at 28 Railroad Avenue, Cooperstown, NY*

*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;*
- *The requirements of SEQRA have been met for this action;*
- *The structure is listed as contributing in the Glimmerglass Historic District Nomination Form;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(b), (2)(c), (3)(a), (3)(b) and (5);*

*Section 300-26 of the Zoning Law having been met with regards to the proposed work at 28 Railroad Avenue;*

*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 23rd day of August, 2016, determine that the work at 28 Railroad Avenue, 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.*

Mr. Sanford seconded the motion and a vote had the following results:

AYES: Callahan, Alexander, Sanford, MacMillan, Mershon                      Motion carried.

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

**53 Pioneer Street (Tim Horvath-Redpoint Builders and Jim Forbes, Jim Forbes Engineering) – engineering report re-inspection**

Ms. Callahan stated that the 2010 engineering report with the 2014 update has been received.

Mr. Horvath stated that the concern is the front basement section, porch and roof line.

Ms. Callahan noted bowing happening on the first and second floors and she is not sure if supporting from the basement will help the situation.

Mr. Forbes stated he has not yet formulated a plan.

Ms. Callahan asked if there is a request for consideration for tonight.

Mr. Horvath stated he is suggesting waiting until after Labor Day before gutting the interior. He said he feels that the building needs to be addressed very soon. He said once it is gutted he will have Mr. Forbes come in to review and then move from there. He said he only came in tonight to keep the item in front of the Board.

Ms. Callahan stated that the Board is generally only a phone call away. She said this is a very significant structure in the center of the Village and the Board needs to be notified especially if a stabilization method is required. She said she is eager to hear what the finding is once it is exposed.

Ms. Callahan asked Mr. Forbes what other type of engineering work he has done of a similar sort to 53 Pioneer Street.

Mr. Forbes stated he doesn't have experience with stone work. He said he feels the building is earlier than 1800 and is not sure how the wood components are attached to the stone.

Dr. MacMillan stated he would like to reiterate Ms. Callahan's point about contacting the members if there is a need for stabilization. He noted that a residence on Walnut Street was

completely torn down due to stability and rebuilt. He said he is concerned if the interior of 53 Pioneer Street is gutted that it will implode.

Ms. Callahan asked Mr. Forbes due to his lack of experience with a stone structure, if a second opinion should be sought. Mr. Forbes agreed that should be the case and felt that possibly the original report had been prepared by Crawford and Sterns. Mr. Horvath stated he would ask Henry Weil if he has a copy of this report.

Ms. Callahan also suggested looking at engineers in the Hudson Valley as there are very significant stone structures in this region.

She stated she would also contact SHPO to see what resources they may be able to provide.

**24 Mill Street CNR Energy and Marion Karl)** – installation of solar panels behind garage, ground mounted.

Ms. Callahan stated that the only potential visibility may be from the Tennis Courts on Brooklyn, but that the installation is completely reversible.

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: August 23, 2016*

*A resolution to approve the proposed installation of solar panels behind garage, ground mounted at 24 Mill Street, Cooperstown, NY*

*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;*
- *The requirements of SEQRA have been met for this action;*
- *The structure is listed as contributing in the Glimmerglass Historic District Nomination Form;*
- *The proposed work will not alter the original features or structure;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(c), and (5);*

*Section 300-26 of the Zoning Law having been met with regards to the proposed work at 24 Mill 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 23rd day of August, 2016, determine that the work at 24 Mill 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.*

Mr. Sanford seconded the motion and a vote had the following results:

AYES: Callahan, Alexander, Sanford, MacMillan, Mershon          Motion carried.

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

**First Presbyterian Church (Ned Walker and Marion Karl) 25 Church Street** – replace 18 windows of church house

Mr. Walker stated that the windows are two slightly different sizes, the shutters will be left in space and windows proposed are Marvin, double hung, simulated divider lights.

Ms. Callahan asked if the window exterior is aluminum clad.

Mr. Walker noted that the inside is wood and the name is Marvin wood clad ultimate.

Ms. Callahan stated that 2 large windows face Pioneer Street and there are earlier wood windows on the first floor. Mr. Walker noted that this is not the building that window replacement is proposed for. The building for the window replacement is 25 Church Street.

Ms. Callahan asked if any thought was given to maintain the original windows by restoring them.

Mr. Walker stated that the original windows are single pane, and are difficult to clean and operate by the various volunteers that utilize the building. He stated that the window replacement is in concert with the church's energy efficient efforts. He stated that the Presbyterian Church has received a \$15,000 Scriven Foundation grant for the window replacement.

Ms. Callahan suggested adding interior or exterior storms rather than taking out the original windows.

Mr. Walker stated he feels that storm windows would clash with the look of the building.

Ms. Callahan stated that storms are reversible and that interior storms would not be visible. She stated that new windows have not proven to be any more energy efficient than using storms, which are better alternative so that the original fabric can be retained.

Mr. Walker stated he could take it back to his board, but they have had many months and years of discussion regarding this replacement and feels that the product proposed complies with the window guidelines.

Ms. Callahan stated that the guidelines provide for wood on the exterior and the product proposed is for an aluminum exterior.

Mr. Walker stated he would take this as guidance and obtain a quote for wood on the exterior. He stated that his goal is to put the money received for replacement to work and it is felt that the window replacement will make a significant contribution to reducing energy costs.

Mr. Sanford stated an alternative could be to retain the sash and store it.

Ms. Callahan stated that the goal is to maintain original features in place.

Mr. Sanford stated that clad windows have failed.

