



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

January 05, 2018

Mr. Aryeh Siegel Siegel
Architect
84 Mason Circle
Beacon, NY 12508

Re: SEQRA
Beacon Lofts Site Plan Amendment Building 16 and Building 9 Addition
15 Front Street, Beacon NY, NY 12205
17PR07776

Dear Mr. Siegel:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) as part of your SEQRA process. These comments are those of the Division for Historic Preservation and relate only to Historic/ Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impact must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

We have reviewed your submission for the Beacon Lofts Site Plan Amendment Building 16 and Building 9 Addition project. We note that Buildings 16 and 9 are eligible for listing in the State and National Registers of Historic Places as contributing resources to the National Register eligible Groveville Mill Historic District. We understand that the proposed project will include demolition of Building 16 and construction of an addition on Building 9. In addition, a new masonry building, similar in design to Building 16, will be constructed on the same footprint.

There are no archaeological concerns associated with this project. We note that Building 19 is a significant historic feature of the Groveville historic district. Because we have not been provided with the engineer's report, our office cannot fully comment on the condition of Building 19 that may warrant demolition. However, the photos provided indicate that the building has suffered severe roof and floor damage. If the building cannot be rehabilitated, we recommend that the structure be documented through photographs and archival resources and that this documentation be made publicly available, ideally as a display within the new building. Any salvageable materials and historic features should be used to repair other buildings in the district or reused within the new buildings or rehabilitated spaces.

The proposed new construction on the Building 19 site appears to be appropriate to the surrounding historic district. For the Building 9 addition, we recommend that it be offset slightly from the existing building to reveal the corner of the historic building, so that the new construction is differentiated and subordinate to the old.

If this project will involve state or federal permitting, funding or licensing, it may require continued review for potential impacts to architectural and archaeological resources, in accordance with Section 106 of the National Historic Preservation Act or Section 14.09 of NYS Parks Recreation and Historic Preservation Law.

If you have any questions, I can be reached at (518) 268-2164.

Sincerely,



Weston Davey
Historic Site Restoration Coordinator
weston.davey@parks.ny.gov

via e-mail only



17 January 2018

1744 Washington Ave Ext
Rensselaer, NY 12144

City of Beacon
Zoning Board of Appeals
1 Municipal Plaza
Beacon, NY 12508

CORPORATE

1744 Washington Ave. Ext
Rensselaer NY 12144

p +1 518 283 0534
f +1 518 283 6276

NEW ENGLAND

PO Box 81
Putney VT 05346

p +1 802 387 6020
f +1 802 387 8524

Subject: Beacon Lofts & Storage: application for height variance for Building 16, 39 Front Street—Tax Grid 30-6055-04-590165-00

Greetings Chairman Dunne and Members of the Board,

I have been asked by the applicant to review the application for the height variance for building 16 and to provide your board with an assessment of the suitability of the proposed taller building for its context within the National Register Eligible Groverville Mills Factory complex, and its impacts, if any, to nearby properties and the character of the surrounding community.

I have more than 30 years' experience in working with the historic built culture of the Hudson Valley, first as a preservation architect, and, since 1999, as Senior Architectural Historian at Hartgen Archeological Associates, where I have completed more than 400 compliance-related projects. I have authored more than 80 scholarly works and two monographs on the historic architecture of the region, and sit on the boards of several preservation-related organizations. At present I am president of the Society for Preservation of Hudson Valley Vernacular Architecture, and have for the past five years chaired the Historic Review Commission of my home city of Troy, New York.

Findings

I have reviewed the proposed plans for the reconstruction and expansion of the former Building 16 of the Old Groverville Mills, located along the Fishkill Creek in the City of Beacon, Dutchess County, and have reviewed pertinent correspondence and other supportive documents.

With respect to additions to extant historic structures, passages from two policy documents, generated by the National Park Service and the Department of the Interior respectively, are typically used as guidance.

Preservation Brief 14, New Exterior Additions to Historic Buildings, published by the National Park Service, and written by Anne E. Grimmer and Kay D. Weeks, indicates preferred treatments. With respect to rooftop additions, the Park Service recommends that these additions be not more than one story in height, and that they be set back from the primary elevation of the building, and from secondary elevations if the building is free-standing. The proposed project follows these guidelines. Although technically not an addition, since the entire building is of new construction, the use of a setback in this context is appropriate as it helps attain the objectives of the Park Service's guidance document; it permits the replacement for Building 16 to generally replicate the earlier structure's appearance, while making the building economically feasible to construct.

The Secretary of the Interior's *Standards for Rehabilitation*, which are "to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility" prescribe that "[n]ew additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Neither of these two guiding documents limits the height of new construction relative to historic structures, indicating only that they be "compatible" in their design. The stepback of the penthouse of the reconstructed Building 16 brings the perceived height of the building close to the height of the adjacent Building 10, and the building's overall height of 66 feet is within the height envelope established by nearby Building 11 of the complex, at 67 feet. Following the advice of these guiding documents, the architect has designed the replacement structure using detailing compatible with the adjacent building (Building 10), and has differentiated the new from the old by varying the bay arrangement of the new construction by changing the spacing of the window bays so that they subdivide the elevations into groups of three windows between slightly wider brick piers. In other respects, the palette of materials and simplicity of forms used in the design of the new building replicate those already found within the mill complex, and honor the site's industrial character.

Weston Davey, Historic Site Restoration Coordinator, Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation, reviewed the project under SEQRA, and presented his findings in a letter dated 5 January 2018. In that letter, Mr. Davey found that the "proposed new construction...appears to be appropriate to the surrounding historic district." Mr. Davey, who can be presumed to have consulted the same guiding documents quoted above, made no mention of and indicated no concerns with respect to the height of the proposed replacement for Building 16, either relative to the other structures in the district, or in terms of its impact on the compatibility with the design of adjacent Building 10.

Finally, the project has received a Negative Declaration from the City Planning Board, who is acting as Lead Agency for this project. In the course of that body's review of the project, no concerns were voiced with respect to the proposed height of the structure.

Conclusion

Based upon my experience and familiarity with applicable guidelines for construction in historic contexts and an examination of the record in this matter, including the site plan and architectural drawings, the Phase 1A analysis, the SHPO letter of 5 January 2018 and the Planning Board memo to the Zoning Board dated 10 January 2018, it is my conclusion that the requested height variance for Building 16, which proposes an exterior wall height of 52 feet with a recessed fourth floor whose roof will be at 66 feet, is in keeping with the existing setting and Historic Preservation guidelines for such construction, and will not have a detrimental effect on nearby properties or the character of the neighborhood.

Regards,

A handwritten signature in black ink that reads "Walter R. Wheeler". The signature is written in a cursive, slightly slanted style.

Walter R. Wheeler
Senior Architectural Historian

Phase 1A Literature Search and Sensitivity Assessment

Beacon Lofts Site Plan Amendment

Building 16 and Building 9 Addition

Front Street and Mason Circle
City of Beacon, Dutchess County, New York

Prepared for:

Beacon HIP Lofts, LLC
16 Squadron Boulevard
New City NY 10956



HUDSON VALLEY
Cultural Resource Consultants, Ltd.
3 Lyons Drive Poughkeepsie, NY 12601

November 2017

MANAGEMENT SUMMARY

SHPO Project Review Number (if available):

Involved State and Federal Agencies:

Phase of Survey: **Phase 1A Literature Search & Sensitivity Assessment**

Location Information:

Location: **Front Street & Mason Circle**

Minor Civil Division: **City of Beacon**

County: **Dutchess County**

Survey Area (Metric & English)

Length: **292'/89 m**

Width: **355'/108.2 m**

Depth (when appropriate):

Number of Acres Surveyed: **2.37 acres (.96 ha)**

Number of Square Meters & Feet Excavated (Phase II, Phase III only): **N/A**

Percentage of the Site Excavated **Wappingers Falls Quadrangle**

Results of Architectural Survey

Number of buildings/structures/cemeteries within project area: **3 Buildings**

Number of buildings/structures/cemeteries adjacent to project area: **9**

Number of previously determined NR listed or eligible buildings/structures/cemeteries/districts:
Groveville Historic District

Number of identified eligible buildings/structures/cemeteries/districts:

