COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508
AND LIVE VIA ZOOM

Mayor Lee Kyriacou
Councilmember Amber Grant, At Large
Councilmember Paloma Wake, At Large
Councilmember Lastar Gorton, Ward 1
Councilmember Zack Smith, Ward 2
Councilmember Sergei Krasikov, Ward 3
Councilmember Carolyn Glauda, Ward 4
City Administrator Chris White

June 15, 2026
7:00 PM
City Council Agenda

Call to Order

Pledge of Allegiance

Roll Call

Community Segment

Honoring of Fire Department Staff

Public Comment

Public Hearings

Public Hearing Concerning HDLO Nominations

Public Hearing for the 2027-2031 Capital Program

Reports: Mayor, City Council, and City Administrator

Workshop

Appointment of Cole Tennant to the Position of Firefighter

Appointment of Dylan Sauve to the Position of Police Officer

Proposed HDLO Nominations

Proposed 2027-2031 Capital Program

City Council Meeting Schedule

Local Laws and Resolutions

1. Resolution No. 51 - Appointing Cole Tennant to the Position of Firefighter
2. Resolution No. 52 - Appointing Dylan Sauve to the Position of Police Officer

Approval of Minutes

1. June 1, 2026 Minutes

Public Comment - Second Opportunity

Announcement of Next Meeting: July 6, 2026 at 7:00 p.m.

Adjournment

Title:

Honoring of Fire Department Staff

ATTACHMENTS

City of Beacon City Council Agenda
06/15/2026

Title:

Public Hearing Concerning HDLO Nominations

ATTACHMENTS

2026 HDLO Frequently Asked Questions

2026 HDLO Nominations and Draft Forms (Updated May 2026)

Beacon Code Ch. 134 - Historic Preservation

Beacon Code 223-24.7 - Uses Permitted by Special Permit in the HDLO Zone

Historic District & Landmark Overlay (HDLO) Designation
Frequently Asked Questions

1. Why is the City considering historical designation, and why does preservation matter?

Beacon's historical neighborhoods, homes, commercial buildings, and civic spaces help define the character, history and identity of our community. The city lost too many of its historical structures during a period of post-war economic decline followed by urban renewal programs. The city established the Historic District and Landmark Overlay Zone (HDLO) in 1991 to encourage preservation of properties of historical or architectural significance, while providing property owners flexibility in property maintenance, a clear review process, and potential offsetting benefits.

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2. Does historical designation require a property owner to spend money on maintaining or restoring a property?

No. There is no requirement to expend funds on maintenance – that is up to the property owner. Nor is there a requirement to restore a property, e.g., to replace vinyl siding with original wood.

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3. What exterior property work does NOT require review?

Routine maintenance and repair do not require approval, so long as they do not materially alter or demolish an identified historical feature visible from a public street or sidewalk. Examples include:

- Repairing existing elements in kind
- Painting existing surfaces
- Plumbing, heating, electrical and similar work
- Minor utility/security improvements

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4. What kinds of exterior changes do require review?

A Certificate of Appropriateness (COA) is required for:

- Alteration of an identified historical feature visible from a public right-of-way
- Demolition of identified historical features
- Addition or new construction visible from a public right-of-way

Examples of altering an identified historical feature that would likely require review:

- Replacing windows with a different design (as opposed to different materials)
- Substantial alteration of a porch
- Removing architectural details noted in the Historic Resource Inventory Form
- Major façade changes
- Additions visible from the street

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5. If my property already has non-historical features or past alterations, would I be required to remove or reverse them?

No. Historic designation does not automatically require property owners to undo prior alterations or remove existing non-historical features, such as newer fences, replacement siding, altered porches, or non-historical garages. Historic designation is generally forward-looking and is intended to guide future exterior changes to designated features.

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6. My porch / windows / trim are not original. Does that mean I would be required to restore the exact original historic materials?

No. Historic designation does not require that every existing feature be original historical material. Many older homes have undergone repairs, maintenance, or replacement work over time. An existing porch, railing, window, or trim detail may already be a replacement or later reconstruction of an earlier historical feature. The purpose of historic designation is not to require preservation of the exact original wood, nails, or materials. Rather, it is to help preserve a property's historical appearance and character-defining features over time.

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7. Are modern improvements like solar panels prohibited?

No. Historic designation is not intended to prevent property owners from making modern upgrades or sustainability improvements. Many modern improvements can be compatible with an historical property. Whether review is required depends on the nature of the proposed work and whether it changes the exterior appearance of designated historical features visible from the public right-of-way.

Examples of improvements that are likely compatible include:

- Modern energy-efficient windows that maintain the same size, configuration and appearance (e.g., replacing historic 6-over-6 windows with energy-efficient 6-over-6)
- Replacing a natural slate roof with high-quality synthetic slate
- Installing solar panels in a manner that minimizes impact on historical character of

By contrast, proposals that substantially change the appearance of an identified historical feature, such as replacing an identified slate roof with asphalt shingles, or removing significant architectural details, may require additional review. The goal of historic designation is not to prevent modernization, but to ensure that improvements and investments respect the historical character of the property and neighborhood.

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8. Are window air conditioning units allowed?

Yes. Window AC units are permitted on the front-facing window of existing designated buildings. For new buildings and additions, however, the HDLO design standards include restrictions on front-facing window or projecting ACs.

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9. Will the Planning Board dictate paint colors?

No, unless a color scheme or decorative paint treatment has been specifically listed as a character-defining feature of a property's Historic Resourced Inventory Form or other designation materials. Historic designation does not establish a citywide list of approved paint colors, nor does it require property owners to paint their homes a particular color.

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10. Who can I talk to before making changes?

Property owners, if they are unsure whether a project requires review, are encouraged to contact the City Building Department before beginning work. Inquiries can be emailed to building@beaconny.gov.

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11. Will historic designation make home maintenance more expensive?

Not necessarily. Routine maintenance and repair that does not change the outward appearance of the property does not require review. Many routine upkeep activities can continue as they do today.

In some cases, preservation-compatible repairs or materials may cost more than standard alternatives. For example, repairing or replacing historic wood siding, trim, windows, or architectural details may be more expensive than using lower-cost modern substitute materials, such as vinyl products. That is one reason the City provides additional uses (subject to a special use permit) and/or potential assessment benefits intended to make preservation investment more financially manageable.

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12. Are there financial incentives available for historic properties?

Potentially. The City of Beacon has adopted assessment abatement and tax exemption provisions intended to encourage the preservation and rehabilitation of historic properties, and to help offset some of the costs. Property owners considering a major rehabilitation, restoration, or redevelopment project are encouraged to contact the City Assessor to discuss whether and how a project may qualify for available incentives.

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13. What if the required work would create financial hardship?

Property owners may apply for an economic hardship review if preservation requirements would make the property incapable of earning a reasonable return. The City's Zoning Board of Appeals can consider relief where hardship is demonstrated.

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14. Are there any fees for any required historic review and issuance of a COA?

No. There are no City fees for application, public notices, or professional review associated with Certificate of Appropriateness applications or economic hardship applications.

Dated: June 5, 2026

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 11 Diggers Phelps Court

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Jonathan Bailey/Gemma Simon Address 11 Digger Phelps Ct., Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known c. 1880

DESCRIPTION

Materials -- please check those materials that are visible

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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: [X] excellent [ ] good [ ] fair [ ] deteriorated

Map
North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date June 2019

(See Reverse)

DRAFT

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 north of Main Street on an 0.10-acre parcel along Digger Phelps Court. It is a 2-story Italianate wood structure with a flat roof. It features a broad cornice and a wide frieze with a pointed cut-out pattern, along with a narrow course of matching cut-outs at the top of the first floor.

The front porch extends around the north side of the building. The decorative corbeled porch posts, detailed railing, and paneled door all appear original, as does the bay window with dentiled cornice on the south side. There is a one-story section to the rear.

The window sashes and the chimney near the south roof line appear to be more modern replacements. Based on changes in wood pattern, paired brackets may have been originally under the roof cornice.

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 house and the frontage street do not exist on the 1876 Gray and Davis Illustrated Atlas map for Fishkill Landing. However, Cottage Place, the original name for Digger Phelps Court, shows up on the 1884 Sanborn map, as does this two-story dwelling with its rear one-story section .

Other than the replacement windows, the building retains its original character, in particular its detailed front porch. This Italianate house 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 characteristics of an architectural period and style.

11 Digger Phelps Court View of North Side

View of South Side

11 Digger Phelps Ct. – May 18, 2026

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 9 Mattie Cooper Square

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Erich and Hattie Hess Address 9 Mattie Cooper Square, Beacon, NY 12508

Original use Residential Current use Residential

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

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date June 2019

(See Reverse)

DRAFT

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 one block north of Main Street on an 0.27-acre corner parcel facing Mattie Cooper Square. It is a 2½-story Victorian structure with a 1½-story rear section, both with gable roofs. There is a cross-gable section on the west side and a shed dormer on the east side, which is likely a later addition.

The house features decorative vergeboards supported by corner brackets with clover leaf cut-outs at the apex of the front and rear gables and the front porch. The northern porch extension and rear porch have turned columns and original balustrade, but the railings flanking the front steps and the rear steps are replacements. The northern façade has a one-story rectangular bay window with a shed roof. There are two brick chimneys with flared tops.

The original siding has been completely covered over with newer vinyl siding and the window sashes appear to be more modern replacements. There is also a one-story, 20th century concrete block garage to the rear.

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 house does not exist on the 1876 Gray and Davis Illustrated Atlas map for Fishkill Landing. However, Cottage Place, the original name for Digger Phelps Court, shows up on the 1884 Sanborn map, as does this 2½-story corner dwelling with its rear 1½-story section.

Other than the vinyl siding and replacement windows, the building retains most of its original character, in particular its decorative vergeboards, detailed front porch, and bay window. This house 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 characteristics of an architectural period and style.

9 Mattie Cooper Square View of North Side

View of South Side

9 Mattie Cooper Sq. – May 18, 2026

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 11 North Elm Street

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Joshua Fox Address 11 N Elm Street. Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1922, according to 1979 Beacon Historic Survey

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 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019, revised 2/2026

(See Reverse)

DRAFT

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 a half-block north of Main Street on an 0.18-acre parcel facing North Elm Street. It is a 1½-story Arts and Crafts structure with a broad, low-pitched gable roof and a central gabled dormer.

The house features an alternative width horizontal shingle pattern. There is a shallow, one-story bay with triple windows under a gable roof on the south side. The front porch under the roof line extends across the full building frontage with four shingled piers, tapered square columns, and an original balustrade. There are triple windows under the porch on both sides of the original central door. A rear porch under the eaves extends across half of the western side.

The modern wood porch railings flanking the front steps are the only apparent changes to the original exterior of the structure. The front yard has a chain link fence next to the sidewalk.

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 house does not exist on the 1919 Sanborn map, but is evident on the 1927 Sanborn version. According to the 1979 Historic Survey Form, the owner at the time gave 1922 as the construction date. The original one-story rear garage is no longer on the site.

The building retains its original Arts and Crafts character, in particular its distinctive shingle pattern and front porch details. This house 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 characteristics of an architectural period and style.

11 North Elm Street Front View

Front Porch Details

11N. Elm Street – May 18, 2026

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 4 North Elm Street

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Christopher and Danielle Broas Address 4 N Elm Street, Beacon, NY 12601

Original use Residential Current use Residential, Two-Family

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: Stucco	
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 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2026

(See Reverse)

DRAFT

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 one parcel north of Main Street on an 0.15-acre parcel facing North Elm Street. It is a 1½-story Second Empire structure with a raised basement level and mansard roof with multiple hooded dormers.

The house features a bracketed cornice with an arrow-shaped frieze pattern. The front porch extends across the full building frontage with four turned columns, and an original balustrade across the front. The double front doors and windows appear to be original. The south elevation has a rectangular bay and a tall brick chimney.

The building's exterior was recently restored. The compatible changes to the original exterior of the structure include the front steps, balustrade flanking the steps, and corner brackets on the porch posts. The one-story rear garage has a modern exterior.

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 house does not exist on the 1876 Gray and Davis Illustrated Atlas map for Fishkill Landing, but is evident on the 1884 Sanborn Map.

The building retains most all of its original character, in particular its distinctive roof and cornice details. This house is one of the most intact examples of its type, scale, and period in the City and is unusual as a Second Empire house of modest size. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

4 North Elm Street View of North Side

View of South Side

4 N. Elm Street – May 18, 2026

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 17 Church Street

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner 17 Church LLC Trustee Address 40 North Street, Beacon, NY 12508

Original use Residential Current use Residential, Two-Family

Architect/Builder, if known _____ Date of construction, if known c. 1870

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	

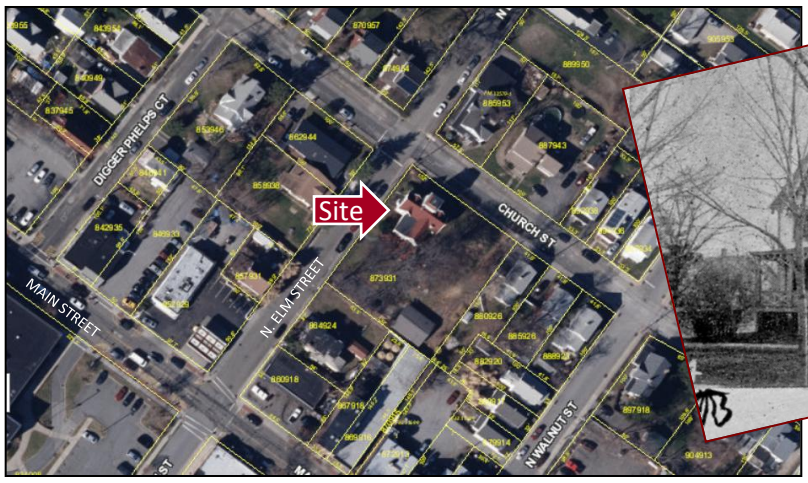
Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map

North



c. 1900

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019, revised 2/2026

(See Reverse)

DRAFT

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 one block north of Main Street on an 0.46-acre corner parcel facing Church Street. It is a 2½-story Victorian structure with a 4-story central tower and a 2-story rear section. The main section of the house has multiple cross gable roofs with a central brick chimney, and the tower has a mansard roof with a bracketed cornice. The rear gable section has a flat-roofed extension on the west side, which was likely added at a later date.

The house features wide vergeboards, drip-molds over the windows and doors, and one-level bracketed bay windows on the east and west elevations. There is a three-part, Palladian-influenced window frame with a rounded central window at the first level of the tower. Two matching front porches flank the tower with cornice brackets, square columns, and diagonal cross balustrades. As of February 2026, a decorative scroll-cut wood frieze (gingerbread trim) has been added along the porch eaves.

The original siding has been covered over with new vinyl siding and the window sashes appear to be more modern replacements. There is also a modern raised deck with wide glass door entry to the rear of the house, a modern one-story garage in the back yard, and a newer perimeter metal 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.

This house is first evident on the 1876 Gray and Davis Illustrated Atlas map for Fishkill Landing, showing its current cross configuration and labeled as Mrs. Colwell. It is not on the 1867 Beers Atlas. The 1979 Historic Survey reported that this house was used as a hospital in the 19th century. The architecture contains elements of Gothic Revival, Italian Villa, and Second Empire styles.

Other than the vinyl siding and replacement windows, the building retains most of its original character, in particular its distinctive central tower, front porch details, and bay windows. This house 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 characteristics of an architectural period and style.

