



**CITY OF BEACON, NEW YORK
VIRTUAL MEETING**

Mayor Lee Kyriacou
Councilmember Amber J. Grant, At Large
Councilmember George Mansfield, At Large
Councilmember Terry Nelson, Ward 1
Councilmember Air Rhodes, Ward 2
Councilmember Jodi M. McCredo, Ward 3
Councilmember Dan Aymar-Blair, Ward 4
City Administrator Chris White

**June 7, 2021
7:00 PM
City Council Agenda**

Call to Order

Pledge of Allegiance

Roll Call

Public Comment:

[Notice of Change in Meeting Location June 7, 2021](#)

Public Hearings:

1. [Public Hearing to Receive Comment on Proposed Historic Property Nominations Pursuant to the Historic District Landmark Overlay \(HDLO\) Zone](#)

Reports: Mayor, City Council, and City Administrator

1. [Mayoral Proclamation Declaring June Lesbian, Gay, Bisexual, Transgender, and Queer + Pride Month](#)

Local Laws and Resolutions:

1. [Resolution Approving the Appointment of Eleanor Peck to the Conservation Advisory Committee](#)
2. [Resolution Authorizing the City Administrator to Sign a Contract with Faye Leone to Serve as the City of Beacon Climate Smart Coordinator](#)
3. [Resolution Approving the Appointment of Pastor Daniel Blackburn to the Commission on Human Rights](#)

Approval of Minutes

[City Council Meeting Minutes May 17, 2021](#)

2nd Opportunity for Public Comments:

Executive Session

Personnel

Adjournment:

City of Beacon City Council Agenda
06/07/2021

Title:

Notice of Change in Meeting Location June 7, 2021

ATTACHMENTS

[Notice of Change in Meeting Location June 7, 2021](#)



NOTICE OF CHANGE IN PUBLIC MEETING LOCATION

PLEASE TAKE NOTICE, that effective immediately and based upon notices and health advisories issued by Federal, State and Local officials related to the COVID-19 virus, the City Council will not hold in-person meetings. Until further notice, all future City Council meetings (including public hearings) will be held via videoconferencing, as permitted by the NYS Open Meetings Law. Due to public health and safety concerns, the public will not be permitted to attend at the remote locations where the City Council members will be situated. The public, however, will be able to fully observe the videoconference meeting and comment during regular City Council meetings (i.e for public hearings and during designated public comment periods) at

<https://us02web.zoom.us/j/89653019871?pwd=elM1RkRCRTVEeVBHL1dYQ0lzWGU4Zz09>

Webinar ID: 896 5301 9871 Passcode: 084578. To the extent internet access is not available, the public can attend and comment via telephone by dialing + 1 929 205 6099 and entering the Webinar ID: 896 5301 9871 Passcode: 084578. The City Council's agenda is available online in advance of meetings at <https://www.beaconny.gov/index.php/agendas-minutes/>. The public can email written comments or questions for regular City Council Meetings by 5pm on the day of the meeting addressed to cityofbeacon@beaconny.gov. Any member of the public who has questions should contact the City Administrator in advance of the meeting at 845 838 5010 or cwhite@beaconny.gov.

PLEASE TAKE FURTHER NOTICE, that any Executive Session of the Council will be initiated with the Council first convening on the public videoconferencing site, and then adopting a motion to go into Executive Session.

PLEASE TAKE FURTHER NOTICE, that the City Council Meeting of June 7, 7:00 pm can be accessed live at <https://www.youtube.com/channel/UCvPpigGwZDeR7WYmw-SuDxg>

City of Beacon City Council Agenda

06/07/2021

Title:

Public Hearing to Receive Comment on Proposed Historic Property Nominations Pursuant to the Historic District Landmark Overlay (HDLO) Zone

ATTACHMENTS

Memorandum from the City Attorney's Office Regarding HDLO Process

HDLO Nominations Presentation by City Planner John Clarke

HDLO Nomination Forms

Sample Letter to Owner of Property Nominated for Historic Designation

City of Beacon City Code Chapter 134 Historic Preservation

City of Beacon City Code Chapter 223-24.7 Uses Permitted by Special Permit in the HDLO

Letter from Owner of Property Nominated for Historic Designation_246 Main Street

Letter from Owner of Property Nominated for Historic Designation_4 Cross Street

Letter from Owner of Property Nominated for Historic Designation_250 Main Street

Letter from Owner of Property Nominated for Historic Designation_1154 North Avenue

Letter from Property Owner of Property Nominated for Historic Designation_257-267 Main Street

MEMORANDUM

TO: Mayor Kyriacou and Members of the City Council
of the City of Beacon

FROM: Keane & Beane, P.C.

RE: Historic Landmark Designation

DATE: June 3, 2021

On November 16, 2020, the City Council adopted Local Law No. 11 of 2020 to amend Chapter 134 and Chapter 223, Sections 24.7, 41.18.G(3), and 41.18.J(15) of the Code of the City of Beacon concerning historic preservation (the “Local Law”). The City Council spent many months discussing and amending the proposed Local Law. Discussions concerning revisions to Chapter 134 began in the fall of 2019. The Local Law was discussed at multiple workshop meetings throughout 2019 and 2020. On September 21, 2020, the City Council opened the public hearing on the proposed Local Law and continued said public hearing to October 19, 2020. The Local Law was adopted thereafter on November 16, 2020.

At the April 12, 2021 workshop meeting, the City Council discussed the proposed historic designation of eighteen (18) parcels located in the Central Main Street (“CMS”) District. The City Council reviewed and discussed the Historic Resource Inventory Form for each property. On May 3, 2021, the City Council adopted a resolution setting a public hearing on June 7, 2021 to receive comments on the proposed historic designation of the eighteen (18) parcels.

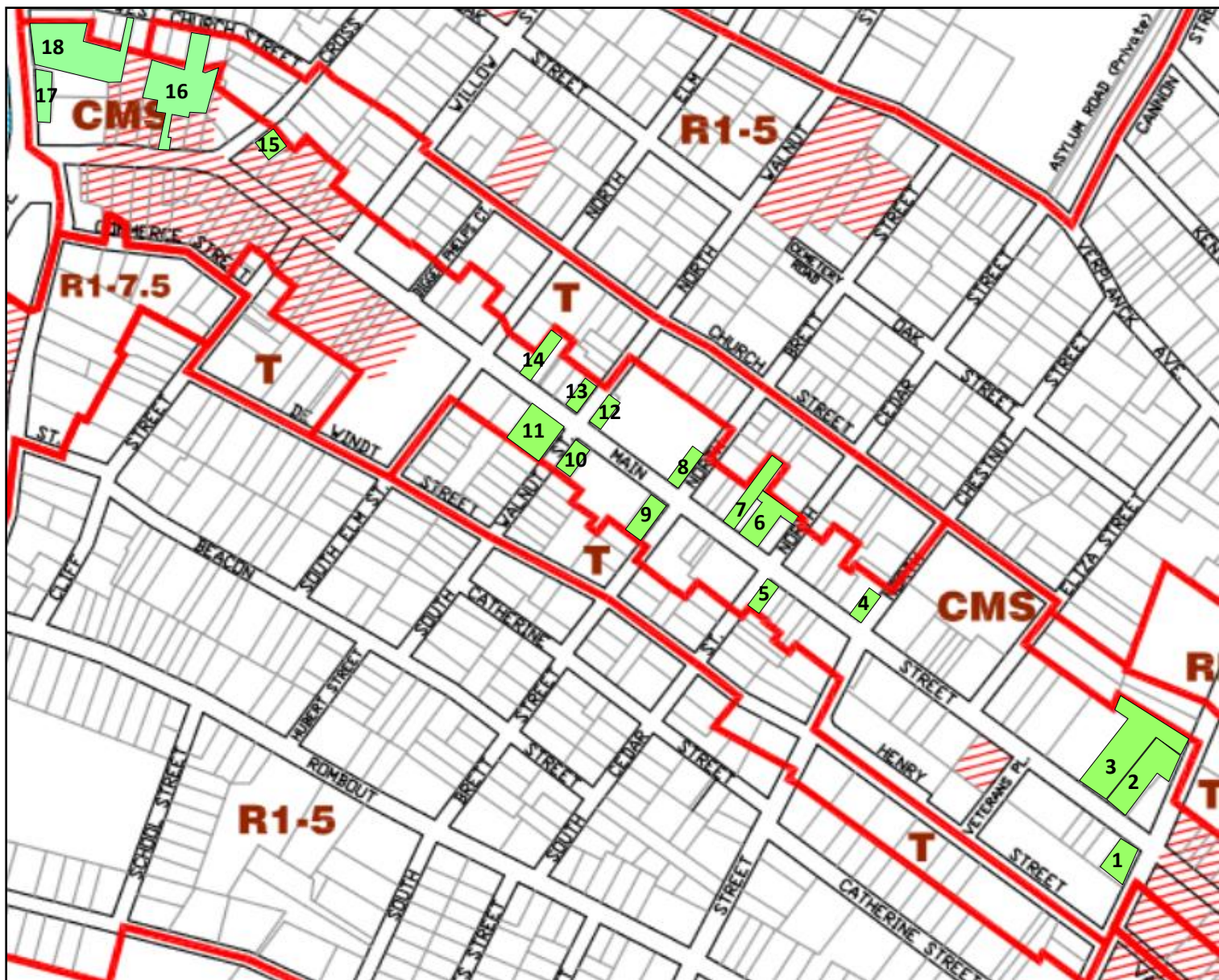
Notice of the proposed designation was sent by certified mail to the owners of each property proposed for designation in compliance with the Local Law. A copy of the Historic Resource Inventory form describing the property was attached to each notice. Notice of the public hearing was published in the Poughkeepsie Journal on May 8, 2021 as required under Section 134-4.D.

In determining whether to designate a new historic property, the City Council must consider whether such proposed historic property meets one or more of the following criteria:

- (1) Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship;
- (2) Has special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the community;
- (3) Is eligible for inclusion on the State or National Registers of Historic Places.

Please note, the City Council is required to make a decision within 60 days of the conclusion of the hearing. A super majority vote of five (5) Council members is necessary to designate a new historic landmark if the property owner objects to such designation.

-  Existing Historic District and
Landmark Overlay (HDLO) Zone
7



Color Code:



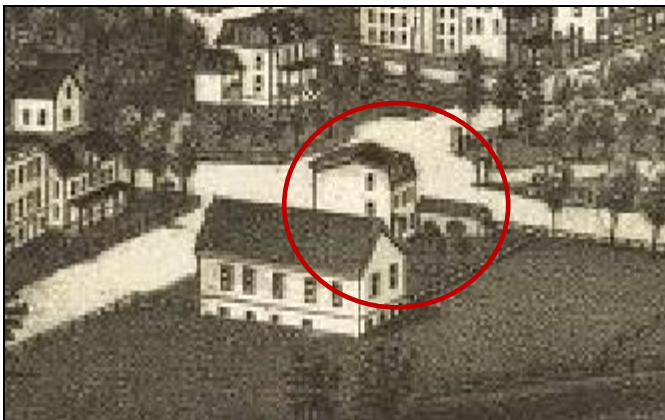
Existing Historic District and Landmark Overlay (HDLO) Zone



Main Street area buildings proposed for addition to the HDLO.

403 Main Street

- 2 ½-story brick building
- Mansard roof with dormers
- Arched façade lintels
- Cornices with dentils
- Some replacement windows
- Recent addition west side
- First shown on 1886 birds-eye view of Matteawan and 1889 Sanborn Map, listed as a saloon.



1886

1.



Front View



Rear View

378-382 Main Street

2.

- 3-story brick building
- Broad bracketed cornice
- Arched brick lintels
- Newer but compatible storefronts
- 1884 Sanborn Map first shows this building, listed as W. H. Jackson Carriage and Sleigh Manufacturer. By 1927, it was the H. D. Jackson Carriage and Auto Works.



Front View



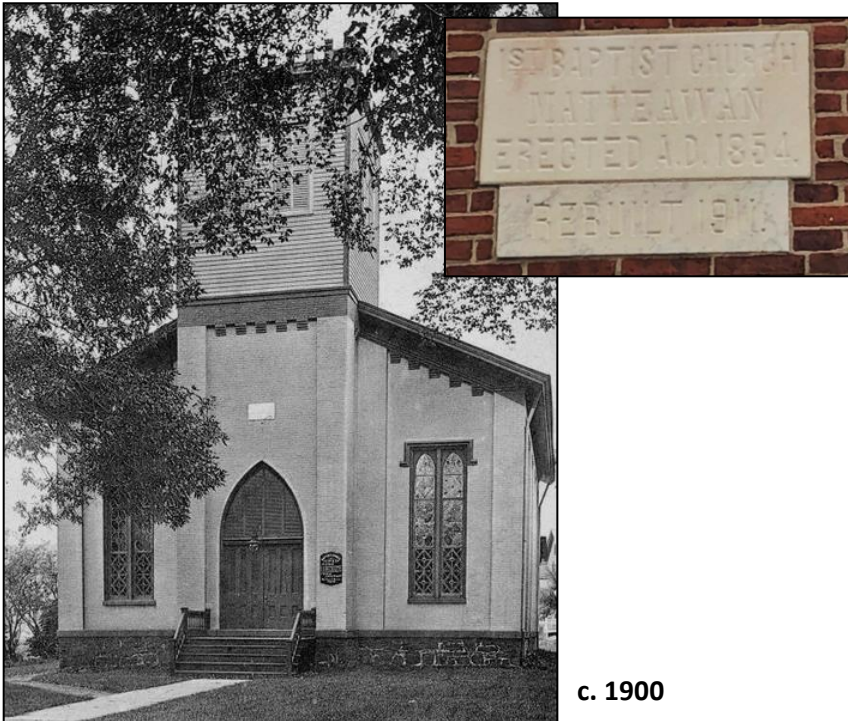
Late 1800s



Rear View

372 Main Street

- Brick church with tower
- 1st Baptist Church of Matteawan
- Replacement windows
- Rear section added 1961
- Constructed in 1854 with wood front belfry. Rebuilt 1911 with brick bell tower and 1-story contributing rear section.



c. 1900

3.



Front View and East Side



Front View and West Side

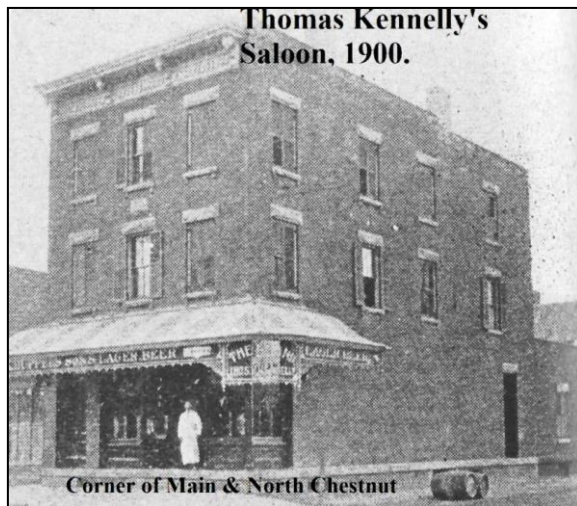
314 Main Street

- 3-story brick building
- Broad bracketed cornice
- Original storefront cornice
- Stone lintels and sills
- Storefront modified, but compatible
- Replacement windows
- East side modern mural and fire escape
- 1889 construction date on facade
- 1896 Sanborn Map labels building as a saloon and "The Plaza"

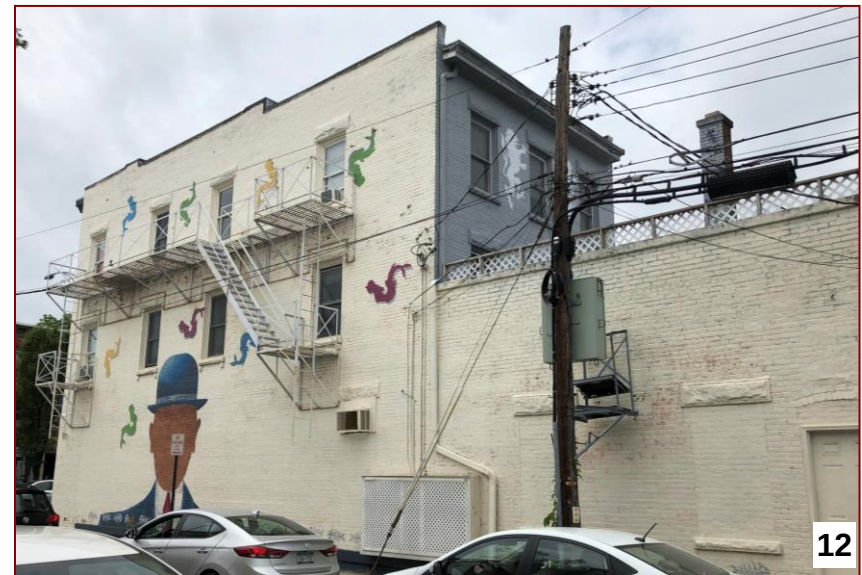
4.



