



**City of Poughkeepsie
Historic District and Landmarks Preservation Commission
Meeting Agenda**

Common Council Chambers

Thursday, May 11, 2023

6:00 PM

I. CALL TO ORDER

II. APPROVE MINUTES

1. Approve April 13, 2023 Minutes

III. APPLICATION OF CERTIFICATE OF APPROPRIATENESS

1. 16 Garfield Place

Owner: Nicholas Roman Lewis, Esq.

Project Classification: Exterior repairs/ replacement

2. 9 Garfield Place

Owner: 239 All Angels LLC

Project Classification: Exterior repairs/replacement

3. 88 Academy Street

Owner: NDERO LLC

Project Classification: Exterior repairs/replacement

4. 8 Garfield Place

Owner: Kyle Neiswender

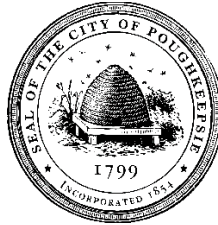
Project: Exterior Alteration and Repair - Gutter, Roof, Soffet, Chimney

IV. COMMISSION BUSINESS

1. Election of Vice Chair

V. ADJOURNMENT

1. Adjourn meeting to June 8, 2023



City of Poughkeepsie
Historic District and Landmarks Preservation Commission
DRAFT Meeting Minutes

Thursday, April 13, 2023 6:00 PM

Attendance
Tim McQueen
Da’Ron Wilson
John Bartelstone
Tom Parise
Anthony LaRocca
Elisa Li

Absent

Staff
Joe Donat, Development Director
Richard Distel, City Planner
Lori Garcia, Board Administrative Assistant
Rebecca Valk, Corporation Counsel (6:20pm)

I. CALL TO ORDER 6:02 pm

II. APPROVE MINUTES

1. Approve February 9, 2023 Minutes

Motion: Da’Ron Wilson

Second: Anthony LaRocca

Carried: 6:0:0

III. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. 23 GARFIELD PLACE

Owner: Michael Tighe

Project Classification: Exterior Alteration - Driveway

Michael Tighe and Brian Dewey, the owners, presented regarding the resurfacing of the driveway.

The owners presented that they did not extend their driveway, just resurfaced what was already present that had been taken over by weeds.

After discussion the Commission found the work done to be acceptable and approved the Certificate of Appropriateness.

Motion: Elise Li

Second: Tim McQueen

Carried: 6:0:0

2. 31 GARFIELD PLACE

Applicant/Owner: Robert Martell

Project Classification: Exterior Alteration - Central Air Condenser,
Landscaping Removal

Presenting: Robert and Melinda Mortell - Owners

Presented:

- Placement of outdoor AC condenser units at the back of the house. The units will not be seen from the street or the adjacent neighbors.
- Removal of overgrown shrubs along the rear south side of the driveway. They will not be replaced at this time.

After reviewing both proposed actions, the Commission found the work done to be acceptable and approved the Certificate of Appropriateness.

Motion: Elise Li

Second: Tom Parise

Carried: 6:0:0

3. 81 SOUTH HAMILTON STREET

Applicant/Owner: Terry Horner Project

Classification: Exterior Repairs

Presenting: Terry Horner - owner

- Presented the various external repairs and replacements proposed resulting from the deterioration of the house over the years.
- After discussion and review of all proposed repairs, the Commission approved all apart from the south-side dormer replacement, front porch flooring and side porch stairs. More details were requested for these items.

The full Certificate of Appropriateness is on file at the Development Department.

Motion: Tim McQueen

Second: Elisa Li

6:0:0

4. 22 GARFIELD PLACE

Applicant/Owner: Antonio Cillis and Danielle DiCarlo

Project Classification: New Construction, Replacement

Presenting: Antonio Cillis and Danielle DiCarlo

Presented:

- Construction of a pergola over the existing patio behind the house

- Construction of a New England style shed along the back west fence line to be painted Stonington gray with a blue trim to match the house.
- Replacement of damaged chain link fence surrounding property with the addition of a galvanized steel four-foot fence extending from the edge of the house to the side property line.

After reviewing both proposed actions, the Commission found the work done to be acceptable and approved the Certificate of Appropriateness.

Pergola - Motion: Tim McQueen, Second: Anthony LaRocca, 4:2:0

Shed - Motion: Elisa Li, Second: Tim McQueen, 6:0:0

Fence - Motion: Elisa Li, Second: John Bartelstone, 6:0:0

IV. EXECUTIVE SESSION

1. Discussion regarding Pelton Manor

Motion to open the Executive Session

Motion: Da'Ron Wilson

Second: Tom Parise

6:0:0

Motion to close the Executive Session

Motion: Da'Ron Wilson

Second: Tom Parise

6:0:0

Motion to Vote on the Stipulation

Motion: Da'Ron Wilson

Second: Anthony LaRocca

Posted stipulation read with board amendments.

Motion for Discussion by Elisa Li

Second: Da'Ron Wilson

A vote was held after the following board and public comments:

Tim McQueen - yes

Tom Parise - yes

Elise Li - no

John Bartelstone - no

Anthony LaRocca - yes

Da'Ron Wilson - yes

Carried 4:2:0

Board Members Elisa Li, John Bartelstone, Tim McQueen commented on the review.

Motion to suspend the rules regarding public comment.

Motion: Elisa Li

Second: John Bartelstone

2:0:0 Motion Failed

Vote to suspend the rules discussed with counsel.

Voted again regarding suspending the rules regarding public comment.

Carried: 6:0:0

Public comment session to be 10 minutes and allow 1 minute per speaker.

Several speakers came forward from the public.

Board members Da’Ron Wilson, Anthony LaRocca Tom Parise and Elisa Li spoke

V. ADJOURNMENT

1. Adjourn meeting to May 11, 2023

Motion: Tim McQueen

Second: John Bartelstone

6:0:0

Meeting adjourned at 10:02pm

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



**THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006**

Staff Use Only
Application #
ID #

**THE HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION**

(Type or print neatly. Illegible applications will not be accepted.)

PROJECT ADDRESS: 16 Garfield Place / South Ave
APPLICANT NAME: Nicholas Roman Lewis
APPLICANT'S ADDRESS: 16 Garfield Place
CITY: Poughkeepsie
STATE/ZIP: NY, 12601
EMAIL: nicholas@nrlegal.com
PHONE NUMBER(S): 917-971-6641

PROPERTY OWNER (IF NOT THE APPLICANT):

(If applicant is not the owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

- New construction (construction of a new building, addition, garage, shed, swimming pool, etc)
- Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc)
- Landscaping (removing or adding significant plantings or landscape features such as driveways, sidewalks, fencing, retaining walls, patios, etc., that will alter the appearance of the property)
- Repair or replacement
- Restoration (railings, balconies, cornices, porches, etc.)
- Relocation
- Demolition
- Other: _____

DESCRIPTION OF WORK: Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the information you give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately. Attach additional sheets as required:

Revised March 2022: Previous Editions Obsolete



**THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006**

DESCRIPTION OF WORK

** See attached description*

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Please submit the following attachments in triplicate):

Recent Color Photos: Include photos of each side of the building (and site when landscaping changes are proposed) with close-ups of the specific area(s) to be changed.

