



**City of Poughkeepsie
Historic District and Landmarks Preservation Commission
Approved Meeting Minutes**

Common Council Chambers

Thursday, October 13, 2022 6:00 PM

Motion: Tim McQueen **Second:** John Bartelstone **Carried:** 4:0:0

PRESENT

Tim McQueen
Werner Steger
John Bartelstone
Gary Privratsky
Doug Nobiletti
Da'Ron Wilson

Natalie Quinn, Development Director
Rebecca Valk, Corporation Counsel
Lori Garcia, Board Administrative Assistant

I. CALL TO ORDER at 6:01 with the Pledge of Allegiance

A motion was made to conduct an Executive Session

Motion to open the Executive Session

Motion: Da'Ron Wilson

Second: Tim McQueen

Carried: 6:0:0

Board and staff departed briefly for an Executive Session

Motion to close the Executive Session

Motion: Da'Ron Wilson

Second: Tim McQueen

Carried: 6:0:0

II. APPROVAL OF MEETING MINUTES

1. September 8, 2022 Meeting Minutes (with correction)
2. September 23, 2022 Emergency Meeting Minutes

Motion: Doug Nobiletti
Second: Gary Privratsky
Carried: 6:0:0

I. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. 15 Garfield Place

Applicant information:

Name: Natalie Grey

Address: 66 Old Field Road, Poughkeepsie, NY 12603

Project classification: Exterior Alteration – replacement of windows

Presenting Natalie Grey, Owner
 Richard Burr, Owner

Exterior improvements and/or replacement planned for:

- Windows - The owners want to replace many with Anderson 100 windows that will not change the appearance of the exterior of the house. The current windows are not energy efficient. The change will supposedly only be seen on the inside. Windows that have details etc. such as the bay windows or the round windows will be touched up but not replaced.

The board recommended that the windows to be replaced and those remaining be clearly defined, detailed documentation given why they cannot be repaired, a detailed description of the proposed replacement window including the exterior color to be used, and samples or pictures of the proposed basement windows.

- Painting the exterior the same color as the original. They provided paint samples
- Fixing or replacing the columns - The board mentioned that the columns can be repaired and replacement will not be necessary.
- Repairing the slate roof and replacing the gutters - The board requested photos of the existing roof to be repaired and samples of the replacement materials. The gutters should remain the standard K gutter. The historical color should be researched.
- Fixing the balconies, porches and decking - The board requested a description and sample or picture of the proposed materials. It was mentioned that the decking needs to be the same profile and direction of the original using tongue and groove decking. The lattice on the front was discussed.
- Repairing or replacing the railings - The board mentioned that the railings need to be identified on the site plan

Overall the board would like to see a scope of the proposed work on the house.

A motion was made to adjourn to the November 10 meeting

Motion: Werner Steger

Second: Da’Ron Wilson

Carried: 6:0:0

2. 108 Academy Street

Applicant information:

Name: Albert White

Address: 108 Academy Street, Poughkeepsie, NY

Project classification: Exterior Alteration – installation of Sealed Insulation System

Albert White, the applicant, requested to adjourn to the November 10 meeting.

(note Doug Nobiletti was not present in the room for vote)

Motion: Tim McQueen

Second: Da’Ron Wilson

Carried: 5:0:0

3. 21 Dwight Street

Applicant information:

Name: Caroline Queeny

Address: 21 Dwight Street, Poughkeepsie, NY

Project classification: Exterior Alteration – Exterior alteration - replacement of windows

Presenting: Caroline Queeny, owner
Adam Tiberio, owner

Adam Tiberio summarized overall Plans for house:

1. Roof replacement - COA already obtained
2. Windows
3. Lead abatement and certification
4. Removal of invasive plants
5. Repaint exterior in the original color
6. Restoration of original shutters

Windows currently do not open causing safety issues, some contain lead and plate glass also a safety issue.

Restoration not feasible due to availability of contractors, cost, the need for offsite abatement and the friction areas left on the windows that cannot be abated.

Reconstruction is also not feasible due to availability of contractors, and cost.

A replacement option better than Anderson was presented, the Windsor Revive Wood-Clad 1 over 1 double hung window. This option would also have less

glass loss.

The original windows will be kept in storage either for later restoration or to pass on to the next owner.

Current windows are not consistent. Trying to homogenize the look using Ivory paint for all the windows. The Windsor has more paint options allowing better color matching.

Board agreed unanimously that the Windsor Revive would be the better option.