Front View



c. 1960

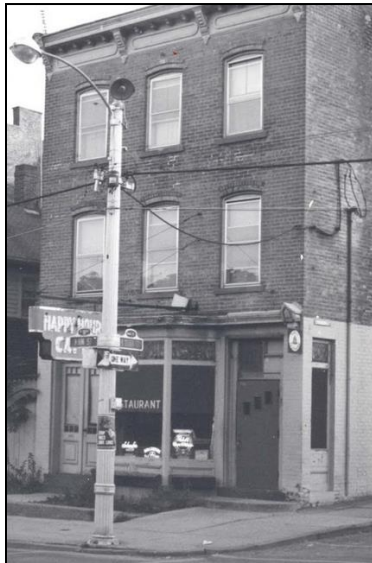


East Side View

315 Main Street

5.

- 3- to 4-story painted brick building
- Elaborate cornice
- Arched lintels
- Side bay windows
- Storefront modified, but compatible
- Replacement window sashes
- Three west side fire escapes
- Front section on 1884 Sanborn Map, listed as a gunsmith
- Rear section on 1912 map with 4-story middle section added by 1919.



c. 1960



Front View



Rear View

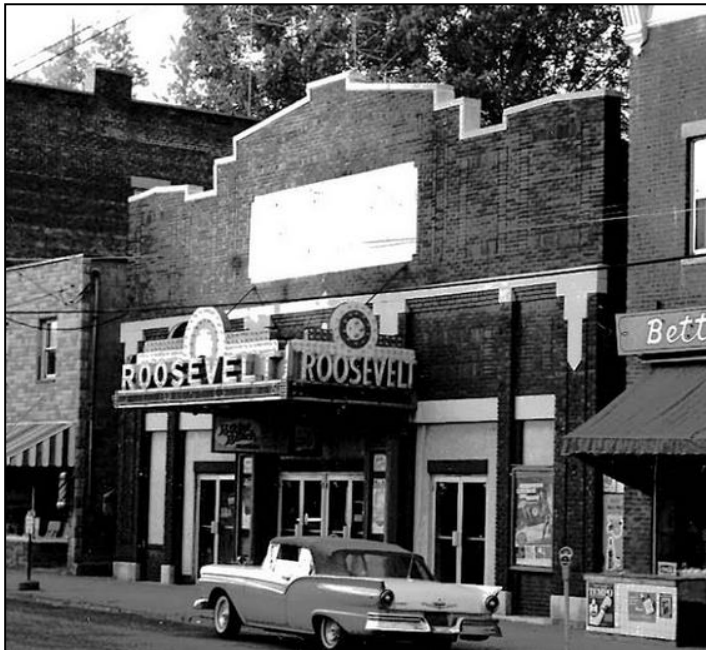
288 Main Street

6.

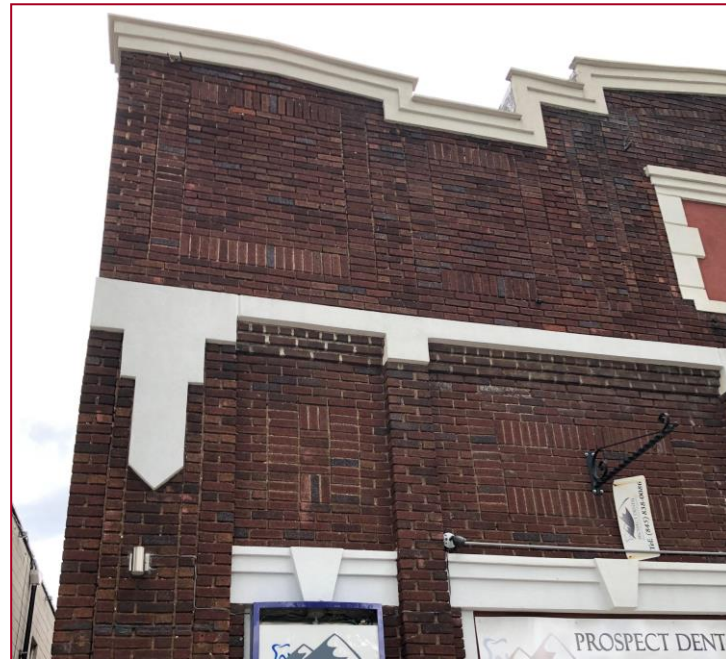
- Former Roosevelt Theater
- 1½-story brick building
- Shaped parapet roof line
- 1930s Art Deco elements
- Non-historic front windows
- Building on 1919 Sanborn Map, listed as a garage
- Converted to movie house in 1934 with taller rear addition



Front View



1964



Close-up of
brick work

14

284 Main Street

7.

- 3-story painted brick building
- Broad cornice with dentils
- Stone lintels and sills on front side
- Recessed window well on east side
- Non-historic storefront level
- Replacement window sashes
- Front and rear fire escapes
- Building first shown on 1919 Sanborn Map, listed as dwellings



1964



Front View



Rear View

274 Main Street

8.

- 3-story brick building
- Bracketed and arching cornice
- Stone lintels and sills
- Non-historic storefront and overhang
- Replacement window sashes
- Original side bay windows resurfaced with modern materials
- East side fire escape
- Modern 1-story, block addition
- First shown on 1896 Sanborn Map, listed as liquor store



Front View



Rear View

291 Main Street

9.

- Hudson River Telephone Co. Building
- 2-story brick building with stone base
- Broad cornice with modillions and dentils
- Façade pilasters with capitals on front side
- Brick lintels with large stone central keys
- Unusual multi-color brick pattern
- One matching window added on east side
- Telephone Building opened October 1907



Front View



1907



Rear View

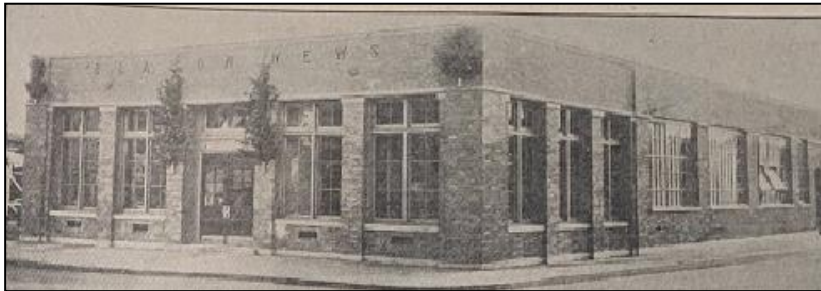
269 Main Street

10.

- 1-story brick building
- 5 bays divided by brick pilasters with metal medallions above
- Original windows with industrial-type windows on rear section
- Newer front metal door
- Added window awnings
- Building opened on January 21, 1929 for The Beacon News with printing presses located in the rear section



Front View



1929



Rear View

257 Main Street

11.

- 2-story painted brick building with 3 sections divided by pilasters
- Projecting corbeled brick cornice
- Arching brick lintels with stone sills
- Central storefront modernized, but others retain original character
- Modern garage in far side of rear parking lot
- Building first shown on 1896 Sanborn Map with multiple businesses, including a barber, grocery, and candy store



Front View



Rear View

250 Main Street

12.

- 3-story brick building
- Bracketed cornice with modillions
- Arched brick lintels and stone sills
- Storefront surrounds look original, but window and door are modern
- Replacement window sashes
- Bricked-up side windows and modern garage to rear
- Building first shown on 1912 Sanborn Map with 3-level rear porch, labeled haberdasher
- Rear 1-story addition after 1927



Front View



20

Rear View

246 Main Street

13.

- 3-story brick building
- Elaborate cornice
- Arched brick lintels and stone sills
- Historically compatible storefronts
- Possible replacement window sashes
- Modern rounded awnings and rear fire escape
- Building first shown on 1889 Sanborn Map with candy manufacturer on west side and saloon on east side; 1919 listed as Bennett Hotel
- 1-story rear section added by 1919



Front View



c. 1915



Rear View

232 Main Street

14.

- 3-story brick building
- Wide cornice with regular brackets
- Stone lintels and sills
- Patterned brickwork around windows
- 2 over 2 window sashes
- Historic-quality storefront
- Building first appears on the 1896 Sanborn Map, listed as a grocery store



Front View



Storefront+
Details 22

172 Main Street (facing Cross Street) 15.

- 2½-story brick building
- Arched brick lintels and stone sills
- Stone course along lower front and stone steps
- Recessed front doorway with wood panels
- Two bricked-in windows on side
- Replacement windows
- Modern hand railing at front steps
- Current building shows up between 1912 and 1919 Sanborn Maps



Front View



152 Main Street (middle of block) 16.

- 2-story painted brick buildings
- L-shaped, utilitarian former factory
- Some bricked-up openings
- Newer windows, trim, and doors
- Modern 1-story garage on east side
- Eastern wing dates back to 1884, listed on Sanborn Map as a flour and feed warehouse.
- Western wing built by 1912 as a livery and by 1927 was a warehouse
- In 1947 building a leather coat factory



Front View



1930s



Rear View

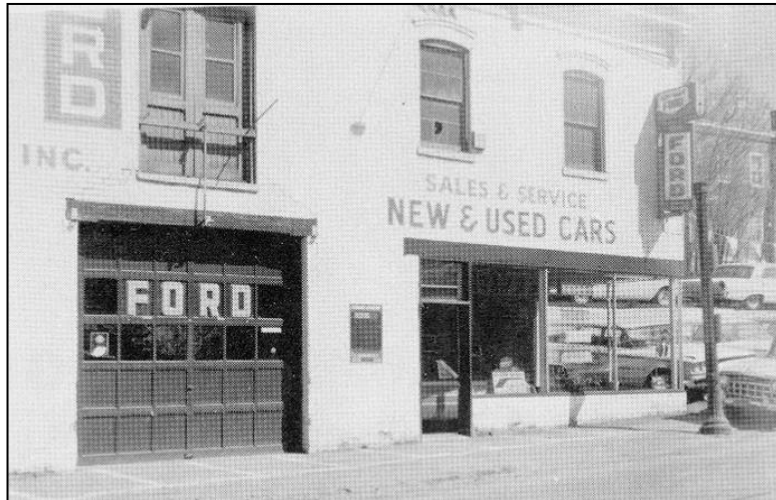
1154 North Avenue

17.

- 2-story brick commercial garage
- Wide cornice with brackets
- Arched brick lintels and stone sills
- Faded painted signs on side walls
- New garage door
- Closed southwest storefront
- Replacement windows
- Listed on 1884 Sanborn Map as part of corner hotel building
- North Avenue Garage by 1912 and later Hoffman Motors



Front View



1963



25
South Side View

1158 North Avenue

18.

- 2-story brick commercial building
- Parapet wall with central pediment
- 4 first-level brick pilasters
- Brick window lintels and stone sills
- Some replacement window sashes
- Built before 1919 as showroom for North Avenue Garage



Front View from North



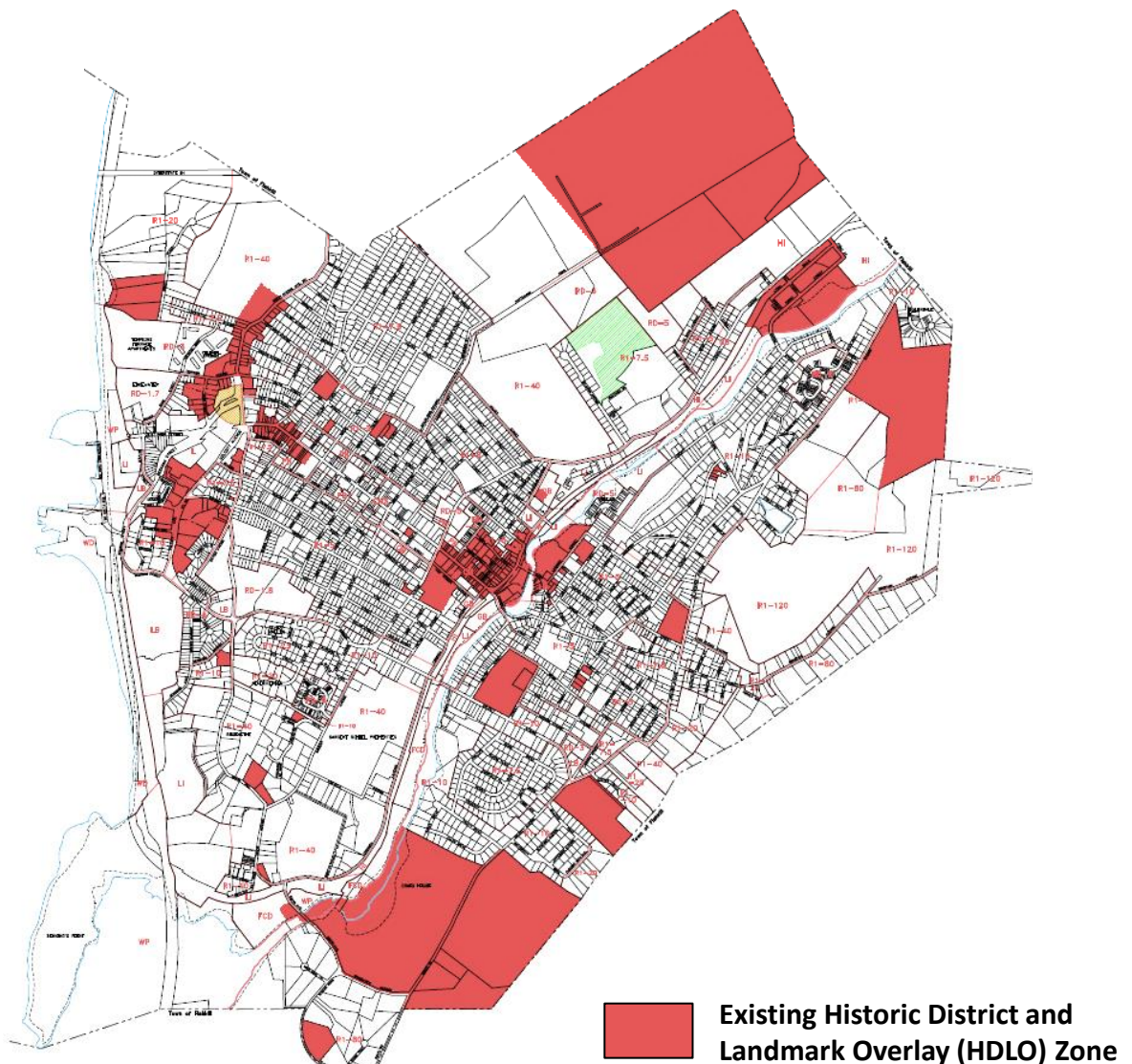
1930s

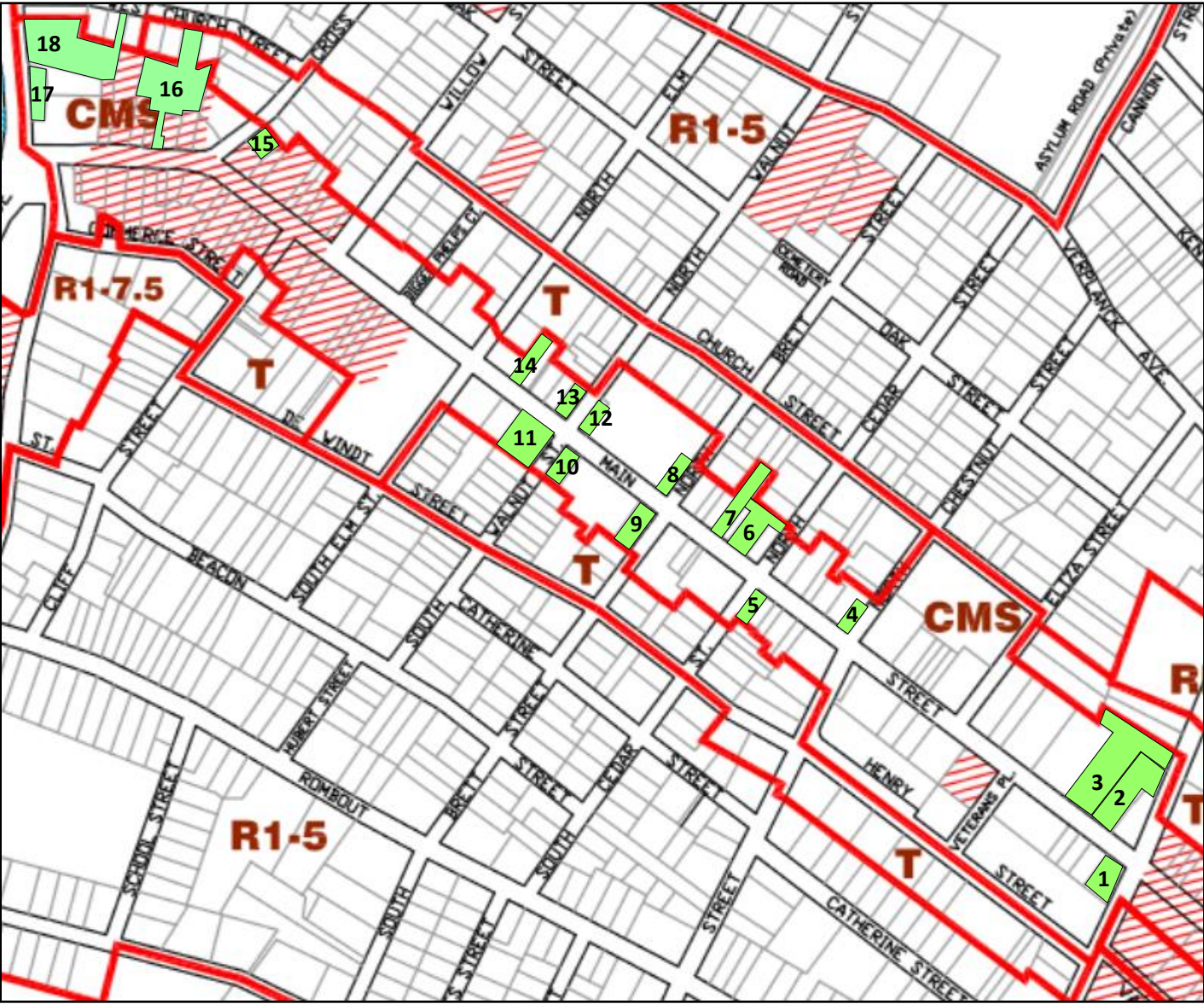


Front View from South

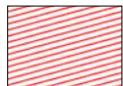
Historic District and Landmark Overlay Zone

- 18 buildings proposed for nomination;
- Includes properties in the Central Main Street district;
- Proposed nominations are subject to the criteria in the Historic Preservation Chapter, 134-4 B, Designation of landmarks or historic districts.