Color chips, charts or color samples: If your plans include paint or stain, describe the color(s) and include a sample along with information on color placement. A good way to show the color scheme is to color one or more of the elevations.

Material Samples/Manufacturer's Brochures: Material samples (when possible), manufacturer's brochures, product literature or catalog pages.

Plot Plan: A plot plan must be included for new construction, additions, demolition, fencing and major landscaping projects. The plan must be drawn to scale, indicating property lines, existing structures and/or landscaping, their relationship to adjacent structures and any proposed changes.

Elevation drawings: Include all relevant views at the scale necessary to show building detail. The elevations should be accurately labeled with cardinal directions. The existing building should be included with as much detail as necessary to show how the old and the new relate to each other.

OWNER/APPLICANT SIGNATURE:

I hereby certify that I understand this application will not be accepted until all requested information has been supplied. I also understand that this application may require a site visit and/or public hearing by the City of Poughkeepsie Historic District and Landmarks Preservation Commission

Nicholas P. Lewis
Signature of Owner
Date: 4/24/23

OR Signature of Agent/Applicant
Date: _____

***Description of work for 16 Garfield Place / South Ave Stone and Brick Wall Repair**

The City of Poughkeepsie notified me that my retaining wall needed repair and removal of graffiti. The information below is to address the violation and repair as indicated.

1. **Repair of stone retaining wall.** Stones have fallen out of sections of the retaining wall. In order to repair the wall, you can't simply reinsert the stones. The wall has to be taken down stone by stone and reassembled. The stone wall will reuse the existing stones which are on the ground. There will be no alterations to the size or the materials of the stone wall aside from complying with weep holes for appropriate drainage.
2. **Repair of small portion of brick wall with graffiti.** Part of my retaining wall is brick and has graffiti. There is a small section where some of the bricks are damaged. The mason will repair the bricks with the same brick material. In addition, we will remove the graffiti.

Attached, please find photos of the existing brick wall together with the schematic from the engineer showing measurements. This is an in-kind repair with no alterations to measurements or materials.

16 Garfield Place / South Ave Wall

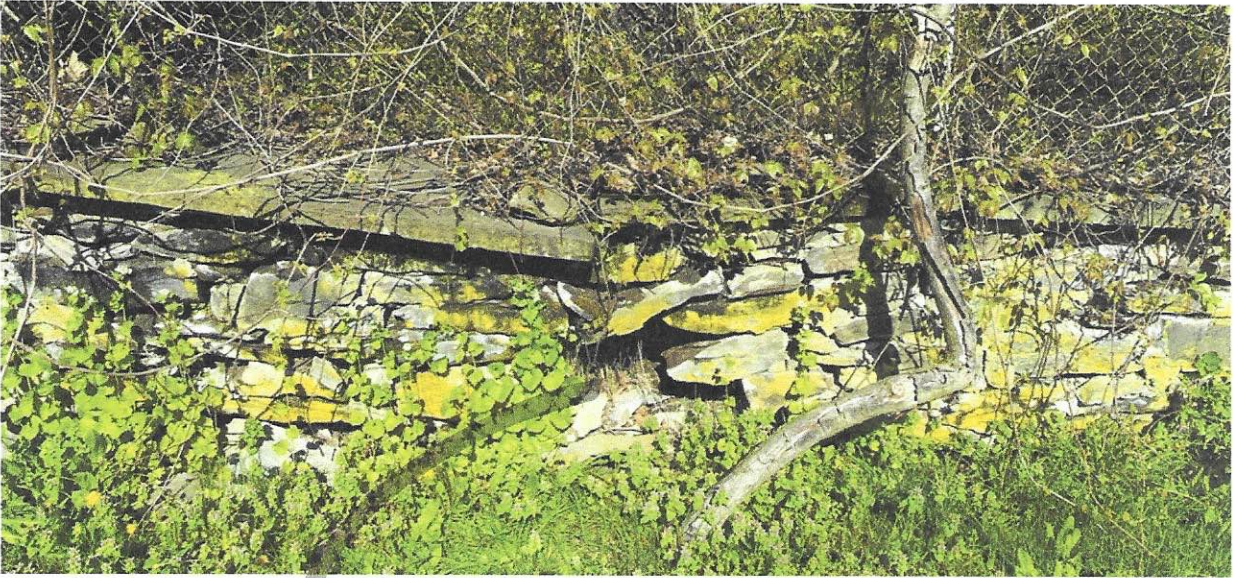
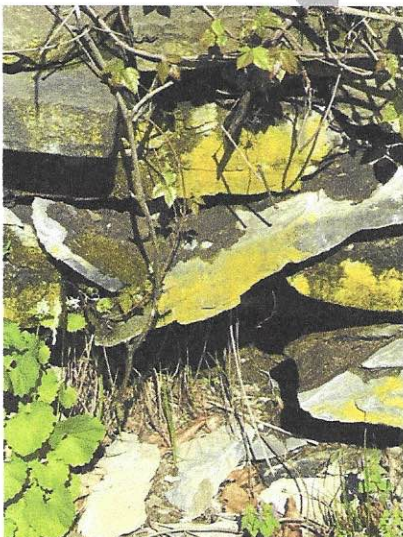
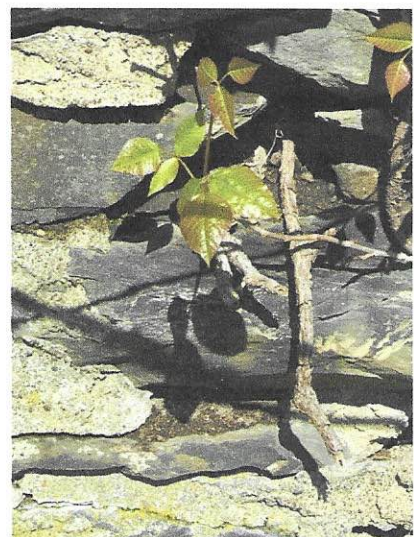


Image of wall with stones falling out.



Detail of gaps in
stone wall.

