

## DRAFT

A regular meeting of the Historic Preservation & Architectural Review Board (HPARB) of the Village of Cooperstown was held in the Village Office Building, 22 Main Street, Cooperstown, New York on December 11, 2012. Members in attendance were Chair – Teresa Drerup, Hugh MacDougall, Roger MacMillan, Ralph Snell, and Wendell Tripp. Alternates Liz Callahan and John Hart were also present. Also in attendance was Zoning Enforcement Officer – Tavis Austin and Deputy Village Clerk – Jennifer Truax. Seven members of the public were present.

Call to order at 5:00 p.m.

**Regular Agenda****14 Maple Street (Carl Lavers) – proposed garage door replacement**

Ms. Drerup reviewed the application to replace the existing hinged garage doors with a single overhead garage door.

Mr. Lavers explained that the existing doors have been shortened. He explained that the garage had moved and settled causing the doors to bind and therefore they were shortened in order to work effectively. He further explained that the garage was recently repaired, correcting the walls which were out of plumb. This corrective action in turn created an issue with the doors which were adjusted to allow for the garage's "tilt".

Mr. MacDougall asked if the replacement door was to be a single overhead door.

Mr. Lavers stated that the door would be a single overhead door.

Mr. MacDougall asked if the windows in the garage would be single lights.

Mr. Lavers stated that they would be similar to the neighbor's garage door.

Ms. Drerup asked the width of the door.

Mr. Lavers stated that the door would be eight feet wide.

Ms. Drerup asked if the installation of an overhead door would require changing the existing opening.

Mr. Lavers stated that no change in the existing opening would be necessary. He clarified that the door would be three panels wide, not four as shown in the Lowe's literature submitted with the application.

Mr. Snell stated that the garage is specifically identified in the Glimmerglass Historic District Nominating Form as circa 1920. He read the statement provided in the Glimmerglass Historic District Nominating Form and stated that based on this information he intends to vote against this action.

Dr. MacMillan made a motion to adopt the following resolution for a Certificate of Appropriateness:

*Action by the Village of Cooperstown, Historic Preservation and Architectural Review Board.*

*Resolution date: December 11, 2012*

## DRAFT

*A resolution to approve the proposed garage door replacement at 14 Maple Street, Cooperstown, NY*

*WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:*

- *A public hearing is not required;*
- *The requirements of SEQRA have been met for this action;*
- *This action is considered a major alteration based on the existing door being a major feature of the existing garage and the garage being listed as historic in the Glimmerglass Historic District Nominating Form;;*
- *The structure is listed as contributing in the Glimmerglass Historic District Nominating Form;*
- *The replacement door is in keeping with other garage doors in the neighborhood;*
- *The proposed alterations meet the criteria under Section 300-26.E. (3)(b), (3)(c) and (3)(d).*

*Section 300-26 of the Zoning Law having been met with regards to the garage door replacement at 14 Maple Street;*

*NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Historic Preservation and Architectural Review Board of the Village of Cooperstown do this 11<sup>th</sup> day of December 2012, determine that the proposed work at 14 Maple Street, Cooperstown, NY meets the criteria for work within the Historic and Architectural Control Overlay District as set forth in the Zoning Law of the Village of Cooperstown.*

Mr. MacDougall seconded the motion and the following discussion was held.

Ms. Drerup stated that she concurs with Mr. Snell and will vote against the project as hinged wood doors could be purchased or secured.

A vote had the following results:

AYES: MacDougall, MacMillan, Tripp

NOES: Drerup, Snell

Motion carried.

Mr. Lavers stated that he may have found someone who could repair the existing doors and asked whether that would be an acceptable alternative.

The board agreed.

**22 Chestnut Street (Fred & Karen Lemister) – Replacement of façade glass with wood;**

Mr. Lemister apologized for not obtaining approval prior to the commencement of the work. He explained that one window had cracked during the summer and after speaking with Ace Glass they had determined not to proceed with any repairs at that time but placed a piece of gorilla tape over the crack. He continued to state that during hurricane Sandy a different pane broke causing a hazard to pedestrians as glass fell onto the sidewalk and was left jagged in the windows. It was at this time that Mr. Hubble was contacted regarding replacement and he was hired to complete the work by installing tongue and groove pine in the window opening replacing the upper panes of glass. Mr. Lemister stated that Mr. Hubble indicated that approval was not required due to the work being required due to the situation being an imminent safety issue.