Color Code:



Existing Historic District and Landmark Overlay (HDLO) Zone



Main Street area buildings proposed for addition to the HDLO.



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 403 Main Street **1**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Erik Allgauer and Patrick Malouf Address 403 Main Street, Beacon, NY 12508
Original use Commercial Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known c. 1880-1885

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☒ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map
North



1886

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the south side of Main Street on a 0.13-acre lot. It is a 2½ -story, 3-bay brick building with a slate mansard roof on the front and rear elevations, two end-wall brick chimneys, and a stone building sill course. The top-story dormers have rounded hoods.

The second-floor cornices, front and rear, are simple in form, but the storefront cornice has regularly spaced modillions. The storefront features a central 48-pane window. The commercial door has side lights and the transom covered over by an air conditioner. The door to the upper floors has an original transom window.

The windows have large arched stone lintels and stone sills on the Main Street side with primarily straight stone lintels and sills on the other elevations. The window sashes appear to be a combination of original and modern replacements. There is also an original small rear porch with scroll-cut corner brackets. A modern, non-contributing, one-story brick addition has been attached to the east side.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

A 2½-story building with the current configuration is shown on the 1886 Burleigh bird's-eye view of Matteawan. The building with a "Fr. Rf." (French Roof?) also appears at this location on the 1889 Sanborn map, listed as a saloon. In the 1904 version the saloon is labeled as a 3-story structure with a mansard roof.

The building retains its original character. This commercial storefront structure is one of the more intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

1



403 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 378-382 Main Street **2**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Dutchess Point II LLC Address P.O. Box 229, Beacon, NY 12508
Original use Manufacturing Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known c. 1880

DESCRIPTION

Materials -- please check those materials that are visible

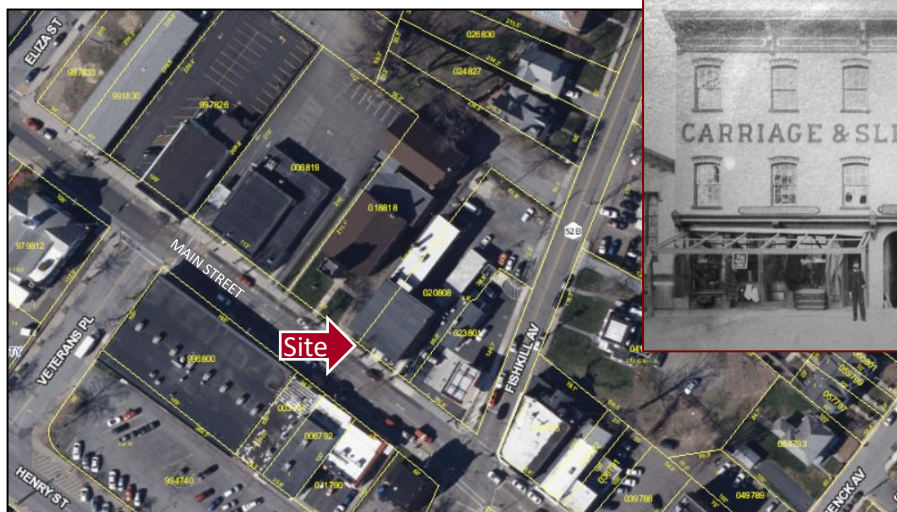
Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North



Late 1800s

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the north side of Main Street on a 0.348-acre lot. It is a 3-story, 7-bay brick building with a flat roof and two brick chimneys. There are two original rear brick sections, a one-story and two-story wing, with modern cornices. Only the Main Street façade is painted.

The front overhanging cornice has six regularly spaced brackets and a frieze board with a rounded raised panel pattern in between the brackets. The storefront has a contributing secondary cornice with large decorative brackets. The eastern and western storefronts have been replaced, but are historically compatible.

The 2 over 2 windows have raised arching brick lintels and stone sills, although the 19th century photo shows a 6 over 6 pane pattern. The west side has a steel fire escape. The building is set back from the sidewalk with a café patio framed by a steel picket fence.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

Smaller buildings appear at this location on the 1867 and 1876 Atlas maps, labeled as the Matteawan Carriage Factory. By 1884, the Sanborn map shows the current frontage 3-story building with rear wings, identified as the W. H. Jackson Carriage and Sleigh Manufacturer. In 1912 the building complex is listed as the H. D. Jackson Carriage Works and in 1927 as the H. D. Jackson Carriage and Auto Works.

The building retains most of its original character. This commercial structure is one of the more intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

2



378-382 Main Street

Front View



Rear View



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(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) 1st Baptist Church of Matteawan
Address or Street Location 372 Main Street **3**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner The Salvation Army Address 120-130 W. 14th Street, New York, NY 10011
Original use Religious Structure Current use Charity Institution
Architect/Builder, if known _____ Date of construction, if known 1854

DESCRIPTION

Materials -- please check those materials that are visible

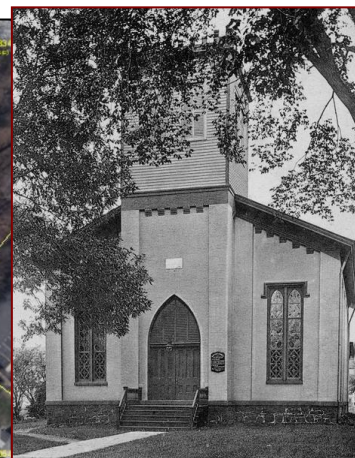
Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood	
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block	
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____	
Roof:	☐ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal	☐ slate
Foundation:	☒ stone	☒ brick	☐ poured concrete	☐ concrete block	

Other materials and their location: _____

Alterations, if known: Bell tower rebuilt and one-story rear addition Date: 1911

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North



c. 1900

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The brick church is located on the north side of Main Street set back from the street on a 0.6-acre lot. The main section has square brick corbelling under the eaves, and the square bell tower up front has Gothic Revival details, such as pointed arches and a crenellated top. There are stone courses along the top of the foundation and dividing the tower into three levels.

The construction dates are carved into a central stone above the double front doors, which have multi-pane transom windows. The windows are set in recessed brick panels with stone lintels and sills. The windows facing the street and on the tower have stone drip-molds over the top. The window sashes are more modern replacements.

The newer brick building to the rear is a two-story, fairly plain but compatible structure with a gable roof and a tall brick chimney on the southern corner.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

This early Matteawan church was constructed in 1854 with a framed front belfry. It was rebuilt in 1911 with the current contributing brick bell tower and a one-story rear addition. According to the 1979 Historic Survey form, the two-story brick building to the back of the lot was added in 1961.

The building retains its original character. This religious structure is one of the more intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

3



372 Main Street Front View and East Side

Front View and West Side



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 314 Main Street **4**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Sunshine Boy LLC. Address 4 Nicoll Street, Newburgh, NY 12550
Original use Commercial Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known 1889

DESCRIPTION

Materials -- please check those materials that are visible

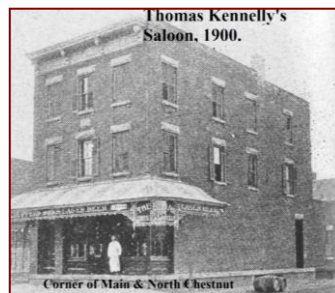
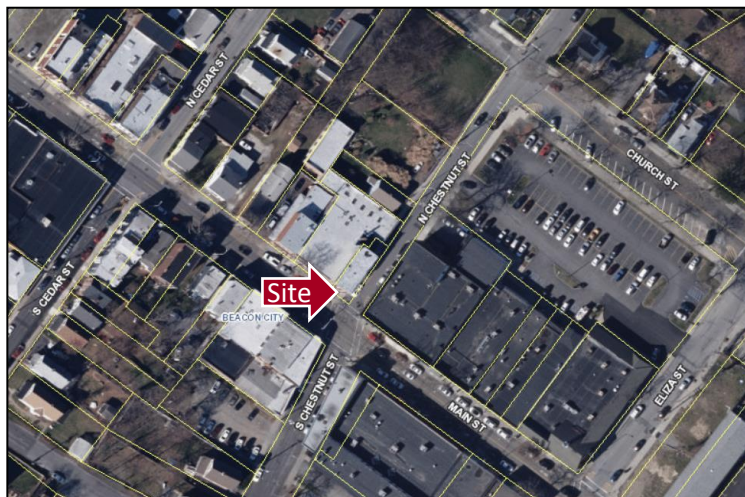
Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North



c. 1960

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the north side of Main Street on a 0.05-acre lot. It is a 3-story, 3-bay brick building with a flat roof. The front overhanging cornice has four regularly spaced brackets and a frieze board with a pointed decorative pattern.

The storefront has an original secondary cornice with large end brackets and smaller central brackets. The storefront and side door with transom light have been replaced, but are historically compatible. The construction date of 1889 is carved into a central stone between the upper floor windows.

The windows have large stone lintels and stone sills with small lower corner blocks, but the window sashes appear to be modern replacements. The side walls and one-story rear addition are painted white. The side facing South Chestnut Street has modern painted artwork, a steel fire escape, and several bricked-over window openings on the first floor.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

This building was constructed in 1889, according to the date on the front façade. It is not on the 1889 Sanborn Map, but it shown on the 1896 version, labeled as a saloon and "The Plaza." The 1-story rear section is first shown on the 1904 Sanborn map.

The building retains its original character, in particular its decorative cornices. This commercial storefront structure is one of the more intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

4



314 Main Street

Front View



East Side View



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 315 Main Street **5**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner 315 Beacon Realty LLC. Address 278 Mill Street, Poughkeepsie, NY 12601
Original use Commercial Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known Front Section c. 1880
Rear Section c. 1905-1910

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map
North



c.1960

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

DRAFT

(See Reverse)

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the south side of Main Street on a 0.07-acre lot. It is a 3- to 4-story, 3-bay painted brick building with a flat roof. The front overhanging cornice has regularly spaced modillions, four large decorated brackets, and a frieze board with rounded panels between the brackets.

The storefront has a secondary cornice with corner brackets. The storefront and flanking doors with transom lights are not original, but are historically compatible.

The front windows have raised arching brick lintels and stone sills, but the windows on the South Cedar Street side have primarily straight stone lintels. The window sashes appear to be modern replacements. On the west side rear section there is a projecting bay window on the upper two floors, which may be a more recent addition because it does not show on the 1946 and earlier Sanborn maps. The west side also has three steel fire escapes.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

This building was constructed in three sections. The 3-story structure along Main Street is not on the 1876 Atlas map, but appears on the 1884 Sanborn map, listed as a gunsmith. The 3-story rear section is shown on the 1912 Sanborn map with a two-story connection in between. In the 1919 version the middle section has been raised to the current 4-story height.

The building retains much of its original character, in particular its decorative cornice. This mixed-use structure is one of the more intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

5



315 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) Former Roosevelt Theater
Address or Street Location 288 Main Street **6**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Movil Development Corp. Address 284 Main Street, Beacon, NY 12508
Original use Commercial Current use Commercial
Architect/Builder, if known _____ Date of construction, if known c. 1915

DESCRIPTION

Materials -- please check those materials that are visible

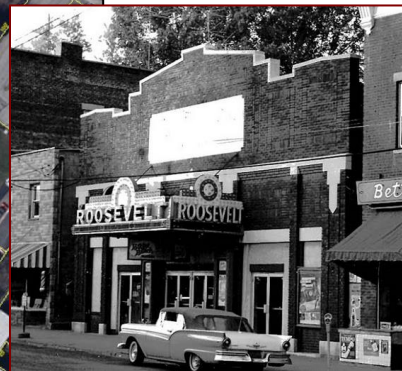
Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map
North



1964

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the north side of Main Street on a 0.18-acre lot. It is a 1½-story brick building with a 2-story rear section and flat roof. The building has bold Art Deco elements, probably added in the 1930s well after the original construction date, when it was converted into a movie theater. The original brickwork features six pilasters across the front and multiple rectangular brick patterns made from stacked and soldiered brick.

Contributing stylized Deco features include a shaped parapet cornice, a second level central panel, and an applied band above the first floor with dropped geometric shapes.

The south side windows and doors appear to be more modern replacements. The first floor doorway has keyed top and side quoins and the first-floor windows also have wide bands above with exaggerated central keys.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

There were ruins of livery buildings destroyed by fire at this site on the 1912 Sanborn Map, but a brick building with the current configuration is shown on the 1919 and 1927 versions, listed as a garage. The White Garage was converted to the Roosevelt Theater movie house in 1934 with a taller rear addition.

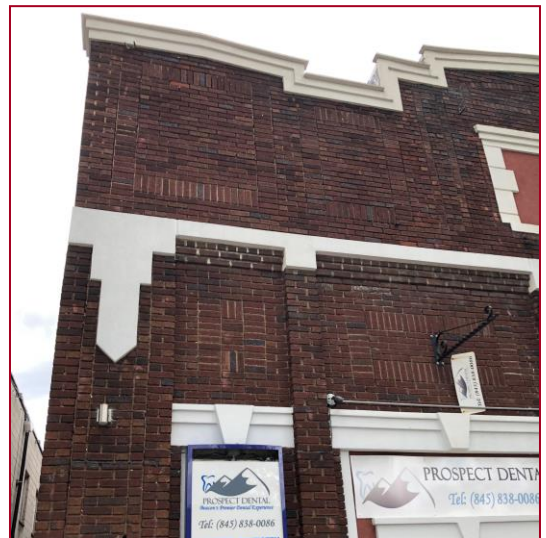
Other than the front windows and door surrounds, the building retains most of its original character, in particular its decorative brickwork and Art Deco features. This commercial structure is one of the more intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

6



288 Main Street

Front View



Brick Details



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 284 Main Street **7**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Movil Development Corp. Address 284 Main Street, Beacon, NY 12508
Original use Commercial Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known c. 1915

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☒ other: <u>Stucco 1st Floor</u>
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map
↑
North



1964

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the north side of Main Street on a 0.19-acre lot. It is a three-story, four-bay painted brick building with a flat roof and four end-wall brick chimneys. The front overhanging cornice has regularly spaced modillions and a frieze board with moldings.

The south windows have stone lintels and sills, although the sashes appear to be modern replacements. On the west side the windows are wood framed with central keys above, as is the pointed arch above the recessed window well on the two upper floors.