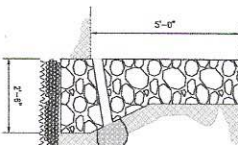


16 Garfield Place / South Ave Wall

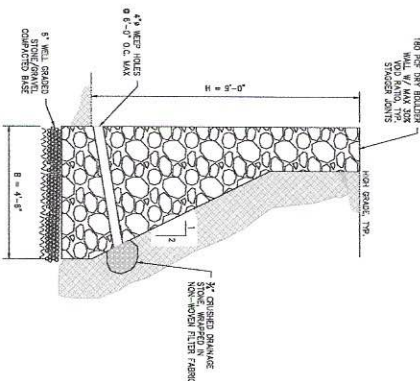
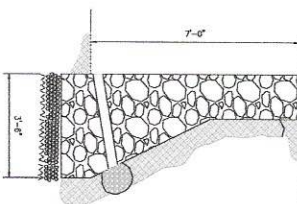


Images of brick wall showing section
with bricks missing and graffiti.

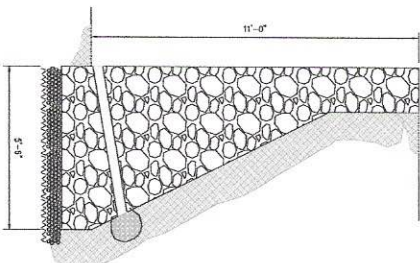
RETAINING WALL TABLE



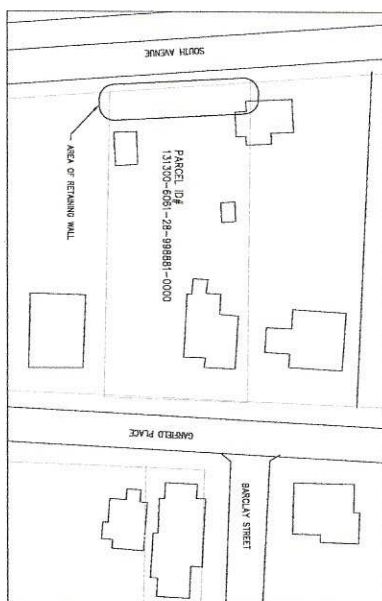
REFER TO 8'-0" WALL FOR CALLOUTS



BELOW LOW GRADE OR DEEPER AS REQUIRED
TO REACH 2,000PSF SOIL BEARING CAPACITY



REFER TO 9'-0" WALL FOR CALLOUTS



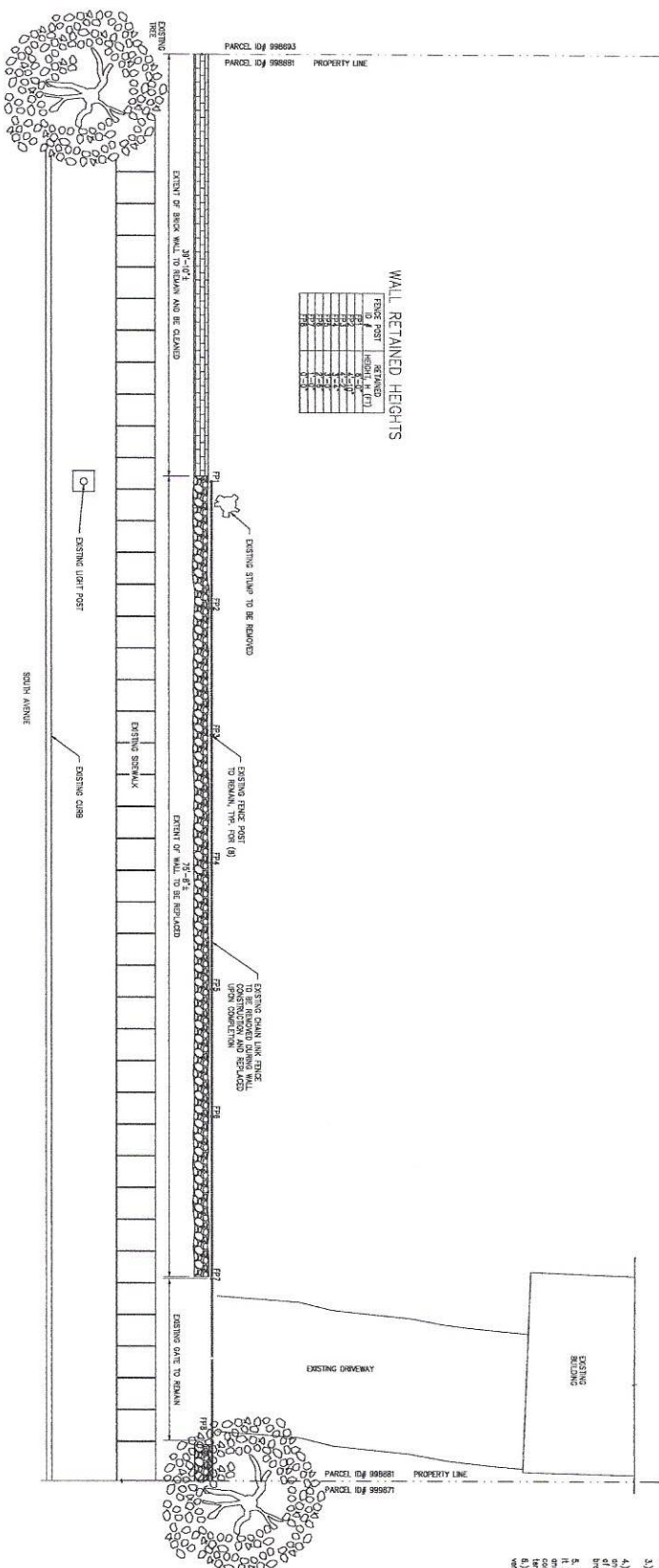
PLOT PLAN
SCALE: 1"=50'-0"

- (1) A candidate shall conform the minimum requirements of the Bidding Code as modified by the 2020 Bidding Code of New York State.
- (2) If any unusual condition or discrepancy with the drawings occurs, the contractor shall immediately notify the engineer and not proceed with the work until authorized.
- (3) Existing utilities shall be located prior to commencing any work.
- (4) The contractor shall verify all existing conditions, dimensions and data prior to the foundation and erection of any masonry. Any unusual conditions or discrepancies shall be brought to the immediate attention of the engineer.
- (5) The structure is the completed state is intended to be a permanent structure and shall be designed to meet the design loads and any construction during the course of construction shall be in accordance with the design and shall be subject to all temporary shoring as required.
- (6) Presumptive soil bearing Pressure = 2,000 psi and shall be verified by a soil engineer.