Front View (2026)

17 Church Street Front View (2019)

Rear View

17 Church Street – May 18, 2026

17 Church Street – February 2026

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 27 Church Street

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Christopher and Babette Brown Address 27 Church Street, Beacon, NY 12508

Original use Residential Current use Residential

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 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date June 2019

(See Reverse)

DRAFT

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 one block north of Main Street on an 0.19-acre corner parcel facing Church Street. It is a 2-story late-Victorian structure with a cross-gable roof, a central brick chimney, and a 2-story rear section.

The house features a front porch extending around the west side with round Tuscan columns. The western cross-section of the house has a cutaway bay on the first level with a decorated overhang.

The original siding has been covered over with asbestos siding and the window sashes and porch railing appear to be more modern replacements. A former rear porch on the west side has been enclosed. There is a one-story, non-historic garage in the rear corner and a black chain link fence around the perimeter of the yard.

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 house is first evident on the 1896 Sanborn Map with its current configuration. It is not on the 1889 Sanborn Map.

Other than the asbestos siding and likely replacement windows, the building retains most of its original character, in particular its distinctive two-sided front porch. This house 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 characteristics of an architectural period and style.

27 Church Street Front View

Rear View

27 Church Street – May 18, 2026

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 159 Fishkill Avenue

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Kimberly Garcia/James Halstead Address 159 Fishkill Avenue, Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known _____

DESCRIPTION

Materials -- please check those materials that are visible

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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: [ ] excellent [X] good [ ] fair [ ] deteriorated

Map:

North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2020

(See Reverse)

DRAFT

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 west side of Fishkill Avenue on a 0.2-acre lot. It is a 1½-story building with a multi-gabled roof, brick chimney, and an extraordinary level of Victorian detailing, especially for a modestly scaled house. The first story has horizontal clapboard siding and the second level has vertical board and batten siding. There are two east-facing dormers with rounded hoods.

There is a projecting one-story bay on the western corner with raised panels below the windows. The cornices over the front porch and corner bay are highly decorated with brackets and a frieze pattern that extends along the north and south walls. The chamfered porch posts have elaborate cut-out corner brackets that extend to central pendants. The heavy porch railings have turned balusters. There are two French doors onto the porch, as well as a double-door front entrance with transom window.

These contributing decorative details on the house are emphasized by a multi-color paint job.

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 small house appears at this location on the 1867 and 1876 Atlas maps, listed as E. Chace, but the current configuration with a front porch is first accurately represented on the 1889 Sanborn map.

The building retains its original character with a mix of Gothic and Italianate features. This elaborately decorated house 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 characteristics of an architectural period and style.

159 Fishkill Avenue Front View

Rear View

159 Fishkill Ave – May 18, 2026

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) James V. Forrestal Birthplace

Address or Street Location 189 Fishkill Avenue

County Dutchess Town/City Beacon Village/Hamlet:

Owner Emily De Cordova Address 189 Fishkill Avenue, Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known Date of construction, if known c. 1885

DESCRIPTION

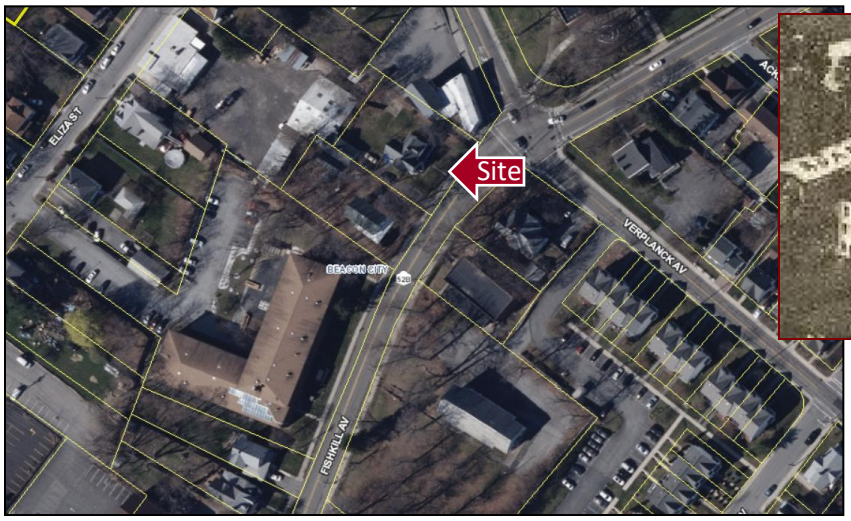
Materials -- please check those materials that are visible

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

1886

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: email jclarkeplandesign@gmail.com Date June 2019

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 west side of Fishkill Avenue on a 0.3-acre lot. It is a 2½-story building with a cross gable roof, front-facing dormer, and two central brick chimneys. The 1979 Historic Survey shows a highly decorated vergeboard, bracketed bay window, and elaborately detailed front porch supports and balustrade. However, the current building has been covered over with vinyl siding and all the former architectural details are gone. The first-level bay window on the front and a wraparound porch on the north side still exist, but without any decorative elements. There is a raised deck and one-story garage to the rear.

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 house is first represented on the 1889 Sanborn map with its front bay window and front porch extending around the north side. On the rear of the lot is a 3-story structure listed as James Forrestal, carpenter and builder. By the 1919 version, the 3-story shop is no longer evident, but a 2-story carpenter and auto building is along the northern parcel line to the rear. On the 1927 Sanborn map an additional 1-story building labeled James Forrestal, General Contractor, is to the rear, along with a grouping of other buildings extending over to Eliza Street. By 1946, the rear building is listed as a Hat Bin Manufacturer.

Although the house has lost almost all its architectural details since the 1979 Historic Survey, the building is associated with a historic person in national history, James V. Forrestal (1892-1949). He was born here and graduated from Matteawan High School at the age of 16. A naval aviator in WWI and Wall Street executive between the wars, Forrestal's friendship with Franklin D. Roosevelt led to his appointment as Undersecretary of the Navy in 1940 and Secretary of the Navy in 1944. He is noted for his effective mobilization of the war effort, his advocacy for racial integration in the military, and, after the war, a strong national defense. Forrestal was appointed the first Secretary of Defense by President Truman in 1947, but disagreed with Truman over the military budget and other political issues and was forced to resign in 1949. He fell into depression and either fell or jumped to his death from a hospital window two months later. An aircraft carrier, a major office building in Washington DC, and an elementary school in Beacon were subsequently named after him.

189 Fishkill Avenue Front View

Front Plaque

189 Fishkill Ave – May 18, 2026

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 194 Fishkill Avenue

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Jessica Jellife and Jason Craig Address 194 Fishkill Avenue, Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known c. 1900

DESCRIPTION

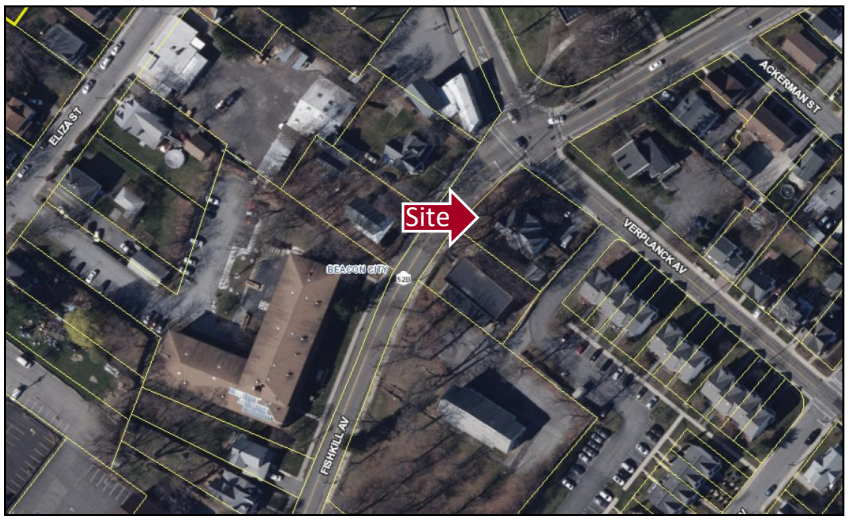
Materials -- please check those materials that are visible

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 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2020

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 east side of Fishkill Avenue on a 0.23-acre corner lot. It is a 2-story building with a hip roof, two cross gables, and a central brick chimney. The basement level has a rusticated cement block foundation. There is a 2-story, three-sided bay with paired central windows facing Verplanck Avenue.

The clapboard siding and shingled gables noted in the 1979 Historic Survey have been covered over with vinyl siding. As a result, the most notable architectural features are the three street-front porches with flat roofs, Tuscan columns, and straight balusters. The porch facing the intersection has a doorway set in an angled corner.

There is a small garage, probably from the 1920s, on the eastern rear side of the house and a historically contributing stone retaining wall along the Fishkill Avenue sidewalk.

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 house is shown on the 1904 Sanborn map, although the porches in their current configuration first appear in the 1927 version.

Even though the house has been resided with vinyl siding since the 1979 Historic Survey, the building retains much of its original character, especially the porches. This Queen Anne/Colonial Revival 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 characteristics of an architectural period and style.

194 Fishkill Avenue

Views from Verplanck Avenue

194 Fishkill Ave – May 18, 2026

HRW-2327
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PRIUS

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) Hebrew Synagogue and Center

Address or Street Location 331 Verplanck Avenue

County Dutchess Town/City Beacon Village/Hamlet:

Owner Beacon Hebrew Alliance Address 55 Fishkill Avenue, Beacon, NY 12508

Original use Religious Structure Current use Religious Structure

Architect/Builder, if known Date of construction, if known 1929

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

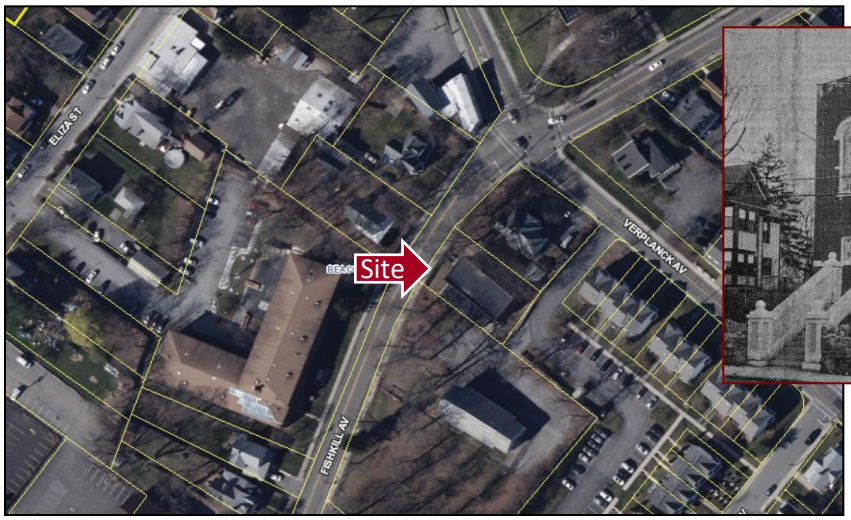
Other materials and their location:

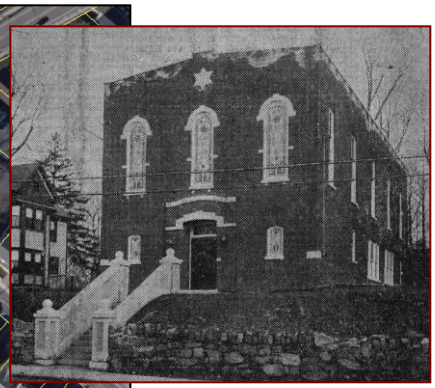
Alterations, if known: Date:

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map

North





1929

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2020

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 east side of Fishkill Avenue on a 0.19-acre lot. It is a 2-story brick structure with a flat roof. It is well above the street, accessed by more modern central steps and a concrete retaining wall along the sidewalk.

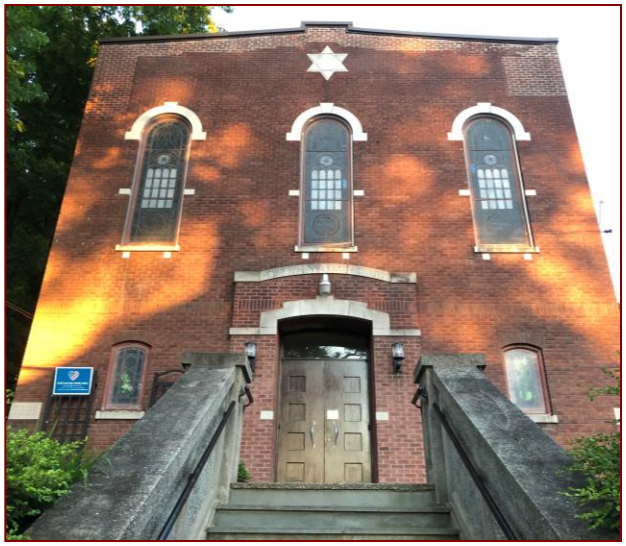
The façade features a raised parapet roofline with a Star of David just below and three tall stained-glass windows. These windows are topped by arched stone elements with central keys and stone sills with supporting blocks below. Two smaller stained-glass windows flank the front entrance with arched brick lintels and stone sills. The brick entrance surrounds project out from the facade with a stone shallow arch above and the name of the building inscribed along the top edge. Two paneled wood doors have a transom window above and lantern lighting fixtures on both sides.

There is a modern 1-story addition on the south side and the brick under the top edge of the structure has been re-pointed with a lighter shade of mortar.

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 building was constructed in 1929, according to a stone block on the front corner. It is not shown on the 1927 Sanborn map, but is evident on the 1946 version, listed as the Hebrew Synagogue and Center.

This religious 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 characteristics of an architectural period and style.



331 Verplanck Avenue Views from Fishkill Avenue

331 Verplank Ave – May 18, 2026

NOTICE

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) St. Rocco Society

Address or Street Location 26 South Chestnut Street

County Dutchess Town/City Beacon Village/Hamlet:

Owner St. Rocco Society Address 26 S. Chestnut Street, Beacon, NY 12508

Original use Social Organization Current use Social Organization/Event Space

Architect/Builder, if known Date of construction, if known 1926

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 25 Beech Street, Rhinebeck, NY 12572

Telephone: email jclarkeplandesign@gmail.com Date June 2019

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 west side of S. Chestnut Street on a 0.17-acre corner lot. It is a 1½-story brick structure with a gable roof and rear chimney. The raised basement level has a stucco exterior.

The façade features polychrome brick that imitate quoins on the front corners. A band of light-colored soldier bricks and stucco cross under the front gable. This reinforces the projecting pediment with modillions and flanking polychrome brick columns around the front entrance. An arched stucco panel with a central key and inscribed St. Rocco Society is above the double doors. The side walls have buttresses between the windows, which have soldier brick lintels and stone sills.

The windows appear to be modern replacements and the front stairs, metal railings, and overhead canopy are likely newer construction. Four windows on the rear wall have been bricked over. There is also a 1-story shed addition on the rear side.

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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 Classical Revival building was constructed in 1926, according to a stone block on the front corner. It is first shown on the 1927 Sanborn map, listed as the St. Rocco Society Hall. In the 1946 version it is labeled as both the St. Rocco Society and a clothing factory.

This social club structure with religious and Italian-American associations 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 characteristics of an architectural period and style.

26 S. Chestnut Street Front View Rear View

26 S. Chestnut – May 18, 2026

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 11 Commerce Street

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Jianmao Deng Address 54 Skagit Ky, Bellevue, WA 98006

Original use Residential Current use Residential

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: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map

North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2026

(See Reverse)

DRAFT

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 Commerce Street on a 0.43-acre lot. It is a 2-story brick building with a flat roof and brick chimney. The house is surrounded by a metal fence with brick piers flanking the walkway and driveway entrances, as well as overgrown plantings, so it is difficult to see the building from the street for an accurate description.