The west side first floor and front storefront have been covered over with a modern stucco pattern with corner pilasters. The front windows and door are all modern. Steel fire escapes are also hung off the front and rear sides of the structure.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

There is no building at this site on the 1912 Sanborn Map, but this 3-story building with recessed side window wells is shown on the 1919 version, listed as dwellings.

Other than the storefront level and replaced windows, the building retains much of its original character, in particular its decorative cornice. This commercial structure is one of the more intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

7



284 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 274 Main Street **8**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Michael and Tina Pomarico Address 274 Main Street, Beacon, NY 12508
Original use Commercial Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known c. 1890-1895

DESCRIPTION

Materials -- please check those materials that are visible

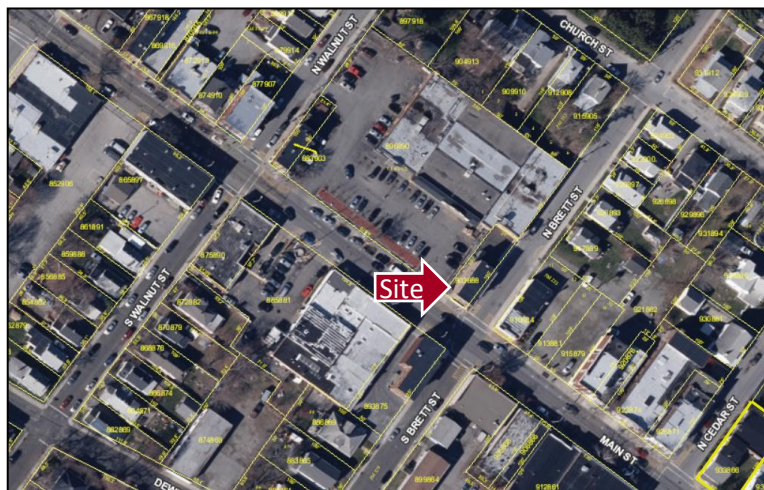
Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map
North



Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the north side of Main Street on a narrow 0.07-acre lot. It is a three-story, three-bay brick building with a flat roof and rear brick chimney. The bracketed front cornice has paired brackets at the corners with an arching frieze board and attached scrollwork in between the brackets.

The windows have stone lintels and sills, although the sashes appear to be modern replacements. Two windows have been bricked-up on the east side first floor. The east side also has a steel fire escape and a bay window on the upper two floors, which is original to the building, but appears to have been refaced with modern materials. The thoroughly modernized storefront features a broad asphalt shingled roof, horizontally laid white stone, and metal picket fencing in front of the windows.

There is a non-contributing cement block, one-story rear addition.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

There is no building at this site on the 1889 Sanborn Map, but this 3-story building with a bay window on the east side and 3-level rear porch is shown on the 1896 version, listed as a liquor store.

Other than the storefront and bay window, the building retains much of its original character, in particular its decorative cornice. This commercial structure is one of the more intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

8



274 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) Telephone Building
Address or Street Location 291 Main Street **9**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Telephone Building Beacon LLC Address 221 Beechwood Ave., Poughkeepsie, NY 12601
Original use Commercial Current use Commercial
Architect/Builder, if known _____ Date of construction, if known 1907

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☒ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North



1907

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

This corner building is located on the south side of Main Street on a 0.14-acre lot. It is a 2½-story, three-bay building with a flat roof and brick chimney. The building is raised a half story on a stone base with brick above. The brick is an unusual Flemish bond with red stretchers and a mix of darker and lighter headers.

The broad overhanging cornice has regularly spaced modillions, a smaller dentil course below, and a wide frieze board with moldings and a central “Telephone Building” sign. The distinctive cornice extends across the north, east, and west elevations.

The Main Street facade is divided by four large-scale pilasters with decorative stone capitals and bases. The windows have brick lintels (arched on the first floor and rear) with a large central stone key and stone sills. A second-story window was added on the eastern elevation, but it matches the original windows.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the “underground railroad.”); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

There is no structure at this site on the 1904 Sanborn Map, but this building is shown on the 1912 and subsequent versions, labeled the Telephone Building. The Hudson River Telephone Company opened for business in October of 1907 with an electric generator in the basement, switchboard operations above, and phone booths on the first floor for transient users.

The building retains its original character, in particular its distinctive cornice and front facade. This structure is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

9



291 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 269 Main Street **10**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Tersal Inc. Address 269 Main Street, Beacon, NY 12508
Original use Commercial Current use Commercial
Architect/Builder, if known _____ Date of construction, if known 1929

Fred Peiser, Newburgh, Supervising Architect
Howell & Thomas, Cleveland, Building Plans
James Forrestal Co., Beacon, Builder

DESCRIPTION

Materials -- please check those materials that are visible

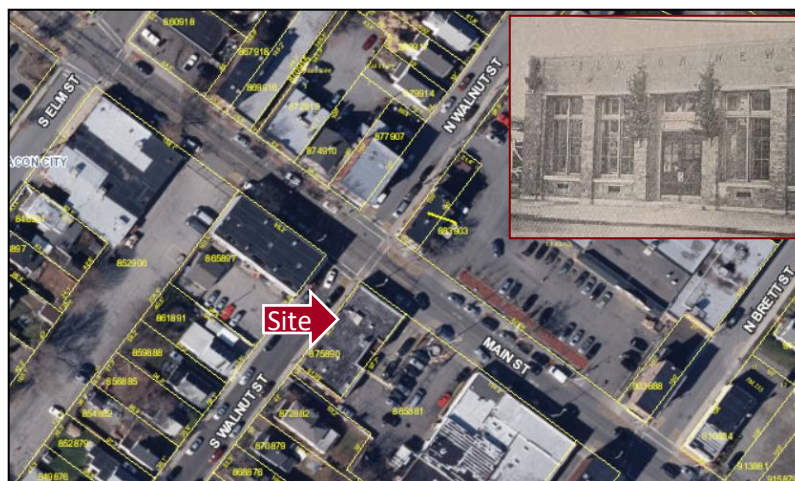
Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North



1929

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the south side of Main Street on a 0.11-acre lot. It is a one-story brick building with a flat roof. The street-front brick walls contain multiple shades of light brown to tan, while the east and south walls are common red brick.

The Main Street facade is divided into five bays by pilasters with simple stone composite capitals and a stone string course and a soldier course of bricks above. Small metal medallions are placed over the four central pilasters. The cornice is a plain stone composite edge, as are the building's sills along the sidewalk.

The front quarter of the building had tall paired wood windows with eight panes each, while the rear section has large, multi-pane, metal-framed industrial windows, both types with stone composite sills. There is arched doorway at the southwest corner. The eastern wall is blank brick, but has a recessed window well half-way back. The only apparent modern elements are the front metal door and the canvas awnings over the front entrance and wooden windows.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

On January 21, 1929 The Beacon News announced the opening of its new offices and printing plant on Main Street, after the 1927 merger of two local papers, The Journal and the Herald. There is no building at this site on the 1927 Sanborn Map, but the one-story building is shown on the 1946 version, listed as the Beacon News with printing operations in the rear portion of the building.

The building retains its original character. This commercial structure is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

10



269 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 257 Main Street **11**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Marin Equities, Inc. Address P.O. Box 9136, Bardonia, NY 10954
Original use Commercial Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known c. 1890-1895

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated



Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

DRAFT

(See Reverse)

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the south side of Main Street on a 0.23-acre lot. It is a two-story painted brick building with a flat roof and three brick chimneys. The projecting cornice is formed by a regular pattern of corbeled brick.

The structure is divided into three sections by projecting piers with originally six storefronts and three separate doors to the upper floor. The tall, narrow second-floor windows are set in six groups of three with broad arching brick lintels, a drip band above, and stone sills below. There is a secondary cornice over the central section of the facade. The central storefront has been modernized, but the outer storefronts retain much of their original character.

The rear elevation features paired windows with arched brick lintels and stone sills and three doors to the three sections of the building. A modern garage sits at the far corner of the rear parking lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

There is no building at this site on the 1889 Sanborn Map, but the two-story building is shown on the 1896 version with multiple businesses, including a barber, grocery, and candy store. On the 1912 Sanborn map a club is listed on the second floor with a pool hall, cobbler, and sewing machine shop on the first floor.

The building retains its original character, in particular its decorative brickwork. This commercial storefront structure is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

11



257 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 250 Main Street **12**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Fa Tuan Ni and Ming Fang Chen Address 250 Main Street, Beacon, NY 12508
Original use Commercial Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known c. 1905-1910

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☐ good ☒ fair ☐ deteriorated



Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the north side of Main Street on a narrow 0.05-acre lot. It is a three-story, three-bay brick building with a flat roof and brick chimney. The projecting cornice has regular modillions and a wide board underneath.

The windows have arched brick lintels and stone sills. The sashes appear to be modern replacements. There is a simple secondary cornice over the storefront with corner blocks. The storefront surrounds and the door to the upper floors look original, but the storefront window and door are modern.

There is a rear porch on the upper levels, one-story rear addition, and a more modern garage towards the rear of the lot. Three windows and a former doorway have been bricked-up on the west side of the building.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

There is no building at this site on the 1904 Sanborn Map, but the building with a 3-level rear porch is shown on the 1912 version, listed as a haberdasher. The one-story rear addition dates from after 1927.

Other than the bricked-up openings on the west side, the building retains most of its original character, in particular its decorative cornice. This commercial structure is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

12



250 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 246 Main Street **13**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner J & J 246 LLC Address P.O. Box 548, Beacon, NY 12508
Original use Commercial Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known c. 1885

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North



Early 1900s

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the north side of Main Street on a 0.08-acre lot. It is a three-story, five-bay brick building with a flat roof. The large and decorative projecting cornice has paired brackets and small diamond-shaped cut-outs. The side bays on the front façade are slightly recessed with corbeled brick under the cornice.

The windows have arched brick lintels and stone sills with paired windows in the central bay. The sashes appear to be modern replacements. There is a simple secondary cornice over the storefronts and a central doorway for upper floor access. The two storefronts have double doors, but the windows and surrounds do not look original.

There are rounded modern awnings over the Main Street storefronts and central entrance, as well as the east side door. An exterior steel fire escape hangs off the north side of the structure.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

There is no building at this site on the 1884 Sanborn Map, but the building is shown on the 1889 version, listed as a candy manufacturer on the west side and saloon on the east side. On the 1919 and 1927 Sanborn maps it was labeled Bennett Hotel. The existing one-story addition to the rear was constructed between 1912 and 1919.

The building retains its original character, particularly its elaborate overhanging cornice. This commercial structure is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

13



246 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 232 Main Street **14**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner FDDG LLC Address 575 Madison Avenue, New York, NY 10022
Original use Commercial Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known c. 1890

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North



Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the north side of Main Street on a narrow 0.08-acre lot. It is a three-story, three-bay brick building with a flat roof. The projecting wide-board cornice has regular brackets and paired brackets at the corners.

The most distinctive architectural details are the recessed brickwork around the windows with corbelled rows above the stone lintels. There are also dog-tooth sections between the upper floor windows and a course of dog-tooth bricks above the storefront. The windows have two over two sashes and stone sills. The storefront does not appear to be original, but is historically compatible.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

There is no building at this site on the 1889 Sanborn Map, but the building is shown on the 1896 version, listed as a grocery store.

The building retains its original character, in particular its decorative brickwork. This commercial storefront structure is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

14



232 Main Street

Front View



Storefront Details



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 172 Main Street (building facing Cross Street) **15**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Hudson Todd LLC Address 4 Cross Street, Beacon, NY 12508
Original use Residential Current use Apartments, Two-Family
Architect/Builder, if known _____ Date of construction, if known c. 1915

DESCRIPTION

Materials -- please check those materials that are visible

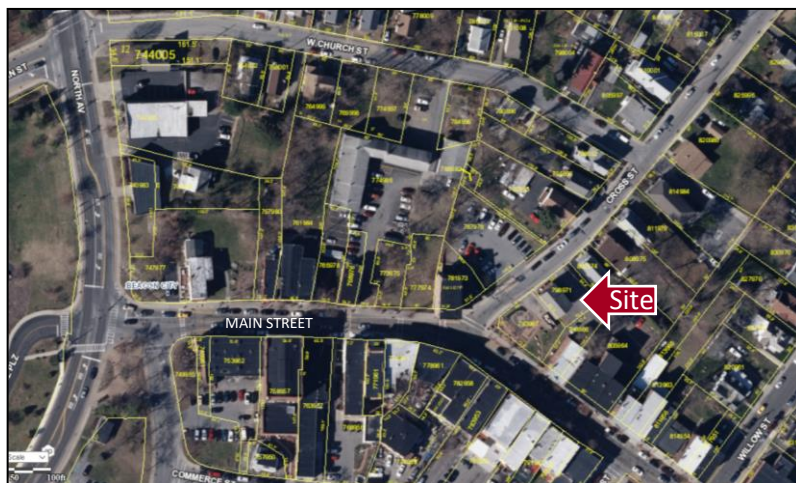
Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☒ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map
North



Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is facing Cross Street just north of Main Street on a larger corner parcel. It is a 2½-story vernacular brick structure with a gable roof. It is raised ½-story with stone course across the façade and stone steps up to a recessed doorway, featuring wood side paneling and a paneled door. The hand railings flanking the steps are modern metal.

The window openings have arched projecting brick lintels and stone sills, although two of the windows have been bricked-in on the south side. There is an arched window opening with wood shutters under the front gable, but the rest of the window sashes appear to be more modern replacements.

The brick is in generally good condition, although some areas have been obviously repointed, especially along the lower level of the building. The brick chimney is to the rear, projecting out from the rear wall.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

According to early Sanborn maps, a 2-story feed and flour store, then a dwelling occupied the site through the late 1800s and early 1900s maps. The current 2½-story building configuration with a rear chimney shows up between the 1912 and 1919 maps.

Other than the two bricked-in windows, the building retains much of its original character, in particular its recessed, paneled doorway. This brick residential structure in a prominent location directly adjacent to the Lower Main Street Historic District and the City's Historic District and Landmark Overlay Zone is an intact example of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

15



172 Main Street (facing Cross St.) View of South Side

View of North Side



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 152 Main Street **16**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Lindley Todd LLC Address 4 Cross Street, Beacon, NY 12508
Original use Warehouse Current use Apartments
Architect/Builder, if known _____ Date of construction, if known Eastern Section c. 1880
Western Section c. 1910

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☒ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated



Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

This building is located in the middle of the block north of Main Street on a 0.64-acre parcel that extends to West Church Street. It is a two-story, painted brick building with a gable roof. The L-shaped structure is utilitarian in character with few distinctive architectural details. Much of the surrounding lot is paved over for residential parking. There is a modern, one-story storage building on east side.

The original windows and doors had arched brick lintels, so it is apparent that the current irregular pattern of windows and doors features many newer window and doors. Several larger commercial doors have been closed-in with brick or block. The existing windows and surrounding wood trim appear to be modern replacements.

The eastern wing has two brick end-wall chimneys and the western wing has a taller brick chimney on the southwest corner.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

According to early Sanborn maps, the eastern wing of the current building dates back to at least 1884. There is no evidence of this building on the 1876 Gray and Davis Illustrative Atlas maps. In 1884 it is listed as a flour and feed warehouse and, in 1904, as a general warehouse. By 1912 the western wing was constructed for a livery business and the eastern wing had been converted to a carriage repair shop with a printing business on the second floor. In 1927 the eastern wing was an auto repair business and the western section was a warehouse. In 1946 the building was listed as a leather coat factory.

Other than the brick walls and chimneys, most of the building details are modern replacements from when the building was converted to apartments after 1980. However, this early commercial warehouse structure, adjacent to the Lower Main Street Historic District and the City's Historic District and Landmark Overlay Zone, is a surviving example of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City.

16



152 Main Street



View from North



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) Former Hoffman Motors
Address or Street Location 1154 North Avenue **17**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Lindley LLC Address 4 Cross Street, Beacon, NY 12508
Original use Commercial Current use Commercial
Architect/Builder, if known _____ Date of construction, if known _____

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: Former storefront on southwest corner cemented over Date: After 1979

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated



Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is built into a hillside just north of Main Street on an 0.10-acre parcel along North Avenue. It is a two-story brick building with a flat roof. The most distinctive architectural detail is a wood Italianate bracketed and dentillated cornice along the western façade.

The window openings have arched brick lintels and stone sills. The windows appear to be more modern replacements, as is the front garage door and the door in the former storefront area. The storefront display windows on the southwest corner were boarded up in 1979, and have since been covered over with cement. The second story has older wood double doors with windows and panels and an overhead projecting beam to lift goods to the second floor.