FENCE POST ID	RETAINED HEIGHT, H (FT)
P1	8.0
P2	4.10
P3	4.2
P4	1.0
P5	0.0
P6	1.0
P7	1.0
P8	0.0

WALL RETAINED HEIGHTS

PARCEL ID# 998693



RETAINING WALL PLAN

SCALE: 3/16"=1'-0"

STRUCTURAL ENGINEER		STRUCTURAL ENGINEERING	
S S		CONSULTING SERVICES, P.C.	
67 FEDERAL ROAD, BROOMFIELD, CT 06804 TEL. 203-46-9579 FAX 203-76-5879			
Job No.	2000-0000	Revised	01
1. DESCRIPTION	REPAIR AND RENOV	2. DATE	01/08/95
3. SHEET	1	4. TOTAL SHEETS	1
S&L & SONNICKS			
			
16 GARFIELD PLACE POUGHKEEPSIE, NY 12601			
RETAINING WALL, PLAIN AND SECTIONS FOR WALL ALONG SOUTH AVENUE			
Project or Drawn by	ETB	Scale	AS NOTED
CALCULATED BY	1/1/00/95	Sheet	S1



RECEIVED

APR 18 2023

**THE CITY OF POUGHKEEPSIE
NEW YORK**

BUILDING DEPARTMENT

62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

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Staff Use Only
Application #
ID #

**THE HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION**

(Type or print neatly. Illegible applications will not be accepted.)

APPLICANT INFORMATION

Project Address: 9 Garfield Place

Applicant Name: Anan Elzogheir

Applicant's Address: 1597 Route 9

City: Wappingers Falls

State/Zip: NY/12590

Email: z-anan22@hotmail.com

Phone Number(s): 914-262-9839

Property Owner (if not the applicant): 239 ALL ANGELS LLC

(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

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- ☐ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☐ Demolition
- ☐ Other: _____

WORK DESCRIPTION (Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the information

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APR 18 2023



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NEW YORK**

BUILDING DEPARTMENT

62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

Phone: (845) 451-4007 Fax: (845) 451-4006

you give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately.) Attach additional sheets as required.):

Fix rotten wood and replace it if need it, Paint all peeling paint, Fix
Porch structurers and repair, Point and paint foundation, Paint
garage siding, Clean weed and overgrown bushes and trim trees
away from the house.

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Signature of Owner

Date: 3-28-23

OR

Signature of Agent/Applicant

Date: _____

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Spindles
for the
stairs



Pressure treated
wood stairs

RECEIVED

APR 18 2023



3.5 in X 3.5 in

4.5 High

Pine
Deck
Post

RECEIVED

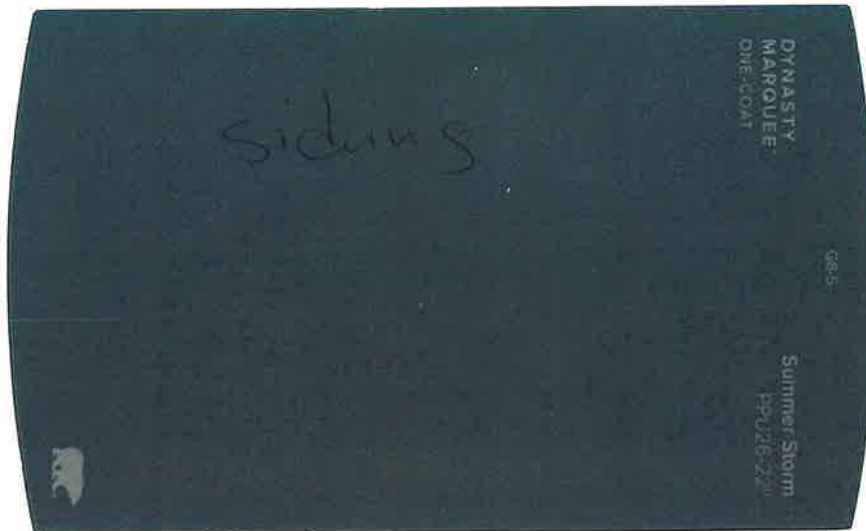
APR 18 2023



Foundation
Paint

W1-1

ULTRA PURE WHITE





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Staff Use Only
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**THE HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION**

(Type or print neatly. Illegible applications will not be accepted.)

APR 28 2023

RECEIVED

PROJECT ADDRESS: 88 Academy St.
APPLICANT NAME: NDEROLLE - CO Frank DeBellis
APPLICANT'S ADDRESS: 575 Madison Avenue Suite 1006
CITY: New York
STATE/ZIP: NY - 10022
EMAIL: fdebellis17@gmail.com
PHONE NUMBER(S): 917 359-3862

PROPERTY OWNER (IF NOT THE APPLICANT):

(If applicant is not the owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

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- ☐ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☐ Demolition
- ☐ Other: _____

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62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
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DESCRIPTION OF WORK

Repair holes in shingles on roof
Repair wood framing Around top floor windows
Paint Building - ~~some~~ ~~color~~ white, Door & Frames Black
Repair Light fixtures in Front of Entrance

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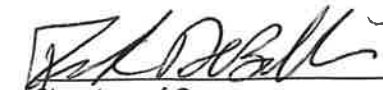
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Signature of Owner
Date: 4/27/23