Report Author (s): **Beth Selig, MA, RPA. Stephanie Roberg-Lopez MA, RPA.**

Date of Report: **November 9, 2017**

TABLE OF CONTENTS

LIST OF FIGURES

LIST OF TABLES

LIST OF PHOTOGRAPHS

I. PHASE 1A LITERATURE SEARCH AND SENSITIVITY ASSESSMENT	
A. BEACON LOFTS BUILDING 16 & BUILDING 9 ADDITION PROJECT DESCRIPTION	1
B. ENVIRONMENTAL CONDITIONS	6
• ECOLOGY	6
• GEOLOGY	6
• DRAINAGE	6
• SOILS	7
C. RECORDED ARCHAEOLOGICAL SITES AND SURVEYS	8
• PREVIOUSLY RECORDED ARCHAEOLOGICAL SITES	8
• PREVIOUSLY COMPLETED ARCHAEOLOGICAL SURVEYS	8
D. NATIONAL REGISTER ELIGIBLE/LISTED SITES	8
E. NATIVE AMERICAN CONTEXT	9
F. HISTORIC BACKGROUND	9
• GROVEVILLE MILLS	10
• CARTOGRAPHIC RESEARCH	11
G. ASSESSMENT OF SENSITIVITY FOR CULTURAL RESOURCES	22
• PRE-CONTACT SENSITIVITY	22
• HISTORIC SENSITIVITY	22
H. SUMMARY AND RECOMMENDATIONS	22
G. BIBLIOGRAPHY	27

APPENDIX A. SANBORN FIRE INSURANCE MAPS

LIST OF FIGURES

- Figure 1: Detail of the 2016 USGS Topographical Map. Wappinger Falls Quadrangle. 7.5 Minute Series. (Source: USGS.gov.) Scale: 1"=975'.
- Figure 2: Aerial Image showing soil units within the project area. (Source: Natural Resources Conservation Service.) Scale: 1"=225'.
- Figure 3: Groverville Mills circa 1879. (Source: Robert Murphy, *Historic Beacon* 1998)
- Figure 4: 1850 J.C. Sidney Map of *Dutchess County, New York*. (Source: Library of Congress) Scale: 1"=1460'.
- Figure 5: 1858 Bachman & Corey. *Atlas of Dutchess County New York*. (Source: Library of Congress) Scale: 1"=1460'.
- Figure 6: 1867 Beers, F.W. *Atlas of New York and Vicinity Town of Fishkill Dutchess County*. (Source: David Rumsey Cartography Associates) Scale: 1"=650'.
- Figure 7: 1876 O.W. Gray & Sons *New Illustrated Atlas Of Dutchess County, New York*. (Source: New York Public Library) Scale: 1"=300'.
- Figure 8: 1891 Beers *Atlas of the Hudson River New York City to Troy*. (Source: David Rumsey Cartography Associates) Scale: 1"=1460'.
- Figure 9: 1956 Wappingers Falls Topographical Maps. 7.5 Minute Series (Source: USGS.gov) Scale: 1"=1460'.
- Figure 10: 1955 Aerial Image. Dutchess County, New York. (Source: Dutchess County Parcel Access) Scale: 1"=175'.
- Figure 11: 1974 Aerial Image. Dutchess County, New York. (Source: Dutchess County Parcel Access) Scale: 1"=145'.
- Figure 12: Photographic view map. Not to Scale.

LIST OF TABLES

- Table 1: Previously identified archaeological sites within a one mile radius

LIST OF PHOTOGRAPHS

- Photo 1: View to the east of the existing red brick building that will be replaced and renamed Building 16.
- Photo 2: View to the south of the Community Garden (Building 12). This structure will be retained as part of the proposed plan.
- Photo 3: View to the northeast of the Community Garden Building. Building 11 and Building 4 within the Beacon Lofts complex can be seen in the far ground.
- Photo 4: View to the north of Building 16. The existing structure is unsound, and will be replaced with a similar style building.
- Photo 5: View to the north of Building 16 which is located adjacent to Building 10. Building 10 is currently residential apartments.
- Photo 6: View to the southeast of Building 11 (left) and Building 12 (right) which are adjacent to Building 16. Building 11 is an apartment building.
- Photo 7: View to the north of the hydroelectric facilities located adjacent to the Groverville Mill Dam. These structures are located to the northeast of the proposed site plan amendment area.
- Photo 8: View to the east of the existing dam along Fishkill Creek.
- Photo 9: View to the northwest from the hydroelectric facility along Mason Circle between Building 11 (left) and Buildings 1-4 and 19-20 (right).
- Photo 10: View to the southwest of Buildings 11 (right) and Building 16 (far ground).
- Photo 11: View to the northeast of Building 16 (left) and Building 9 (right) within the Proposed Site plan Amendment area.
- Photo 12: View to the southeast across the historic complex from Front Street.
- Photo 13: View to the southwest of the residential buildings located along Front Street. These structures will not be impacted by the proposed undertaking.
- Photo 14: View to the northeast along Front Street. The Beacon Lofts Offices and self-storage building are located at the end of the road.

I. Phase 1A Literature Search and Sensitivity Assessment

A. Beacon Lofts Building 16 & Building 9 Addition Project Description

In October of 2017, Hudson Valley Cultural Resource Consultants (HVCRC) was retained by Beacon HIP Lofts, LLC, to complete a Phase 1A Literature Search and Sensitivity Assessment of the area of the proposed amendment to the Beacon Lofts site plan. This includes the Beacon Lofts Building 16 and Building 9, located on the southeastern side of Front Street in the City of Beacon, Dutchess County, New York.

All work was completed in accordance with the Standards for Cultural Resource Investigations and the Curation of Archeological Collections published by the New York Archeological Council (NYAC) and recommended for use by New York State Office of Parks, Recreation and Historic Preservation (OPRHP). The report complies with New York State OPRHP's Phase 1 Archaeological Report Format Requirements, established in 2005.

The proposed undertaking involves the removal of Building 16, which has been assessed as structurally unstable, and the construction of a similar style building in its place to house residential apartments. The proposed changes to the project have necessitated an amendment to the approved special use permit for the project. In addition to the reconstruction of Building 16, the proposed amendment includes a small addition to Building 9, which will consist of a single apartment. These buildings are located within the boundaries of the National Register Eligible Groveville Historic District. The historic district is comprised of nineteenth century factory buildings and its related tenements and work housing. The Groveville Mill Dam is a modern inclined concrete spillway dam and headworks located adjacent to the southeastern boundary of the Beacon Lofts Parcel. The dam is a component of a small operating hydroelectric generating facility that provides water to generators housed in the mill's historic brick wheelhouse building.

In 2012, Rabin Alexander LLC purchased the vacant and derelict industrial complex and began transforming the space into residential apartments, storage units, gallery space, artist workshops and meeting spaces. As stated the proposed amendment to the existing special use permit includes the reconstruction of Building 16 and the addition to Building 9. The locations of the proposed buildings and addition will take place within the location of previous structures.