The brick façade facing North Avenue has been cleaned, but there are faded painted signs on the north and south walls.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The 1979 Beacon Historic Survey lists the parcel as Hoffman Motors, a Ford dealer with new and used cars. It estimated the original construction date as around 1900, but a two-story brick hotel building with the same configuration existed on the site as early as 1884, according to early Sanborn maps. On the 1867 Beer's Atlas Map a building at this location appears to be part of the Eagle Hotel complex on the corner of Main Street. The building changed from a hotel to the North Avenue Garage between 1904 and 1912.

Other than the covered-over corner storefront and garage door, the building retains much of its original character, in particular its decorative cornice. This commercial structure in a prominent location, close to the Lower Main Street Historic District and the City's Historic District and Landmark Overlay Zone, is an intact example of its type, scale, and period in the City. It possesses a special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

17



1154 North Avenue

Front View
Office of Parks, Recreation and Historic Preservation
An Equal Opportunity/Affirmative Action Agency



View from South

DRAFT



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 1158 North Avenue **18**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Hibernation Auto Storage Inc. Address 1158 North Avenue, Beacon, NY 12508
Original use Commercial Current use Commercial
Architect/Builder, if known _____ Date of construction, if known c. 1915

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North



1930s

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on North Avenue, built into a hillside north of Main Street. It is a two-story brick building with a flat roof on a 0.6-acre parcel. The front yellowish brick façade has raised parapet wall with a central pediment shape.

The most distinctive architectural details are the historically contributing double glass and paneled front doors with large overhead transom windows and side lights. The central doors are flanked by two storefront windows, four later, but compatible lighting fixtures, and four raised one-story brick pilasters.

The window openings have brick lintels and stone sills. The smaller windows appear to be more modern replacements. Some of the side windows are paired.

There are faded painted signs on the north and south walls.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

There is no building along the site frontage on the 1912 Sanborn Map, but the building is evident on the 1919 version, listed as the North Avenue Garage. It was apparently built as an enlarged showroom for the earlier vehicle sales and service building under the same name at 1154 North Avenue.

The building retains its original character. This commercial storefront structure in a prominent location, close to the Lower Main Street Historic District and the City's Historic District and Landmark Overlay Zone, is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

18



1158 North Avenue

View of North Side



View of South Side

May 13, 2021

VIA CERTIFIED MAIL

[Property Owner's
Mailing Address]

**Re: Notice of Public Hearing
Property Proposed for Historic Landmark Designation- City of Beacon**

Dear [Property Owner]:

The City of Beacon is considering designating multiple properties along Main Street in Beacon as historical landmarks to be included in the City's Historic District and Landmark Overlay Zone ("HDLO") and has proposed including your property located at 246 Main Street. A copy of the historic resource inventory form describing your property is attached. A remote public hearing to discuss the proposed designations is scheduled for **7:00 p.m. on June 7, 2021**, which you can participate in through the following link: <https://bit.ly/2Qc4Yhd>

You are invited to attend to present any comments or information you would like considered by the City Council or submit them prior to the public hearing to publichearing@beaconny.gov or by mail to HDLO Public Hearing, City of Beacon, 1 Municipal Plaza, Beacon, NY 12508. Any objection to the proposed designation must be submitted in writing prior to the public hearing.

Designation of Historic Landmarks

On June 7, 2021, the City Council will hold a public hearing to receive comments on its proposal to designate your property as a historic landmark pursuant to Section 134-4 of the Code of the City of Beacon (the "City Code"). The City Council, property owners and any interested parties may present comments or documentation at the public hearing which will become part of a record regarding the historic, architectural, or cultural importance of the proposed landmark.

In determining whether to designate a new historic landmark, the City Council shall consider any comments or information presented prior to and during the public hearing to determine whether the proposed landmark meets one or more of the following criteria:

1. Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship;
2. Has special character or historic or aesthetic interest or value as part of the cultural, political, economic, or social history of the community;
3. Is eligible for inclusion on the State or National Registers of Historic Places.

The City Council is required to make a decision within 60 days of the conclusion of the hearing. A super majority vote of five (5) Council members is necessary to designate a new historic landmark if the property owner objects to such designation.

Benefits of Historic Designation

Landmark designation results in an honorary status for a historic building, imposes certain measures of protection on the building to prevent incompatible development, and offers other benefits for the property. For example, additional uses are permitted by special permit from the Planning Board in the HDLO pursuant to Section 223-24.7 of the City Code (primarily beneficial in residential districts). Such uses include (a) specialized business uses of low traffic volume, normally associated with history, the arts or cultural uses, appropriate to the structure and compatible with the neighborhood, and (b) residential, hotel or professional uses, provided they are appropriate to the structure, compatible with the neighborhood and are located on a street that can accommodate increased traffic as determined by the City Council.

In accordance with New York State Real Property Tax Law Section 444-a and Section 199-10 of the City Code, if you alter your property to restore or rehabilitate a historical feature, and the project results in an increase in assessed property value, you may be entitled to a phased tax exemption from the portion of your property taxes attributed to the increased assessment.

In certain instances, you may also be eligible for historic preservation grants, such as the Johanna Favrot Fund for Historic Preservation, the Cynthia Woods Mitchell Fund for Historic Interiors, or the New York State Environmental Protection Fund.

Certificate of Appropriateness

If your property is a designated historic landmark, applications for a building permit involving alteration, construction, or demolition of an exterior identified historical feature that is visible from a public street, public sidewalk or public park on a designated historic landmark or property shall require certificate of appropriateness approval from the Planning Board. In reviewing an HDLO application and plans, the Planning Board shall consider the factors outlined in Section 134-6.C of the City Code. The certificate of appropriateness required under Chapter 134 of the City Code is in addition to, and not in lieu of, any building permit. Additionally, any sign application involving an HDLO parcel requires review by the Planning Board, not the Building Inspector.

An applicant whose certificate of appropriateness has been denied may apply to the Zoning Board of Appeals (“ZBA”) for a certificate of economic hardship to obtain relief from the requirements of Chapter 134 of the City Code. In order to obtain a certificate of economic hardship, the applicant must demonstrate the existence of economic hardship by establishing:

1. The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible; and
2. The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
3. Efforts to find a purchaser to acquire and preserve the property have failed.

The ZBA will take into consideration the economic feasibility of alternatives to removal, alteration or demolition of a landmark or portion thereof, and balance the public interest in preserving the historic landmark, or portion thereof, and the interest of the owner in removing, altering or demolishing the landmark or portion thereof. An applicant will not be charged an application fee, professional review fees, or fees to prepare and publish any public notice incurred in connection with the certificate of appropriateness or economic hardship application, except for any fees associated with another land use application concerning the historic property.

Central Main Street Design Standards

All currently nominated properties are located in the Central Main Street (“CMS”) District, which already requires site plan review by the Planning Board for significant exterior building changes. When considering any application in the CMS District, a site development plan application, or special permit, pertaining to a designated historic property, the City Council or Planning Board shall also consider the standards set forth in Section 134-7 of the City Code. Such standards are similar to the general design standards in the CMS District and include:

1. The design, character, and appropriateness to the property of the proposed alteration or new construction.
2. The scale and height of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood.
3. Architectural and site elements and their relation to similar features of other properties in the HDLO.

The design standards in the CMS and Historic Preservation articles are intended to protect designated historic buildings from incompatible development on adjacent parcels. For proposed buildings on CMS parcels in the HDLO, abutting an HDLO parcel, or having a property line frontage directly across the street from an HDLO parcel, any fourth-story or corner tower shall require a special permit from the City Council, not the Planning Board. Furthermore, the Planning Board may, at its discretion, reduce certain on-site parking requirements for projects located in the CMS district that involve a designated historic property (see City Code § 223-41.18 G(3)). The Planning Board may also waive setback requirements for certain designated historic properties in the CMS district (see City Code § 223-41.18 J(15)).

We hope you will join us for the public hearing at **7:00 p.m. on Monday, June 7, 2021** and/or submit any comments you might have prior to the hearing. If you have any questions regarding this process, please do not hesitate to contact me at publichearing@beaconny.gov.

Sincerely,



Christopher White
City Administrator

Encl.

Chapter 134

HISTORIC PRESERVATION

GENERAL REFERENCES

Zoning — See Ch. 223.

§ 134-1. Purpose.

The City of Beacon wishes to encourage the preservation of properties that are of special historical or architectural significance.

§ 134-2. Historic District and Landmark Overlay Zone.

An Historic District and Landmark Overlay Zone (HDLO) is hereby established for the purpose of encouraging the preservation of properties of special historical or architectural significance.

§ 134-3. Definitions.

Unless specifically defined below, words or phrases in this chapter shall be interpreted so as to give them the same meanings as they have in common usage and so as to give this chapter its most reasonable application.

ALTERATION — Any act or process that changes one or more of the identified historical features of a structure that is visible from a public street, public sidewalk or public park, including but not limited to the construction, demolition, moving or removal of any structure. For the purposes of this chapter, alteration excludes maintenance, repair or replacement of an identified historical feature which does not involve a change in design or outward appearance, as well as plumbing and/or electrical work and any minor, accessory, utility or security-related changes that do not substantially detract from the historic property. In the HDLO Zone, a building permit and certificate of appropriateness are required for an alteration.

CERTIFICATE OF APPROPRIATENESS — A certificate issued by the Planning Board authorizing the alteration, construction or demolition of an identified historical feature of a designated historic property or structure located wholly or partially within a designated historic district.

CERTIFICATE OF ECONOMIC HARDSHIP — A certificate issued by the Zoning Board of Appeals authorizing the alteration, construction or demolition where a certificate of appropriateness has previously been denied by the Planning Board.

IDENTIFIED HISTORICAL FEATURE — An exterior feature of a structure or property specifically identified as a contributing historic element in the Historic Resource Inventory Form and open to view from a public street, public sidewalk or public park. Where an historic property does not have an

Historic Resource Inventory Form, the design and general arrangement of the exterior of a structure open to view from a public street, public sidewalk or public park, including the nature and style of the building, windows, doors, or similar items found on or related to the exterior of an historic structure, shall be considered an identified historical feature.

HISTORIC DISTRICT — An area designated as an "historic district" by action of the City Council in enacting this chapter and which contains within definable geographic boundaries one or more landmarks and which may have within its boundaries other properties or structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.

LANDMARK — A property or structure designated as a landmark by action of the City Council pursuant to this chapter. This definition shall also include all nonhistoric properties located in an area designated as an historic district by action of the City Council.

§ 134-4. Designation of landmarks or historic districts.

- A. The City Council may act upon its own initiative, or upon petition from the owner of a proposed landmark, site, structure or property, the Planning Board, or an historic preservation committee, to consider designation of an historic district or historic landmark, site, structure or property. All designated historic districts and landmarks shall be included in the HDLO. All nominations shall include a New York State Office of Parks, Recreation and Historic Preservation Historic Resource Inventory Form, or an equivalent form, describing the building and site and identifying the criteria for nomination under§ 134-4B.
- B. The City Council shall determine whether a proposed district or landmark meets one or more of the following criteria:
 - (1) Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship;
 - (2) Has special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the community;
 - (3) Is eligible for inclusion on the State or National Registers of Historic Places.
- C. Notice of a proposed designation shall be sent by certified mail or personal delivery to the owner of the property proposed for designation, describing the property proposed and announcing a public hearing by the City Council to consider the designation. Once the City Council has issued notice of a proposed designation, no building permits shall be issued by the Building Inspector until the Council has made its decision.

- D. Notice of the public hearing shall be given by publication in a newspaper of general circulation in the City of Beacon at least 14 calendar days prior to the date of such hearing.
- E. The City Council shall hold a public hearing prior to designation of any landmark or historic district.
- F. In determining whether to designate a new historic property, the City Council shall consider the factors listed in § 134-4B and any testimony or evidence presented during the public hearing.
- G. The City Council shall make a decision within 60 days of the conclusion of the hearing on the proposed designation. If the City Council fails to act within 60 days, or fails to extend the period in which to act, the designation shall be deemed to have been denied. A supermajority vote of five Council members is necessary to designate a new historic landmark if the property owner objects to such designation.
- H. The City Council shall notify the owner of each designated historic landmark.
- I. Designated historic landmarks shall be shown on the City of Beacon Zoning Map.

§ 134-5. Uses permitted by special permit.

Section 223-24.7 of Chapter 223, Zoning, of the City Code, enumerates additional uses that may be permitted by special permit, issued by the Planning Board in the Historic District and Landmark Overlay Zone, and the process by which such uses may be permitted.

§ 134-6. Certificate of appropriateness.

- A. **Applicability.** Applications for a building permit involving alteration, construction, or demolition of an identified historical feature of a designated historic landmark or property located wholly or partially within a designated historic district shall require certificate of appropriateness approval from the Planning Board. No building permit shall be issued until a certificate of appropriateness has first been issued by the Planning Board or a certificate of economic hardship is approved by the Zoning Board. If a certificate of appropriateness has been approved, then a building permit or any other approval issued for the same work or activity shall be consistent with the terms and requirements of the certificate of appropriateness. If the certificate of appropriateness is denied, the Building Inspector shall refuse to grant a building or other permit. Nothing in this chapter shall be construed to prevent the ordinary maintenance and repair of any identified historical feature of a landmark or property within an historic district which does not involve a change in design or outward appearance.
- B. **Application.** The Building Inspector shall transmit any building permit application involving alteration, construction, or demolition of an

identified historical feature of an historic property or structure located wholly or partially within a designated historic district to the Planning Board. Prior to transmitting the building permit application, the Building Inspector shall advise the applicant whether additional drawings, building material samples or any other information is required as the Building Inspector, in their discretion, deems necessary and appropriate to assist the Planning Board's review. The Planning Board shall review the building permit application pursuant to the criteria set forth in § 134-6C to determine whether to issue a certificate of appropriateness.

C. Criteria. In determining whether to issue a certificate of appropriateness, the Planning Board shall give consideration to the following:

- (1) The historic or architectural value or significance of the structure and its relation to the historic character of the surrounding area.
- (2) The relationship of the identified historical features of such structure to the rest of the structure and to the surrounding area.
- (3) For an addition or new structure, the compatibility of exterior design in terms of scale, arrangement, texture and materials proposed, roof and cornice forms, if applicable, spacing and proportion of windows and doors, exterior architectural details, and street-front fixtures.
- (4) For a proposal requiring site development plan or special permit approval in addition to a certificate of appropriateness, the Planning Board shall apply the design standards in § 134-7.

D. Review.

- (1) The certificate of appropriateness required by this chapter shall be in addition to and not in lieu of any building permit that may be required by any other ordinance of the City of Beacon. Where site plan review, special permit or subdivision approval is also required for the application, the certificate of appropriateness procedure shall be conducted simultaneously with such review by the Planning Board.
- (2) The Planning Board shall approve, deny or approve the permit with modifications within 60 days from the Planning Board's receipt of the completed building permit application. The Planning Board may hold a public hearing on the application at which an opportunity will be provided for proponents and opponents of the application to present their views. Notice of the public hearing shall be provided by the applicant in the same manner as required in § 223-61.2B.

§ 134-7. Central Main Street District, site development plan or special permit design standards.

In applying the principle of compatibility, the City Council or Planning Board shall use the following standards when considering any application in the Central Main Street District, a site development plan application, or special permit, pertaining to a designated historic property. Standards using the verb "shall" are required; "should" is used when the standard is to be applied unless the Planning Board or City Council finds a strong justification for an alternative solution in an unusual and specific circumstance; and "may" means that the standard is an optional guideline that is encouraged but not required.

- A. The design, character, and appropriateness to the property of the proposed alteration or new construction.
 - (1) Construction shall build on the historic context with applications required to demonstrate aspects of inspiration from or similarities to adjacent HDLO structures or historic buildings in the surrounding area.
 - (2) Compatibility does not imply historic reproduction, but new architecture shall also not arbitrarily impose contrasting materials, scales, colors, or design features.
 - (3) The intent is to reinforce and extend the traditional patterns of the HDLO District, but new structures may still be distinguishable in up-to-date technologies and details, most evident in window construction and interiors.
 - (4) Exterior accessory elements, such as signs, lighting fixtures, and landscaping, shall emphasize continuity with adjacent HDLO properties and the historic characteristics of the sidewalk and streetscape.
 - (5) Where possible, parking shall be placed towards the rear of the property in an unobtrusive location with adequate screening from public views, unless another location provides better screening.
- B. The scale and height of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood.
 - (1) Where possible, an addition to an historic structure should be placed towards the rear, or at least recessed, so that the historic structure remains more prominent than the subsidiary addition.
 - (2) Any alteration or addition to an historic structure shall not damage or obscure the character-defining features of the architecture or site to the maximum extent possible.