After clarifying the details of the windows Natalie Quinn read the Certificate of Appropriateness:

Motion: Gary Privratsky

Second: Werner Steger

Carried: 5:1:0

4. 23 Garfield Place

Applicant information: Name: Michael Tighe & Brian Dewey

Address: 23 Garfield Place, Poughkeepsie, NY

Project classification: Landscaping – Tree removal

Presenting Michael Tighe, Applicant/Owner

Mr. Tighe described the state of the trees in the back of the property. Most are hemlocks with poison ivy vines, a black walnut is growing into the neighbor's garage, 10 trees in total. He also noticed a dogwood in the front is dying and will need to be removed. That is not on the application but he would like to add it. He plans to do some landscaping and replace many of the trees.

The board was in agreement that the trees need to be removed and asked that the applicant present the landscape plan to the board when that is ready.

Natalie Quinn read the Certificate of Appropriateness:

Motion: Da’Ron Wilson

Second: Doug Nobiletti

Carried: 6:0:0

5. 116 Academy Street

Applicant information:

Name: Tonya Ash

Address: 116 Academy Street, Poughkeepsie, NY

Project classification: Exterior alteration and repair – Exterior repair and replacement - Soffit repair, Roof Hatch and Flat Roof Coating

Presenting Tonya Ash, owner

Soffit Repair - fixing a hole in the soffit caused by a knot that fell out.

Replacement will be a piece of plywood that will not disturb anything around it and cannot really be seen.

Natalie Quinn read the Certificate of Appropriateness:

Motion: Gary Privratsky

Second: John Bartelstone

Carried: 6:0:0

Roof Hatch - On the top of the roof in the back and not visible. Currently just a piece of plexi-glass. Proposed replacement will allow easier access to the roof.

Natalie Quinn read the Certificate of Appropriateness:

Motion: Da’Ron Wilson

Second: Tim McQueen

Carried: 6:0:0

Roof Coating - Proposed to use an elastomeric sealer on the current flat roof that is starting to crack. The roof cannot be seen from the street.

Natalie Quinn read the Certificate of Appropriateness:

Motion: Gary Privratsky

Second: Werner Steger

Carried: 6:0:0

6. 120 Academy Street

Applicant information: Name: Tonya Ash, Trustee

Address: 120 Academy Street

Project classification: Exterior alteration, Repair and/or Restoration – Front porch steps repair

Presenting Tonya Ash, Trustee

Repair of the front porch wooden steps. The wood for the steps need to be replaced. Nothing else will be replaced, just repaired.

Natalie Quinn read the Certificate of Appropriateness:

Motion: Tim McQueen

Second: Da’Ron Wilson

Carried: 6:0:0

II. NEW/OLD BUSINESS

1. NOMINATION FOR HISTORIC LANDMARK CLASSIFICATION

a) 299 Main Street

Applicant information:

Name: JMS 299 Main, LLC

Consultant: Teryl Mickens, Exceedance, LLC

Address: 299 Main Street, Poughkeepsie, NY

Presenting Teryl Mickens, Exceedance, LLC

Presented the history of the property, it's current state and the efforts to restore it to it's original historic state. The property is listed or is eligible for listing on the New York State End or National Register of Historic Places.

Natalie Quinn explained the next steps for the nomination. The HDLPC will hold a public hearing, after hearing the public comments the board would nominate this property to the Common Council. The Common Council will also hold a public hearing and then consider this for designation as a local historic landmark

A motion was made to set a public hearing for November 10, 2022

Motion: Da'Ron Wilson

Second: Doug Nobiletti

Carried: 6:0:0

b) NOMINATION FOR VICE CHAIR POSITION

Brian Hooper has been nominated for the position of vice chair.

He has indicated to the commission in writing that he would accept that nomination.

Motion to designate Brian Hooper as Vice Chair

Motion: Gart Privratsky

Second: Doug Nobiletti

Carried: 5:0:1

c) PROPOSAL TO CREATE WORKING GROUP

Establish a clear policy on window replacements

Natalie Quinn explained what the working group would do, mentioned that the board can adopt their own procedures and policies. A working group can only be 3 or less members. Rebecca Valk also mentioned that the working group does not take action but will come back to advise the full board on what the recommendations are.

John Bartelstone and Gary Privratsky volunteered to be part of the working group

A motion was made to adjourn the meeting:

Motion: Tim McQueen

Second: Da’Ron Wilson

Carried:6:0:0

For more details regarding the meeting, please visit the [Meeting Webcast](#) or the [Agendas and Minutes](#) page on the [City of Poughkeepsie](#) website.