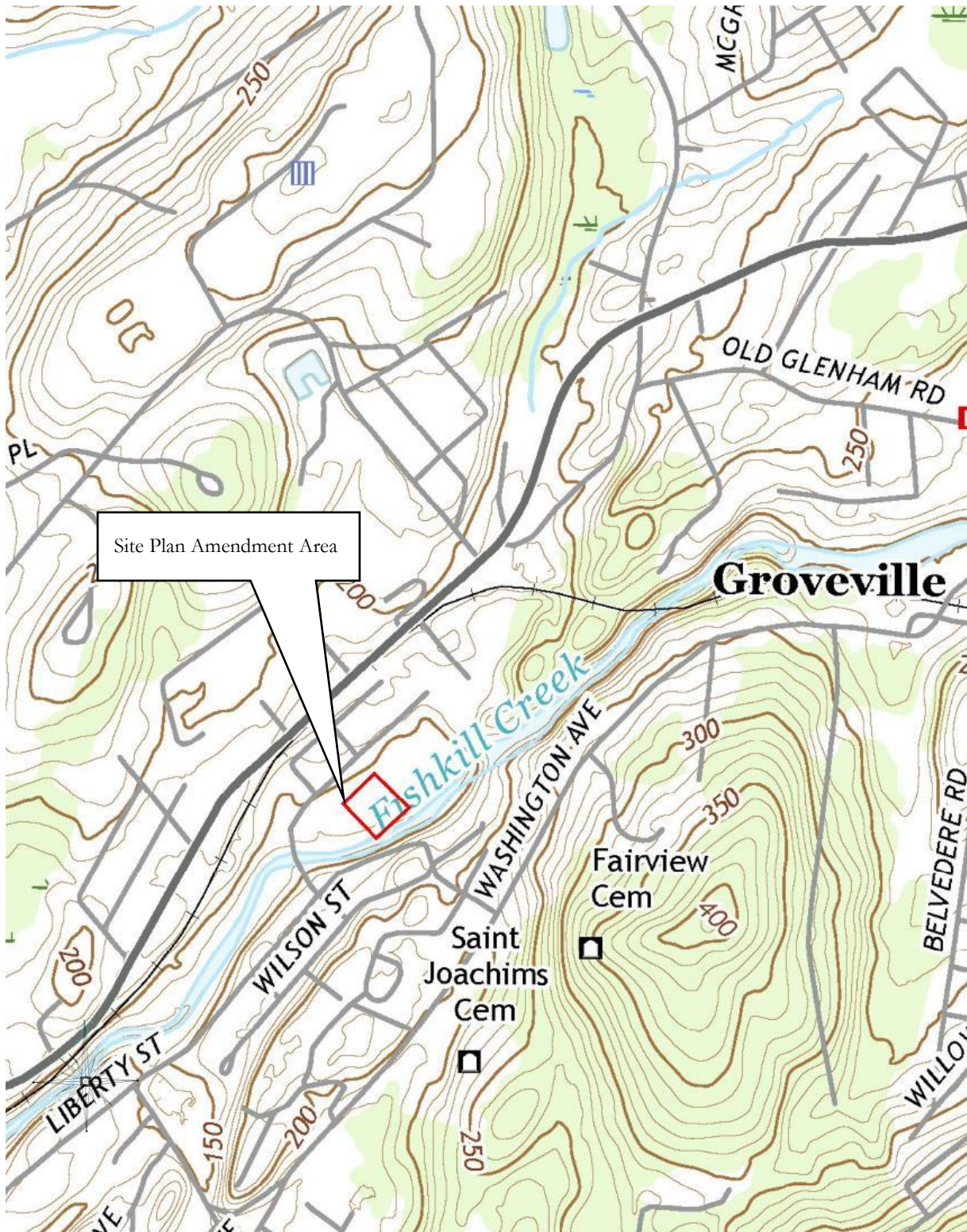


Figure 1: Detail of the 2016 USGS Topographical Map. Wappinger Falls Quadrangle. 7.5 Minute Series. (Source: USGS.gov.) Scale: 1"=975'.



Photo 1: View to the east of the existing red brick building that will be replaced and renamed Building 16.



Photo 2: View to the south of the Community Garden (Building 12). This structure will be retained as part of the proposed plan.



Photo 3: View to the northeast of the Community Garden Building. Building 11 and Building 4 within the Beacon Lofts complex can be seen in the far ground.



Photo 4: View to the north of Building 16. The existing structure is unsound, and will be replaced with a similar style building.



Photo 5: View to the north of Building 16 which is located adjacent to Building 10. Building 10 is currently residential apartments.



Photo 6: View to the southeast of Building 11 (left) and Building 12 (right) which are adjacent to Building 16. Building 11 is an apartment building.

B: ENVIRONMENTAL CONDITIONS

The landscape within the project area is characterized as suburban residential.

The elevation is 146' Above Mean Sea Level (AMSL). Elevations rise from the northern edge of Fishkill Creek north to Front Street.

ECOLOGY

The project area lies in a vegetation zone where the Northern Hardwood Forest Zone meets the Appalachian Oak Forest Zone. In the Northern Hardwood Forest Zone, sugar maple, birch, beech and hemlock are the predominant trees in this type of forest (Bailey 1995). In the Appalachian Oak Forest Zone, tall, broad-leafed deciduous trees predominate, particularly Red Oak and White Oak. The wooded areas of the site contain trees with diameters that suggest relatively recent reforestation, probably within the last 30 to 50 years.

GEOLOGY

The project area is situated within the Ridge and Valley physiographic province, which extends from Lake Champlain to Alabama. The portion of the Ridge and Valley Province in which the project area is located is specifically identified as the Taconic Allochthon, bordered on the east by the Manhattan Prong and on the west by the Great Valley province (Schuberth, 1968).

The Hudson Highlands area is a northeast-southwest trending band of igneous and metamorphic rocks, which extend from New England through New York, crossing the Hudson River in the vicinity of Cold Spring and West Point. Because of their structural origin and their durability, the Hudson Highlands reach a higher elevation than the physiographic provinces that border them, such as the Hudson-Mohawk Lowlands to the north and the Piedmont Triassic Lowlands to the south. The Hudson Highlands are almost entirely blanketed by a thin layer of glacial till, with frequent bedrock outcrops. Outwash sand and gravel occupy some of the river and stream valleys that border and run through the Highlands (Spectra 2004: Appendix C).

DRAINAGE

Drainage on the site is into Fishkill Creek which is located to the southeast of the project area. Numerous pre-contact sites have been identified adjacent to Fishkill Creek, a tributary of the Hudson River.

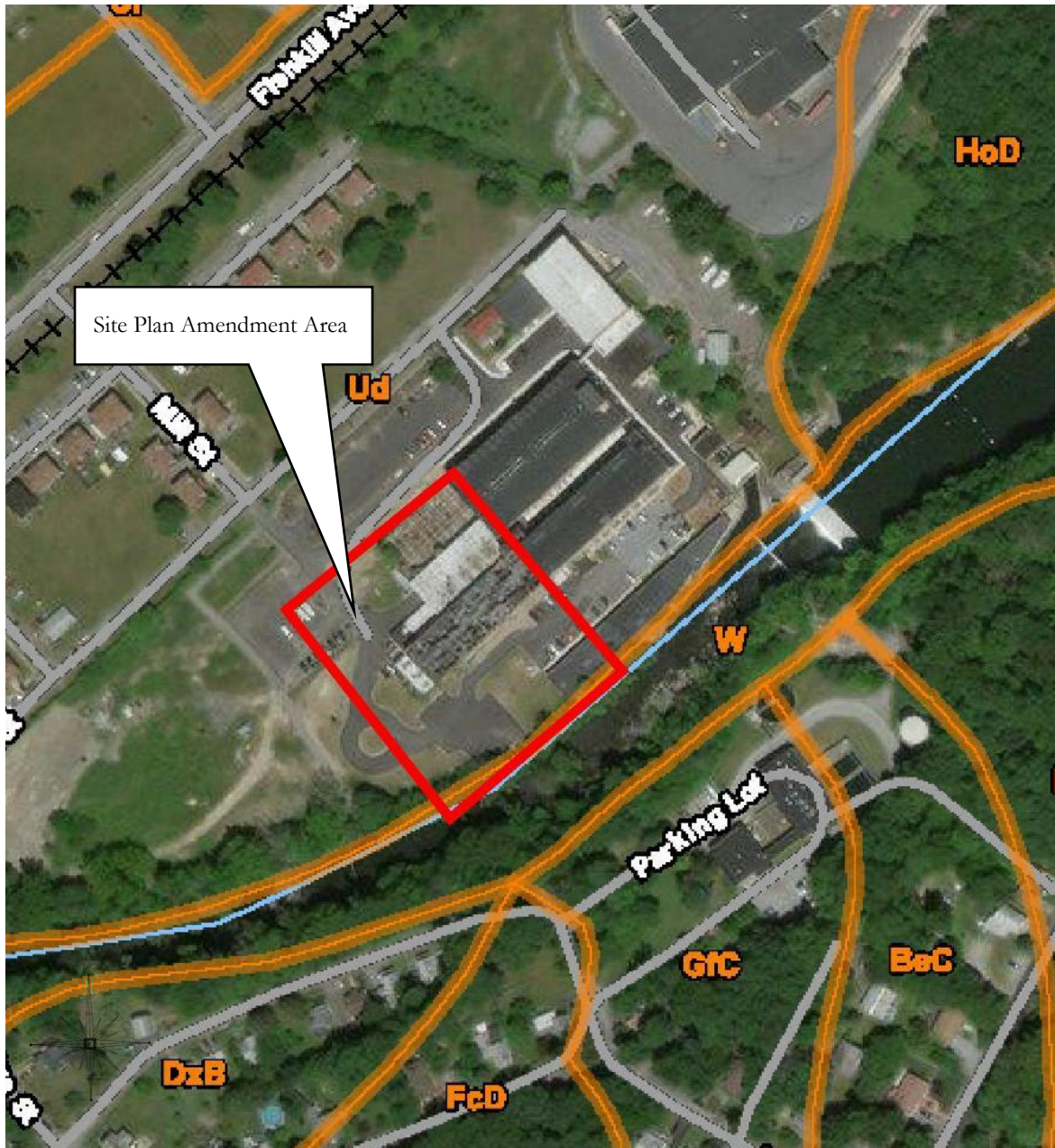


Figure 2: Aerial Image showing soil units within the project area. (Source: Natural Resources Conservation Service.) Scale: 1"=225'.