OR Signature of Agent/Applicant
Date: _____

RECEIVED

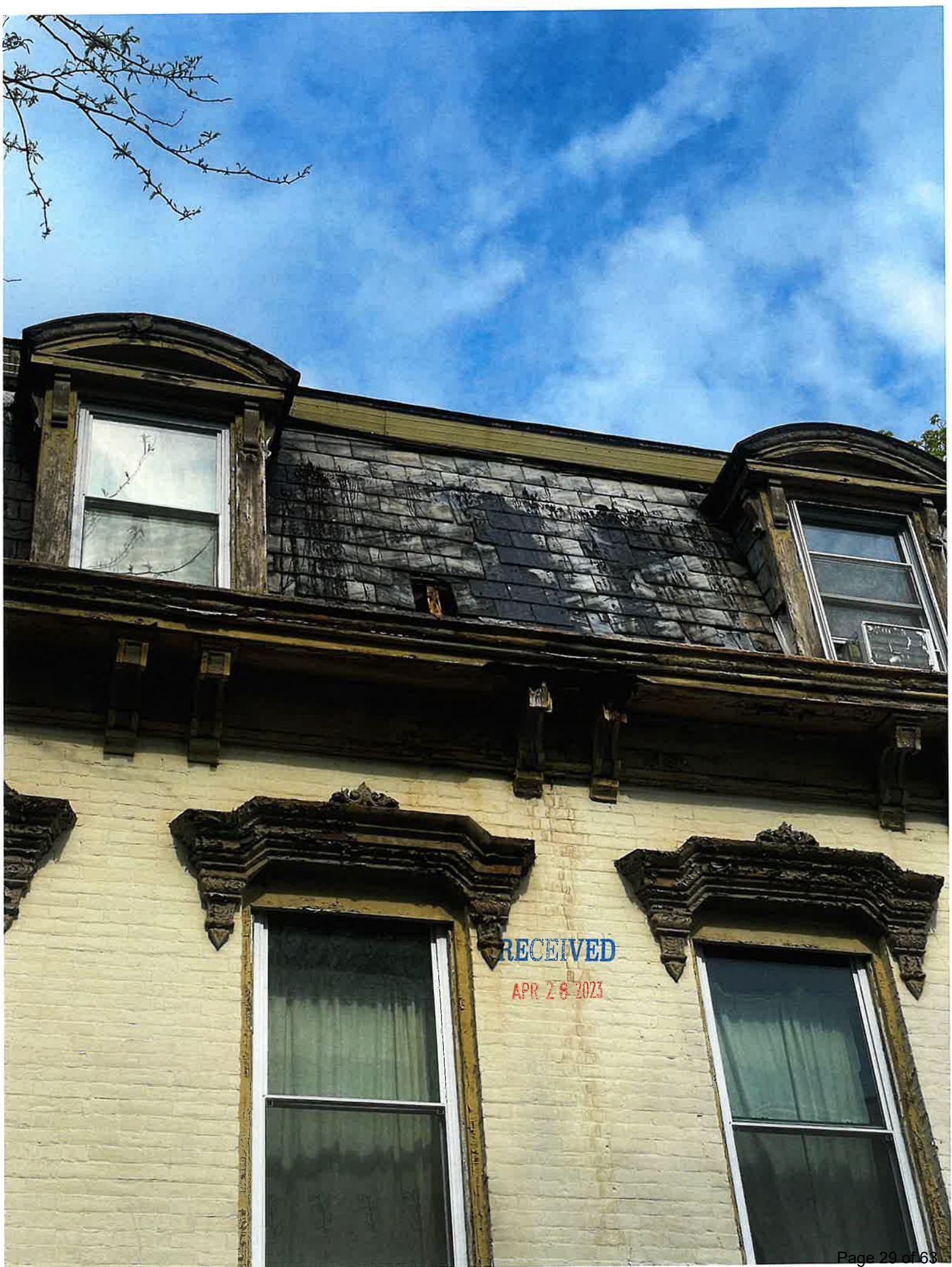
APR 28 2023



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APR 28 2023





RECEIVED

APR 28 2023



Re: 88 Academy Street

Frank DeBellis <fdebellis17@gmail.com>

Fri 4/28/2023 10:01 AM

To: Lori Garcia <LGarcia@cityofpoughkeepsie.com>

📎 1 attachments (4 MB)

NDERO AOC and Deed Academy .pdf;

Deed For
April 2023

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lori,

Attached please find Deed for Academy st and Articles of Consideration for NDERO LLC. Deed lists NDERO as new owner and AOC has me listed as 50% member. Please let me know if there is anything else needed. Thank you.

On Thu, Apr 27, 2023 at 12:38 PM Lori Garcia <LGarcia@cityofpoughkeepsie.com> wrote:
Frank,

I have entered this into the computer and added it to the agenda. I noticed that you are not listed as the owner, nor is NDERO LLC, on Dutchess Parcel Access. The website we use is run by the county but it does take some time to update if it is a new purchase.

I need a signed and dated letter on letterhead from NDERO LLC stating that you have permission to make these alterations and some sort of proof that NDERO LLC has purchased the property and is now the owner.

You can send that electronically with the rest of your application. I will print out a hard copy here of that for you.

Don't hesitate to contact me if you have any other questions.

Lori Garcia

Board Administrative Assistant
Development Department
City of Poughkeepsie

--
Frank DeBellis
917.359.3862

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APR 28 2023

88 Academy

SW 6400
Lucent Yellow

143-C1



Building extension

SW 6080
Utterly Beige

198-C3



Trim & Door



THE CITY OF POUGHKEEPSIE NEW YORK

BUILDING DEPARTMENT

62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12602

Phone: (845) 451-4263 Fax: (845) 451-4006

Staff Use Only
Application #
ID #

THE HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION APPLICATION

(Type or print neatly. Illegible applications will not be accepted.)

APPLICANT INFORMATION

Project Address: 8 Garfield Place

Applicant Name: Kyle Neiswender

Applicant's Address: 8 Garfield Place

City: Poughkeepsie

State: New York

Zip: 12601

Phone Number(s): 856-305-8480

Property Owner (if not the applicant): _____
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

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- ☒ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☐ Demolition
- ☐ Other: _____

WORK DESCRIPTION (Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the information you give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately. Attach additional sheets as necessary.

Rebuild South Yankee / Built-in Gutter
Repair/Replace Bay Window Asphalt Roof with EPDM
Patch a hole in North Soffit
Repair North West Chimney Flashing
See rider for more details "HDLPC Request - 8 Garfield Place"

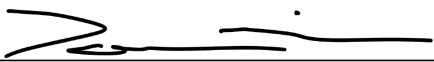
REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Please submit "hard" copies of the following attachments in triplicate):

- Recent Color Photos:** Include photos of each side of the building (and site when landscaping changes are proposed) with close-ups of the specific area(s) to be changed.
- Color chips, charts or color samples:** If your plans include paint or stain, describe the color(s) and include a sample along with information on color placement. A good way to show the color scheme is to color one or more of the elevations.
- Material Samples/Manufacturer's Brochures:** Material samples (when possible), manufacturer's brochures, product literature or catalog pages.
- Plot Plan:** A plot plan must be included for new construction, additions, demolition, fencing and major landscaping projects. The plan must be drawn to scale, indicating property lines, existing structures and/or landscaping, their relationship to adjacent structures and any proposed changes.
- Elevation drawings:** Include all relevant views at the scale necessary to show building detail. The elevations should be accurately labeled with cardinal directions. The existing building should be included with as much detail as necessary to show how the old and the new relate to each other.

IMPORTANT: PLEASE NOTE THAT A DIGITAL/ELECTRONIC COPY OF ENTIRE SUBMISSION IS ALSO REQUIRED.