The roof line features a broad overhanging eave and wide frieze board without brackets. There is a one-story bay window on the west side towards the rear. The windows have stone lintels and sills with 6 over 6 sashes. The porch across the front of the house has a simple shed roof. The double front doors have arched windows with raised panels below.

There is a one-story garage with a gable roof on the west side of the house that first shows up on the 1919 Sanborn Map.

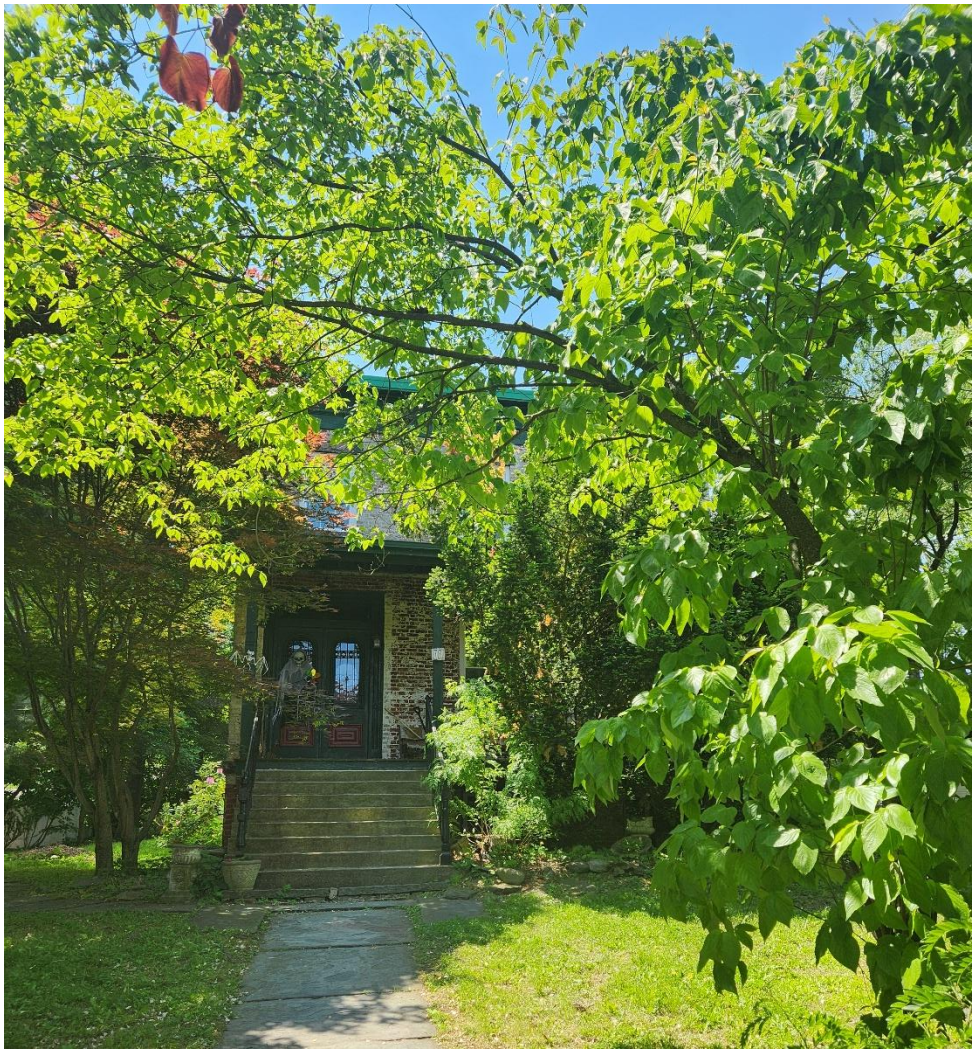
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival 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 house existed at this location on the 1867 and 1876 Atlas maps, labeled as H. H. Hustis. According to Smith's 1882 History of Dutchess County, Henry H. Hustis was an attorney who opened an office in Fishkill Landing in 1853. He was listed as President of the incorporated village in 1866, 1868, 1870, and 1873. The house with its front and rear porches is first accurately represented on the 1884 Sanborn map. The street connecting Cliff Street with South Avenue did not exist on the 1876 Atlas Map, but it is shown in 1884 and is labeled as Spring Street in 1889. By 1919, it was known as Commerce Street.

This Italianate house retains its original character. It 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 characteristics of an architectural period and style.

11 Commerce Street Front Views

11 Commerce St. – May 18, 2026



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 20 South Avenue

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Barbara J. and Brenda J. Sims Address 5 Kitteridge Place, Beacon, NY 12508

Original use Residential Current use Residential, 3-Family

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: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2026

(See Reverse)

DRAFT

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 east side of South Avenue on a 0.54-acre uphill lot with a historically contributing cobble stone retaining wall along the front sidewalk. It is a 2½-story building with a mansard roof, brick chimney, and metal rooftop balustrade. The 1½-story addition to the rear also has a mansard roof, while the somewhat later 1-story addition to the south has a flat roof. There are gabled dormers with decorative cutwork around both mansard roofs. The second-floor cornice has brackets and a broad stucco band below. The second-floor windows are 2 over 2 with stone lintels and sills.

The elaborately decorated porch, which extends across front and south side, has a bracketed cornice, square columns with capitals, cut-out arches with central pendants, and turned balusters. The front double doors have glass panels and a transom window. As of February 2026, the cut-out arches with central pendants were removed from the porch.

The older photo on page 1 shows a different location for the front porch steps. A large modern addition with a horizontal siding and a combination shed and gable roof has also been built on the north side to the rear.

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 house appears at this location on the 1867 and 1876 Atlas maps, listed as Jas. Taylor, but it is first accurately represented with a front porch and mansard roof on the 1884 Sanborn map. A 2-story rear addition appears on the 1904 map. In 1912 a 1-story addition was built of the south side to the rear, along with an extension of the front porch around the side of the building.

The building retains its original distinctive character, particularly its Second Empire roof and elaborately decorated wraparound porch. This house 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 characteristics of an architectural period and style.

20 South Avenue

Front View (2020)

Front View (2026)

Addition on North Side

20 South Ave. – May 18, 2026

20 South Ave. – February 2026

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 22 South Avenue

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Shirish M. Chitanis and Jacqueline Paris-Chitanis 22 South Avenue, Beacon, NY 12508

Original use Residential Current use Residential

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: Stucco	
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 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2020

(See Reverse)

DRAFT

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 east side of South Avenue on a 0.37-acre uphill lot with a concrete retaining wall along the front sidewalk. It is a 2½-story building with a 1½-story southern section, multi-gabled roof, two brick chimneys with pots, and a raised basement level. The southern section features gable-hooded dormers with trefoil windows. There is an original 1-story section to the rear on the south side and a more modern 2-story addition to the rear on the east side.

The front-facing gable has a wide vergeboard with elaborate cut-outs, pinnacle above, and a window and balcony below. The first floor in front has a canopy roof, two French doors, and an elevated porch with large projecting supports. There is a one-story bay window on the north side. The porch curving around the southern section of the house has lightweight columns and bracketed supports. Parts of the original balusters have been replaced. The double front doors have glass panels and a transom window.

To the rear, there is a contributing 1½-story carriage house with board and batten siding and a wide decorated vergeboard.

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 house appears at this location on the 1867 and 1876 Atlas maps, listed in 1867 as S. Bogardus, but the house and rear structure are first accurately represented on the 1884 Sanborn map.

This Gothic Revival house retains its original character and decorated features. It is one of the most intact examples of its type, scale, and period in the City. This structure possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

22 South Avenue Front View

Rear Building

22 South Ave. – May 18, 2026

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 26 South Avenue

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Matthew Yarnis and Maggie Garrido-Yarnis 26 South Avenue, Beacon, NY 12508

Original use Residential Current use Residential, Two-Family

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: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map

North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2020

(See Reverse)

DRAFT

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 east side of South Avenue on a 0.42-acre lot with a tall hedge and chain link fence along the sidewalk. It is a 2½-story building with a multi-gabled roof, and two brick chimneys. The most distinctive features are the wide vergeboards with a repeating square pattern, cut-outs, and central drop pendants.

There are 1-story bay windows on the south and west sides and a 2-story bay on the north side. The cornice brackets remain on the northern bay. The windows have arched wood frames, but some of the 2 over 2 sashes have been replaced.

The front porch curves around to the south side. It has chamfered columns and arched supports with corner cut-outs.

The front doorway appears to be a modern replacement and the siding is now vinyl.

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 house appears at this location on the 1867 and 1876 Atlas maps, listed as E. Crosby, but it is first accurately represented on the 1884 Sanborn map.

Other than the vinyl siding and front doorway, the building retains its original character. This house with its elaborately decorated vergeboards 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 characteristics of an architectural period and style.

26 South Avenue Front Views

26 South Ave – May 18, 2026

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 30 South Avenue

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Matthew R. Healey and Jacqueline P. Rubin 255 W. 90th Street, New York, NY 10024

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known _____

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	[X]	wood clapboard	[X]	wood shingle	[ ]	vertical boards	[ ]	plywood	
	[ ]	stone	[X]	brick	[ ]	poured concrete	[ ]	concrete block	
	[ ]	vinyl siding	[ ]	aluminum siding	[ ]	cement-asbestos	[ ]	other: _____	
Roof:	[X]	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: [X] excellent [ ] good [ ] fair [ ] deteriorated

Map

North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date June 2019

(See Reverse)

DRAFT

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 east side of South Avenue on a 0.31-acre corner lot with a hedge and chain link fence along the sidewalk. It is a 2-story painted brick building with a multi-gabled roof and a brick chimney. The gables have a shallow pitch with a return on the west side. The cornices feature regularly spaced brackets. There is a 2-story bay on the south side with a matching bracketed cornice and shingle siding. The bay is first shown on the 1919 Sanborn Map.

The windows have stone lintels and sills, but appear to have replacement sashes. A smaller set of paired windows under the western eaves has a distinctive diamond glazing pattern. A small, similarly shaped window with a diamond glass pattern also exists on the southern wall next to the bay.

The front porch on the west side has a bracketed top and chamfered columns, but the balustrade has been covered over with solid shingles. There is also a 1-story, shed-roofed rear entrance on the east side that likely dates from the early 1900s and a more modern 1-story addition on the north side with a flat roof, clapboard siding, and a triple window facing South Avenue.

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 house exists at this location on the 1867 and 1876 Atlas maps, listed as E. Crosby in 1867, but the current configuration with a front porch is first accurately represented on the 1884 Sanborn map.

The building retains its original character. This bracketed house 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 characteristics of an architectural period and style.

30 South Avenue

South Avenue View

Beacon Street View

30 South Ave. – May 18, 2026

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) Benevolent and Protective Order of Elks Lodge

Address or Street Location 900 Wolcott Avenue

County Dutchess Town/City Beacon Village/Hamlet:

Owner B P O E Address 900 Wolcott Avenue, Beacon, NY 12508

Original use Social Organization Current use Social Organization

Architect/Builder, if known Date of construction, if known 1950

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

William Rothery's estate "Fairview" would become the Beacon Lodge of Elks home in 1926.

Prepared by: Natalie Quinn **address** PO Box 924, Poughkeepsie, NY 12601

Telephone: **email** natalie@karcpc.com **Date** March 2026

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 a 4-acre property on the north side of Wolcott Avenue, prominently sited on a gently sloping parcel set back from the roadway behind an open lawn and abutting Tioronda Avenue and Fulton Avenue. It is a substantial 2-story brick structure constructed in its present form in 1949–1950, with a broad hipped roof and overhanging eaves. The rectangular massing is symmetrical and institutional in character.

The primary façade is defined by a full-width, one-story porch extending across the front elevation. The porch is supported by evenly spaced square brick piers and covered by a low-pitched shed roof. Fenestration consists of regularly spaced rectangular window openings with soldier-course brick lintels and stone or cast concrete sills, aligned vertically between floors. The main entrance is centered beneath the porch and accessed by a short flight of steps. The side and rear elevations are simpler in treatment, with evenly spaced window openings and minimal ornamentation.

The present building reflects a significant renovation and expansion undertaken in 1949–1950, during which the original Fairview residence was incorporated into a larger two-story brick lodge structure. The earlier house, formerly characterized by a mansard roof and wraparound porch, is no longer visible from the exterior, having been subsumed within the expanded masonry building. The current exterior massing, roof form, and porch configuration date from this mid-20th-century reconstruction. Despite this substantial alteration from its original residential appearance, the building retains integrity in its mid-century lodge form, materials, and overall institutional character.

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 Beacon Elks Lodge is significant for its association with the Benevolent and Protective Order of Elks, Lodge No. 1493, chartered in 1924. In 1926, the organization acquired the “Fairview” estate, formerly owned by William Rothery, son of file manufacturer John Rothery, whose factory operated nearby along the creek. The property later passed to Beacon attorney James G. Meyer before becoming the permanent home of the Elks.

In 1949–1950, the lodge undertook a major expansion, incorporating the earlier Fairview residence into the present two-story brick structure. From this location, the Elks played an important role in Beacon’s civic and social life throughout the 20th century. During World War II, the lodge hosted send-off ceremonies and luncheons on its grounds for Beacon’s military draftees, working alongside the Red Cross and American Legion Auxiliary. The organization has continued a long tradition of charitable, civic, and community service activities.

The property retains integrity of location, design, materials, workmanship, and association as a mid-20th-century fraternal lodge. As a purpose-built institutional structure reflecting both Beacon’s industrial-era residential history and the civic prominence of fraternal organizations, the Beacon Elks Lodge possesses special historic and cultural value as part of the City’s development and meets the criteria for designation under §134-4B of the Historic Preservation Chapter.

900 Wolcott Avenue — Front View — Side Views

900 Wolcott Ave. – May 18, 2026

Chapter 134

HISTORIC PRESERVATION

§ 134-1.	Purpose.	§ 134-7.	Central Main Street District, site development plan or special permit design standards.
§ 134-2.	Historic District and Landmark Overlay Zone.	§ 134-8.	Hardship criteria and application procedure.
§ 134-3.	Definitions.	§ 134-9.	Enforcement.
§ 134-4.	Designation of landmarks or historic districts.	§ 134-10.	Penalties for offenses.
§ 134-5.	Uses permitted by special permit.	§ 134-11.	Fees.
§ 134-6.	Certificate of appropriateness.	§ 134-12.	Assessment abatement.

[HISTORY: Adopted by the Council of the City of Beacon 10-21-1991 by L.L. No. 10-1991; amended in its entirety 11-16-2020 by L.L. No. 11-2020. Subsequent amendments noted where applicable.]

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

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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.

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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.

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(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,

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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.

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(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.

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§ 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.

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§ 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.