SOILS

The characteristics of the soils within the project area have an important impact on the potential for the presence of pre-contact cultural material, since the type of soils present affects the ability of an area to support human populations.

The soils located within the project area are Udorthents, smoothed, which consists of areas from which soil material has been excavated, and nearby areas in which this material has been deposited. The soils within the project area consists of gravelly loam (0-4") and very gravelly loam (4-70") and are characterized as made lands.

C: RECORDED ARCHAEOLOGICAL SITES AND SURVEYS

To gather information on the history and prehistory of the Project Area and the surrounding region, HVCRC consulted historical documents and maps available at the Library of Congress, David Rumsey Cartography Associates and the New York Public Library. HVCRC reviewed the combined site files of the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) and the New York State Museum (NYSM) for information regarding previously recorded archeological sites within one mile (1.6 km) of the Project Area. HVCRC also consulted OPRHP and regional pre-contact sources (e.g. Beauchamp 1900; Parker 1920; Ritchie 1980; Ritchie and Funk 1973) for descriptions of regional archeological sites. In addition, HVCRC consulted the files at the OPRHP for information regarding cultural resources within one mile of the Project Area that might be listed on the State and/or National Register of Historic Places (S/NRHP).

PREVIOUSLY RECORDED ARCHAEOLOGICAL SITES

Four previously documented archaeological sites have been identified within a one mile radius of the project area boundaries

Table 1: Previously Recorded Archaeological Sites within 1- mile radius				
Site Number	Site Name	Distance from Project Area	Time Period	Site Type/ Materials Recovered
02741.000343	Groveville Mill	350' / 1.2 k	Historic	Post 1930 concrete foundation
NYSM 6621	AC Parker Dutchess	600' / 800 m	Historic	Traces of Occupation
NYSM 7856	AC Parker Dutchess 13A	2640' / 800 m	Pre-contact	Burial site, location of several pre-contact cemeteries
NYSM 9055	AC Parker Dutchess	3960' / 1.2 k	Pre-contact	A.C. Parker reference to a Wappinger Village site located near Castle Point

PREVIOUSLY COMPLETED ARCHAEOLOGICAL SURVEYS

As part of the research for this project, surveys completed for sites in the general area were consulted. A total of three surveys have been completed within a one mile radius of the project area. These surveys were completed for both municipal undertakings as well as residential developments. These surveys did not identify any archaeological sites.

D: NATIONAL REGISTER ELIGIBLE/LISTED SITES

The National Register Database and OPRHP files were reviewed to identify structures on or in the vicinity of the project area that have been listed on the National Register of Historic Places or identified as National Register Eligible. The project area is located within the boundaries of the Groveville Mill Historic District, a National Register Eligible District. The district is a self-contained unit that consists of a nineteenth century factory and its related tenement buildings that provided factory worker housing. The property operated in the mid twentieth century as a carpet factory, but then in the late 1970s became vacant, standing empty through the end of the twentieth century. In 2012, the current owners purchased the property and began renovating and restoring the buildings. The buildings are currently residential apartments, artist studios, controlled storage and offices.

E: NATIVE AMERICAN CONTEXT

The following discussion of historic and cartographic research provides information concerning the likelihood of locating prehistoric sites on the project area.

During the Paleo-Indian period, mobile bands of hunter-gatherers occupied what is now New York State. These bands exploited the resources of the landscape by hunting game and gathering plants. Paleo-Indian sites have been in the upland regions a short distance from the Hudson River. Frequently these sites are associated with sources of stone, as is the case on one site in Greene County where a quarry-workshop complex has been excavated. More frequently, the sites appear to have been temporary campsites. These are located where it would be possible to watch for game as it moved across the landscape.

With the lowering of the water table during the Archaic period, subsistence methods and technologies changed in response to climatic warming. This was accompanied by and an increase in vegetation density and diversity, changing faunal migrations and change in sea levels (Sirkin 1977). The Archaic Period was likely a time of incipient sedentism among the inhabitants of the area.

Changes in settlement and subsistence patterns that occurred during the Late Archaic period reflect an increased utilization of coastal and riverine resources. Ground stone food processing tools are more common, reflecting an increase in processed plant resources in the diet. Projectile points commonly found at Late Archaic sites include narrow stemmed, broad stemmed and side notched types. The Laurentian Tradition of the Late Archaic is the most represented throughout New York State, and is subdivided into a series of phases: Vergennes, Vosburg, Sylvan Lake, River and Snook Kill. Archaic period sites have been identified along the banks of the Hudson River, as well as at Bannermans Island.

The Woodland period, is distinguished from the Archaic in part, by the use of ceramics. Horticulture, although practiced in other parts of North America at an earlier date, does not appear in the Hudson River Valley until c. 1000 AD. The requirements of the cultivation of maize, beans, and squash created a marked change in the pattern of land use and the selection of locations for villages. It was no longer necessary for the entire group to move from place to place following a seasonal round of migration fueled by fluctuating sources of food. Cord marked ceramics became common during the Middle Woodland period, and incised vessels, many with a collar area, are typical of Late Woodland cultures. In central and western New York State, the Late Woodland stage is known as the Owasco; no evidence for the Owasco culture has been identified in the Hudson Valley. The land along the banks of the Hudson River was purchased by the early European Settlers, from the Wappinger Indians, an Algonquin speaking group who inhabited the area.

F: HISTORIC BACKGROUND

The following discussion of historic and cartographic research provides information concerning the likelihood of encountering Map Documented Structures (MDS) and other intact historic cultural resources within the boundaries of the project area.

The project area falls within a landscape that was originally part of the 85,000 acre Rombout Patent, which was granted to Francis Rombout, Gulian Verplanck, and Stephanus Van Cortland in 1685. The land was originally purchased from the Wappingers Indians for real estate speculation. As payment, the Wappingers received one hundred royals and trade items such as wampum, bars of lead, tobacco, guns, powder, cloth, kettles and horses (Smith 1882).

The patent was soon after divided into three sections. The southernmost section includes the City of Beacon and what is now the Fishkill Correctional Facility. It was inherited by Catherine Brett, Francis Rombout's only child. Madam Brett and her husband built a house around 1709, which still stands in Beacon and is listed on the National Register.

Following her husband's death, Madam Brett was instrumental in developing the Beacon area. She established mills and encouraged settlers from western Long Island and elsewhere to build houses. Among the early families to purchase land from Madame Brett were the Van Wyck, Swartwout, Wiltse, Hasbrouck, DuBois and Verplanck families.

The City of Beacon was formed in 1913 from the villages of Fishkill Landing and Matteawan (Lamson 1937). The name Beacon is derived from nearby Beacon Mountain (known in the Colonial period as "The Grand Sachem"), upon which patriots would light signal fires to warn of British movements during the American Revolution (Verplanck 1909). The project area is located in the former hamlet of Groveville, which sat north of Fishkill Creek between Matteawan to the west and Fishkill to the east.

During the nineteenth century, Matteawan was an important manufacturing center in the Middle Hudson Valley. The Matteawan Manufacturing Company was founded in 1812 and engaged in the cotton milling industry. Another important textile factory was the Glenham Mill, which produced woolen goods from 1823 through the 1870s. The mill's most active period was during the Civil War, which spurred a huge demand for indigo blue goods for the Union Army. The factory was greatly enlarged, and scores of tenement houses for workers were built (Hasbrouck 1909). Other factories were built along Fishkill Creek, including the Wiccapee Company, the Fishkill Landing Machine Company and several brickyards. Manufacturing was still a vital part of the local economy as late as the mid-twentieth century; in the 1960s the City of Beacon represented 7% of Dutchess County's labor force, but had over 11 % of the county's industrial jobs (Hudson River Valley Commission 1970).

After the Civil War, the railroad facilitated the growth of a summer resort industry in the Beacon area. The National Register listed Mount Beacon Incline Railway was built in 1902 to shuttle passengers via an electric cable railway, to hotels at the top of Beacon Mountain. A Colonial period roadway, the "Old Road" laid for Madame Brett between the Hudson River and the eastern limits of her landholdings, linked villages along Fishkill Creek (Hasbrouck 1909). The "Old Road" ran on the high ground north of the stream, and is now New York State Route 52.