OWNER/APPLICANT SIGNATURE:

I hereby certify that I understand this application will not be accepted until all requested information has been supplied. I also understand that this application may require a site visit and/or public hearing by the City of Poughkeepsie Historic District and Landmarks Preservation Commission

	OR	_____
Signature of Owner		Signature of Agent/Applicant
Date: <u>4/28/2023</u>		Date: _____









Dear HDLPC members,

We are looking to repair the southern half of our house's gutters, repair the flat roof above the bay window, patch a soffit hole, and repair the flashing on one chimney that is currently leaking. Our intention is to request for the State Historic Preservation Office (SHPO) Historic Homeownership Rehabilitation Credit alongside this application. The following is the description of the work to be done:

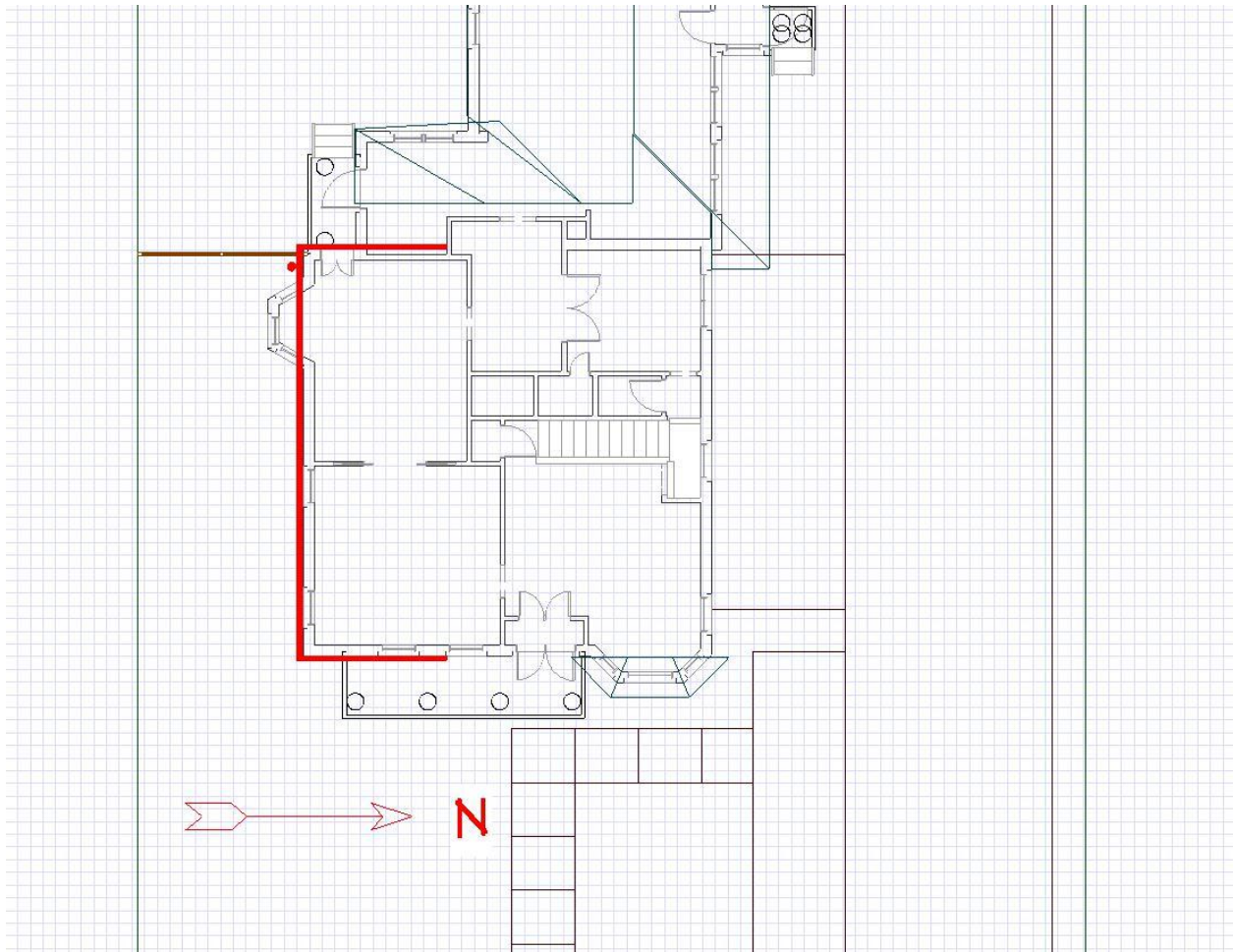
Description of Work

1. **REBUILD YANKEE / BUILT-IN GUTTERS** - The built in (yankee) gutters on the Southeastern, Southern, and Southwestern elevations are at a point of medium to heavy disrepair and failure.
 - a. Starting at the southeastern corner of the property and wrapping around the southern side and finishing at the southwestern corner, the gutters will be taken apart and rebuilt entirely. All boards will be primed on all sides before installation.
 - b. The detailed fascia boards will be salvaged as much as possible and repaired when needed to the same profile as the surviving fascia.
 - i. See reference photos and recreation of the profile attached
 - ii. Paint will be matched with current, white
 - c. The soffit boards are of simple construction but have suffered the most damage and will be replaced where needed or otherwise saved.
 - d. The corbels that have water damage will be replaced in the same profile, the remainder will be saved and re-seated. Many of the corbels on the rear of the house are 3 pieces of wood glued together and painted white to match the trim and other corbels. We'd like to construct the replacement corbels, at the worst, similarly but adding in a wood filler to smooth out the surface.
 - e. The "water trough" area of the gutter will be re-lined with EPDM. While the majority of the EPDM will be INSIDE of the gutter, it will go up the side of the mansard roof until it comes into contact with the slate shingles. Color of EPDM will be black unless otherwise stated by the installer.
 - f. The downspout located halfway between the front and the back (which was added some time between 2012-2022) will be removed. The new location, noted on the overhead drawing, will be "behind" the bay window if standing from the street. It will extend out a few feet from the house to drain into the yard. There is currently a non-functional downspout at this location that will be replaced with a 4" downspout that will be the main downspout for this gutter.
2. **REPLACE ASPHALT BAY ROOF WITH EPDM** - The roofing on top of the south bay window has reached its end of life and has caused water to enter the house in the master bed on the 2nd floor. While the gutter folks are there, they suggested replacing this with EPDM as well.
3. **SOFFIT HOLE PATCH** - The North Elevation soffit has a sizable hole due to animals attempting to get in. For now, we're looking to patch it with a piece of wood, painted to match the surrounding soffit until the gutters on the side of the building can be replaced.

4. **CHIMNEY FLASHING REPAIR** - The Northwestern “rear-right” chimney flashing has begun to fail and is leaking into the home. To repair, a “cricket” style chimney flashing has been suggested as it will prevent water from sitting at the chimney base. The roof at this section is asphalt and will be replaced with shingles that come close to matching. The chimney is located in the rear of the house in consideration of the street.