Dr. MacMillan asked Mr. Lemister to clarify which windows were replaced.

Mr. Lemister stated that the upper lites of the windows were replaced. He explained that there was four twelve foot panels replaced above the main store windows. He stated that the glass

## DRAFT

was not clear but rather a slightly shaded rough textured glass, and that Ace Glass was no longer able to obtain that type of glass.

Mr. Tripp asked how thick the glass had been.

Mr. Lemister stated that the glass was approximately ½ inch thick. He also shared a postcard photo of the building's original windows, which were full height, indicating that the replaced upper windows were not original to the building.

Ms. Drerup asked if the window openings had been changed or if the existing opening were just filled with the tongue and groove.

Mr. Lemister stated that there was no change to the opening size but that the wood was inserted into the existing space.

Ms. Drerup stated that due to the dark glass and the existing awning the change was not extremely visible. She stated that given that the replacement did not change the size of the openings that glass could be reinstalled in the future if desired.

Dr. MacMillan made a motion to adopt the following resolution for a Certificate of Appropriateness:

*Action by the Village of Cooperstown, Historic Preservation and Architectural Review Board.*

*Resolution date: December 11, 2012*

*A resolution to approve the proposed exterior alterations at 22 Chestnut Street, Cooperstown, NY*

*WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:*

- *A public hearing is not required;*
- *The requirements of SEQRA have been met for this action;*
- *This action is considered a minor alteration;*
- *The structure is listed as contributing in the Glimmerglass Historic District Nominating Form;*
- *The proposed alterations meet the criteria under Section 300-26.E. (3)(a), (3)(c), and (3)(d).*

*Section 300-26 of the Zoning Law having been met with regards to the proposed façade change which replaces four glass panels with tongue and groove pine painted black at 22 Chestnut Street;*

*NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Historic Preservation and Architectural Review Board of the Village of Cooperstown do this 11<sup>th</sup> day of December 2012, determine that the proposed work at 22 Chestnut Street, Cooperstown, NY meets the criteria for work within the Historic and Architectural Control Overlay District as set forth in the Zoning Law of the Village of Cooperstown.*

Mr. Snell seconded the motion and a vote had the following results:

AYES: Drerup, MacDougall, MacMillan, Snell, Tripp

Motion carried.

**12 Walnut Street (Jon McManus/McManus Engineering for Joseph Caparoli) – Proposed façade changes and residential addition**

Mr. McManus reviewed the application indicating that the block house which has vinyl siding is non-contributing. He explained that the property owners are looking to increase the square footage of the residence through additions to both sides of the structure. He explained the placement of the additions, reviewed the proposed footprints and material list. He further stated

## DRAFT

that he was recently hired to work on this project and many details are still lacking. He requested that the board review and approve as much of the project as possible and indicated that he would come back to the board for final review of the exterior doors, front and rear porches and any façade changes to the existing structure.

The board reviewed the footprint, roof line, window placement and style. They expressed to Mr. McManus that they would like to see the previous window configuration on the front of the residence restored; explaining that the current configuration lacks visual appeal.

Mr. Snell made a motion to adopt the following resolution for a Certificate of Appropriateness:

*Action by the Village of Cooperstown, Historic Preservation and Architectural Review Board.*

*Resolution date: December 11, 2012*

*A resolution to approve the proposed exterior alterations and addition at 12 Walnut Street, Cooperstown, NY*

*WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:*

- *A public-hearing is not required;*
- *The requirements of SEQRA have been met for this action;*
- *This action is considered a major alteration with new construction;*
- *The structure listed as non-contributing in the Glimmerglass Historic District Nominating Form;*
- *The proposed alterations meet the criteria under Section 300-26.E. (2)(b), (3)(a), (3)(b), and (3)(c).*

*Section 300-26 of the Zoning Law having been met with regards to the proposed exterior alterations and addition at 12 Walnut Street;*

*NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Historic Preservation and Architectural Review Board of the Village of Cooperstown do this 11<sup>th</sup> day of December 2012, determine that the proposed work at 12 Walnut Street, Cooperstown, NY meets the criteria for work within the Historic and Architectural Control Overlay District as set forth in the Zoning Law of the Village of Cooperstown with the following conditions:*

- *The applicant may choose either of the window options indicated on exhibit A;*
- *The applicant will return to review the entrance, changes to the windows in the existing structure, details of both the new doors and replacement of the existing doors, and patio roof.*

Dr. MacMillan seconded the motion and a vote had the following results:

AYES: Drerup, MacDougall, MacMillan, Snell, Tripp

Motion carried.