GROVEVILLE MILLS

The history of the Groveville Mills site dates to the late eighteenth and early nineteenth century when the property was owned by Abraham Dubois. Dubois operated a grist mill along Fishkill Creek, which he sold to Samuel Upton in 1820. Upton tore down the existing grist mill and built a larger one. He also built a stone fulling mill. Between 1830 and 1840, Upton sold the property, which also included six acres of land, to Peter Cromwell and Epenetus Crosby.

Shortly thereafter, Cromwell and Crosby sold the property to the Glenham Co., who converted it to a woolen mill and did carding, spinning and weaving. The Glenham Company also owned a much larger fulling mill to the north along Fishkill Creek (Smith 1882).

The Glenham Company operated its mills with varying degrees of success until the onset of the Civil War, when the demand for indigo blue goods to clothe the army became so great that the company was compelled to enlarge their mills. It was during this period that the many tenement buildings were built on the property. Unfortunately, the cost of building the tenement housing as well as the new factory buildings depleted the company's capital. The Glenham Company was unable to withstand the financial panic in the 1870s, and in 1873 filed for bankruptcy (Hasbrouck 1909).

The property was sold by B. Platt Carpenter, the commissioner of the bankruptcy filings, to A.T. Stewart, a noted dry goods merchant from New York City. The sale included the original Glenham factory, approximately one hundred tenements and a farm belonging to the Roger's family. In addition, the conveyance of property included the former Rocky Glen Cotton Mills and the factory at Groveville. Mr. Stewart kept the mills in Glenham in operation, but demolished the existing mills at Groveville, and in 1876 Stewart built extensive carpet factories at Groveville.

In addition to the new factory buildings at Groveville, Stewart built Italianate-style worker housing located to the north of the factory buildings. In addition to the residential structures on the property, Stewart constructed a bridge over Fishkill Creek to connect the factory property to the residential community of Matteawan, where many of the mill workers lived (Hasbrouck 1909). Stewart died in 1876, leaving the operation of the mills to his friend Judge Henry Hilton, who oversaw the mills as well as Stewart's personal affairs. Later, Stewart's sons managed the property. In the 1880's the Groveville Carpet Mill Complex employed over 700 people. The Carpet factory closed on the eve of the 1893 financial panic, and moved its operations to Yonkers (Smith 1882).

Hasbrouck (1909) reports at the time of his writing of Dutchess County's history that the machinery at the Groveville Mills had been sold for junk and the buildings remained unoccupied. This is shown on the 1904 Sanborn Fire Insurance Map of the property. By 1912 the Sanborn maps indicate that the factory was occupied by the Glenham Embroidery Company. The property changed hands multiple times in the early twentieth century, from the Beacon Bronze Co. in 1922, the Beacon Rayon Fabrics Co. in 1935, and the Groveville Furniture Company in 1937, to the Lewittes Furniture Company in 1939. Lewittes Furniture Company operated at Groveville Mills until 1962 (Murphy 2003). By the 1970s the factory was manufacturing carpets, however that lasted only a short time. The Building Inventory site form on file at OPRHP indicates that in 1979, when the form was completed, the property was owned by the Beacon Piece Dye Company, and that the factory buildings were vacant. Despite the vacancy of the factory buildings the residential properties were occupied. The property was purchased in 2012 by the current owners.

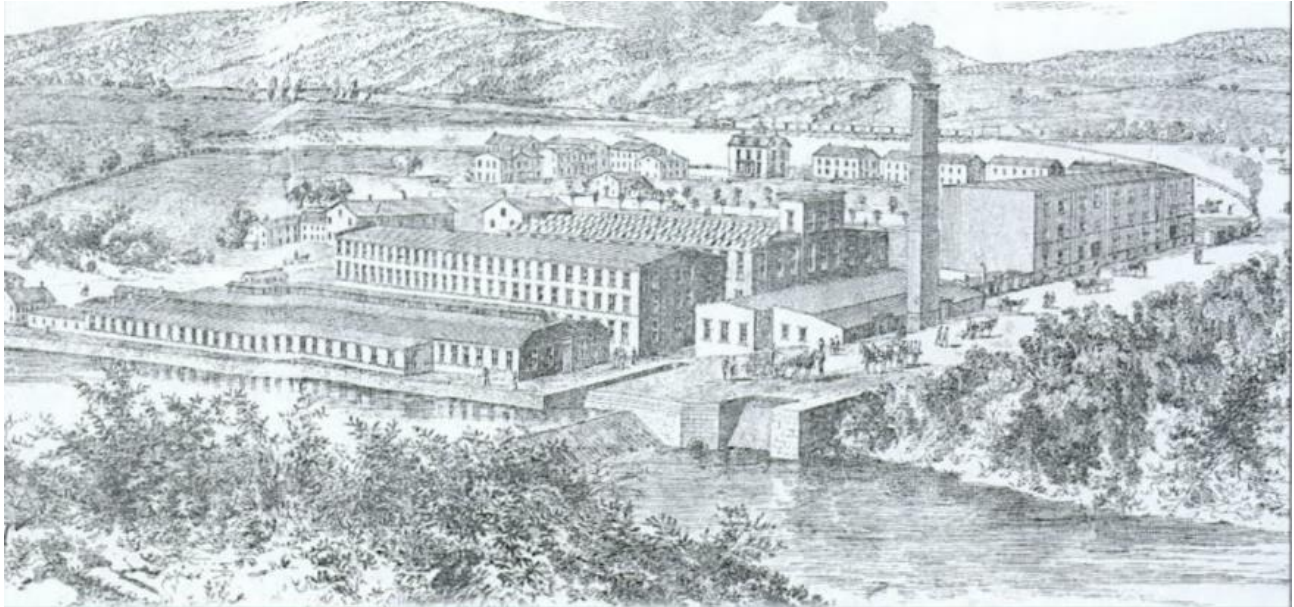


Figure 3: Groveville Mills, circa 1879. (Source: Robert Murphy, *History of Beacon* 1998)

CARTOGRAPHIC RESEARCH

HVCRC examined historical maps of Dutchess County to identify possible structures, previous road alignments and other landscape features or alterations that could affect the likelihood that archeological and/or historic resources could be located within the project area. These maps are included in this report, with the boundaries of the Project Area superimposed. Nineteenth century maps frequently lack the accuracy of location and scale present in modern surveys. As a result of this common level of inaccuracy on the historic maps, the location of the project area is drafted relative to the roads, structures, and other features as they are drawn, and should be regarded as approximate. The historic maps included in this report depict the sequence of road construction and settlement/development in the vicinity of the project area.



Figure 4: 1850 J.C. Sidney Map of Dutchess County, New York. (Source: Library of Congress) Scale: 1"=1460'.

The earliest map examined is the 1850 J.C. Sidney Map of Dutchess County, New York. The project area on the northern side of Fishkill Creek on the southern extent of the hamlet of Glenham. This map shows a woolen factory within the vicinity of the project area. Abraham Dubois is shown as owning a property to the northwest of the wool factory. The woolen factory is shown as two structures. Despite the proximity of the Dubois properties along Fishkill Avenue, this mill was owned by Cromwell and Crosby or by the Glenham Company. The date the Glenham Company purchased the mill is not mentioned in the written histories of the mill.