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(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.**

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City of Beacon City Council Agenda
06/15/2026

Title:

Public Hearing for the 2027-2031 Capital Program

ATTACHMENTS

Proposed 2027-2031 Capital Program

Proposed 2027 Capital Financing Plan

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
GENERAL FUND						
FIRE DEPARTMENT						
	Firefighter Personal Protective Equipment	24,893	26,138	27,444	28,816	30,257
	Chevy Tahoe	83,000				
	Chevy 2500	88,766				
	Compressor for Cascade System	55,093				
	Self-Contained Breathing Apparatus Cyclinders		25,541	8,940	5,632	5,913
	Ladder truck (authorized in 2025, additional funding)		218,488			
	Self-Contained Breathing Apparatus (SCBA)			67,489		
ROAD RECONSTRUCTION						
	Mill & Pave Streets/Install ADA Curb Ramps	500,000	500,000	500,000	500,000	500,000
	Beekman Street Pedestrian & Bicycle Improvements	3,561,150				
	Main Street Restriping		50,000			
CITY BUILDINGS & LOTS						
	Parking Lot Improvements	46,200	37,000	30,000	30,000	30,000
	Memorial Building ADA Entrance (Teller Avenue side)	83,000				
	DPW Garage repainting					250,000
SIDEWALKS						
	Sidewalk Improvements	250,000	250,000	250,000	250,000	250,000
STORMWATER SYSTEM						
	Repair & Replace Stormwater lines	100,000	100,000	100,000	100,000	100,000
BUILDING DEPARTMENT						
	Chevy Silverado (Electric)	55,000				
	Chevy Silverado (Electric)			55,000		

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
HIGHWAY DEPARTMENT						
	1-Ton Dump Truck with Plow	100,000				
	3/4-Ton F250 with lift gate	82,000				
	10 Wheel Swap Loader (additional funds)	105,000				
	Salt Brine System Set up	73,500				
	2027 Track Loader	340,000				
	Dump Truck/Plow/Sander		330,000			
	Backhoe - John Deere		168,000			
	1-Ton Dump Truck with Plow		105,000			
	Dump Truck/Plow/Sander		393,750			
	Debris Bucket			30,000		
	2-Ton Service Truck w/Utility body			275,000		
	Dump Truck/Plow/Sander			350,000		
	Dump Truck/Plow/Sander				375,000	
	1-Ton Dump Truck with Plow				110,000	
	1-Ton Dump Truck with Plow					110,000
	Leaf Collection Truck					375,000
PARKS & RECREATION DEPARTMENT						
	Rail Trail		5,400,000			
	Memorial Park Renovation of Southwest Corner (phased)	400,000	400,000	400,000		
	USC- Pool Restoration - Fiberglass		210,000			
	Riverfront Park - Court & Parking Reconstruction			1,600,000		
	Memorial Park - Hilltop Pavillion (Increase)			52,500		
	Memorial Park - Walkway			525,000		
	Riverfront Park & Memorial Park - Splash Pads				210,000	
	Riverfront Park & Memorial Park- Playgrounds				420,000	
	Recreation & Community Center Improvements					5,250,000
	University Settlement Camp					

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
POLICE DEPARTMENT						
	Body Worn Camera & Electronic Control Weapons	31,642				
	Patrol Vehicle - Interceptor (Hybrid)	72,809				
	Unmarked Pickup Truck Ford F-250	65,993				
	Drone Program	59,233				
	Server - Camera System Upgrade	30,939				
	Body Worn Camera & Electronic Control Weapons		31,642			
	Patrol Vehicle - Interceptor (Hybrid)		76,450			
	Patrol Vehicle - Interceptor (Hybrid)		76,450			
	Patrol Vehicle - Interceptor (Hybrid)		76,450			
	Camera upgrade - Municipal Plaza		19,600			
	Body Worn Camera & Electronic Control Weapons			31,642		
	Patrol Vehicle - Interceptor (Hybrid)			80,271		
	Unmarked Vehicle - Interceptor (Hybrid)			59,361		
	Unmarked Vehicle - Interceptor (Hybrid)			59,361		
	Camera (new) - South Avenue & Wolcott Avenue			17,149		
	Body Worn Camera & Electronic Control Weapons				71,281	
	Patrol Vehicle - Interceptor (Hybrid)				84,285	
	Unmarked Vehicle - Interceptor (Hybrid)				62,329	
	Camera (New) - Main Street & Wolcott Avenue				18,007	
	Unmarked Vehicle - Interceptor (Hybrid)					65,446
	Unmarked Vehicle - Interceptor (Hybrid)					65,446
	Camera (upgrade) Main Street & Elm Street					18,907
	Body Worn Camera & Electronic Control Weapons					71,281
Subtotal General Fund		**6,208,218**	**8,494,509**	**4,519,157**	**2,265,350**	**7,122,250**

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
WATER FUND						
EQUIPMENT						
	1-Ton Dump Truck with Plow	100,000				
	Utility Maintenance Truck	350,000				
	Valve Operator (Tow behind)		130,000			
	1-Ton Dump Truck with Plow		100,000			
	Chevy Blazer (Electric) or equivalent			49,200		
	Meter Van (Electric)			70,000		
	Mini Excavator and Trailer			110,000		
WATER SUPPLY						
	Well #1 Pump Replacement	150,000				
	Glendale Booster Control Upgrade		100,000			
	Mt. Beacon Water Storage Tank- Construction (additional)	1,900,000				
	Rehabilitation of Cargill Water Main Engineering & Design (Additional fu	150,000				
	Rehabilitation of Cargill Water Main Construction				3,400,000	
	Rail Trail Water Main Engineering	150,000				
	Rail Trail Water Main Construction		677,000	1,600,000		
	Cargill Resevoir Engineering & Design				310,000	
	Cargill Resevoir Construction & Inspection					2,400,000
WATER FILTRATION PLANT						
	Generator Replacement at Water Plant (Additional Funds)	50,000				
	High Lift Pump # 4- Construction	250,000				
Subtotal Water Fund		**3,100,000**	**1,007,000**	**1,829,200**	**3,710,000**	**2,400,000**

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
SEWER FUND						
WASTEWATER TREATMENT PLANT						
	Aeration Tanks/Air System Replacement (Engineering/Construction)	147,460	3,326,900			
	Liquid Waste Screening Equipment Upgrade (Rake)	252,000				
	Primary Effluent Pump Replacement & Installation	106,000	111,300	116,865		
	RAS pumps	57,000				
	Concentration Tanks Pump Repacement	44,667	46,900	49,245		
	Removal of Obsolete Equipment			150,000		
	Blower Building Roof Replacement			200,000		
	Blower Building Tile Replacement				150,000	
	Fine Screens Mechanical & Electrical Replacement					80,000
SANITARY SEWER SYSTEM						
	South Ave Interceptor Engineering & Construction			30,000	200,000	
Subtotal Sewer Fund		**607,127**	**3,485,100**	**546,110**	**350,000**	**80,000**
GRAND TOTAL		**9,915,345**	**12,986,609**	**6,894,467**	**6,325,350**	**9,602,250**

CITY OF BEACON 2027 CAPITAL FINANCING PLAN (DRAFT)

RED - General Fund BLUE - Water Fund GREEN- Sewer Fund	TOTAL COST	FUND BALANCE	BONDS	STATE & FEDERAL AID	GRANT SOURCES	RECREATION TRUST	TOTAL COST
			FUNDING SOURCES				
GENERAL FUND							
FIRE DEPARTMENT							
Firefighter Personal Protective Equipment	24,893	24,893					24,893
Chevy Tahoe	83,000	83,000					83,000
Chevy 2500	88,766	88,766					88,766
Compressor for Cascade System	55,093	55,093					55,093
							-
ROAD RECONSTRUCTION							-
Mill & Pave Streets/Install ADA Curb Ramps	500,000			500,000			500,000
Beekman Street Pedestrian & Bicycle Improvements	3,561,150			3,561,150			3,561,150
							-
CITY BUILDING & LOTS							-
Parking Lot Improvements	46,200	46,200					46,200
Memorial Building ADA Entrance (Teller Avenue side)	83,000	83,000					83,000
							-
SIDEWALKS							-
Sidewalk Improvements	250,000	60,790		189,210			250,000
							-
STORM DRAINS							-
Repair & Replace Stormwater lines	100,000	100,000					100,000
							-
BUILDING DEPARTMENT							-
Chevy Silverado (Electric)	55,000				55,000		55,000
							-
HIGHWAY DEPARTMENT							-
1-Ton Dump Truck with Plow	100,000	100,000					100,000
3/4-Ton F250 with lift gate	82,000	82,000					82,000
10 Wheel Swap Loader (additional funds)	105,000	105,000					105,000
Salt Brine System Set up	73,500	73,500					73,500
2027 Track Loader	340,000		340,000				340,000
							-
PARKS & RECREATION DEPARTMENT							-
Memorial Park Renovation of Southwest Corner (phase in)	400,000	308,000				92,000	400,000
							-
POLICE DEPARTMENT							-
Body Worn Camera & Electronic Control Weapons	31,642	31,642					31,642
Patrol Vehicle - Interceptor (Hybrid)	72,809	72,809					72,809
Unmarked Pickup Truck Ford F-250	65,993	65,993					65,993

CITY OF BEACON 2027 CAPITAL FINANCING PLAN (DRAFT)

RED - General Fund BLUE - Water Fund GREEN- Sewer Fund	FUNDING SOURCES						
	TOTAL COST	FUND BALANCE	BONDS	STATE & FEDERAL AID	GRANT SOURCES	RECREATION TRUST	TOTAL COST
Drone Program	59,233	59,233					59,233
Server - Camera System Upgrade	30,939	30,939					30,939
Subtotal General Fund	**6,208,218**	**1,470,858**	**340,000**	**4,250,360**	**55,000**	**92,000**	**6,208,218**

CITY OF BEACON 2027 CAPITAL FINANCING PLAN (DRAFT)

RED - General Fund BLUE - Water Fund GREEN- Sewer Fund	TOTAL COST	FUND BALANCE	FUNDING SOURCES BONDS	STATE & FEDERAL AID	GRANT SOURCES	RECREATION TRUST	TOTAL COST
WATER FUND							
1-Ton Dump Truck with Plow	100,000	100,000					100,000
Utility Maintenance Truck	350,000		350,000				350,000
Well #1 Pump Replacement	150,000	150,000					150,000
Mt. Beacon Water Storage Tank- Construction (additional)	1,900,000		1,900,000				1,900,000
(Additional funds)	150,000	150,000					150,000
Rail Trail Water Main Engineering	150,000	150,000					150,000
Generator Replacement at Water Plant (Additional Funds)	50,000	50,000					50,000
High Lift Pump # 4- Construction	250,000		250,000				250,000
Subtotal Water Fund	**3,100,000**	**600,000**	**2,500,000**	**-**	**-**	**-**	**3,100,000**
SEWER FUND							
Aeration Tanks/Air System Replacement (Engineering/Construction)	147,460	147,460					147,460
Liquid Waste Screening Equipment Upgrade (Rake)	252,000		252,000				252,000
Primary Effluent Pump Replacement & Installation	106,000	106,000					106,000
RAS pumps	57,000	57,000					57,000
Concentration Tanks Pump Repacement	44,667	44,667					44,667
Subtotal Sewer Fund	**607,127**	**355,127**	**252,000**	**-**	**-**	**-**	**607,127**
							-
GRAND TOTAL	**9,915,345**	**2,425,985**	**3,092,000**	**4,250,360**	**55,000**	**92,000**	**9,915,345**

City of Beacon City Council Agenda
06/15/2026

Title:

Appointment of Cole Tennant to the Position of Firefighter

ATTACHMENTS

Fire Chief Memorandum Regarding the Appointment of Cole Tennant to the Position of Firefighter

CITY OF BEACON FIRE DEPARTMENT

1140 Wolcott Avenue
Beacon, New York 12508
Office: (845)831-1334

To: City Administrator Swanson
City of Beacon Mayor and Council
From: Chief Thomas Lucchesi
Date: June 1, 2026
Subject: Recommendation to Hire Cole Tennant as a Probationary Firefighter

On May 8th, the Fire Department and the Director of Human Resources interviewed Cole Tennant for the position of Career Firefighter.

Mr. Tennant is a local resident and has served as a local volunteer firefighter since he was sixteen years old. He has made a clear commitment to the fire service and has taken meaningful steps to develop himself beyond the basic entry-level requirements. His completion of both operational and leadership-related courses reflects a strong foundation that will benefit the City of Beacon Fire Department as he transitions into a career firefighter role.

Due to the extensive amount of training he already possesses, Mr. Tennant would not need to attend the Fire Academy. Following a orientation period, he could be assigned directly to a shift, which would provide a significant cost savings to the City.

Mr. Tennant attended the University of New Haven to pursue a Bachelor's Degree in Fire Science and also interned with the City of Beacon Fire Department during the summer of 2024.

His existing training will allow him to enter the Department with a solid understanding of fireground operations, firefighter safety, rescue operations, and incident response. In addition, his continued participation in advanced coursework demonstrates motivation, professionalism, and a willingness to grow within the fire service.

Based on his qualifications and the needs of the Department, I respectfully recommend that the City move forward with the appointment of Cole Tennant as a Career Firefighter.

Please let me know if you need any additional information or would like to discuss this recommendation further.

City of Beacon City Council Agenda
06/15/2026

Title:

Appointment of Dylan Sauve to the Position of Police Officer

ATTACHMENTS

Police Chief Memorandum Regarding the Appointment of Dylan Sauve to the Position of Police Officer

CHIEF OF POLICE
THOMAS FIGLIA

CITY OF BEACON
POLICE DEPARTMENT

1 MUNICIPAL PLAZA, SUITE 3
BEACON, NY 12508
(845)831-4111
FAX: (845)838-5092

NEW YORK STATE
ACCREDITED AGENCY

Mayor Kyriacou and Beacon City Council:

I am writing to endorse the hiring of Dylan Sauve for one of the four vacant positions of Police Officer in the City of Beacon Police Department. Dylan is a graduate of Arch Bishop Stepinac High School in White Plains, which he attended to participate in their hockey program, and he is currently enrolled at Paul Smith College for business management, which he plans to complete remotely. He is also currently employed by the Town of Fishkill Department of Buildings and Parks working as a laborer and has volunteered his time with Wreaths Across America and worked as a referee for youth hockey.

Dylan passed all of the rigorous testing, agility and background standards, including a polygraph and psychological assessment. If selected he will attend in-house training until beginning an academy in either the late summer or fall.

Thomas Figlia

Chief of Police

City of Beacon City Council Agenda
06/15/2026

Title:

Proposed HDLO Nominations

ATTACHMENTS

2026 HDLO Frequently Asked Questions

2026 HDLO Nominations and Draft Forms (Updated May 2026)

Beacon Code Ch. 134 - Historic Preservation

Beacon Code 223-24.7 - Uses Permitted by Special Permit in the HDLO Zone

Historic District & Landmark Overlay (HDLO) Designation Frequently Asked Questions

1. Why is the City considering historical designation, and why does preservation matter?

Beacon's historical neighborhoods, homes, commercial buildings, and civic spaces help define the character, history and identity of our community. The city lost too many of its historical structures during a period of post-war economic decline followed by urban renewal programs. The city established the Historic District and Landmark Overlay Zone (HDLO) in 1991 to encourage preservation of properties of historical or architectural significance, while providing property owners flexibility in property maintenance, a clear review process, and potential offsetting benefits.

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2. Does historical designation require a property owner to spend money on maintaining or restoring a property?

No. There is no requirement to expend funds on maintenance – that is up to the property owner. Nor is there a requirement to restore a property, e.g., to replace vinyl siding with original wood.

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3. What exterior property work does NOT require review?

Routine maintenance and repair do not require approval, so long as they do not materially alter or demolish an identified historical feature visible from a public street or sidewalk. Examples include:

- Repairing existing elements in kind
- Painting existing surfaces
- Plumbing, heating, electrical and similar work
- Minor utility/security improvements

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4. What kinds of exterior changes do require review?

