

**CITY OF PEEKSKILL  
HISTORIC AND LANDMARKS PRESERVATION BOARD**

**MINUTES**

*April 24, 2014*

The Historic and Landmarks Preservation Board (the “Board” or “HLPB”) held its regular meeting on April 24, 2014 at 7:30 pm.

Board Members present: Catherine Martone Chairperson, Lawrence Cunningham, Mary Basalyga, Ida Wiggins, Joseph Gasparino

Board Members absent: Joseph Squillante, Vice Chairperson, Mary Ellen O’Brien

City staff in attendance: Jean Friedman, Planner

Catherine Martone, Chairperson, called the meeting to order at 7:35 P.M.

**I. ADOPTION OF MINUTES**

- March 27, 2014 minutes moved by Ms. Basalyga and seconded by Ms. Wiggins. All in favor. Minutes approved as presented.

**II. APPLICATION REVIEWS**

**APPL:** Hudson River HealthCare, Inc.  
1037 Main Street  
Peekskill, NY 10566  
Attn: Ben Bolton

Owner: Same  
Contractor: Gallin Beeler Design Studio  
828 South Broadway  
Tarrytown, NY

RE: Certificate of Appropriateness Review to construct a two story connector building between two existing buildings, renovate a one story addition on the rear, and renovate the plaza areas in front and behind the existing building in the Downtown Local Historic District.  
Location: **1031-1037 Main Street and 55 Bank Street**  
Section-Block-Lot: 33.30-2-8, 9, 10

Ray Beeler, architect, Ben Bolton, Project Manager, and Geo Diaz, Landscape Architect were present to represent the applicant.

Mr. Diaz described the changes in the plazas since the March meeting. We propose bluestone pavement in the front and rear courtyards, and wood decking with a seating area in the front courtyard with a small shade tree as the centerpiece. There will be a stone and moss garden along the side of the building. The trash corral in the rear will match the skin of the building. There will be a backless bench and chairs in the rear courtyard. A bicycle rack will be placed to the west of the drop off area in the rear. He showed an image of the rack. There will be up-lights on the rear of the building along the parking area. We will preserve the landscape, trees and sculpture on the Bank/Main St corner and we will add native plants. In front will be a Japanese Maple which is seen around the neighborhood and is an adaptive species. We will use bearberry and inkberry which are both native and evergreen, durable and hearty. Also Boston Ivy which is deciduous and grows on local buildings, and native switchgrass, which provides texture in winter.

Ms. Martone said that Mr. Squillante, who couldn't be here tonight, asked why English ivy and wisteria are still on L110 on the plan.

Mr. Diaz said that they should have been removed from the plan. We are replacing them with Boston Ivy (the vines and trellis will be visible in the winter) and Bearberry, which is a low ground cover.

Mr. Beeler said that they will paint the rear one story addition. He showed a sample of the weathered steel lattice. He said that it starts out as a dark color and weathers over time. There will be no mechanical equipment on the roof so they won't extend the lattice above the roofline. The roof drains also have been removed. The orientation of the lattice will be horizontal. The security gates will have steel channels similar to the latticework. There will be a vertical orientation to the grillwork, but the color has not yet been picked. The trash corral will have slats on the side, the same as the latticework. The gates will be solid metal panels that are perforated. The color will match the slats. We will submit the colors before ordering.

Mr. Bolton said that they are talking with the utilities, and will submit information to the Planning Department when we know what will be done to conceal them.

Ms. Friedman asked what will be seen through the front windows initially, before the staircase and second floor are built out.

Mr. Beeler said that the upper level will be covered by a finished wall that will be set back about 8' to 10' from the window. We may add a banner or art to the blank wall, if that is acceptable.

Mr. Cunningham made a motion to approve the application with the following conditions:

- An actual paint color sample will be submitted to the Planning Department for approval prior to painting block wall, doors and trim, with a sample of the new brick submitted for matching purposes.
- An actual paint color sample will be submitted to the Planning Department for approval

prior to painting the utility doors in the rear.

- The color of the security gates and trash corral gate and slats will be submitted to the Planning Department before ordering and erecting.
- A drawing or explanation of the treatment of the utility wires on the south side of the building will be discussed with the Planning Department prior to moving or covering them.
- The bike rack location will be at the discretion of the Director of Planning.
- English ivy and wisteria are not native plants and will not be used on the site.
- If no mechanical equipment will be on the roof of the one-story building, then it is not necessary for the latticework to extend above the roofline.
- While the second floor and staircase remain unfinished, the second floor will be temporarily shielded from the Main Street view by a painted half-wall approximately 8' to 10' back from the window. The first floor lobby will be visible through the front windows. If a banner or other type of signage is proposed to cover the half-wall, then it will be submitted to the Planning Department before erecting.

Ms. Basaglya seconded the motion.

All in favor. Application approved with conditions.