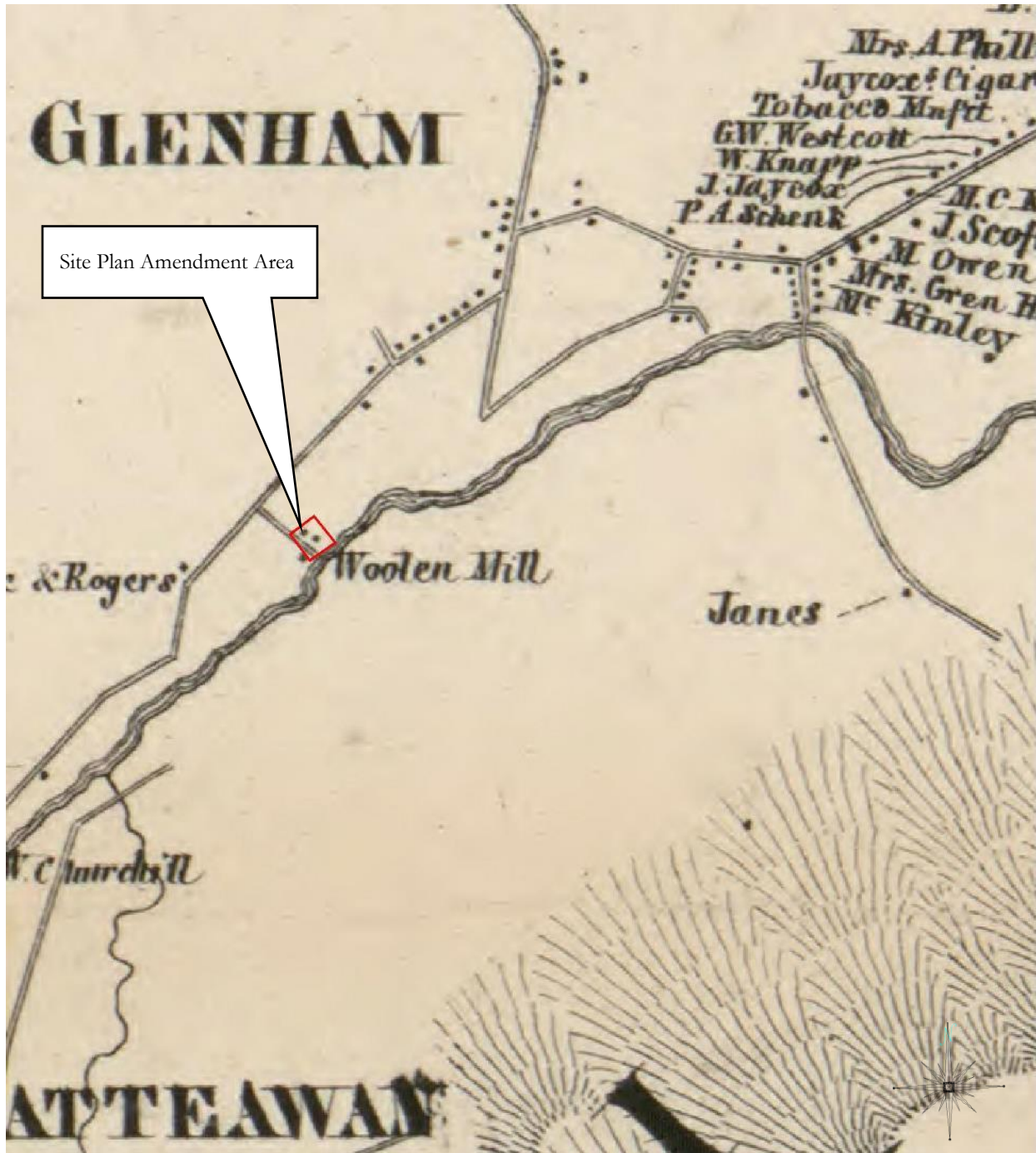


Figure 5: 1858 Bachman & Corey. *Atlas of Dutchess County New York*. (Source: Library of Congress) Scale: 1"=1460'.

The 1858 Bachman & Corey *Atlas of Dutchess County* shows that the woolen factory now includes three structures located on the northern side of Fishkill Creek. Like the previous map, the ownership of the mill property is not indicated, but is either the Cromwell and Crosby or the Glenham Company. This map shows that the Abraham Dubois farm along Fishkill Avenue is now the Du Boise and Rogers property.

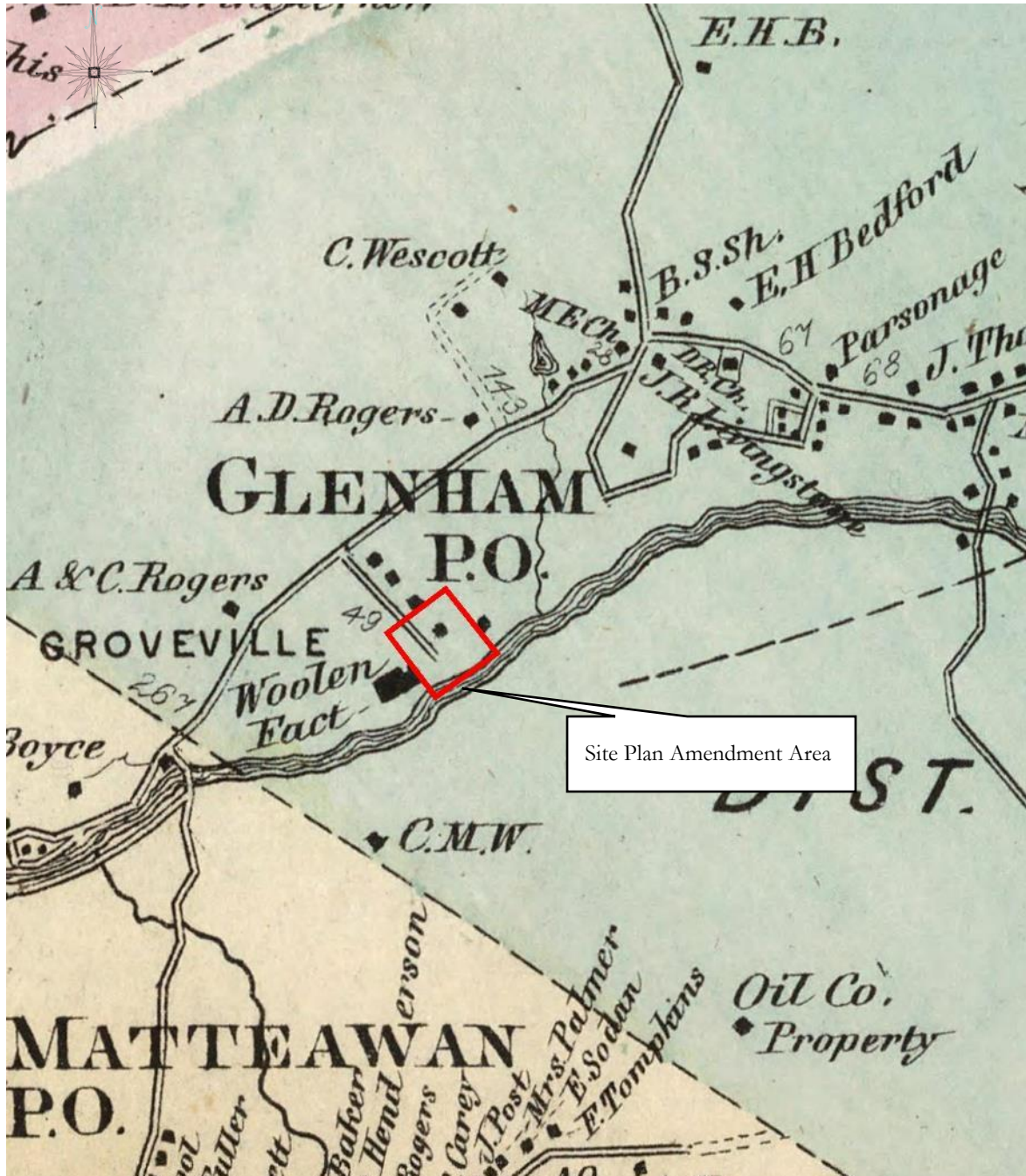


Figure 6: 1867 Beers, F.W. *Atlas of New York and Vicinity Town of Fishkill Dutchess County*. (Source: David Rumsey Cartography Associates) Scale: 1"=650'.

The 1867 Beers Map shows that the Woolen factory has been expanded, with a number of buildings located along Mill Street and a large factory building located to the southwest of Mill Street. This map does not identify the ownership of the buildings, but they are shown within the hamlet of Glenham. The written histories (Hasbrouck 1909) indicate that the Glenham Company had acquired the former Cromwell and Cosby mill by 1862. This map shows the A. & C. Rogers farm located on the northern side of Fishkill Avenue, as well as the A.D. Rogers farm. Portions of the Rogers Farm were later acquired by A.T. Stewart when he purchased the property in 1843.