A Certificate of Appropriateness (COA) is required for:

- Alteration of an identified historical feature visible from a public right-of-way
- Demolition of identified historical features
- Addition or new construction visible from a public right-of-way

Examples of altering an identified historical feature that would likely require review:

- Replacing windows with a different design (as opposed to different materials)
- Substantial alteration of a porch
- Removing architectural details noted in the Historic Resource Inventory Form
- Major façade changes
- Additions visible from the street

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5. If my property already has non-historical features or past alterations, would I be required to remove or reverse them?

No. Historic designation does not automatically require property owners to undo prior alterations or remove existing non-historical features, such as newer fences, replacement siding, altered porches, or non-historical garages. Historic designation is generally forward-looking and is intended to guide future exterior changes to designated features.

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6. My porch / windows / trim are not original. Does that mean I would be required to restore the exact original historic materials?

No. Historic designation does not require that every existing feature be original historical material. Many older homes have undergone repairs, maintenance, or replacement work over time. An existing porch, railing, window, or trim detail may already be a replacement or later reconstruction of an earlier historical feature. The purpose of historic designation is not to require preservation of the exact original wood, nails, or materials. Rather, it is to help preserve a property's historical appearance and character-defining features over time.

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7. Are modern improvements like solar panels prohibited?

No. Historic designation is not intended to prevent property owners from making modern upgrades or sustainability improvements. Many modern improvements can be compatible with an historical property. Whether review is required depends on the nature of the proposed work and whether it changes the exterior appearance of designated historical features visible from the public right-of-way.

Examples of improvements that are likely compatible include:

- Modern energy-efficient windows that maintain the same size, configuration and appearance (e.g., replacing historic 6-over-6 windows with energy-efficient 6-over-6)
- Replacing a natural slate roof with high-quality synthetic slate
- Installing solar panels in a manner that minimizes impact on historical character of

By contrast, proposals that substantially change the appearance of an identified historical feature, such as replacing an identified slate roof with asphalt shingles, or removing significant architectural details, may require additional review. The goal of historic designation is not to prevent modernization, but to ensure that improvements and investments respect the historical character of the property and neighborhood.

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8. Are window air conditioning units allowed?

Yes. Window AC units are permitted on the front-facing window of existing designated buildings. For new buildings and additions, however, the HDLO design standards include restrictions on front-facing window or projecting ACs.

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9. Will the Planning Board dictate paint colors?

No, unless a color scheme or decorative paint treatment has been specifically listed as a character-defining feature of a property's Historic Resourced Inventory Form or other designation materials. Historic designation does not establish a citywide list of approved paint colors, nor does it require property owners to paint their homes a particular color.

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10. Who can I talk to before making changes?

Property owners, if they are unsure whether a project requires review, are encouraged to contact the City Building Department before beginning work. Inquiries can be emailed to building@beaconny.gov.

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11. Will historic designation make home maintenance more expensive?

Not necessarily. Routine maintenance and repair that does not change the outward appearance of the property does not require review. Many routine upkeep activities can continue as they do today.

In some cases, preservation-compatible repairs or materials may cost more than standard alternatives. For example, repairing or replacing historic wood siding, trim, windows, or architectural details may be more expensive than using lower-cost modern substitute materials, such as vinyl products. That is one reason the City provides additional uses (subject to a special use permit) and/or potential assessment benefits intended to make preservation investment more financially manageable.

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12. Are there financial incentives available for historic properties?

Potentially. The City of Beacon has adopted assessment abatement and tax exemption provisions intended to encourage the preservation and rehabilitation of historic properties, and to help offset some of the costs. Property owners considering a major rehabilitation, restoration, or redevelopment project are encouraged to contact the City Assessor to discuss whether and how a project may qualify for available incentives.

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13. What if the required work would create financial hardship?

Property owners may apply for an economic hardship review if preservation requirements would make the property incapable of earning a reasonable return. The City's Zoning Board of Appeals can consider relief where hardship is demonstrated.

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14. Are there any fees for any required historic review and issuance of a COA?

No. There are no City fees for application, public notices, or professional review associated with Certificate of Appropriateness applications or economic hardship applications.

Dated: June 5, 2026

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 11 Diggers Phelps Court

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Jonathan Bailey/Gemma Simon Address 11 Digger Phelps Ct., Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known c. 1880

DESCRIPTION

Materials -- please check those materials that are visible

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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: [X] excellent [ ] good [ ] fair [ ] deteriorated

Map
North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date June 2019

(See Reverse)

DRAFT

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 north of Main Street on an 0.10-acre parcel along Digger Phelps Court. It is a 2-story Italianate wood structure with a flat roof. It features a broad cornice and a wide frieze with a pointed cut-out pattern, along with a narrow course of matching cut-outs at the top of the first floor.

The front porch extends around the north side of the building. The decorative corbeled porch posts, detailed railing, and paneled door all appear original, as does the bay window with dentiled cornice on the south side. There is a one-story section to the rear.

The window sashes and the chimney near the south roof line appear to be more modern replacements. Based on changes in wood pattern, paired brackets may have been originally under the roof cornice.

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 house and the frontage street do not exist on the 1876 Gray and Davis Illustrated Atlas map for Fishkill Landing. However, Cottage Place, the original name for Digger Phelps Court, shows up on the 1884 Sanborn map, as does this two-story dwelling with its rear one-story section .

Other than the replacement windows, the building retains its original character, in particular its detailed front porch. This Italianate house 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 characteristics of an architectural period and style.

11 Digger Phelps Court View of North Side

View of South Side

11 Digger Phelps Ct. – May 18, 2026

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 9 Mattie Cooper Square

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Erich and Hattie Hess Address 9 Mattie Cooper Square, Beacon, NY 12508

Original use Residential Current use Residential

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

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date June 2019

(See Reverse)

DRAFT

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 one block north of Main Street on an 0.27-acre corner parcel facing Mattie Cooper Square. It is a 2½-story Victorian structure with a 1½-story rear section, both with gable roofs. There is a cross-gable section on the west side and a shed dormer on the east side, which is likely a later addition.

The house features decorative vergeboards supported by corner brackets with clover leaf cut-outs at the apex of the front and rear gables and the front porch. The northern porch extension and rear porch have turned columns and original balustrade, but the railings flanking the front steps and the rear steps are replacements. The northern façade has a one-story rectangular bay window with a shed roof. There are two brick chimneys with flared tops.

The original siding has been completely covered over with newer vinyl siding and the window sashes appear to be more modern replacements. There is also a one-story, 20th century concrete block garage to the rear.

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 house does not exist on the 1876 Gray and Davis Illustrated Atlas map for Fishkill Landing. However, Cottage Place, the original name for Digger Phelps Court, shows up on the 1884 Sanborn map, as does this 2½-story corner dwelling with its rear 1½-story section.

Other than the vinyl siding and replacement windows, the building retains most of its original character, in particular its decorative vergeboards, detailed front porch, and bay window. This house 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 characteristics of an architectural period and style.

9 Mattie Cooper Square View of North Side

View of South Side

9 Mattie Cooper Sq. – May 18, 2026

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 11 North Elm Street

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Joshua Fox Address 11 N Elm Street. Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1922, according to 1979 Beacon Historic Survey

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 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019, revised 2/2026

(See Reverse)

DRAFT

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 a half-block north of Main Street on an 0.18-acre parcel facing North Elm Street. It is a 1½-story Arts and Crafts structure with a broad, low-pitched gable roof and a central gabled dormer.

The house features an alternative width horizontal shingle pattern. There is a shallow, one-story bay with triple windows under a gable roof on the south side. The front porch under the roof line extends across the full building frontage with four shingled piers, tapered square columns, and an original balustrade. There are triple windows under the porch on both sides of the original central door. A rear porch under the eaves extends across half of the western side.

The modern wood porch railings flanking the front steps are the only apparent changes to the original exterior of the structure. The front yard has a chain link fence next to the sidewalk.

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 house does not exist on the 1919 Sanborn map, but is evident on the 1927 Sanborn version. According to the 1979 Historic Survey Form, the owner at the time gave 1922 as the construction date. The original one-story rear garage is no longer on the site.

The building retains its original Arts and Crafts character, in particular its distinctive shingle pattern and front porch details. This house 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 characteristics of an architectural period and style.

11 North Elm Street Front View

Front Porch Details

11N. Elm Street – May 18, 2026

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 4 North Elm Street

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Christopher and Danielle Broas Address 4 N Elm Street, Beacon, NY 12601

Original use Residential Current use Residential, Two-Family

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: Stucco	
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 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2026

(See Reverse)

DRAFT

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 one parcel north of Main Street on an 0.15-acre parcel facing North Elm Street. It is a 1½-story Second Empire structure with a raised basement level and mansard roof with multiple hooded dormers.

The house features a bracketed cornice with an arrow-shaped frieze pattern. The front porch extends across the full building frontage with four turned columns, and an original balustrade across the front. The double front doors and windows appear to be original. The south elevation has a rectangular bay and a tall brick chimney.

The building's exterior was recently restored. The compatible changes to the original exterior of the structure include the front steps, balustrade flanking the steps, and corner brackets on the porch posts. The one-story rear garage has a modern exterior.

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 house does not exist on the 1876 Gray and Davis Illustrated Atlas map for Fishkill Landing, but is evident on the 1884 Sanborn Map.

The building retains most all of its original character, in particular its distinctive roof and cornice details. This house is one of the most intact examples of its type, scale, and period in the City and is unusual as a Second Empire house of modest size. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

4 North Elm Street View of North Side

View of South Side

4 N. Elm Street – May 18, 2026

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 17 Church Street

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner 17 Church LLC Trustee Address 40 North Street, Beacon, NY 12508

Original use Residential Current use Residential, Two-Family

Architect/Builder, if known _____ Date of construction, if known c. 1870

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	

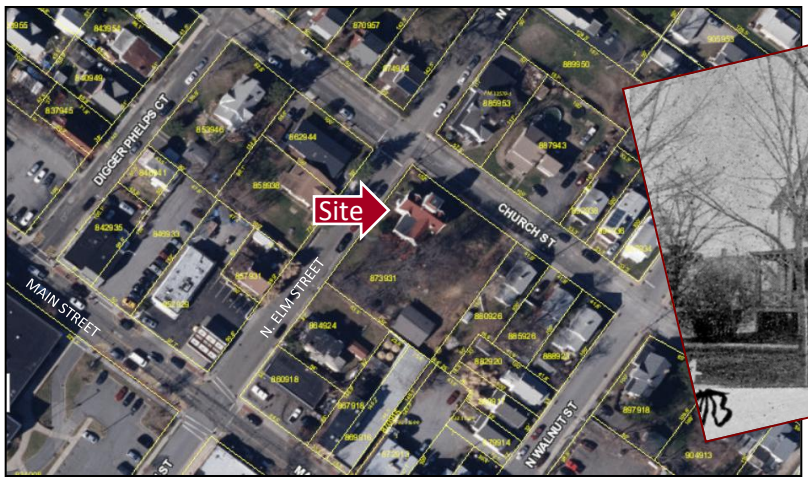
Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map

North



c. 1900

Prepared by: John Clarke **address** 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ **email** jclarkeplandesign@gmail.com **Date** 6/2019, revised 2/2026

(See Reverse)

DRAFT

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 one block north of Main Street on an 0.46-acre corner parcel facing Church Street. It is a 2½-story Victorian structure with a 4-story central tower and a 2-story rear section. The main section of the house has multiple cross gable roofs with a central brick chimney, and the tower has a mansard roof with a bracketed cornice. The rear gable section has a flat-roofed extension on the west side, which was likely added at a later date.

The house features wide vergeboards, drip-molds over the windows and doors, and one-level bracketed bay windows on the east and west elevations. There is a three-part, Palladian-influenced window frame with a rounded central window at the first level of the tower. Two matching front porches flank the tower with cornice brackets, square columns, and diagonal cross balustrades. As of February 2026, a decorative scroll-cut wood frieze (gingerbread trim) has been added along the porch eaves.

The original siding has been covered over with new vinyl siding and the window sashes appear to be more modern replacements. There is also a modern raised deck with wide glass door entry to the rear of the house, a modern one-story garage in the back yard, and a newer perimeter metal 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.

This house is first evident on the 1876 Gray and Davis Illustrated Atlas map for Fishkill Landing, showing its current cross configuration and labeled as Mrs. Colwell. It is not on the 1867 Beers Atlas. The 1979 Historic Survey reported that this house was used as a hospital in the 19th century. The architecture contains elements of Gothic Revival, Italian Villa, and Second Empire styles.

Other than the vinyl siding and replacement windows, the building retains most of its original character, in particular its distinctive central tower, front porch details, and bay windows. This house 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 characteristics of an architectural period and style.

Front View (2026)

17 Church Street Front View (2019)

Rear View

17 Church Street – May 18, 2026

17 Church Street – February 2026

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 27 Church Street

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Christopher and Babette Brown Address 27 Church Street, Beacon, NY 12508

Original use Residential Current use Residential

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 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date June 2019

(See Reverse)

DRAFT

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 one block north of Main Street on an 0.19-acre corner parcel facing Church Street. It is a 2-story late-Victorian structure with a cross-gable roof, a central brick chimney, and a 2-story rear section.

The house features a front porch extending around the west side with round Tuscan columns. The western cross-section of the house has a cutaway bay on the first level with a decorated overhang.

The original siding has been covered over with asbestos siding and the window sashes and porch railing appear to be more modern replacements. A former rear porch on the west side has been enclosed. There is a one-story, non-historic garage in the rear corner and a black chain link fence around the perimeter of the yard.

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 house is first evident on the 1896 Sanborn Map with its current configuration. It is not on the 1889 Sanborn Map.

Other than the asbestos siding and likely replacement windows, the building retains most of its original character, in particular its distinctive two-sided front porch. This house 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 characteristics of an architectural period and style.

27 Church Street Front View

Rear View

27 Church Street – May 18, 2026

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 159 Fishkill Avenue

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Kimberly Garcia/James Halstead Address 159 Fishkill Avenue, Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known _____

DESCRIPTION

Materials -- please check those materials that are visible

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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: [ ] excellent [X] good [ ] fair [ ] deteriorated

Map
North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2020

(See Reverse)

DRAFT

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 west side of Fishkill Avenue on a 0.2-acre lot. It is a 1½-story building with a multi-gabled roof, brick chimney, and an extraordinary level of Victorian detailing, especially for a modestly scaled house. The first story has horizontal clapboard siding and the second level has vertical board and batten siding. There are two east-facing dormers with rounded hoods.

There is a projecting one-story bay on the western corner with raised panels below the windows. The cornices over the front porch and corner bay are highly decorated with brackets and a frieze pattern that extends along the north and south walls. The chamfered porch posts have elaborate cut-out corner brackets that extend to central pendants. The heavy porch railings have turned balusters. There are two French doors onto the porch, as well as a double-door front entrance with transom window.

These contributing decorative details on the house are emphasized by a multi-color paint job.

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 small house appears at this location on the 1867 and 1876 Atlas maps, listed as E. Chace, but the current configuration with a front porch is first accurately represented on the 1889 Sanborn map.

The building retains its original character with a mix of Gothic and Italianate features. This elaborately decorated house 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 characteristics of an architectural period and style.