**APPL:** The Hudson Room  
23 S. Division Street  
Peekskill, NY 10566

**Owner:** 23 South Division Street Partners  
1006 Brown Street, Suite 202

**Contractor:** cbdb architects  
50 Hudson Avenue  
Peekskill, NY 10566

**RE:** Certificate of Appropriateness Review to install new operable storefront windows, repaint the trim, install a sculpture mural on the Brown Street wall, and erect signs on an existing building in the Downtown Local Historic District.  
Location: **23 S. Division Street**  
Section-Block-Lot: 33.30-4-19

Mr. Chris Borchardt, architect, was present, as well as the owner, Jose Quinoi.

Mr. Borchardt said that the building will have a light power wash cleaning, and all the window trim will be painted maroon. There will be a wall sculpture in the sign band on the Brown Street side of the building, and it will describe the space. The signage on the front and side will have the same type of lighting as the Peekskill Central Market sign. The lights will have a warm tone. We are adding four operable windows that swing in, and they will fit into the same openings. The HR logos will be vinyl appliques on the inside of the windows, not etched. Artist studios remain upstairs.

Ms. Martone said that the signs are simple and elegant. She asked if the small letters also need to be backlit?

Mr. Borchardt said that it is needed to balance the long sign band.

Ms. Martone said that maybe it should be less intensely lit than the main sign.

Mr. Borchardt said that the lights are adjustable.

Mr. Gasparino said that the lit signs define the size of the building.

Ms. Wiggins asked how the signs will be attached to the building.

Mr. Borchardt said that there is a small channel behind the letters that matches the brick. The letters will be hung off the channel to reduce the number of holes in the mortar.

Mr. Cunningham made a motion to approve the application with the following conditions:

- The Benjamin Moore pottery red color will be used for the 6” letters, the window logo, wood windows, door frames and trim.
- The light behind the pin letters will be a warm tone rather than a cool tone and will be adjustable.
- The logos on the windows will be maroon vinyl appliqués.
- The fasteners for the pin letters and sculpture will be installed into the mortar joints, not into the brick.
- The gentlest means possible will be used if power washing is necessary.

Ms. Wiggins seconded the motion.

All in favor. Application approved with conditions.

**APPL:** EZ Housing, Inc.  
149 Grand Street  
White Plains, NY 10601

Owner: Same

Contractor: cbdb architects  
50 Hudson Avenue  
Peekskill, NY 10566

RE: Minor Modification to a Certificate of Appropriateness that was granted on April 26, 2012 to apply stucco to upper portion of garage, replace garage door, and to replace pedestrian door to garage on an existing building in the Downtown Local Historic District.

Location: **900 Main Street**

Section-Block-Lot: 33.29-2-1

Mr. Gabe Arango Sr was present. He said that there will be a three month delay due to the fire. I am not able to find the same garage door. He handed out a new choice with panels and glass panes. The small door will be the same as existing with the glass transom above. The garage door will be a white roll down gate, insulated aluminum, with a motor.

Ms. Martone said that the door should have 5 panels, and you should put the glazing in the fourth panel from the ground, not in the center of the door.

Mr. Borchardt, architect, said that he will try to match the new pedestrian door to the approved vestibule door.

Mr. Arango said that he'd like to replace the panel across the top of the garage with stucco, because that is what is on the rear of the building.

The Board agreed that the two new doors should be painted the color of the stucco, not white.

Ms. Wiggins made a motion to approve the application with the following conditions:

- The damaged metal panel above the garage door will be replaced with stucco to match the existing stucco on the building in texture and color. The color match will be submitted to the Planning Department before painting.
- The new garage door will have five panels, and glazing will be installed in the second panel from the top.
- The loading dock door will be steel with a design to match the new vestibule door as closely as possible. The transom window over the door will be replaced in the same opening.
- The garage door and loading dock door will be painted to match the stucco color.
- The motor for the garage door will be on the interior.
- All conditions of the September 2011, April 26, 2012 and May 24, 2012 COAs and December 5, 2013 Minor Modification remain in effect.

Mr. Cunningham seconded the motion.

All in favor. Application approved with conditions.

### **III. DISCUSSION**

- **904 Main Street**

Ms. Friedman explained that a new tenant at 904 Main Street will be re-using the same sign that was previously approved for "El Mixto Asador Manabita Restaurante". The new tenant will replace the letters with "La Cascada Restaurant" in gold letters with a gold border, and repaint the sign background the same maroon color. Since the basic approved sign will remain the same in the same location, this will be an in-house approval for the refurbishment of a previously approved sign that received a COA in March 2010. Since we are meeting, I thought that I would run this past the Board in case you have any comments.

The Board commented that the sign will be less busy with fewer letters in a different font. They thought that the gold letters would not stand out as much, but since they are raised letters the shadow will make them more readable.

The Board had no problem with issuing an in-house approval for the proposed sign.

**IV. ADJOURNMENT**

Ms. Wiggins made a motion to adjourn the meeting at 8:56pm.

Ms. Basalyga seconded the motion.

Meeting adjourned.