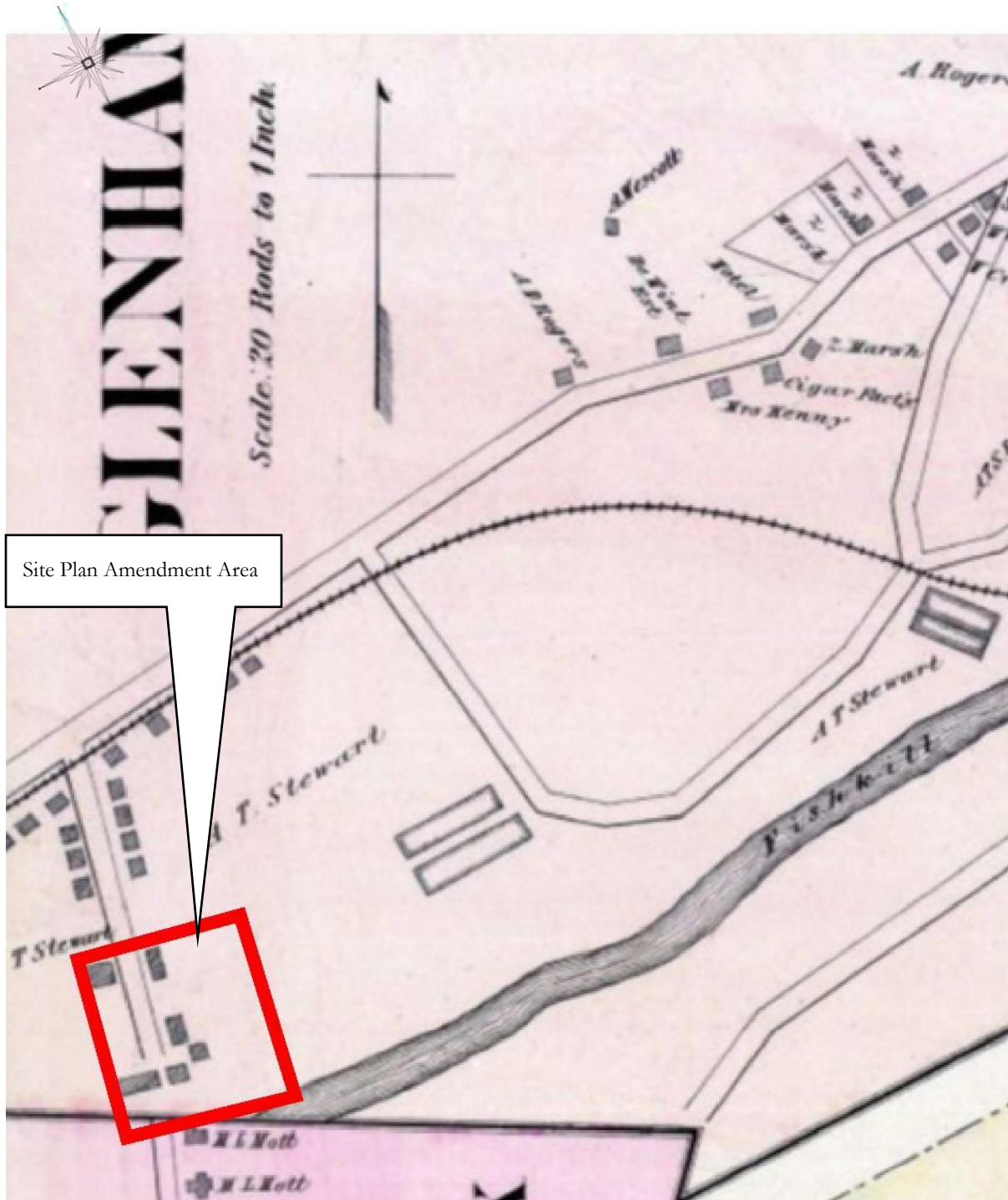


Figure 7: 1876 O.W. Gray & Sons *New Illustrated Atlas Of Dutchess County, New York*. (Source: New York Public Library) Scale: 1"=300'.

The 1876 Gray & Sons *New Illustrated Atlas of Dutchess County, New York* indicates that the mill property is now owned by A.T. Stewart. Additional buildings have been constructed along Mill Street and on the southern side of Fishkill Avenue, and are predominantly residential buildings. Factory buildings are shown at the end of Mill Street, as well as to the northeast.



Figure 8: 1891 Beers Atlas of the Hudson River New York City to Troy. (Source: David Rumsey Cartography Associates) Scale: 1"=1460'.

By 1891 there have been significant changes to the property, including the construction of Front Street and Lydia Drive as well as the extension of Front Street across Fishkill Creek. The structures shown on the 1876 map fronting along Fishkill Avenue have been removed, and additional residential properties have been built along the new roads. The factory building is shown along Mill Street and is identified as a Carpet Factory. This map indicates that this complex of buildings is located in a hamlet identified as Groveville.



Figure 9: 1956 Wappingers Falls Topographical Maps. 7.5 Minute Series (Source: USGS.gov) Scale: 1"=1460'.

The 1956 topographical map shows that the Groverville mill factories have been expanded, and occupy the present day building footprint. The residential structures are shown to the north of Front Street. The Groverville Mill Dam is visible within Fishkill Creek, to the east of the factory buildings.



Figure 10: 1955 Aerial Image. Dutchess County, New York. (Source: Dutchess County Parcel Access) Scale: 1"=175'.

The 1955 aerial image shows the factory buildings within the within the Groverville complex. This aerial shows that Building 9 extends south along Fishkill Creek. Building 16 is located in the center of the site.

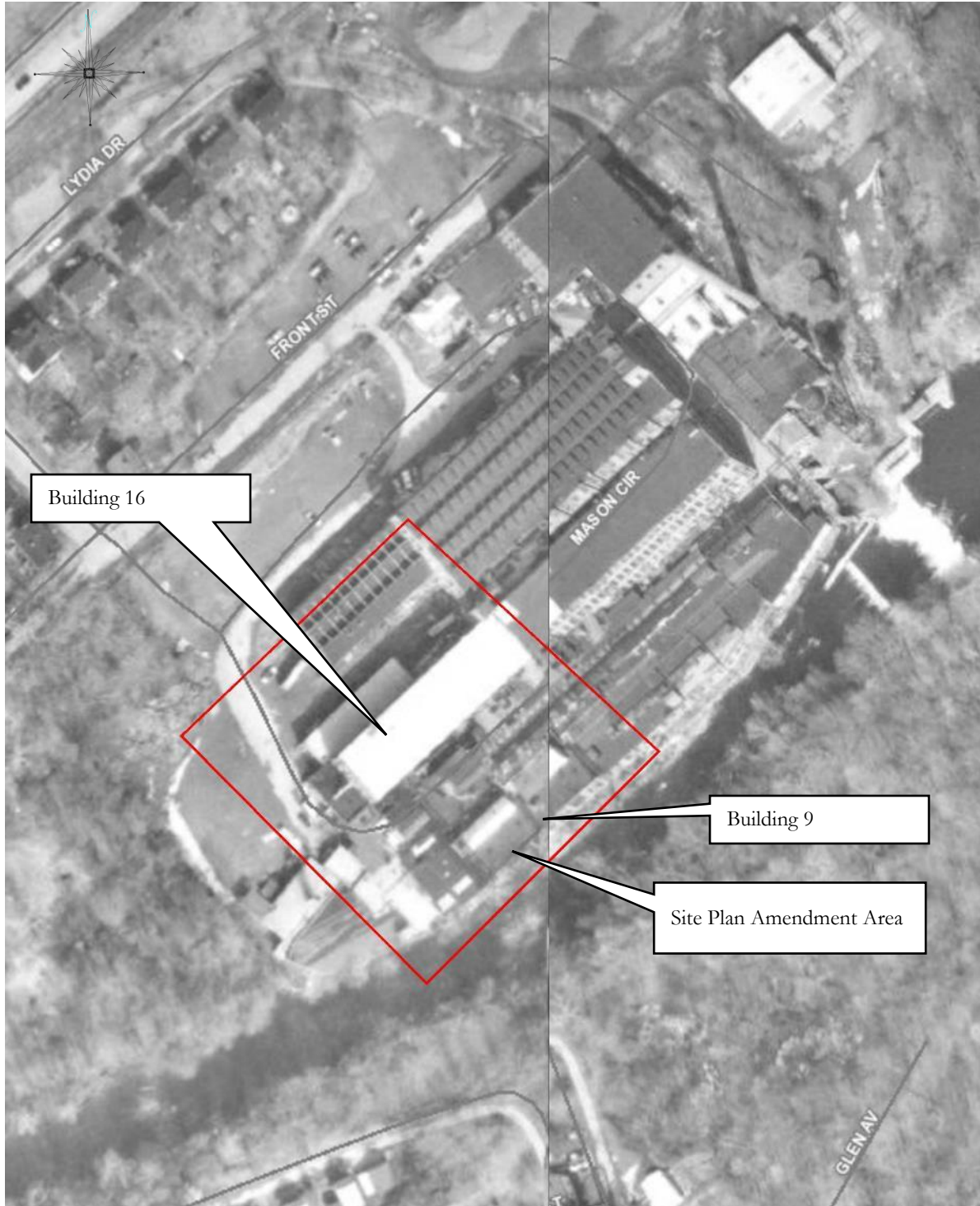


Figure 11: 1974 Aerial Image. Dutchess County, New York. (Source: Dutchess County Parcel Access) Scale: 1"=145'.