- (3) The height of any new building facades in the HDLO shall not conflict with the heights of adjacent historic structures on adjoining HDLO parcels.
 - (4) Larger buildings or additions should incorporate significant breaks in the facades and rooflines, generally at intervals of no more than 35 feet.
- C. Architectural and site elements and their relation to similar features of other properties in the HDLO.
- (1) It is not appropriate to disrupt the relationship between an historic building and its front yard or landscape, including screening historic properties from traditional street views by high walls or hedges.
 - (2) Historic storefronts, porches, cornices, window and door surrounds, or similar architectural features should not be enclosed, obscured, or removed so that the character of the structure is substantially changed.
 - (3) Deteriorated building features should be repaired rather than being replaced and, if not repairable, should be replicated in design, materials, and other historic qualities.
 - (4) New buildings in the HDLO should have a top-floor cornice feature or eave and first-floor architectural articulation, such as an architecturally emphasized entrance doorway or porch, to accent the central body of the building.
 - (5) Architectural features and windows shall be continued on all sides that are clearly visible from a street or public parking area, avoiding any blank walls, except in cases of existing walls or potential common-property walls.
 - (6) New HDLO buildings shall have a front entrance door facing the primary street and connected to the sidewalk.
 - (7) Primary individual window proportions shall be greater in height than width, but the approving body may allow exceptions for storefront, transom, and specialty windows. Mirrored, reflective, or tinted glass and all-glass walls, except greenhouses, shall not be permitted. Any shutters shall match the size of the window opening and appear functional.
 - (8) Finish building materials should be wood, brick, traditional cement-based stucco, stone, smooth cast stone, smooth-finished fiber-cement siding, or other materials deemed acceptable by the approving body. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic rough-cut stone, synthetic brick, synthetic stucco,

exterior insulation and finishing system (EIFS), direct-applied finish system (DAFS), and chain-link, plastic, or vinyl fencing shall not be permitted.

- (9) Materials and colors should complement historic buildings on the block. Fluorescent, neon, metallic, or other intentionally garish colors, as well as stripes, dots, or other incompatible patterns, shall be prohibited.
- (10) Mechanical equipment and refuse containers shall be concealed from public view by approved architectural or landscaping elements and shall be located to the rear of the site. Window or projecting air conditioners shall not be permitted on the front facade of new buildings or additions.

§ 134-8. Hardship criteria and application procedure.

- A. An applicant whose certificate of appropriateness has been denied may apply to the Zoning Board of Appeals for a certificate of economic hardship to obtain relief from the requirements of this chapter. Upon receipt of an application for relief, the Zoning Board shall, within 45 calendar days thereafter, hold a public hearing. Notice of the public hearing shall be provided by the applicant in the same manner as required in § 223-61.2B.
- B. At the public hearing, the Zoning Board may hear testimony and entertain the submission of written evidence from the applicant and/or the public.
- C. To obtain a certificate of economic hardship, the applicant must prove the existence of economic hardship by establishing that:
 - (1) The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible; and
 - (2) The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
 - (3) Efforts to find a purchaser interested in acquiring the property and preserving it have failed.
- D. The Zoning Board shall take into consideration the economic feasibility of alternatives to alteration, construction or demolition of a landmark, or portion thereof, and balance the interest of the public in preserving the historic landmark or building, or portion thereof, and the interest of the owner in removing, altering or demolishing the landmark or portion thereof.
- E. The Zoning Board shall make a decision within 30 days of the conclusion of the hearing on the application. The Board's decision shall

be in writing and shall state the reasons for granting or denying the hardship application.

§ 134-9. Enforcement.

All work performed pursuant to a certificate of appropriateness issued under this chapter shall conform to any requirements included therein. It shall be the duty of the Building Inspector to inspect periodically any such work to assure compliance. In the event that work is found that is not performed in accordance with the certificate of appropriateness, or upon notification of such fact by the Planning Board, the Building Inspector shall issue a stop-work order, and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop-work order is in effect.

§ 134-10. Penalties for offenses.

- A. Failure to comply with any of the provisions of this chapter shall be deemed a violation, and the violation is subject to the penalties provided in § 223-53 of Chapter 223, Zoning.
- B. The City Council is also authorized to institute any and all actions required to enforce this chapter. This civil remedy shall be in addition to and not in lieu of any criminal prosecution and penalty.

§ 134-11. Fees.

The applicant shall not be charged an application fee, professional review fees or fees to prepare and publish any public notice incurred in connection with the certificate of appropriateness or economic hardship application, except for any fees associated with another land use application concerning the historic property.

§ 134-12. Assessment abatement.

Any person who is granted a certificate of appropriateness and performs the work detailed in the application submitted to the Planning Board will not be subject to an increase in assessment for the subject property as a result of the improvements made to the buildings and structures on said property. This clause does not apply to applicants who also receive a special permit as set forth in § 223-18 of Chapter 223, Zoning.

§ 223-24.7. Uses permitted by special permit in the Historic District and Landmark Overlay Zone. [Added 5-17-2010 by L.L. No. 4-2010; amended 4-16-2018 by L.L. No. 8-2018; 6-15-2020 by L.L. No. 7-2020; 11-16-2020 by L.L. No. 11-2020]

The following uses may be permitted by special permit, issued by the Planning Board, in the Historic District and Landmark Overlay Zone:

- A. Specialized business uses of low traffic volume, normally associated with history, the arts or cultural uses, appropriate to the structure and compatible with the neighborhood. Such uses may include:
 - (1) Artists' or artisans' studios.
 - (2) Antique shops.
 - (3) Rare book, coin or stamp shops or similar type uses as determined by the Planning Board.
- B. Residential, hotel or professional uses, provided that they are appropriate to the structure, compatible with the neighborhood and are located on a road that can accommodate increased traffic as determined by the Planning Board. These uses may include the following:
 - (1) Sit-down restaurants not to exceed a seating capacity of 50.
 - (2) Bed-and-breakfast establishments not to exceed 10 guest bedrooms, subject to the requirements of § 223-24.4B, C and E.
 - (3) Professional offices not to exceed 10 employees.
 - (4) Multifamily residential use not to exceed four units.
 - (5) Artist live/work spaces not to exceed four units.
 - (6) Hotel and hotel-related accessory uses and structures with adequate screening of any new structures from surrounding public street views.
- C. Special permits warranted under certain conditions.
 - (1) Notwithstanding the limitations in Subsection B above, and with the exception of Subsection B(2), the Planning Board may approve a special permit for any of the uses listed in said section, and may allow a larger number of seats, employees, dwelling units, or artist live/work spaces, when it determines

that such larger number is warranted by one or more of the following:

- (a) Building(s) size.
 - (b) Building(s) configuration.
 - (c) The nature of the proposed preservation and/or adaptive reuse of the building(s).
 - (d) The historic nature and context of the building(s) and the need for preservation and/or adaptive reuse.
- (2) In approving any such special permit, the Planning Board shall establish such limitations on the number of seats, employees, dwelling units, artist live/work spaces, or accessory uses and structures as it deems warranted.

D. Findings.

- (1) The Planning Board must make the following findings before special permit approval is granted:
- (a) Any exterior restoration shall maintain the architectural and historic integrity of the structure. Any new construction shall be compatible with neighboring structures.
 - (b) The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surrounding residential homes.
 - (c) The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.
 - (d) The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure.
- (2) These standards shall be in addition to the general special permit standards set forth in § 223-18 and the standards set forth in § 134-7.

- E. A site plan shall be submitted to accompany any special permit application under this section. The site plan shall be accompanied by schematic architectural drawings which shall show the

existing conditions of the property and any existing structure and the proposed restoration or construction. The Planning Board must approve a certificate of appropriateness in order to grant site plan approval as set forth above.¹

1. Editor's Note: Former § 223-24.8, Amusement centers containing only vintage amusement devices, added 8-30-2010 by L.L. No. 12-2010, which immediately followed this section, was repealed 1-22-2019 by L.L. No. 1-2019.

TO: City of Beacon
FROM - Harvey and Richard Kaplan
RE: J & J 246 LLC

6/2/21

Request For Exemption from Proposed Historical Building Designation

In early 2006 we started a business at 246 Main Street. This business, operating as a restaurant, Max's on Main, has been open for over fifteen years. At the time of our purchase, 246 Main Street did not have historical building status.

As you may recall, there were many empty stores on Main Street; at that time drug deals were frequently made out in the open. We did our best to clean up the area. Although we endured several years of mediocre business, we were determined to make a success of Max's on Main.

By late 2011 we began to see an increase in business that would last for the next several years.

In 2016, the owner of the building put it up for sale. After a negotiation lasting several months, we were able to purchase the building in April of 2017. Again, at this time, 246 Main Street was not a historical building. This issue was not a consideration during negotiations.

Since March of 2020, we have continued to operate our business during the pandemic. There have been almost 15 months of less than profitable business. We have done our best to stay open nearly the entire duration.

Ours is a family owned and operated business. We are not a large corporation that has significant funding capacity. At the same time, we have always followed the directives of the authorities both local and statewide.

Making 246 Main Street a historical structure has the potential to impose an additional financial burden to both our family and our business. Additionally, since 246 Main Street is a commercial building, we believe that historical status would decrease the value of the building as it would limit business options, uses, and improvements.

We respectfully request to be exempted from the proposed historical building designation.

Thank you for your consideration

Respectfully,

J & J 246 LLC
Harvey Kaplan & Richard Kaplan

LETTER FROM PROPERTY OWNER OF PROPERTY NOMINATED FOR HISTORIC DESIGNATION
4 CROSS STREET

Mr. White,

As the owners of the buildings at 172 Main Street and 4 Cross Street, we object to the proposed designation of the 4 Cross Street building as an individual landmark and/or to its designation as a contributing element in the Main Street Landmark District.

The building at 172 Main Street (commercial, facing Main) is already included in the HDLO, as is the undeveloped section of land between 172 Main and 4 Cross. We have no concerns about that designation.

We are deeply concerned about the proposed designation of the 4 Cross Street building (residential, facing Cross, on the same tax parcel as 172), as our long-term plans for this area are still evolving, and such a designation could place major constraints on our ability to create a unified, functional and attractive structure at the corner of Cross and Main.

In our view, the proposed designation is neither justified, nor necessary to maintain the integrity of the existing historic district covering the west portion of Main Street ... a goal which we cherish. The three listed criteria of 'distinguishing architectural characteristics', 'special value as part of the community ... ', and 'eligible for inclusion on State or National Registers ...' are loosely interpreted in the designation letter. 4 Cross Street is a utilitarian 20th Century structure, one example among hundreds of nearly identical structures located throughout Beacon and the mid-Hudson area.

If the same standards employed in evaluating 4 Cross were applied equitably, every building constructed before 1972 could be proposed for landmark status in Beacon. Singling this structure out for landmark status appears arbitrary and creates an undue hardship for us as owners.

We respectfully request that the 4 Cross Street building NOT be included as a landmark or contributing building in any expansion of the HDLO.

With thanks,

Jinny St. Goar
Joe Donovan

.....
Hudson Todd LLC
4 Cross Street
Beacon, NY 12508

LETTER FROM PROPERTY OWNER OF PROPERTY NOMINATED FOR HISTORIC DESIGNATION
250 MAIN STREET

To whom it may concern,

We do not wish for 250 Main Street, Beacon, NY 12508 to be designated for Historic Landmark.

Thank You,
Fa Tuan Ni

LETTER FROM PROPERTY OWNER OF PROPERTY NOMINATED FOR HISTORIC DESIGNATION
1154 NORTH AVENUE

Mr. White,

As the owners of 1154 North Avenue, we object to the proposed designation of the property as an individual landmark or as a contributing element in the Main Street Landmark District.

We are fond of the building and are delighted the public can once again fully enjoy it (with art galleries on both floors). Converted for auto-related uses prior to WWI, it was open to commercial customers through much of the 20th C, then closed for 40 years and used for the storage of private cars. We intend to maintain the building in its current form, keep it open to the public, and construct a new building on the adjacent parcel (replacing the former site of the Eagle Hotel, demolished long ago). We hope this project can help restore a proper sense of arrival at the west end of Main Street. Landmark status for 1154 would substantially complicate matters and further delay or derail that effort, without achieving a corresponding public purpose.

In our view, the proposed designation is neither justified, nor necessary to maintain the integrity of the existing historic district covering the west portion of Main Street ... a goal which we cherish.

The three listed criteria of 'distinguishing architectural characteristics', 'special value as part of the community ...', and 'eligible for inclusion on State or National Registers ...' are loosely interpreted in the designation letter. 1154 North Avenue is a handsome 19th Century structure, but one much changed over the decades. The current 'garage' door is the latest in a series of door replacements, though that opening does date from the original 19th C construction. The 'covered-over corner storefront' reflects two major changes made in the 20th C: the first in mid-century when a large section of masonry was removed and new steel framing introduced to accommodate showroom windows when the commercial use changed from garage to car sales; and the second when those windows were blocked up and a passage door opened to allow secure storage of private cars for the building owner.

We respectfully request that 1154 North Avenue NOT be included as a landmark or contributing building in any expansion of the HDLO.

With thanks,

Jinny St. Goar
Joe Donovan

.....
Hudson Todd LLC
4 Cross Street
Beacon, NY 12508

LETTER FROM PROPERTY OWNER OF PROPERTY NOMINATED FOR HISTORIC DESIGNATION
257-267 MAIN STREET

Mr. Christopher White
City Administrator

Dear Sir,

I received your letter regarding our building located at 257-267 Main Street, Beacon and the City's interest in re-designating our property as a 'historic-property.' I'd like to give a brief background if I may. Our company "26 East Main Street, LLC" purchased the property sometime around last August/September of 2020. We had been in contract to purchase for more than a year dating back to the summer of 2019! Once Covid hit, our closing was put off numerous times due to constant rescheduling of engineers, attorneys, banks, title companies, etc, all due to the pandemic. Then when we finally closed, almost 2/3 of the units were either with expired leases, unpaid rents, and/or vacancies as well as many other neglected items left unaddressed in/around the property for more than a year as a result of absentee-management. I am happy to report, that after an incredibly difficult, painful, costly, and challenging year, we are finally just starting to see some light at the end of this very long and dark tunnel, hoping for a better 2022.

We have been in property management and development for approximately 20 years. We purchased this property for (2) reasons; one- to manage as existing for a period, two- for the possibility to develop. There are (3) properties immediately neighboring us to the West on both street corners that have been completely built new, and a third currently under construction across the street and a few doors from the gas station. After removing former buildings, all of these brand new buildings are beautiful and greatly enhance and add value to Main Street. These owners rightfully enjoyed the freedom from restriction to develop their properties as we hoped and expected someday to have same, and feel otherwise would be greatly unjust.

We spent a significant amount of money investing in Beacon and this property. The justification for the large investment was solely based on the possibility to rebuild on our property as the aforementioned neighbors have. By adding this designation to our property, that opportunity seems greatly diminished, if at all.

After consulting with our attorneys, we have arrived at the conclusion that we are strongly *against* this proposal and do NOT want this designation/restriction/limitation placed on our property and further feel it will greatly devalue our investment, and doing so against our will (especially in light of all we just sent through the last (2) years) would just add further salt in our wound.

Please strongly consider NOT placing this unwanted designation on OUR property against our will, further causing financial damage and hardship to our already struggling investment.

Thank you for your time and consideration during these challenging times.

Sincerely,

Vincent Satriano
26 East Main St, LLC

City of Beacon City Council Agenda

06/07/2021

Title:

Mayoral Proclamation Declaring June Lesbian, Gay, Bisexual, Transgender, and Queer + Pride Month

ATTACHMENTS

Mayoral Proclamation Declaring June Lesbian, Gay, Bisexual, Transgender, and Queer + Pride Month



Proclamation

In Honor of the LGBTQ+ Community

As we celebrate June as Pride Month in the City of Beacon, we are reminded of what makes Beacon a great place to live - our remarkable capacity to live together as neighbors and advance together through every conceivable difference. This June, the City of Beacon stands together with the Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ+) community with one voice celebrating everyone's pride in who they are and who they love.

WHEREAS, the City of Beacon proudly celebrates all people who fight for equality, inclusivity and justice in our community and beyond; and

WHEREAS, we recognize that within the LGBTQ+ community, youth, transgender people, and people of color face great risk to adversity; and recognize that all people, regardless of race, color, creed, or sexual orientation should be able to live openly and freely without risk of harassment, prejudice, or discrimination; and

WHEREAS, President Bill Clinton, on June 2, 2000, declared June "Gay & Lesbian Pride Month" to commemorate the June 1969 Stonewall Uprising; the commemorative month was expanded on June 1, 2009 by President Barack Obama to include Bisexual and Transgender Pride; and on June 2, 2021 President Joseph Biden further expanded the commemoration when he declared June "Lesbian, Gay, Bisexual, Transgender, and Queer Pride Month"; and

WHEREAS Congress has commemorated June as Pride Month and in that spirit the City of Beacon will proudly fly a pride flag at City Hall.