Site plan / Elevation

Red lines indicate WHERE the gutters are
Red DOT is location of NEW downspout



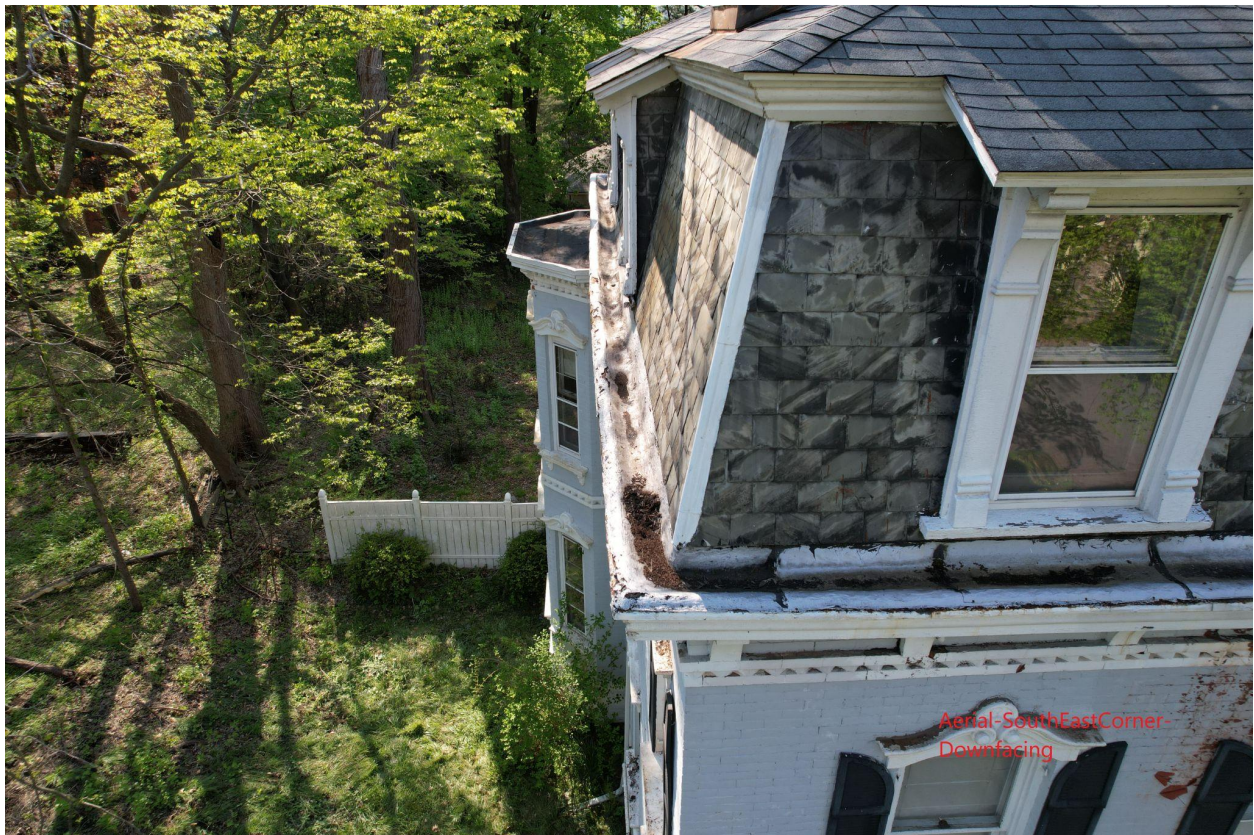


^ Gutter in the middle will be moved left to align with an existing gutter location but larger