159 Fishkill Avenue Front View

Rear View

159 Fishkill Ave – May 18, 2026

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) James V. Forrestal Birthplace

Address or Street Location 189 Fishkill Avenue

County Dutchess Town/City Beacon Village/Hamlet:

Owner Emily De Cordova Address 189 Fishkill Avenue, Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known Date of construction, if known c. 1885

DESCRIPTION

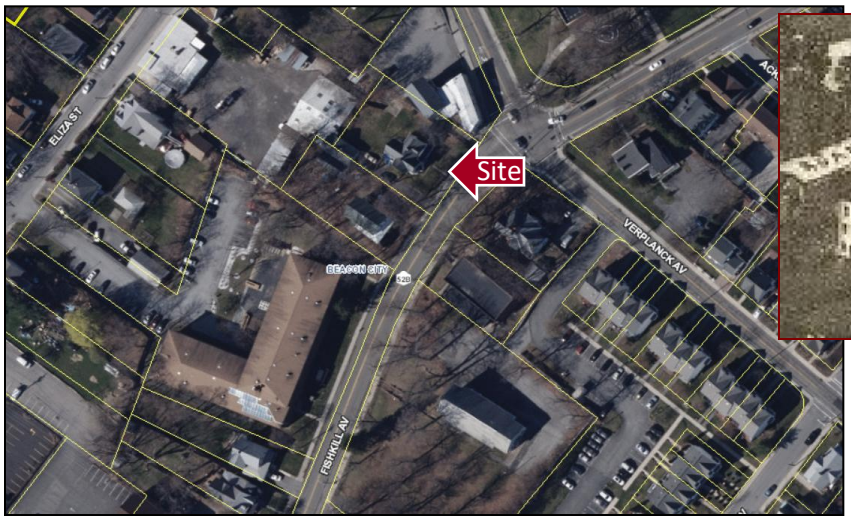
Materials -- please check those materials that are visible

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

1886

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: email jclarkeplandesign@gmail.com Date June 2019

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 west side of Fishkill Avenue on a 0.3-acre lot. It is a 2½-story building with a cross gable roof, front-facing dormer, and two central brick chimneys. The 1979 Historic Survey shows a highly decorated vergeboard, bracketed bay window, and elaborately detailed front porch supports and balustrade. However, the current building has been covered over with vinyl siding and all the former architectural details are gone. The first-level bay window on the front and a wraparound porch on the north side still exist, but without any decorative elements. There is a raised deck and one-story garage to the rear.

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 house is first represented on the 1889 Sanborn map with its front bay window and front porch extending around the north side. On the rear of the lot is a 3-story structure listed as James Forrestal, carpenter and builder. By the 1919 version, the 3-story shop is no longer evident, but a 2-story carpenter and auto building is along the northern parcel line to the rear. On the 1927 Sanborn map an additional 1-story building labeled James Forrestal, General Contractor, is to the rear, along with a grouping of other buildings extending over to Eliza Street. By 1946, the rear building is listed as a Hat Bin Manufacturer.

Although the house has lost almost all its architectural details since the 1979 Historic Survey, the building is associated with a historic person in national history, James V. Forrestal (1892-1949). He was born here and graduated from Matteawan High School at the age of 16. A naval aviator in WWI and Wall Street executive between the wars, Forrestal's friendship with Franklin D. Roosevelt led to his appointment as Undersecretary of the Navy in 1940 and Secretary of the Navy in 1944. He is noted for his effective mobilization of the war effort, his advocacy for racial integration in the military, and, after the war, a strong national defense. Forrestal was appointed the first Secretary of Defense by President Truman in 1947, but disagreed with Truman over the military budget and other political issues and was forced to resign in 1949. He fell into depression and either fell or jumped to his death from a hospital window two months later. An aircraft carrier, a major office building in Washington DC, and an elementary school in Beacon were subsequently named after him.

189 Fishkill Avenue Front View

Front Plaque

189 Fishkill Ave – May 18, 2026

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 194 Fishkill Avenue

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Jessica Jellife and Jason Craig Address 194 Fishkill Avenue, Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known c. 1900

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	

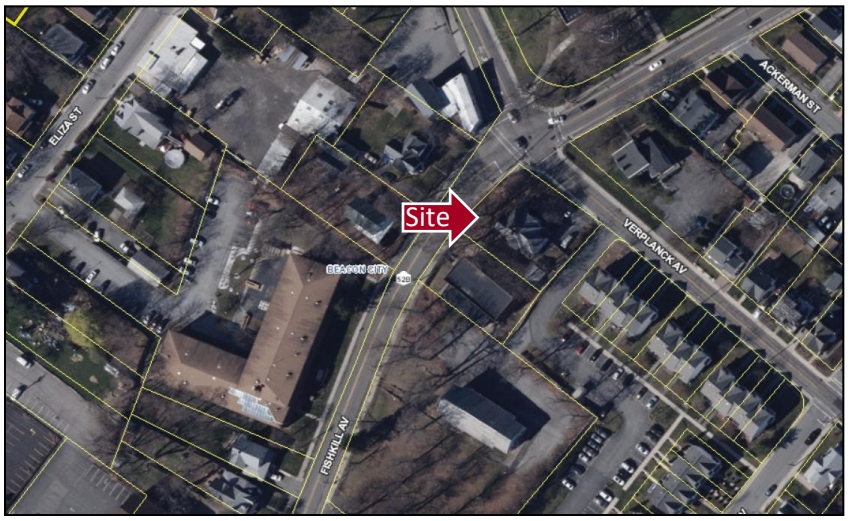
Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map

North



Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2020

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 east side of Fishkill Avenue on a 0.23-acre corner lot. It is a 2-story building with a hip roof, two cross gables, and a central brick chimney. The basement level has a rusticated cement block foundation. There is a 2-story, three-sided bay with paired central windows facing Verplanck Avenue.

The clapboard siding and shingled gables noted in the 1979 Historic Survey have been covered over with vinyl siding. As a result, the most notable architectural features are the three street-front porches with flat roofs, Tuscan columns, and straight balusters. The porch facing the intersection has a doorway set in an angled corner.

There is a small garage, probably from the 1920s, on the eastern rear side of the house and a historically contributing stone retaining wall along the Fishkill Avenue sidewalk.

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 house is shown on the 1904 Sanborn map, although the porches in their current configuration first appear in the 1927 version.

Even though the house has been resided with vinyl siding since the 1979 Historic Survey, the building retains much of its original character, especially the porches. This Queen Anne/Colonial Revival 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 characteristics of an architectural period and style.

194 Fishkill Avenue

Views from Verplanck Avenue

194 Fishkill Ave – May 18, 2026

HRW-2327
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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) Hebrew Synagogue and Center

Address or Street Location 331 Verplanck Avenue

County Dutchess Town/City Beacon Village/Hamlet:

Owner Beacon Hebrew Alliance Address 55 Fishkill Avenue, Beacon, NY 12508

Original use Religious Structure Current use Religious Structure

Architect/Builder, if known Date of construction, if known 1929

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	

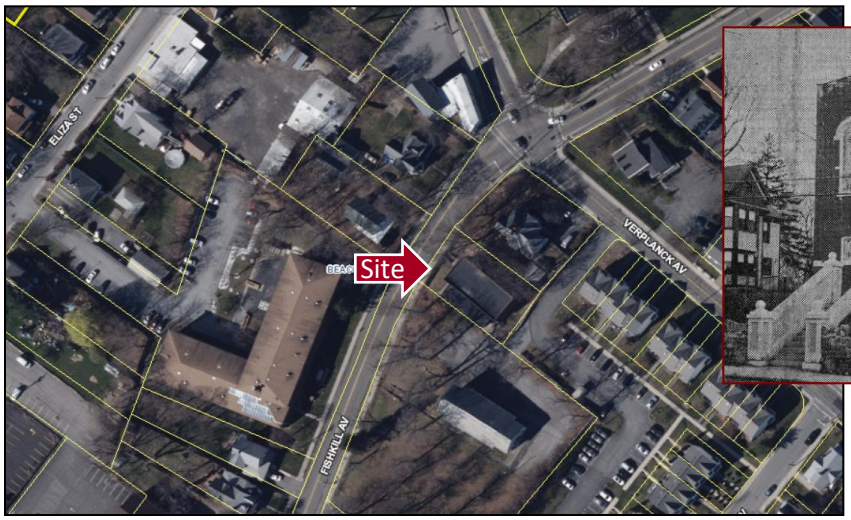
Other materials and their location:

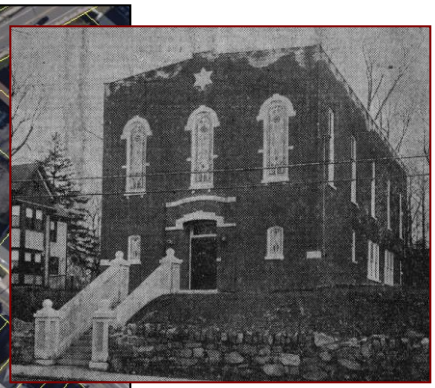
Alterations, if known: Date:

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map

North





1929

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2020

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 east side of Fishkill Avenue on a 0.19-acre lot. It is a 2-story brick structure with a flat roof. It is well above the street, accessed by more modern central steps and a concrete retaining wall along the sidewalk.

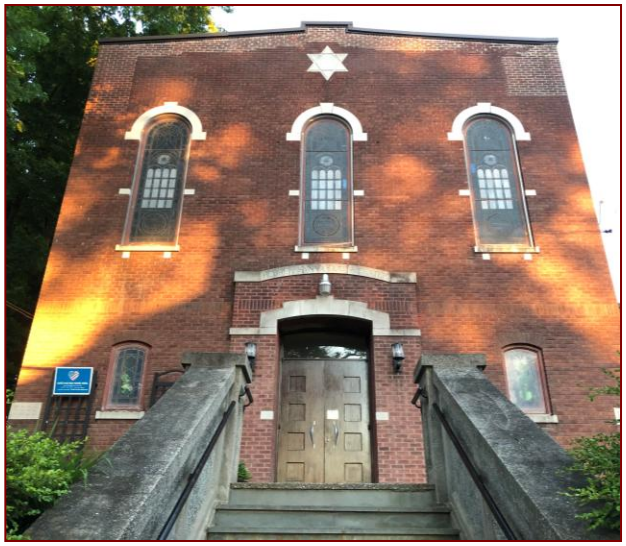
The façade features a raised parapet roofline with a Star of David just below and three tall stained-glass windows. These windows are topped by arched stone elements with central keys and stone sills with supporting blocks below. Two smaller stained-glass windows flank the front entrance with arched brick lintels and stone sills. The brick entrance surrounds project out from the facade with a stone shallow arch above and the name of the building inscribed along the top edge. Two paneled wood doors have a transom window above and lantern lighting fixtures on both sides.

There is a modern 1-story addition on the south side and the brick under the top edge of the structure has been re-pointed with a lighter shade of mortar.

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 building was constructed in 1929, according to a stone block on the front corner. It is not shown on the 1927 Sanborn map, but is evident on the 1946 version, listed as the Hebrew Synagogue and Center.

This religious 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 characteristics of an architectural period and style.



331 Verplanck Avenue Views from Fishkill Avenue

331 Verplank Ave – May 18, 2026

NOTICE

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) St. Rocco Society

Address or Street Location 26 South Chestnut Street

County Dutchess Town/City Beacon Village/Hamlet:

Owner St. Rocco Society Address 26 S. Chestnut Street, Beacon, NY 12508

Original use Social Organization Current use Social Organization/Event Space

Architect/Builder, if known Date of construction, if known 1926

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 25 Beech Street, Rhinebeck, NY 12572

Telephone: email jclarkeplandesign@gmail.com Date June 2019

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 west side of S. Chestnut Street on a 0.17-acre corner lot. It is a 1½-story brick structure with a gable roof and rear chimney. The raised basement level has a stucco exterior.

The façade features polychrome brick that imitate quoins on the front corners. A band of light-colored soldier bricks and stucco cross under the front gable. This reinforces the projecting pediment with modillions and flanking polychrome brick columns around the front entrance. An arched stucco panel with a central key and inscribed St. Rocco Society is above the double doors. The side walls have buttresses between the windows, which have soldier brick lintels and stone sills.

The windows appear to be modern replacements and the front stairs, metal railings, and overhead canopy are likely newer construction. Four windows on the rear wall have been bricked over. There is also a 1-story shed addition on the rear side.

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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 Classical Revival building was constructed in 1926, according to a stone block on the front corner. It is first shown on the 1927 Sanborn map, listed as the St. Rocco Society Hall. In the 1946 version it is labeled as both the St. Rocco Society and a clothing factory.

This social club structure with religious and Italian-American associations 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 characteristics of an architectural period and style.

26 S. Chestnut Street Front View Rear View

26 S. Chestnut – May 18, 2026

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 11 Commerce Street

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Jianmao Deng Address 54 Skagit Ky, Bellevue, WA 98006

Original use Residential Current use Residential

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: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map
North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2026

(See Reverse)

DRAFT

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 Commerce Street on a 0.43-acre lot. It is a 2-story brick building with a flat roof and brick chimney. The house is surrounded by a metal fence with brick piers flanking the walkway and driveway entrances, as well as overgrown plantings, so it is difficult to see the building from the street for an accurate description.

The roof line features a broad overhanging eave and wide frieze board without brackets. There is a one-story bay window on the west side towards the rear. The windows have stone lintels and sills with 6 over 6 sashes. The porch across the front of the house has a simple shed roof. The double front doors have arched windows with raised panels below.

There is a one-story garage with a gable roof on the west side of the house that first shows up on the 1919 Sanborn Map.

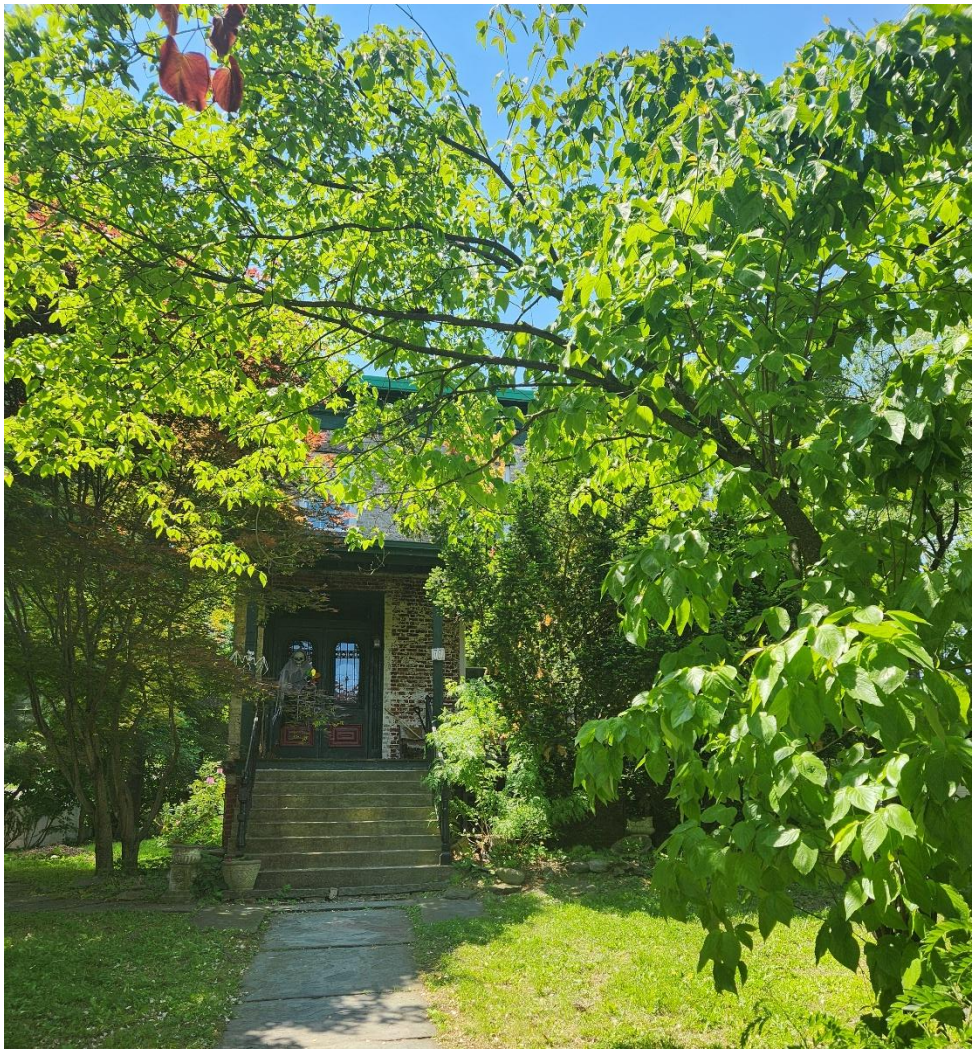
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival 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 house existed at this location on the 1867 and 1876 Atlas maps, labeled as H. H. Hustis. According to Smith's 1882 History of Dutchess County, Henry H. Hustis was an attorney who opened an office in Fishkill Landing in 1853. He was listed as President of the incorporated village in 1866, 1868, 1870, and 1873. The house with its front and rear porches is first accurately represented on the 1884 Sanborn map. The street connecting Cliff Street with South Avenue did not exist on the 1876 Atlas Map, but it is shown in 1884 and is labeled as Spring Street in 1889. By 1919, it was known as Commerce Street.