NOW, THEREFORE BE IT RESOLVED, that I, Mayor Lee Kyriacou, do hereby proclaim the month of June as LGBTQ + Pride month, and invite everyone to reflect on ways we all can live and work together with a commitment to mutual respect and understanding.

Signature: _____ Date: _____

Lee Kyriacou, Mayor

City of Beacon City Council Agenda
06/07/2021

Title:

Resolution Approving the Appointment of Eleanor Peck to the Conservation Advisory Committee

ATTACHMENTS

[Resolution Approving the Appointment of Eleanor Peck to the Conservation Advisory Committee](#)

[Eleanor Peck Resume](#)

[Eleanor Peck Application for the Conservation Advisory Committee](#)



CITY OF BEACON
CITY COUNCIL

Resolution No.____ of 2021

RESOLUTION APPROVING THE APPOINTMENT OF ELEANOR PECK TO
THE CITY OF BEACON CONSERVATION ADVISORY COMMITTEE

NOW THEREFOR, BE IT RESOLVED THAT, the City Council of the City of Beacon hereby approves the Mayor's appointment of Eleanor Peck to the City of Beacon Conservation Advisory Committee to complete the remainder of a term set to expire on December 31, 2022 effective on June 8, 2021.

Resolution No. ____ of 2021		Date: <u>June 7, 2021</u>					
☐ Amendments						☐ 2/3 Required	
☐ Not on roll call.		☐ On roll call				☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson					
		Jodi McCredo					
		George Mansfield					
		Amber Grant					
		Air Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
Motion Carried							

Eleanor Peck

Experience

Climate Smart Coordinator

City of Beacon, NY

September 2019 - Present

- Prepares and and stewards passage of climate policies like electric vehicle policy, NY Stretch Code, environmental purchasing policy
- Coordinates 20+ volunteers
- Conducts greenhouse gas inventory process for City and sustainability/climate action plan
- Coordinated effort for City to become Silver Climate Smart Certified
- Implements composting, additional recycling, electric car charging, renewable energy projects, bike/pedestrian planning, and more for City

Manager, Foundation and Corporate Relations

Cary Institute of Ecosystem Studies

Millbrook, NY December 2017 - Present

- Manages all relationships with foundations and corporations, raising \$1.5M annually
- Manages all private grants from cultivation through reporting
- Works closely with President to build relationships with foundations and corporations
- Assists advancement department with all events, both fundraising and educational

Associate, Institutional Advancement

Wildlife Conservation Society

Bronx, NY January 2016 - December 2017

- Wrote, edited, and compiled materials for foundation grant proposals and reports (up to \$3.5M) for conservation and natural climate solutions projects on six continents
- Worked with colleagues around the world to cultivate new and existing donors
- Assisted with scheduling, budgeting, and events



15 Franklin Ave
Beacon, NY 12508

Education

New School University

MA in International Studies - focus on environmental policy

2015 - 2018 3.8GPA

Roosevelt University

BA in Political Science - focus on public policy

2010 - 2013 3.8GPA

Skills and Abilities

Software: MS Office, Raiser's Edge, Neon CRM, Mailchimp, Constant Contact, ICLEI Clearpath

Skills: volunteer coordination, grant writing, project management, sustainability planning

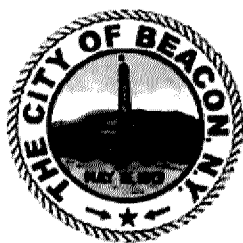
Accomplishments

- *Advisory Board Member*, Beacon Institute for Rivers and Estuaries, 2020; *appointed to 3 year term*
- *Former Member*, City of Beacon Conservation Advisory Committee, 2019

Other Experience

- **Consultant**, African Centre for Cities (via New School International Field Program) South Africa, *Summer 2017*
- **Consultant**, Slum/Shack Dwellers International (via New School International Field Program) South Africa, *Summer 2017*
- **Membership Assistant**, The Garden Conservancy: 2014 - 2016
- **Communications and Member Relations Coordinator**, Niagara Foundation, 2013 - 2014
- **Intern**, Congressman Mike Quigley, *Summer 2012*

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name

Address

Phone Number

Alternate Phone

Email Address

Committee You are
Interested In

- ☐ Board of Assessment Review
- ☐ Board of Ethics
- ☒ Conservation Advisory Committee
- ☐ Emergency Management Committee
- ☐ Human Relations Commission
- ☐ Planning Board
- ☐ Recreation Committee
- ☐ Traffic Safety Committee
- ☐ Zoning Board of Appeals
- ☐ Any of the above
- ☐ Other

Available number of
Hours per week (for
Committee work)

Occupation

Employer

Work Address

Work Phone

Education

- ☐ Some High School
- ☐ High School Diploma
- ☐ Some College
- ☐ Associates Degree
- ☐ Bachelor's Degree
- ☒ Master's Degree
- ☐ Doctorate Degree

Interest & Skills

climate adaptation, sustainability

**Areas of Expertise
(business & civic)**

environmental grantwriting, events

Reference

Reference Name

Shelly Forster

Address

[REDACTED]

Phone

[REDACTED]

Email Address

[REDACTED]@caryinstitute.org

Relationship

Colleague

Applicant Signature: _____



Date: _____

6/14/19

City of Beacon City Council Agenda

06/07/2021

Title:

Resolution Authorizing the City Administrator to Sign a Contract with Faye Leone to Serve as the City of Beacon Climate Smart Coordinator

ATTACHMENTS

Resolution Authorizing the City Administrator to Sign a Contract with Faye Leone to Serve as the City of Beacon Climate Coordinator

Faye Leone Resume

Proposed Contract with City of Beacon and Faye Leone



CITY OF BEACON
CITY COUNCIL

Resolution No. ____ of 2021

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO SIGN A
CONTRACT (No. 2021-016) WITH FAYE LEONE TO SERVE AS THE CITY OF
BEACON CLIMATE SMART COORDINATOR

BE IT RESOLVED, that the City Council of the City of Beacon hereby authorizes the City Administrator to sign a contract (No. 2021- 016) with Faye Leone to serve as the City of Beacon Climate Smart Coordinator.

BE IT FURTHER RESOLVED, that the City Council of the City of Beacon hereby authorizes the City Administrator to sign up to two (2) one (1) year contract extensions.

Resolution No. ____ of 2021			Date: <u>June 7, 2021</u>				
☐ Amendments						☐ 2/3 Required	
☐ Not on roll call.			☐ On roll call			☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson					
		Jodi McCredo					
		George Mansfield					
		Amber Grant					
		Air Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

Faye Leone

Beacon, NY 12508

* Email:

PROFILE

- Organized, strategic professional with 20+ years of experience in communications, advocacy, writing and editing
- Specializing in Sustainable Development Goals, environmental agreements and stakeholder engagement

PROFESSIONAL EXPERIENCE

International Institute for Sustainable Development, New York, NY

August 2010-present

Senior Policy Adviser

- Edit bi-weekly [news service](#) on United Nations Sustainable Development Goals
- Write 4-6 articles/week for publication. Recent articles cover: [right to healthy environment](#), [gender](#), [infrastructure](#).
- Contribute policy briefs on trends in sustainable development (ex: '[The World of 2045 is Now Under Construction](#)')
- Lead expert teams of reporters on UN-based negotiations on climate change, SDG monitoring and review, science and technology, financing, governance
- Write grant proposals, report on project results and impacts

Governance and Accountability Institute, New York, NY

November 2019-present

Senior Sustainability Writer (Consultant)

- Conduct research on client companies' environmental, social, and governance (ESG) efforts, write investor reports
- Create corporate policies and training materials to improve ESG action, ex: Board Diversity policy

Transparency, Accountability & Participation for 2030 Agenda (TAP), New York, NY

March-June 2018

Advisory Group Member

- Contributed chapters to stakeholder handbook on holding governments accountable for sustainability commitments

United Nations Development Programme, New York, NY

January-July 2017

Communications Consultant

- Wrote op-eds, speeches, and presentations on behalf of officials
- Wrote and edited guidance for Asia-Pacific country offices regarding financing and implementing sustainability goals

UN Development Programme and Global Reporting Initiative, New York, NY

March-October 2016

Business Call to Action (BCTA) Consultant

- Surveyed governments about effects of private sector on sustainable development
- Contributed to report on '[Measuring Impact: How business accelerates the Sustainable Development Goals](#)'
- Created content for publication launch, presented findings to high-level audience

Global Sourcing Council, New York, NY

December 2015-June 2016

Senior Editor, SDGs (Consultant)

- Editorial lead for outreach to large-cap companies. Weekly newsletter spotlighted corporate leaders in supply chain sustainability, emphasizing SDG benefits to companies
- Generated social media content and press releases

World Federalist Movement-Institute for Global Policy, New York, NY

2006-2010

Senior Program Officer, International Democratic Governance

- Provided program leadership (staffing, fundraising, strategic planning, reporting to Board, staff training and capacity building), supervised interns and colleagues in research, advocacy and communications, developed press relationships
- Led advocacy campaigns on improving UN appointments, elections and selection processes
- Managed campaign website for 'Reform the UN,' published daily updates for advocates

EarthRights International, Chiang Mai, Thailand 2000-2004
Conflict Transformation Coordinator / Ford Foundation fellow

- Created Conflict Transformation Program: consulted with communities, secured funding, managed budget and staffing
- Created year-long training in consensus, mediation, negotiation, non-violent social change
- Conducted 100+ field interviews on diverse Burmese approaches to conflict, resulting in '[Traditions of Conflict Resolution in Burma: "Respected Insiders," Resource-based Conflict, and Authoritarian Rule](#),' January 2006 (co-author)
- Supported and accompanied donors and international officials during field visits
- *New Voices Fellow*: Awarded two-year fellowship from Ford Foundation

Refugees International, Washington, DC 1999-2000
Research and Advocacy Associate, Burma Project

- Guided publication of quarterly political journal *Burma Debate* (publication of Open Society Institute)
- Conducted month-long mission to Thai-Burmese border to interview refugees, staff of UN agencies and aid groups
- Made policy recommendations to U.S. State Department, UN agencies for refugees and workers

Progressive Massachusetts/New Party, Boston, MA Summer 1997
Intern

- Organized successful lobby of Boston City Council to adopt living wage ordinance
- Registered voters and conducted other Get Out the Vote work

COMMUNITY LEADERSHIP

City of Beacon Conservation Advisory Committee, Beacon, NY November 2019-present
Member

- Coordinating creation of municipal Sustainability Plan
- Developing campaign for Beacon residents and businesses to "throw away less, throw it away better" with Sustainable Beacon Initiative (Recycling and Waste Reduction working group)
- Studying alternatives for disposal of glass and plastic, areas of potential for circular economy in Beacon

Sargent Elementary School Parent-Teacher Organization, Beacon, NY September 2019-present
Secretary

- Organize virtual talks, e.g. digital safety and citizenship, mental health for return to school amid COVID-19
- Spearhead creation of Environment Adviser role to increase environmental education for students and families, instigate improvements e.g. eliminating single-use plastic in cafeteria
- Work to build linkages between Beacon City School District and City of Beacon
- Advocate for anti-racism and diversity programming, racial and gender diversity among PTO leadership

Beacon City School District Sustainability Committee, Beacon, NY November 2018-May 2019
Member

- Liaise among school buildings to adopt recycling and waste reduction measures, improve energy efficiency

EDUCATION

School of International & Public Affairs, Columbia University, New York, NY 2006
Master of International Affairs: Concentration in Trade Policy and Sustainable Development

- SIPA Fellow/Scholarship Recipient & Program Assistant for Southeast Asia Fellows Program
- Spear Fellowship recipient for half-year's tuition in recognition of academic and extracurricular record
- Capstone policy analysis of World Bank environmental and social guidelines for mining projects
- Internships: Created factory audit to address conditions for migrant workers, wrote recommendations on protecting migrant workers in garment supply chain; worked with Oxfam International to strengthen humanitarian commitments in UN Millennium Declaration
- Publication: 'Burma on Fire? A Risk Assessment for Globalization,' *Journal for International Policy Solutions*, University of California at San Diego, June 2006 ([Journal archive](#))

Middlebury College, Middlebury, VT

1999

Bachelor of Arts in Sociology/Anthropology, Italian minor

- Public Service Award for founding Middlebury chapter of Free Burma Coalition
- Outstanding Initiatives for Diversity award for organizing campus symposium, 'Speaking of Race'
- Ronald H. Brown '69 Summer Internship Scholarship for study at American University and internship at Refugees International
- Vermont Women in Higher Education Scholarship to represent women from Vermont at College Women Student Leadership Conference in Washington, DC
- President of Middlebury Environmental Alliance
- Academic honors: *Phi Beta Kappa*; High Honors on senior thesis, 'Creativity and Spirituality in Social/Political Change in Burma'
- Semester abroad at Middlebury College School in Florence, Italy

PROFESSIONAL TRAINING

Training for Social Action Trainers: Bangkok, Thailand

2002

- Experiential education in social action, facilitation, conflict resolution and community leadership

Summer Peacebuilding Institute, Eastern Mennonite University: Harrisonburg, VA

2001

- Training in Identity-based Conflict (Race and Ethnicity), Peacebuilding, Group Conferencing for Restorative Justice

INDEPENDENT CONTRACTOR SERVICES AGREEMENT

This Agreement made this 8 day of June 2021, by and between Faye Leone having an address of 91 North Walnut Street, Beacon, New York 12508 (hereinafter "Contractor") and the City of Beacon, having offices at One Municipal Plaza, Beacon, New York 12508 (hereinafter the "City").

WITNESSETH:

1. **Services.** The City hereby engages Contractor to perform the following services:

Serve as the "Climate Smart Coordinator", who will help move the City towards a more sustainable future. The Climate Smart Coordinator will gather information on energy use in municipal operations to explore areas with energy-saving potential. The Climate Smart Coordinator will coordinate volunteers. The Climate Smart Coordinator will coordinate the greenhouse gas (GHG) inventory. The Climate Smart Coordinator will assess existing land use plans (e.g., comprehensive plan, open space plan) and land use tools to determine if energy and climate change are addressed. The Climate Smart Coordinator will gather information on planned projects or large purchases within local government. For example, if the local government is planning to purchase equipment, build a new facility, or start a municipal planning or capital improvement project, there may be opportunities to integrate energy conservation or waste reduction practices into the project or purchase. The Climate Smart Coordinator will research existing programs or policies that support GHG reductions and may be expanded or may help task force members identify members of local government staff who are knowledgeable about GHG reduction strategies. The Climate Smart Coordinator will gather information on available funding sources, technical assistance and other resources to assist with GHG-reduction projects. The Climate Smart Coordinator will research similar initiatives in other localities. Other local governments in New York have implemented similar projects; the Climate Smart Communities program offers a network of communities active in this area that share best practices and develop partnerships with neighboring communities. The Climate Smart Coordinator will draft resolutions and ordinances to implement GHG reductions and adaptation measures. The Climate Smart Coordinator will educate residents and businesses on climate change and local climate programs and seek input for projects that will align with their interests and goals.

Contractor represents that they have the requisite knowledge and skills to provide all such services. Contractor recognizes that this Agreement does not grant the Contractor the exclusive right to perform the above-described services for the City and that the City may enter into agreements with other contractors for the same or similar services.

2. Compensation. The City shall pay Contractor the rate of \$30.00 per hour for no more than thirty (30) hours per month.

Payment pursuant to this Agreement is dependent upon the satisfactory completion of the services by Contractor, faithful compliance with the Agreement by Contractor, acceptance of Contractor's services by the City and the submission of an invoice(s) following completion of the services in whole or at agreed upon intervals to the City.

The above compensation is inclusive of any and all of the expenses incurred by Contractor in performing the above-described services for the City, including, without limitation, for such things as travel, copying expenses, postage, facsimile and telephone charges, mobile/ cellular telephone service charges. The above compensation also is inclusive of any fees, fines, licenses, certificates, certifications, bonds or taxes required of or imposed against Contractor or their officers, employees or agents in connection with the performance of the above-described services.

The City has not guaranteed, promised or represented that it will utilize any minimum amount of the services to be performed by the Contractor under this Agreement. Contractor waives any claims to lost or anticipated profits based on the City's failure to utilize the Contractor's services to the full amount authorized to be expended under the Agreement.

3. Duration. This Agreement shall be in full force and effect commencing on June 8, 2021 and terminating on June 7, 2022 regardless of when it is actually signed, unless terminated sooner in accordance with the provisions of this Agreement. This Agreement may be renewed for two (2) additional years, in one (1) year intervals at the Contractor's request should the City Administrator, in their sole discretion, agree it is appropriate to extend this Agreement and upon such additional terms as the City Administrator deems necessary.