**99 Main Street (Perry Ferrara) – Discussion of compromises for open air restaurant**

Mr. Austin provided the board with a summary of his understanding of the status of the lawsuits between Mr. Ferrara and the Village. Mr. Austin stated that no details have been provided as to what is proposed for the open air restaurant.

Mr. Ferrara stated that he would like to have a dialog with HPARB to review the points of the open air restaurant which are unacceptable to the board. He stated that he would like the board to provide him with a direction regarding what he can do to make this project more appropriate in the eyes of the board.

## DRAFT

Dr. MacMillan stated that 99 Main Street is a beautiful building which has been wonderfully restored. He continued to state that it has been given three awards and the features of the open air restaurant have a negative impact on visual significance of the structure.

Mr. Ferrara stated that he is very proud of the restoration work which has been done to the building and the awards which it received. He continued to state that he must balance the integrity of the building with the equity as it is an investment. He explained that the open air restaurant is important to the profitability of the property and that he is willing to submit whatever is necessary for the approval of the details of the restaurant including the bar and televisions.

Ms. Callahan asked the members of the board if they have suggestions as to how to allow Mr. Ferrara to have a successful restaurant while minimizing the impact on the visual elements of the building. She suggested that maybe the orientation of the bar and the location of the televisions could reduce the impact.

Ms. Drerup stated that she would like to minimize the view of the televisions from Main Street. She explained that the previous location, in the window sills, had a negative impact on the view of the historic structure as well as a negative impact on the character of the Main Street.

Mr. Tripp cited section 300-26.E (4)(a) "*A property should be used as it was historically or converted to a new use that requires minimal change to the defining characteristics of the building and its site and environment.*" He stated that although he understands that other restaurants may have parking they do not have the foot traffic of being on Main Street and one of the draws to eating at this restaurant is the environment of historic downtown.

Mr. Austin suggested that if the bar was placed in the rear of the restaurant and the serving took place towards Main Street it may reduce the impact.

Ms. Callahan stated that the café tables are less intrusive and would have less impact than the bar does at the front of the restaurant.

Ms. Drerup agreed that the tables do not obscure the view of the structure to the extent that the bar and accessories do.

The board and Mr. Ferrara continued to discuss table, bar and television locations. Mr. Ferrara agreed to provide details regarding proposed placement of all of the restaurant accessories for review at the January meeting.

Ms. Drerup continued the application until the January 8, 2013 meeting.

**Minutes**

Mr. Snell made a motion to approve the minutes of November 13, 2012 as submitted. Dr. MacMillan seconded the motion and a vote had the following results:

AYES: Drerup, MacDougall, MacMillan, Snell, Tripp

Motion carried.

**Other Business**

Mr. MacDougall stated that due to health reasons he would not be asking for reappointment when his term expires on December 31, 2012. He suggested that he be a consultant for the board and that an alternate be appointed to his position.

DRAFT

Mr. Snell referred the board to section 300-26.C (5)(a) of the law.

The board reviewed the law regarding alternates and consultants and discussed how Mr. MacDougall's knowledge could best be utilized.

Dr. MacMillan made a motion to recommend that the Board of Trustees appoint Mr. Hugh MacDougall consultant to the Historic Preservation and Architectural Review Board as per section 300-26.C (5)(a) of the Village of Cooperstown Zoning Law. Mr. Snell seconded the motion and a vote had the following results:

AYES: Drerup, MacDougall, MacMillan, Snell, Tripp Motion carried.

Mr. MacDougall made a motion to recommend that the Board of Trustees appoint Ms. Liz Callahan as a member of the Historic Preservation and Architectural Review Board for a three year term, to fill the vacancy which will occur on January 1, 2013. Dr. MacMillan seconded the motion and a vote had the following results:

AYES: Drerup, MacDougall, MacMillan, Snell, Tripp Motion carried.

Meeting adjourned at 6:30 p.m.

Respectfully submitted,

---

Jennifer Truax  
Deputy Village Clerk