

Catherine Martone, Chairperson  
Joseph Squillante, Vice Chairman  
Lawrence Cunningham



Ida Wiggins  
Mary Ellen O'Brien  
Brian Snee  
Kayte Handler

## CITY OF PEEKSKILL HISTORIC AND LANDMARKS PRESERVATION BOARD

### MINUTES

***September 26, 2019***

The Historic and Landmarks Preservation Board (the "Board" or "HLPB") held a meeting on September 26, 2019 at 7:30 pm.

All members were present, including City Planner Jesica Youngblood.

The Chair called the meeting to order at 7:33 P.M.

#### **I. ACCEPTANCE OF MEETING MINUTES**

Meeting minutes from August were accepted as corrected.

#### **II. CONTINUED APPLICATIONS**

##### ***1. 938 South Street – 16 S Division Street***

Applicant	16 South Division Street, LLC/William Shunk
Occupant	A&D Jewelry
Owner	16 South Division Street, LLC/William Shunk
SBL	33.29-6-7 & 8
RE:	Certificate of Appropriateness review for exterior modifications to a mixed-use building located at 938 South Street and 16 S Division Street in the Downtown Historic District.

The application's architect provided an overview of the revised application, that removes the vinyl-to-vinyl window replacements for the S Division section and will instead replace with Andersen Woodright windows. The architect also provided a new elevation drawing showcasing curved windows on the South Street portion (versus the applicant's preference for straight top windows). The applicant also brought a sample window for the Board's viewing pleasure. Finally, the applicant supplied a cost estimate comparison of a true wood window and the proposed Andersen Woodright windows, demonstrating cost-effectiveness over a 20-year life span using the composite window option. Chair Martone reiterated that the design guidelines recommend repair over replacement for windows, if possible. The Applicant responded that the windows and their casings are beyond repair and replacement is necessary. After further discussion, the Board permitted the usage of the Anderson Woodwright windows in white to match most closely to the intent of the historic character.

With regards to the window shape, there was discussion regarding what window shape was original. Brian Fassett, President of the Business Improvement District, showed photographs from the 1930s of the building's façade, featuring awnings

and balconies similar to those seen in the historic district in New Orleans, LA. Other members from the public voiced concern over the shape of the windows proposed for South Street with a preference for rounded windows to be more in concert with the historic nature of the building. The applicant still contended that the flat top windows helped accentuate the third-floor arched windows more than replacing the second story windows with arched lintels. By end of conversation, the Board agreed to keep the rounded shape for the new windows on South Street.

The vote to conditionally approve the application is shown below:

<u>Member</u>	<u>Vote</u>
Chair Martone	Aye
Vice Chair Squillante	Aye
Member Cunningham	Aye
Member Handler	Aye
Member O'Brien	Aye
Member Snee	Aye
Member Wiggins	Aye

The Application is conditionally approved.

**III. NEW APPLICATION**

**1. *201 S Division Street***

Applicant	Melvin K. Moore
Occupant	Islamic Center of Peekskill, Inc.
Owner	Same as above.
SBL	33.29-3-15
RE:	Certificate of Appropriateness review for new wall signage for a religious building located at 813 Main Street in the Downtown Historic District.

The Applicant stated the proposed sign would essentially match the existing vinyl banner with the exception of placement. The proposed sign would be raised above the arched glass window and the existing lamp would be removed.

Comments from the Board, staff, and public regarded the proposed sign is very flat and does not complement the articulated nature of the building. The applicant was asked about providing alternative sign designs that could provide more depth, such as an engraved wooden sign or adding a border to give the impression of depth. The applicant was not opposed to this.

There was discussion about the color selection. The applicant stated the green was intrinsic to religious symbolism. Comments also evolved regarding the font selection; a more historic or elaborate font style could better complement the building.

Upon completion of discussion, the Board moved to adjourn the application and requested the applicant provide two new proposals – one that showcases a wooden sign – to achieve depth and definition to complement the building.

Motion was made by Member Snee and the second was provided by Vice Chair Squillante.

The vote to adjourn the application is shown below:

<u>Member</u>	<u>Vote</u>
Chair Martone	Aye
Vice Chair Squillante	Aye
Member Cunningham	Aye
Member Handler	Aye
Member O'Brien	Aye
Member Snee	Aye
Member Wiggins	Aye

2. 990 Main Street

Applicant	Josh Wu
Occupant	Mixed Use – Commercial, Residential
Owner	Same as above.
SBL	33.29-2-15
RE:	Certificate of Appropriateness review for exterior modifications for a mixed used building located at 990 Main Street in the Downtown Historic District.

The applicant described the proposed scope of work to include the replacement of the front door leading to the residential building portion as well as replacing in-kind the existing wooden cornice and repainting the building in-kind.

Regarding painting, the Board was not opposed to repainting in kind; however, suggested painting the nail salon exterior window panels black to match the Touch of Class black paint. This will make the building look cohesive.

Regarding the door, the Board recommended matching the door to adjacent doors. The proposed door is not consistent with the style of doors along this segment of Main Street. The applicant stated the proposal for the two-panel lower door with four glass panels is a safer option for sidewalk pedestrians and tenants exiting the building. However, the Chair commented the door looked too colonial in nature and would better fit a residential home.

The Applicant stated that the 96” door is custom to put all glass to match the others; to this, the Board provided a handful of companies that the Applicant should speak with to obtain additional quotes (Dane’s Lumber, Glasser’s, WindowRama, local glass companies, etc.). The Applicant commented that this is acceptable.

The Chair asked for a motion to adjourn the application, which was provided by Member Snee and seconded by Member O’Brien.

The vote to adjourn the application is shown below:

<b><u>Member</u></b>	<b><u>Vote</u></b>
Chair Martone	Aye
Vice Chair Squillante	Aye
Member Cunningham	Aye
Member Handler	Aye
Member O'Brien	Aye
Member Snee	Aye
Member Wiggins	Aye

**IV. NEW BUSINESS**

Members from the public spoke regarding the Riley Building, an approved application from October 2018, and the brick and window replacement. Comments also included requesting additional information be posted on the city's website.

**V. MEETING ADJOURNMENT**

The Chair adjourned the meeting at 9:18 PM.