This Italianate house retains its original character. It 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 characteristics of an architectural period and style.

11 Commerce Street Front Views

11 Commerce St. – May 18, 2026



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 20 South Avenue

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Barbara J. and Brenda J. Sims Address 5 Kitteridge Place, Beacon, NY 12508

Original use Residential Current use Residential, 3-Family

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: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2026

(See Reverse)

DRAFT

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 east side of South Avenue on a 0.54-acre uphill lot with a historically contributing cobble stone retaining wall along the front sidewalk. It is a 2½-story building with a mansard roof, brick chimney, and metal rooftop balustrade. The 1½-story addition to the rear also has a mansard roof, while the somewhat later 1-story addition to the south has a flat roof. There are gabled dormers with decorative cutwork around both mansard roofs. The second-floor cornice has brackets and a broad stucco band below. The second-floor windows are 2 over 2 with stone lintels and sills.

The elaborately decorated porch, which extends across front and south side, has a bracketed cornice, square columns with capitals, cut-out arches with central pendants, and turned balusters. The front double doors have glass panels and a transom window. As of February 2026, the cut-out arches with central pendants were removed from the porch.

The older photo on page 1 shows a different location for the front porch steps. A large modern addition with a horizontal siding and a combination shed and gable roof has also been built on the north side to the rear.

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 house appears at this location on the 1867 and 1876 Atlas maps, listed as Jas. Taylor, but it is first accurately represented with a front porch and mansard roof on the 1884 Sanborn map. A 2-story rear addition appears on the 1904 map. In 1912 a 1-story addition was built of the south side to the rear, along with an extension of the front porch around the side of the building.

The building retains its original distinctive character, particularly its Second Empire roof and elaborately decorated wraparound porch. This house 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 characteristics of an architectural period and style.

Front View (2026)

20 South Avenue Front View (2020)

Addition on North Side

20 South Ave. – May 18, 2026

20 South Ave. – February 2026

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 22 South Avenue

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Shirish M. Chitanis and Jacqueline Paris-Chitanis 22 South Avenue, Beacon, NY 12508

Original use Residential Current use Residential

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: Stucco	
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 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2020

(See Reverse)

DRAFT

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 east side of South Avenue on a 0.37-acre uphill lot with a concrete retaining wall along the front sidewalk. It is a 2½-story building with a 1½-story southern section, multi-gabled roof, two brick chimneys with pots, and a raised basement level. The southern section features gable-hooded dormers with trefoil windows. There is an original 1-story section to the rear on the south side and a more modern 2-story addition to the rear on the east side.

The front-facing gable has a wide vergeboard with elaborate cut-outs, pinnacle above, and a window and balcony below. The first floor in front has a canopy roof, two French doors, and an elevated porch with large projecting supports. There is a one-story bay window on the north side. The porch curving around the southern section of the house has lightweight columns and bracketed supports. Parts of the original balusters have been replaced. The double front doors have glass panels and a transom window.

To the rear, there is a contributing 1½-story carriage house with board and batten siding and a wide decorated vergeboard.

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 house appears at this location on the 1867 and 1876 Atlas maps, listed in 1867 as S. Bogardus, but the house and rear structure are first accurately represented on the 1884 Sanborn map.

This Gothic Revival house retains its original character and decorated features. It is one of the most intact examples of its type, scale, and period in the City. This structure possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

22 South Avenue Front View

Rear Building

22 South Ave. – May 18, 2026

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 26 South Avenue

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Matthew Yarnis and Maggie Garrido-Yarnis 26 South Avenue, Beacon, NY 12508

Original use Residential Current use Residential, Two-Family

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: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map

North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2020

(See Reverse)

DRAFT

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 east side of South Avenue on a 0.42-acre lot with a tall hedge and chain link fence along the sidewalk. It is a 2½-story building with a multi-gabled roof, and two brick chimneys. The most distinctive features are the wide vergeboards with a repeating square pattern, cut-outs, and central drop pendants.

There are 1-story bay windows on the south and west sides and a 2-story bay on the north side. The cornice brackets remain on the northern bay. The windows have arched wood frames, but some of the 2 over 2 sashes have been replaced.

The front porch curves around to the south side. It has chamfered columns and arched supports with corner cut-outs.

The front doorway appears to be a modern replacement and the siding is now vinyl.

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 house appears at this location on the 1867 and 1876 Atlas maps, listed as E. Crosby, but it is first accurately represented on the 1884 Sanborn map.

Other than the vinyl siding and front doorway, the building retains its original character. This house with its elaborately decorated vergeboards 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 characteristics of an architectural period and style.

26 South Avenue Front Views

26 South Ave – May 18, 2026

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 30 South Avenue

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Matthew R. Healey and Jacqueline P. Rubin 255 W. 90th Street, New York, NY 10024

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known _____

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	[X]	wood clapboard	[X]	wood shingle	[ ]	vertical boards	[ ]	plywood	
	[ ]	stone	[X]	brick	[ ]	poured concrete	[ ]	concrete block	
	[ ]	vinyl siding	[ ]	aluminum siding	[ ]	cement-asbestos	[ ]	other: _____	
Roof:	[X]	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: [X] excellent [ ] good [ ] fair [ ] deteriorated

Map

North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date June 2019

(See Reverse)

DRAFT

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 east side of South Avenue on a 0.31-acre corner lot with a hedge and chain link fence along the sidewalk. It is a 2-story painted brick building with a multi-gabled roof and a brick chimney. The gables have a shallow pitch with a return on the west side. The cornices feature regularly spaced brackets. There is a 2-story bay on the south side with a matching bracketed cornice and shingle siding. The bay is first shown on the 1919 Sanborn Map.

The windows have stone lintels and sills, but appear to have replacement sashes. A smaller set of paired windows under the western eaves has a distinctive diamond glazing pattern. A small, similarly shaped window with a diamond glass pattern also exists on the southern wall next to the bay.

The front porch on the west side has a bracketed top and chamfered columns, but the balustrade has been covered over with solid shingles. There is also a 1-story, shed-roofed rear entrance on the east side that likely dates from the early 1900s and a more modern 1-story addition on the north side with a flat roof, clapboard siding, and a triple window facing South Avenue.

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 house exists at this location on the 1867 and 1876 Atlas maps, listed as E. Crosby in 1867, but the current configuration with a front porch is first accurately represented on the 1884 Sanborn map.

The building retains its original character. This bracketed house 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 characteristics of an architectural period and style.

30 South Avenue

South Avenue View

Beacon Street View

30 South Ave. – May 18, 2026

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) Benevolent and Protective Order of Elks Lodge

Address or Street Location 900 Wolcott Avenue

County Dutchess Town/City Beacon Village/Hamlet:

Owner B P O E Address 900 Wolcott Avenue, Beacon, NY 12508

Original use Social Organization Current use Social Organization

Architect/Builder, if known Date of construction, if known 1950

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

William Rothery's estate "Fairview" would become the Beacon Lodge of Elks home in 1926.

Prepared by: Natalie Quinn address PO Box 924, Poughkeepsie, NY 12601

Telephone: email natalie@karcpc.com Date March 2026

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 a 4-acre property on the north side of Wolcott Avenue, prominently sited on a gently sloping parcel set back from the roadway behind an open lawn and abutting Tioronda Avenue and Fulton Avenue. It is a substantial 2-story brick structure constructed in its present form in 1949–1950, with a broad hipped roof and overhanging eaves. The rectangular massing is symmetrical and institutional in character.

The primary façade is defined by a full-width, one-story porch extending across the front elevation. The porch is supported by evenly spaced square brick piers and covered by a low-pitched shed roof. Fenestration consists of regularly spaced rectangular window openings with soldier-course brick lintels and stone or cast concrete sills, aligned vertically between floors. The main entrance is centered beneath the porch and accessed by a short flight of steps. The side and rear elevations are simpler in treatment, with evenly spaced window openings and minimal ornamentation.

The present building reflects a significant renovation and expansion undertaken in 1949–1950, during which the original Fairview residence was incorporated into a larger two-story brick lodge structure. The earlier house, formerly characterized by a mansard roof and wraparound porch, is no longer visible from the exterior, having been subsumed within the expanded masonry building. The current exterior massing, roof form, and porch configuration date from this mid-20th-century reconstruction. Despite this substantial alteration from its original residential appearance, the building retains integrity in its mid-century lodge form, materials, and overall institutional character.

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 Beacon Elks Lodge is significant for its association with the Benevolent and Protective Order of Elks, Lodge No. 1493, chartered in 1924. In 1926, the organization acquired the “Fairview” estate, formerly owned by William Rothery, son of file manufacturer John Rothery, whose factory operated nearby along the creek. The property later passed to Beacon attorney James G. Meyer before becoming the permanent home of the Elks.

In 1949–1950, the lodge undertook a major expansion, incorporating the earlier Fairview residence into the present two-story brick structure. From this location, the Elks played an important role in Beacon’s civic and social life throughout the 20th century. During World War II, the lodge hosted send-off ceremonies and luncheons on its grounds for Beacon’s military draftees, working alongside the Red Cross and American Legion Auxiliary. The organization has continued a long tradition of charitable, civic, and community service activities.

The property retains integrity of location, design, materials, workmanship, and association as a mid-20th-century fraternal lodge. As a purpose-built institutional structure reflecting both Beacon’s industrial-era residential history and the civic prominence of fraternal organizations, the Beacon Elks Lodge possesses special historic and cultural value as part of the City’s development and meets the criteria for designation under §134-4B of the Historic Preservation Chapter.

900 Wolcott Avenue — Front View — Side Views

900 Wolcott Ave. – May 18, 2026

Chapter 134

HISTORIC PRESERVATION

§ 134-1.	Purpose.	§ 134-7.	Central Main Street District, site development plan or special permit design standards.
§ 134-2.	Historic District and Landmark Overlay Zone.	§ 134-8.	Hardship criteria and application procedure.
§ 134-3.	Definitions.	§ 134-9.	Enforcement.
§ 134-4.	Designation of landmarks or historic districts.	§ 134-10.	Penalties for offenses.
§ 134-5.	Uses permitted by special permit.	§ 134-11.	Fees.
§ 134-6.	Certificate of appropriateness.	§ 134-12.	Assessment abatement.

[HISTORY: Adopted by the Council of the City of Beacon 10-21-1991 by L.L. No. 10-1991; amended in its entirety 11-16-2020 by L.L. No. 11-2020. Subsequent amendments noted where applicable.]

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

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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.

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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.

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(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,

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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.

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(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.

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§ 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.

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§ 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.

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(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.**

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Title:

Proposed 2027-2031 Capital Program

ATTACHMENTS

Proposed 2027-2031 Capital Program

Proposed 2027 Capital Financing Plan

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
GENERAL FUND						
FIRE DEPARTMENT						
	Firefighter Personal Protective Equipment	24,893	26,138	27,444	28,816	30,257
	Chevy Tahoe	83,000				
	Chevy 2500	88,766				
	Compressor for Cascade System	55,093				
	Self-Contained Breathing Apparatus Cyclinders		25,541	8,940	5,632	5,913
	Ladder truck (authorized in 2025, additional funding)		218,488			
	Self-Contained Breathing Apparatus (SCBA)			67,489		
ROAD RECONSTRUCTION						
	Mill & Pave Streets/Install ADA Curb Ramps	500,000	500,000	500,000	500,000	500,000
	Beekman Street Pedestrian & Bicycle Improvements	3,561,150				
	Main Street Restriping		50,000			
CITY BUILDINGS & LOTS						
	Parking Lot Improvements	46,200	37,000	30,000	30,000	30,000
	Memorial Building ADA Entrance (Teller Avenue side)	83,000				
	DPW Garage repainting					250,000
SIDEWALKS						
	Sidewalk Improvements	250,000	250,000	250,000	250,000	250,000
STORMWATER SYSTEM						
	Repair & Replace Stormwater lines	100,000	100,000	100,000	100,000	100,000
BUILDING DEPARTMENT						
	Chevy Silverado (Electric)	55,000				
	Chevy Silverado (Electric)			55,000		

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
HIGHWAY DEPARTMENT						
	1-Ton Dump Truck with Plow	100,000				
	3/4-Ton F250 with lift gate	82,000				
	10 Wheel Swap Loader (additional funds)	105,000				
	Salt Brine System Set up	73,500				
	2027 Track Loader	340,000				
	Dump Truck/Plow/Sander		330,000			
	Backhoe - John Deere		168,000			
	1-Ton Dump Truck with Plow		105,000			
	Dump Truck/Plow/Sander		393,750			
	Debris Bucket			30,000		
	2-Ton Service Truck w/Utility body			275,000		
	Dump Truck/Plow/Sander			350,000		
	Dump Truck/Plow/Sander				375,000	
	1-Ton Dump Truck with Plow				110,000	
	1-Ton Dump Truck with Plow					110,000
	Leaf Collection Truck					375,000
PARKS & RECREATION DEPARTMENT						
	Rail Trail		5,400,000			
	Memorial Park Renovation of Southwest Corner (phased)	400,000	400,000	400,000		
	USC- Pool Restoration - Fiberglass		210,000			
	Riverfront Park - Court & Parking Reconstruction			1,600,000		
	Memorial Park - Hilltop Pavillion (Increase)			52,500		
	Memorial Park - Walkway			525,000		
	Riverfront Park & Memorial Park - Splash Pads				210,000	
	Riverfront Park & Memorial Park- Playgrounds				420,000	
	Recreation & Community Center Improvements					5,250,000
	University Settlement Camp					