Gutter replacement - Extent of Damage









SouthElevation-
FacingNorthWest-
SoffitDamage-2



SouthElevation-
FacingNorthWest-SoffitDamage



SouthElevation-
FacingNorthWest-Below-2



SouthElevation-
FacingNorthWest-Below-3





SouthElevation-
FacingNorth-Bay-1



SouthElevation-FacingNorth-
SouthWestCorbel-Soffit



WestElevation-
FacingNorth-1



WestElevation-
FacingNorth-Gutter-2

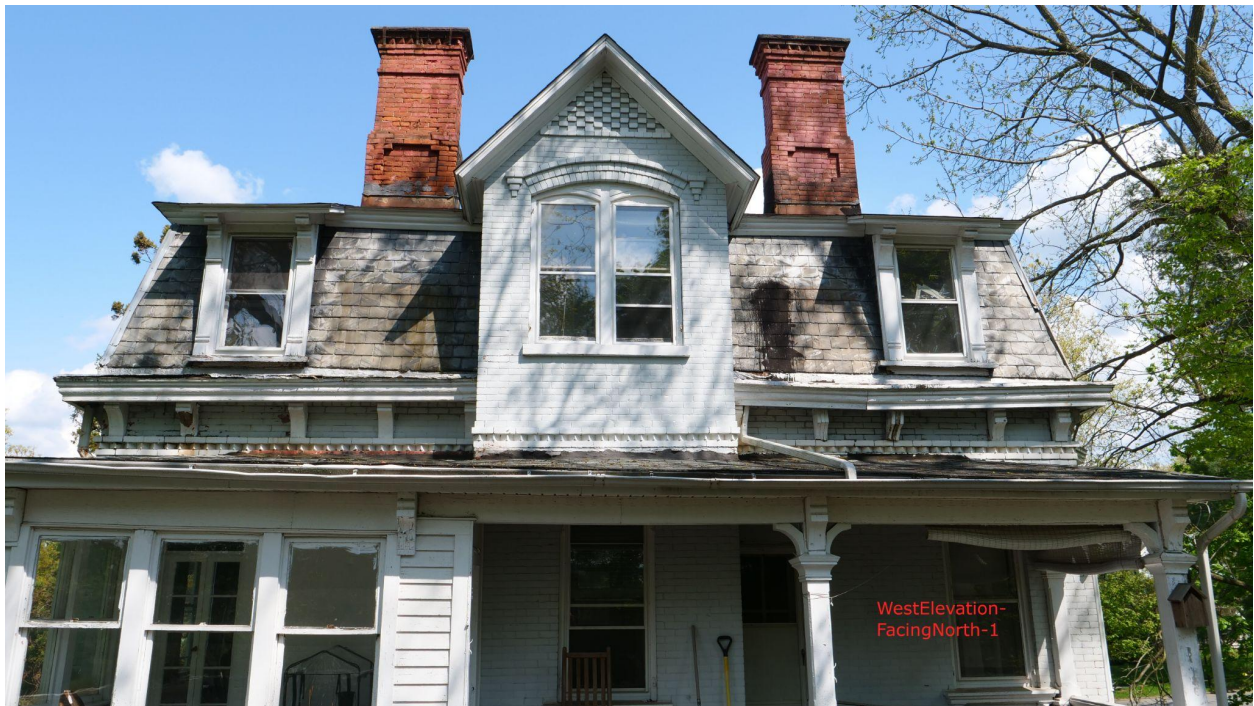
Asphalt Roof > EPDM - Bay Window



Soffit Hole Patch



Chimney Flashing Repair



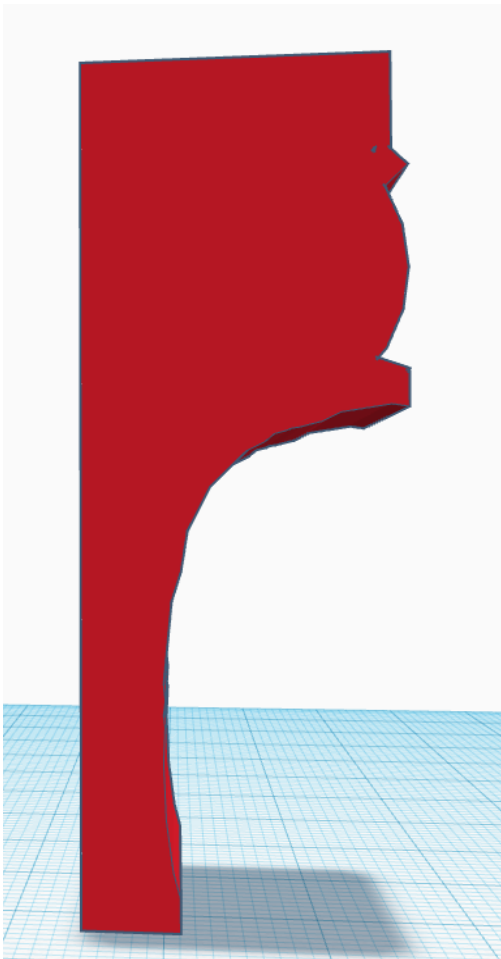
Example Cricket Flashing



Additional Photos

Continued below

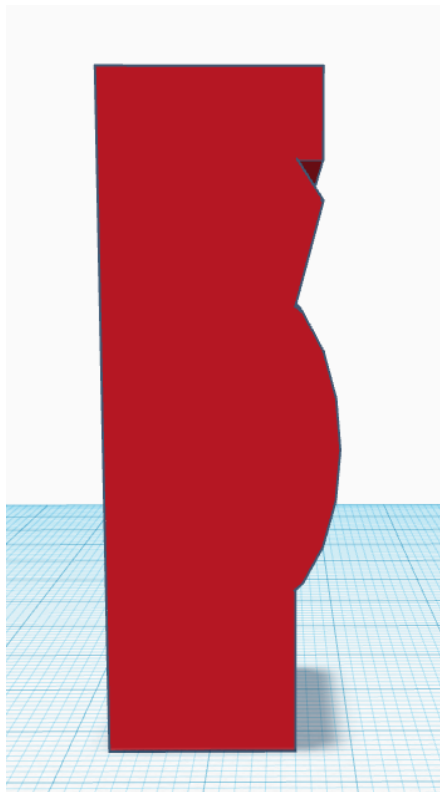
Corbel profile



Fascia profile



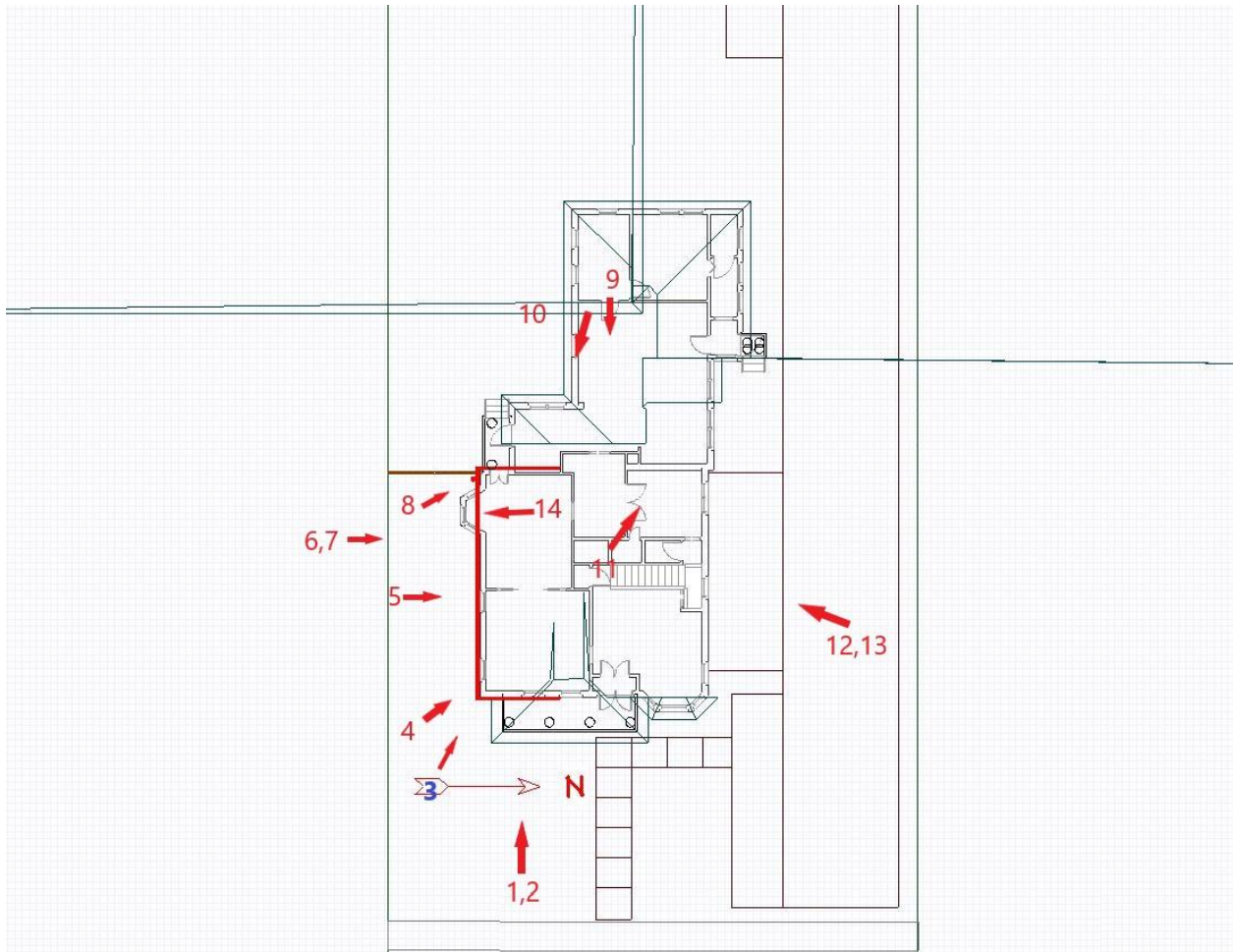
Aerial South Elevation-
Facing North - Fascia Profile



EPDM Gutter example



8 Garfield Place Site Plan Photo Key



8 Garfield Place Photo List

1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



11.



WestElevation-FacingWest-
ChimneyFlashing

12.



NorthElevation-
FacingSouthWest-Patch-2

13.



14.