Mr. Walker stated the windows were recommended by Bruce Hall Corp and they have been used extensively throughout the Village.

Ms. Callahan stated she has looked at the produce and would prefer the original be maintained if possible. She provided informational material to Mr. Walker to read. She encouraged discussion with his Board members regarding maintaining the integrity of the building. She noted that the material will show that new windows tend to fail faster than originals.

Mr. Walker stated he could offer that the replacement won't start until the church is fully able to fund all 18.

Ms. Callahan stated she wouldn't ask that they be held to that, but would prefer one section be done at a time.

Following discussion, Mr. Walker stated that the church would do the two gable ends which are not as visible and wait on the front until the Board had time to review.

Mr. Sanford 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: August 23, 2016*

*A resolution to approve window replacement of the two gable ends at 25 Church Street, Cooperstown, NY and to wait on the front of the building*

*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;*
- *The requirements of SEQRA have been met for this action;*
- *The structure is listed as contributing in the Glimmerglass Historic District Nomination Form and is contained in the Ward File at NYSHA;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(b), (2)(c), (3)(a), (3)(b), (3)(c), (3)(d) and (5);*

*Section 300-26 of the Zoning Law having been met with regards to the proposed work at 25 Church 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 23rd day of August, 2016, determine that the work at 25 Church 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.*

Mr. Mershon seconded the motion and a vote had the following results:

AYES: Callahan, Alexander, Sanford, MacMillan, Mershon                      Motion carried.

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

### **91 Chestnut Street (Kevin Yerdon) – advisory for window replacement**

Mr. Yerdon stated he and his brother have purchased 91 Chestnut Street and are looking to make repairs between now and next year.

He stated that the original through for the windows was to take out, sand, and repair the original wood, another alternative consideration was replacement windows.

Mr. Sanford asked if the windows are curved. Mr. Yerdon stated in the front that they are curved.

Mr. Sanford felt that replacement windows would not be found to replicate.

Ms. Callahan provided a copy of the window guidelines to Mr. Yerdon and stated that the Board would prefer the original windows be maintained and repaired.

Mr. Yerdon stated that he is considering triple track storms. Ms. Callahan stated that this would not need HPARB approval.

Ms. Callahan stated that changes that can be seen from the streets are of the greatest concern.

Mr. Yerdon stated that the back roof on the house is very bad and should be replaced soon. He stated he would be replacing the rolled roof with architectural shingles. Ms. Callahan noted that this should be added to the application for consideration in September.

**39 Susquehanna Avenue (David Sanford)** – remove side door on sun room, match siding using pre-primed wood siding; install heat pump on concrete slab at previous door

Application and material submitted was reviewed by the Board.

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: August 23, 2016*

*A resolution to approve the proposed removal of side door on sun room, replace with matching pre-primed wood siding; installation of heat pump on concrete slab at previous door at 39 Susquehanna Avenue, Cooperstown, NY*

*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;*
- *The requirements of SEQRA have been met for this action;*
- *The structure is listed as contributing in the Glimmerglass Historic District Nomination Form;*
- *The proposed work will not alter the original features or structure;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(c), and (5);*

*Section 300-26 of the Zoning Law having been met with regards to the proposed work at 39 Susquehanna Avenue;*

*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 23rd day of August, 2016, determine that the work at 39 Susquehanna Avenue, 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 had the following results:

AYES: Callahan, Alexander, MacMillan, Mershon ABSTAIN: Sanford Motion carried.

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

**Lake Front Park (Otsego Lake Association/Village of Cooperstown)** – construct storage shed for pressure washer as attachment to rest room facility located at Lake Front Park.

It was noted that the structure will be built with shingle roof to match existing bathroom and siding to match the siding also on the bathroom.

Mr. Sanford made a motion to approve the construction as shown on contractor's drawing and attached photographs. Mr. Mershon seconded the motion and a vote had the following results:

AYES: Callahan, Alexander, MacMillan, Sanford, Mershon                      Motion carried.

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

**Little Libraries (Melissa and Andrew Marietta) – 40 – 44 Chestnut Street**

Melissa Marietta explained the concept of free small libraries for the purpose of book sharing. A small box-like structure placed on a post in front of a home would enable individuals to share books with others, with the concept of "take a book, leave a book" behind the idea. She noted that this would be the first in Cooperstown, but there are many throughout the nation and the world already established.

Following discussion, Ms. Callahan requested that approval be held off for a month so that the Board can investigate how other communities handle and if there are any guidelines established regarding the "Little Libraries". She stated when she is speaking with the State Historic Preservation Office she will ask them as well.

Mrs. Marietta stated they can hold off, but would like to put it in place before the ground freezes.

**17 Lake Street (Nicholas Preston) – removal of fence**

Following discussion it was stated that HPARB does not need to authorize removal of a fence. It was noted that a new aluminum doors is installed at this residence, which did not have a submission to HPARB.

**Heating/Cooling Units** – Ms. Callahan stated that there have been multiple requests for heating/cooling units and felt that the Board should establish a procedure on whether or not these need approval. Following discussion, it was the consensus that these types of unit receive review by HPARB if they can be seen from the street.

**Minutes** – Mr. Sanford made a motion to approve the minutes of the June 14, 2016 and July 12, 2016 HPARB meetings with corrections as submitted. Mr. Alexander seconded the motion and a vote had the following results:

AYES: Callahan, MacMillan, Sanford, Mershon, Alexander                      Motion carried.

There being no further business, the meeting adjourned at 6:59 p.m.

Respectfully submitted,

---

Teri L. Barown, RMC  
Village Clerk  
Village of Cooperstown