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
POLICE DEPARTMENT						
	Body Worn Camera & Electronic Control Weapons	31,642				
	Patrol Vehicle - Interceptor (Hybrid)	72,809				
	Unmarked Pickup Truck Ford F-250	65,993				
	Drone Program	59,233				
	Server - Camera System Upgrade	30,939				
	Body Worn Camera & Electronic Control Weapons		31,642			
	Patrol Vehicle - Interceptor (Hybrid)		76,450			
	Patrol Vehicle - Interceptor (Hybrid)		76,450			
	Patrol Vehicle - Interceptor (Hybrid)		76,450			
	Camera upgrade - Municipal Plaza		19,600			
	Body Worn Camera & Electronic Control Weapons			31,642		
	Patrol Vehicle - Interceptor (Hybrid)			80,271		
	Unmarked Vehicle - Interceptor (Hybrid)			59,361		
	Unmarked Vehicle - Interceptor (Hybrid)			59,361		
	Camera (new) - South Avenue & Wolcott Avenue			17,149		
	Body Worn Camera & Electronic Control Weapons				71,281	
	Patrol Vehicle - Interceptor (Hybrid)				84,285	
	Unmarked Vehicle - Interceptor (Hybrid)				62,329	
	Camera (New) - Main Street & Wolcott Avenue				18,007	
	Unmarked Vehicle - Interceptor (Hybrid)					65,446
	Unmarked Vehicle - Interceptor (Hybrid)					65,446
	Camera (upgrade) Main Street & Elm Street					18,907
	Body Worn Camera & Electronic Control Weapons					71,281
Subtotal General Fund		**6,208,218**	**8,494,509**	**4,519,157**	**2,265,350**	**7,122,250**

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
WATER FUND						
EQUIPMENT						
	1-Ton Dump Truck with Plow	100,000				
	Utility Maintenance Truck	350,000				
	Valve Operator (Tow behind)		130,000			
	1-Ton Dump Truck with Plow		100,000			
	Chevy Blazer (Electric) or equivalent			49,200		
	Meter Van (Electric)			70,000		
	Mini Excavator and Trailer			110,000		
WATER SUPPLY						
	Well #1 Pump Replacement	150,000				
	Glendale Booster Control Upgrade		100,000			
	Mt. Beacon Water Storage Tank- Construction (additional)	1,900,000				
	Rehabilitation of Cargill Water Main Engineering & Design (Additional fu	150,000				
	Rehabilitation of Cargill Water Main Construction				3,400,000	
	Rail Trail Water Main Engineering	150,000				
	Rail Trail Water Main Construction		677,000	1,600,000		
	Cargill Resevoir Engineering & Design				310,000	
	Cargill Resevoir Construction & Inspection					2,400,000
WATER FILTRATION PLANT						
	Generator Replacement at Water Plant (Additional Funds)	50,000				
	High Lift Pump # 4- Construction	250,000				
Subtotal Water Fund		**3,100,000**	**1,007,000**	**1,829,200**	**3,710,000**	**2,400,000**

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
SEWER FUND						
WASTEWATER TREATMENT PLANT						
	Aeration Tanks/Air System Replacement (Engineering/Construction)	147,460	3,326,900			
	Liquid Waste Screening Equipment Upgrade (Rake)	252,000				
	Primary Effluent Pump Replacement & Installation	106,000	111,300	116,865		
	RAS pumps	57,000				
	Concentration Tanks Pump Repacement	44,667	46,900	49,245		
	Removal of Obsolete Equipment			150,000		
	Blower Building Roof Replacement			200,000		
	Blower Building Tile Replacement				150,000	
	Fine Screens Mechanical & Electrical Replacement					80,000
SANITARY SEWER SYSTEM						
	South Ave Interceptor Engineering & Construction			30,000	200,000	
Subtotal Sewer Fund		**607,127**	**3,485,100**	**546,110**	**350,000**	**80,000**
GRAND TOTAL		**9,915,345**	**12,986,609**	**6,894,467**	**6,325,350**	**9,602,250**

CITY OF BEACON 2027 CAPITAL FINANCING PLAN (DRAFT)

RED - General Fund BLUE - Water Fund GREEN- Sewer Fund	FUNDING SOURCES						
	TOTAL COST	FUND BALANCE	BONDS	STATE & FEDERAL AID	GRANT SOURCES	RECREATION TRUST	TOTAL COST
GENERAL FUND							
FIRE DEPARTMENT							
Firefighter Personal Protective Equipment	24,893	24,893					24,893
Chevy Tahoe	83,000	83,000					83,000
Chevy 2500	88,766	88,766					88,766
Compressor for Cascade System	55,093	55,093					55,093
							-
ROAD RECONSTRUCTION							-
Mill & Pave Streets/Install ADA Curb Ramps	500,000			500,000			500,000
Beekman Street Pedestrian & Bicycle Improvements	3,561,150			3,561,150			3,561,150
							-
CITY BUILDING & LOTS							-
Parking Lot Improvements	46,200	46,200					46,200
Memorial Building ADA Entrance (Teller Avenue side)	83,000	83,000					83,000
							-
SIDEWALKS							-
Sidewalk Improvements	250,000	60,790		189,210			250,000
							-
STORM DRAINS							-
Repair & Replace Stormwater lines	100,000	100,000					100,000
							-
BUILDING DEPARTMENT							-
Chevy Silverado (Electric)	55,000				55,000		55,000
							-
HIGHWAY DEPARTMENT							-
1-Ton Dump Truck with Plow	100,000	100,000					100,000
3/4-Ton F250 with lift gate	82,000	82,000					82,000
10 Wheel Swap Loader (additional funds)	105,000	105,000					105,000
Salt Brine System Set up	73,500	73,500					73,500
2027 Track Loader	340,000		340,000				340,000
							-
PARKS & RECREATION DEPARTMENT							-
Memorial Park Renovation of Southwest Corner (phase in)	400,000	308,000				92,000	400,000
							-
POLICE DEPARTMENT							-
Body Worn Camera & Electronic Control Weapons	31,642	31,642					31,642
Patrol Vehicle - Interceptor (Hybrid)	72,809	72,809					72,809
Unmarked Pickup Truck Ford F-250	65,993	65,993					65,993

CITY OF BEACON 2027 CAPITAL FINANCING PLAN (DRAFT)

RED - General Fund BLUE - Water Fund GREEN- Sewer Fund	FUNDING SOURCES						
	TOTAL COST	FUND BALANCE	BONDS	STATE & FEDERAL AID	GRANT SOURCES	RECREATION TRUST	TOTAL COST
Drone Program	59,233	59,233					59,233
Server - Camera System Upgrade	30,939	30,939					30,939
Subtotal General Fund	**6,208,218**	**1,470,858**	**340,000**	**4,250,360**	**55,000**	**92,000**	**6,208,218**

CITY OF BEACON 2027 CAPITAL FINANCING PLAN (DRAFT)

RED - General Fund BLUE - Water Fund GREEN- Sewer Fund	FUNDING SOURCES						
	TOTAL COST	FUND BALANCE	BONDS	STATE & FEDERAL AID	GRANT SOURCES	RECREATION TRUST	TOTAL COST
WATER FUND							
1-Ton Dump Truck with Plow	100,000	100,000					100,000
Utility Maintenance Truck	350,000		350,000				350,000
Well #1 Pump Replacement	150,000	150,000					150,000
Mt. Beacon Water Storage Tank- Construction (additional)	1,900,000		1,900,000				1,900,000
(Additional funds)	150,000	150,000					150,000
Rail Trail Water Main Engineering	150,000	150,000					150,000
Generator Replacement at Water Plant (Additional Funds)	50,000	50,000					50,000
High Lift Pump # 4- Construction	250,000		250,000				250,000
Subtotal Water Fund	**3,100,000**	**600,000**	**2,500,000**	**-**	**-**	**-**	**3,100,000**
SEWER FUND							
Aeration Tanks/Air System Replacement (Engineering/Construction)	147,460	147,460					147,460
Liquid Waste Screening Equipment Upgrade (Rake)	252,000		252,000				252,000
Primary Effluent Pump Replacement & Installation	106,000	106,000					106,000
RAS pumps	57,000	57,000					57,000
Concentration Tanks Pump Repacement	44,667	44,667					44,667
Subtotal Sewer Fund	**607,127**	**355,127**	**252,000**	**-**	**-**	**-**	**607,127**
							-
GRAND TOTAL	**9,915,345**	**2,425,985**	**3,092,000**	**4,250,360**	**55,000**	**92,000**	**9,915,345**

City of Beacon City Council Agenda
06/15/2026

Title:

City Council Meeting Schedule

ATTACHMENTS

2026 City Council Calendar

2026 City Council Calendar

January						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August						
S	M	T	W	T	F	S
						1
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30	31					

September						
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November						
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15	16	17	18	19	20	21
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29	30					

December						
S	M	T	W	T	F	S
		1	2	3	4	5
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20	21	22	23	24	25	26
27	28	29	30	31		

Key	Council Hybrid Meeting

Title:

Resolution No. 51 - Appointing Cole Tennant to the Position of Firefighter

ATTACHMENTS

Resolution Appointing Cole Tennant to the Position of Firefighter

Fire Chief Memorandum Regarding the Appointment of Cole Tennant to the Position of Firefighter

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 51 OF 2026

APPOINTING COLE TENNANT TO THE POSITION OF FIREFIGHTER

WHEREAS, there is currently a vacancy for the position of Firefighter; and

WHEREAS, Cole Tennant meets the qualifications for the position of Firefighter, and is recommended for appointment to the position by the Fire Chief.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints and the City Council approves the appointment of Cole Tennant to the position of Firefighter.

Resolution No. 51 of 2026		**Date: June 15, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

CITY OF BEACON FIRE DEPARTMENT

1140 Wolcott Avenue
Beacon, New York 12508
Office: (845)831-1334

To: City Administrator Swanson
City of Beacon Mayor and Council
From: Chief Thomas Lucchesi
Date: June 1, 2026
Subject: Recommendation to Hire Cole Tennant as a Probationary Firefighter

On May 8th, the Fire Department and the Director of Human Resources interviewed Cole Tennant for the position of Career Firefighter.

Mr. Tennant is a local resident and has served as a local volunteer firefighter since he was sixteen years old. He has made a clear commitment to the fire service and has taken meaningful steps to develop himself beyond the basic entry-level requirements. His completion of both operational and leadership-related courses reflects a strong foundation that will benefit the City of Beacon Fire Department as he transitions into a career firefighter role.

Due to the extensive amount of training he already possesses, Mr. Tennant would not need to attend the Fire Academy. Following a orientation period, he could be assigned directly to a shift, which would provide a significant cost savings to the City.

Mr. Tennant attended the University of New Haven to pursue a Bachelor's Degree in Fire Science and also interned with the City of Beacon Fire Department during the summer of 2024.

His existing training will allow him to enter the Department with a solid understanding of fireground operations, firefighter safety, rescue operations, and incident response. In addition, his continued participation in advanced coursework demonstrates motivation, professionalism, and a willingness to grow within the fire service.

Based on his qualifications and the needs of the Department, I respectfully recommend that the City move forward with the appointment of Cole Tennant as a Career Firefighter.

Please let me know if you need any additional information or would like to discuss this recommendation further.

City of Beacon City Council Agenda
06/15/2026

Title:

Resolution No. 52 - Appointing Dylan Sauve to the Position of Police Officer

ATTACHMENTS

Resolution Appointing Dylan Sauve to the Position of Police Officer

Chief of Police Memorandum Regarding the Appointment of Dylan Sauve to the Position of Police Officer

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 52 OF 2026

APPOINTING DYLAN SAUVE TO THE POSITION OF POLICE OFFICER

WHEREAS, there is currently a vacancy for the position of Police Officer; and

WHEREAS, Dylan Sauve meets the qualifications for the position of Police Officer, and is recommended for appointment to the position by the Chief of Police.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints and the City Council approves the appointment of Dylan Sauve to the position of Police Officer.

Resolution No. 52 of 2026		**Date: June 15, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

CHIEF OF POLICE
THOMAS FIGLIA

CITY OF BEACON
POLICE DEPARTMENT

1 MUNICIPAL PLAZA, SUITE 3
BEACON, NY 12508
(845)831-4111
FAX: (845)838-5092

NEW YORK STATE
ACCREDITED AGENCY

Mayor Kyriacou and Beacon City Council:

I am writing to endorse the hiring of Dylan Sauve for one of the four vacant positions of Police Officer in the City of Beacon Police Department. Dylan is a graduate of Arch Bishop Stepinac High School in White Plains, which he attended to participate in their hockey program, and he is currently enrolled at Paul Smith College for business management, which he plans to complete remotely. He is also currently employed by the Town of Fishkill Department of Buildings and Parks working as a laborer and has volunteered his time with Wreaths Across America and worked as a referee for youth hockey.

Dylan passed all of the rigorous testing, agility and background standards, including a polygraph and psychological assessment. If selected he will attend in-house training until beginning an academy in either the late summer or fall.

Thomas Figlia

Chief of Police

City of Beacon City Council Agenda
06/15/2026

Title:

June 1, 2026 Minutes

ATTACHMENTS

June 1, 2026 Minutes

COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508
AND LIVE VIA ZOOM

Mayor Lee Kyriacou
Councilmember Amber Grant, At Large
Councilmember Paloma Wake, At Large
Councilmember Lastar Gorton, Ward 1
Councilmember Zack Smith, Ward 2
Councilmember Sergei Krasikov, Ward 3
Councilmember Carolyn Glauda, Ward 4
Deputy City Administrator Ben Swanson

June 1, 2026
7:00 PM
Draft
City Council
Minutes

Regular Meeting

These minutes are for the regular meeting of the Beacon City Council. The City Council Meeting was held through video conference and in the Courtroom at 1 Municipal Plaza, Beacon NY 12508. A video recording of the meeting is available at

https://www.youtube.com/@cityofbeacon8181. The public was able to attend in-person or through video or telephone and were made aware via the City of Beacon website, beaconny.gov. Please take notice that 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

Mayor Lee Kyriacou

Councilmember Amber Grant, At Large

Councilmember Paloma Wake, At Large

Councilmember Lastar Gorton, Ward One

Councilmember Zack Smith, Ward Two

Councilmember Sergei Krasikov, Ward Three

Councilmember Carolyn Glauda, Ward Four

Also Present

Benjamin Swanson, Deputy City Administrator

Christian A.L. Gates, City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Reports: Mayor, City Council, and City Administrator

1. Proclamation Declaring June as LGBTQI+ Pride Month

Workshop

Pedestrian Facility Inventory Presentation

Proposed 2027-2031 Capital Program

Proposed Franchise Agreement with Verizon New York Inc.

Harriet Tubman Underground Railroad New York Scenic Byway

Local Laws and Resolutions

1. Resolution No. 49 - Setting a Public Hearing for a Proposed Franchise Agreement with Verizon New York Inc.

Motion to adopt the resolution by Councilmember Grant.
Second by Councilmember Wake.

Motion passes 7 - 0.

2. Resolution No. 50 - Supporting the Designation of the Harriet Tubman Underground Railroad New York Scenic Byway

Motion to adopt the resolution by Councilmember Grant.
Second by Councilmember Krasikov.

Motion passes 7 - 0.

Approval of Minutes

1. May 4, 2026 Minutes

Motion to approve the minutes by Councilmember Smith.
Second by Councilmember Grant.
Motion passes 7 – 0.

2. May 18, 2026 Minutes

Motion to approve the minutes by Councilmember Smith.
Second by Councilmember Glauda.
Motion passes 7 – 0.

Public Comment - Second Opportunity

Announcement of Next Meeting: June 15, 2026 at 7:00 p.m.

Executive Session

1. Executive Session: Real Property & Contracts

Motion to go into executive session for Real Property & Contracts, and to adjourn immediately therefrom with no further business by Councilmember Grant.
Second by Councilmember Krasikov.
Motion passes 7 - 0.

Motion to come out of executive session by Councilmember Grant.
Second by Councilmember Wake.
Motion Passes 7 – 0.

Adjournment

Motion to adjourn by Councilmember Grant.
Second by Councilmember Wake.
Motion passes 7 - 0.