4. Independent Contractor Status. Contractor shall not be considered as having employee status and enters into this Agreement and will remain throughout the term hereof an Independent Contractor of the City. Contractor and Contractor's officers, employees and/or agents, if any, are retained by the City only for the purposes and to the extent set forth in this Agreement. Contractor, its officers, employees and/or agents shall not be entitled to any rights or benefits afforded to the City's employees, including, without limitation, disability or unemployment insurance, workers' compensation, medical insurance, sick leave, retirement or any other employment benefit. Contractor is responsible for providing, at Contractor's sole expense, disability, unemployment, workers' compensation and all other forms of insurance, training, permits and licenses for Contractor and for Contractor's officers, employees and/or agents, if any. Contractor, its officers, employees and/or agents shall not assert any claim for additional benefits of any nature, including, but not limited to, unemployment compensation benefits, by reason of the services to be performed pursuant to this Agreement. Contractor, its officers, employees and/or agents, shall not be entitled to assert any claim to entitlements pursuant to any collective bargaining agreement now or hereafter in effect between the City and any of its employees. Contractor acknowledges that they will not hold themselves, their officers, employees and/or agents out as employees of the City. Contractor shall be responsible for paying, when due, all income or other taxes incurred as a

result of the compensation paid by the City to Contractor for services under this Agreement. Contractor will indemnify the City for any tax liability, interest, and/or penalties imposed upon the City by any taxing authority based upon the City's failure to withhold any amount from the payments for tax purposes.

5. Principal Contact Person. The principal contact person of the City shall be Christopher White, City Administrator, and all correspondence, reports and inquiries regarding this Agreement shall be directed to that person.

6. Invoices. Contractor will submit a timesheet and invoice for services rendered on a monthly basis, and payment to Contractor shall be made within thirty (30) days following the date the City receives the timesheet and invoice. The invoice shall include the dates on which services were rendered, the types of services rendered and the fees payable. The City shall give Contractor notice of any invoice dispute within twenty (20) days of its receipt and reserves the right to withhold payment pending the resolution of this dispute. Failure to dispute any invoice shall not be deemed as an acceptance and does not act as a waiver of the City's rights or prevent the City from availing itself of any remedy or course of action it has at law or in equity at a later date.

7. Right to Examine Records. The City shall have the right to examine any and all accounting records of Contractor, its officers, employees and/ or agents as they pertain to the services provided pursuant to this Agreement.

8. Confidential Information. Contractor understands that in performing this Agreement they may have access to confidential information in possession of the City or others, including, but not limited to names, facts or information about individuals, businesses and families. Contractor may also have access to confidential information, potentially including information concerning children under the age of 18; personnel information and records; information regarding sensitive, confidential, or internal City matters and other protected information. It is agreed that the definition of confidential information includes all documentary, electronic or oral information made known to Contractor through any activity related to this Agreement. Contractor agrees it, its officers, employees and/or agents shall not reveal, publish, discuss, disclose, or communicate the content of such confidential information, directly or indirectly to any third-party, except as explicitly provided for in this Agreement. Contractor understands that any unauthorized disclosure, publication and/or communication of such confidential information shall be considered a breach of this Agreement. Contractor agrees that if they receives a subpoena for divulgence of confidential information, they shall notify the City prior to divulging the same. The parties further agree that the terms and conditions set forth in this Confidentiality section shall survive the expiration and/or termination of this Agreement.

9. Termination. This Agreement may be terminated by either party, for any reason, upon thirty (30) days written notice to the other party. Upon such termination, Contractor shall be paid for all work performed in accordance with this Agreement through the date of termination. They shall not be entitled to any additional payments, whether on account of lost profits or otherwise. Upon any such termination, the parties shall endeavor in an orderly manner to wind down activities hereunder.

This Agreement may be terminated for cause by the City in the event of a breach of this Agreement by Contractor, upon five (5) days' written notice from the City to Contractor, unless a shorter period of time is specifically provided for elsewhere in this Agreement.

10. Workers Compensation. Contractor is not entitled to Workers Compensation insurance through the City. As such, Contractor may not recover any Workers Compensation benefits from the City, or its insurance carrier, for any illnesses/injuries that the Contractor may sustain while performing services under this Agreement. Contractor shall obtain Workers Compensation coverage if required to do so under New York State Law.

11. Indemnification. Contractor agrees that they shall defend, indemnify and hold harmless the City, its employees, officers, agents and the City Council for all loss, costs, damages and expenses, including attorneys' fees, judgments, fines and amounts paid in settlement in connection with a terminated, pending or completed claim, liability, action, suit or proceeding of whatever name or nature as the same may relate, in any manner, to the services provided by Contractor and its personnel to the City pursuant to this Agreement, including but not limited to any act, error or omission, misstatement, misleading statement, neglect or breach of duties by Contractor or any of its officers, directors, agents or employees taken or made with respect to this Agreement. Said indemnification and defense shall apply to any claim, liability, suit, proceeding and action in which the City, its employees, officers, agents and the City Council may be named as a party, notwithstanding that Contractor may deem said claim, liability, suit, proceeding or action frivolous or without merit.

12. Discrimination. Services provided pursuant to this Agreement shall be provided without regard to race, creed, color, weight, gender, sex, sexual orientation, national origin, ethnic group, religion, religious practice, age or disability.

13. No Assignment. Contractor may not assign, transfer or convey any of its respective rights or obligations under this Agreement or subcontract any portion of the services set forth herein, without the prior written consent of the City, which consent may be withheld for any reason whatsoever or for no reason.

14. Cooperation in the Event of Litigation. In the event that any claim, demand, suit or other legal proceeding arising out of any matter relating to this Agreement is made or instituted by any person against the City, Contractor, shall, at its own cost and expense, provide

the City with all reasonable information and assistance in the defense or other disposition thereof.

15. Notices. Any and all notices, demands or other communications required or desired to be given hereunder by either party shall be in writing and shall be validly given or made to the other party if personally served or if deposited in the United States mail, certified or registered, postage prepaid, return receipt requested and addressed to the party, as set forth above. If such notice, demand or other communication is served personally, it shall be effective immediately. If such notice, demand or other communication is given by mail, the same shall be effective when received, but in any event, it shall be effective no later than five (5) days after deposit in the United States mail addressed to the party to whom such notice, demand or other communication is to be given, at the address set forth above. Either party hereto may change its address for purposes of this paragraph by written notice given in the manner provided above.

16. No Waiver of Default. No failure by the City to insist upon the strict performance of any term, covenant, agreement or provision of this Agreement or to exercise any right or remedy upon a breach thereof, and no acceptance by the City of any services during the continuance of any such breach, shall constitute a waiver of any such breach or of any such term, covenant, agreement or provision.

17. Modification or Amendment. No amendment, change or modification of this Agreement shall be valid unless in writing, signed by both parties hereto.

18. Entire Understanding. This Agreement constitutes the entire understanding and agreement between the parties and any and all prior agreements, commitments, understandings and representations are merged herein and are of no further force and effect.

19. Governing Law. This Agreement shall be governed by the laws of the State of New York. Any litigation between the parties shall be venued in an appropriate court located in Dutchess County, New York.

20. Construction. This Agreement has been arrived at mutually and is not to be construed against any party hereto as being the drafter hereof or causing the same to be drafted.

21. Authority to Enter Agreement. The undersigned representative of Contractor hereby represents and warrants that the undersigned is the owner or an officer, director, or agent of Contractor with full legal rights, power and authority to enter into this Agreement on behalf of Contractor and to bind Contractor with respect to the obligations enforceable against Contractor in accordance with its terms.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

CONTRACTOR

Signature

Print Name

Print Title

Social Security or Federal ID Number

Date

CITY OF BEACON

Signature

Print Name

Print Title

Date

City of Beacon City Council Agenda

06/07/2021

Title:

Resolution Approving the Appointment of Pastor Daniel Blackburn to the Commission on Human Rights

ATTACHMENTS

[Resolution Approving the Appointment of Daniel Blackburn to the Commission on Human Rights](#)

[Pastor Daniel Blackburn Resume](#)

[Pastor Daniel Blackburn Application for the Commission on Human Rights](#)



CITY OF BEACON
CITY COUNCIL

Resolution No.____ of 2021

RESOLUTION APPROVING THE APPOINTMENT OF DANIEL
BLACKBURN TO THE CITY OF BEACON COMMISSION ON HUMAN
RIGHTS

NOW THEREFOR, BE IT RESOLVED THAT, the City Council of the City of Beacon hereby approves the Mayor's appointment of Daniel Blackburn to the City of Beacon Commission on Human Rights to complete the remainder of a term set to expire on December 31, 2022 effective on June 8, 2021.

Resolution No. ____ of 2021		Date: <u>June 7, 2021</u>					
☐ Amendments						☐ 2/3 Required	
☐ Not on roll call.		☐ On roll call				☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson					
		Jodi McCredo					
		George Mansfield					
		Amber Grant					
		Air Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
Motion Carried							

Daniel A. Blackburn

Summary

- Ability to build and work collaboratively in a strong team concept environment
- Ability to work independently
- Excellent organization, decision making, and time management skills
- Good verbal and written communication skills
- Ability to analyze situations accurately and effectively

Education

2002- Graduate- State University of New York at Buffalo Buffalo, NY
Bachelors of Science: Management Information Systems

Work Experience

2007-2010 Christ the King Church Milwaukee, WI

Youth Director

Duties: Overseeing a volunteer staff of over 70 people, Initiate outreach efforts, develop yearly goals and objectives based on the organizations strategic plan, develop and oversee budget, plan and organize activities, prepare for and meet with team leaders, organize and maintain accurate records, plan training sessions/ conferences for workers, assist in the training and recruitment of workers, develop new programs, and selecting and developing curriculum.

2011-2012 Ephesians Missionary Baptist Church Milwaukee, WI

Assistant to the Pastor

Duties: Assist Pastor in Pastoral Care (e.g. visit hospitals & Nursing homes, preach funerals, counseling, etc.) develop church policies and procedures, researched opportunities to improve services to members, web master, editing correspondence, report and document preparation, meeting and event planning, and expense reduction, work with ministries to develop annual goals and budgets, and instruct the ministers training class.

2012– 2017 Dynamic Believers Church Milwaukee, WI

Pastor

Duties: Prepare stimulating sermons to encourage members to live for Christ. Instruct the weekly Bible Class. Pastoral Care (e.g. visit hospitals & Nursing homes, preach funerals, counseling, etc.), moderate meetings.

2012-2017 City of Milwaukee, Business Improvement District 19 Milwaukee, WI

Executive Director

Duties: Oversee office staff, interns and volunteers. Liaison between the business owners and the City of Milwaukee (BOZA, Alderpersons, Dept. of City Development), coordinate neighborhood services for businesses, Public Relations, coordinate workshops for business development, plan annual Villard Avenue Family Festival.

2017-2019 Harmony Baptist Church Lakeland, FL

Director of Multimedia & Christian Education

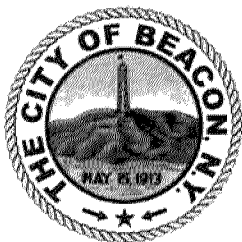
Duties: Develop all aspects of the Christian Education ministry of the church, provide leadership training. Develop internal and external media communications and Audio/Video Production

2019-Present Star of Bethlehem Baptist Church Beacon, NY

Pastor

Duties: Prepare stimulating sermons to encourage members to live for Christ. Instruct the weekly Bible Class. Pastoral Care (e.g. visit hospitals & Nursing homes, preach funerals, counseling, etc.), moderate meetings. Represent congregation at local, state, and national meetings.

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name	Daniel Blackburn
Address	Beacon
Phone Number	
Alternate Phone	
Email Address	@gmail.com
Committee You are Interested In	☐ Board of Assessment Review ☐ Board of Ethics ☐ Conservation Advisory Committee ☐ Emergency Management Committee ☒ Human Relations Commission ☐ Planning Board ☐ Recreation Committee ☐ Traffic Safety Committee ☐ Zoning Board of Appeals ☐ Any of the above ☐ Other
Available number of Hours per week (for Committee work)	5
Occupation	Pastor
Employer	Star of Bethlehem Baptist Church
Work Address	139 Main Street - Beacon
Work Phone	845-831-3328

Education

- ☐ Some High School
☒ High School Diploma
☐ Some College
☐ Associates Degree
☒ Bachelor's Degree
☐ Master's Degree
☐ Doctorate Degree

Interest & Skills

Human Relations, Technology, Business Services, Teaching

**Areas of Expertise
(business & civic)**

Human Relations, Technology, Business Services, Teaching

Reference

Reference Name

Address

Phone

Email Address

Relationship

Please include your resume along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature: 

Date: 5/24/21

City of Beacon City Council Agenda
06/07/2021

Title:

City Council Meeting Minutes May 17, 2021

ATTACHMENTS

[City Council Meeting Minutes May 17, 2021](#)

Regular Meeting

These minutes are for the regular meeting of the Beacon City Council. Due to COVID-19 the City Council Meeting was held through video conference. The public was able to attend through video or telephone and were made aware via the City of Beacon website, [beaconny.gov](https://www.beaconny.gov). Please note that the video recording of this meeting is available at <https://vimeo.com/551739232>. Please take further notice that in accordance with New York State Governor Andrew Cuomo's Executive Order 202.1 the full transcript of this meeting is available upon request at City Hall Suite 1, 1 Municipal Plaza, Beacon NY 12508, or by calling 845 838 5010, or by emailing cityofbeacon@beaconny.gov.

Councilmembers Present

Amber Grant, At Large
George Mansfield, At Large
Terry Nelson, Ward One
Air Rhodes, Ward Two
Jodi McCredo, Ward Three
Councilmember Aymar-Blair
Lee Kyriacou, Mayor

Councilmembers Absent**Also Present:**

Chris White, City Administrator
Nick Ward-Willis, City Attorney

Community Segment: Mental Health Services Presentation

Local Laws and Resolutions:

1. Resolution to Appoint Provisionally Edward Balicki as Superintendent of Water and Sewers
 - Motion to pass the resolution by Councilmember Grant
 - Second by Councilmember McCredo
 - Motion passes 7 - 0
2. Resolution Appointing Police Officer Thomas Durkin as Detective
 - Motion to pass the resolution by Councilmember Mansfield
 - Second by Councilmember Aymar-Blair
 - Motion passes 7 - 0
3. Resolution Amending the 2021 General Fund Budget

- Motion to pass the resolution by Councilmember Aymar-Blair
 - Second by Councilmember McCredo
 - Motion passes 7 - 0
4. Resolution Authorizing the City Administrator to Sign a Memorandum of Agreement (No. 2021-013) with the Civil Service Employees' Association, Local 1000
- Motion to pass the resolution by Councilmember McCredo
 - Second by Councilmember Grant
 - Motion passes 7 - 0
5. Resolution Authorizing the City Administrator to Sign a Contract (No. 2021-014) with Cintas Corporation for Leachate Disposal
- Motion to pass the resolution by Councilmember Rhodes
 - Second by Councilmember Aymar-Blair
 - Motion passes 7 - 0
6. Resolution Authorizing the City Administrator to Sign a Contract (No. 2021 - 015) with TAM Enterprises, Inc. for Leachate Disposal
- Motion to pass the resolution by Councilmember Aymar-Blair
 - Second by Councilmember Rhodes
 - Motion passes 7 - 0
7. Resolution Adopting a Proposed Local Law to Amend Chapter 5, Section 8 and Chapter 159, Section 3 of the Code of the City of Beacon to Change the Name of the Commission on Human Relations to the Commission on Human Rights
- Motion to amend the Local Law by replacing "his/her" with "their" in Chapter 5, Section 9, Paragraph D by Councilmember Grant
 - Second by Councilmember Rhodes
 - Motion passes 7 - 0

- Motion to pass the amended resolution by Councilmember McCredo
- Second by Councilmember Grant
- Motion passes 7 – 0

Approval of Minutes

City Council Meeting Minutes May 3, 2021

- Motion to approve the Minutes by Councilmember Aymar-Blair
- Second by Councilmember Nelson
- Motion passes 7 – 0

Executive Session

- Motion to enter Executive Session by Councilmember Rhodes
- Second by Councilmember Mansfield
- Motion passes 7 – 0

- Motion to exit Executive Session by Councilmember Rhodes
- Second by Councilmember McCredo
- Motion passes 7 – 0

Adjournment

- Motion to adjourn by Councilmember Rhodes
- Second by Councilmember Nelson
- Motion passes 7 – 0

City of Beacon City Council Agenda
06/07/2021

Title:

Personnel

ATTACHMENTS