The 1974 aerial image shows that additional structures have been built between Building 16 and Building 9. Mason Circle, which currently passes along the southeastern side of building 16, is blocked by the additional structures between Buildings 16 and 9.



Photo 7: View to the north of the hydroelectric facilities located adjacent to the Groveville Mill Dam. These structures are located to the northeast of the proposed site plan amendment area.



Photo 8: View to the east of the existing dam along Fishkill Creek.



Photo 9: View to the northwest from the hydroelectric facility along Mason Circle between Building 11 (left) and Buildings 1-4 and 19-20 (right).



Photo 10: View to the southwest of Buildings 11 (right) and Building 16 (far ground).

G: ASSESSMENT OF SENSITIVITY FOR CULTURAL RESOURCES

An assessment of whether significant cultural resources are likely to be present within the project area must consider what is known of the prehistory of the area, including likely locations of archaeological sites and proximity to known sites. In addition, the history of the immediate area, including whether any historic structures or features are known to exist within the project area boundaries, must be considered. Disturbance to the landscape and the soils on the property are also considered in this assessment.

PRE-CONTACT SENSITIVITY

Four previously identified pre-contact archaeological sites have been identified within the vicinity of the project area. In addition, the proximity of the project area to Fishkill Creek heightens the pre-contact sensitivity of the property. The property has experienced commercial development for nearly 200 years. The disturbances created by the industrial development has reduced the pre-contact potential of the property to low.

HISTORIC SENSITIVITY

Cartographic research confirmed that the property has been occupied by industrial mills and factory structures throughout the nineteenth and twentieth century. In addition, the early to mid-nineteenth century buildings were removed prior the construction of a carpet mill in the 1870's. The carpet mill was expanded at the turn of the century. The manufacturing structures were again expanded in the 1950s and once more in the 1970s. The property was listed as National Register Eligible in 1979.

The Groveville Mill Historic District is unique as a surviving example of integrated work housing in a factory setting in the Hudson Valley. While the residents on the property did not necessarily work at the factory, the buildings were occupied by local working class families through the twentieth century.

The Beacon Lofts project has retained the integrity of the property in the overall redevelopment concept, and has maintained the nineteenth century model of providing work space and housing within the same complex. The proposed undertaking consists of removing the unsafe factory building and constructing a similar style apartment building in its place. The amendment of the approved site plan includes an addition to Building 9 in a location occupied by factory buildings until 2004.

H: SUMMARY AND RECOMMENDATIONS

The proposed Amendment to the Site Plan for the Beacon Lofts Project involves the construction of a compatibly styled building to replace Building 16, a late nineteenth to early twentieth century three story brick factory building. The proposed plan for the new Building 16 is to construct a similarly styled four story brick building within the footprint of the earlier factory building. The additional story of the new building, which is setback from exterior walls to differentiate the structure from the historic buildings, incorporates brick construction compatible with the overall character of the Groveville Mill Historic complex.

The proposed addition to Building 9 will include a two unit apartment building adjacent to the southern end of the existing structure. As with Building 16 the proposed addition will be constructed in a style compatible with the overall character of the Groveville Mill Historic Complex.

Based on the results of the background research and the site assessment, it can be confirmed that the property has experienced profound disturbance through the past two centuries through the phases of construction,

demolition and reconstruction than the property has experienced. Therefore, It is the opinion of Hudson Valley Cultural Resource Consultants that no further archaeological investigation of the project area is warranted.

The proposed removal of the existing Building 16 from the historic district is considered an adverse impact. However, the proposed design of reconstruction for Building 16 and the design of the addition to Building 9 are in compliance with the Sectary of the Interiors Standards for the Treatment of Historic Properties and effectively mitigate any adverse impacts to the Groverville Mill Historic District.



Photo 11: View to the northeast of Building 16 (left) and Building 9 (right) within the Proposed Site plan Amendment area.



Photo 12: View to the southeast across the historic complex from Front Street.



Photo 13: View to the southwest of the residential buildings located along Front Street. These structures will not be impacted by the proposed undertaking.



Photo 14: View to the northeast along Front Street. The Beacon Lofts Offices and self-storage building are located at the end of the road.

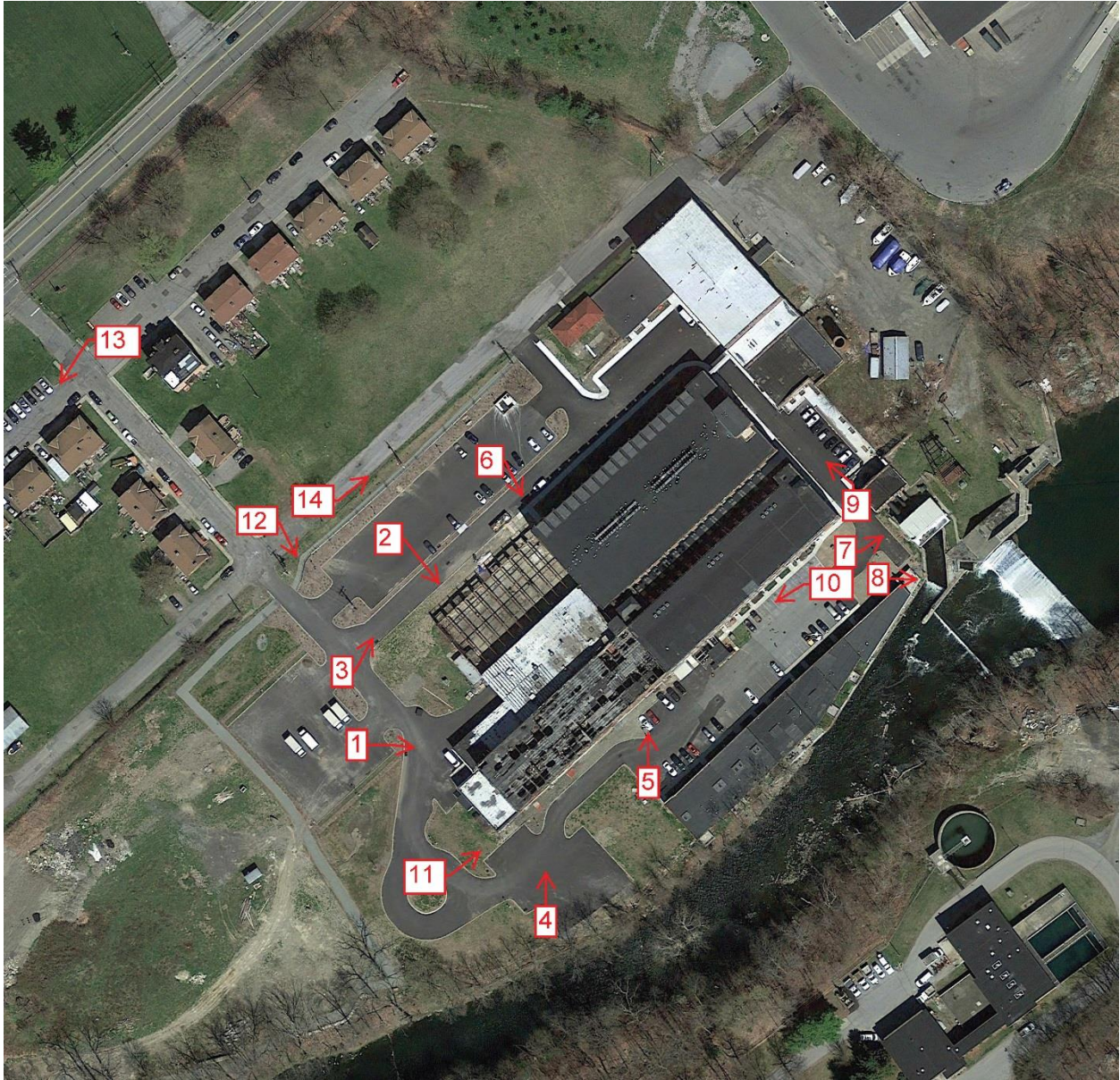


Figure 12: Photographic view map. Not to Scale.

K: BIBLIOGRAPHY

- Bachman, Charles and G.H. Corey
1858 *Atlas of Dutchess County, New York*. J. E. Gillette, Philadelphia
- Bailey, Robert C.
1995 Description of the Ecoregions of the United States.
<http://www.fs.fed.us/land/ecosysgmt/index.html>. Accessed November 2, 2017.
- Beauchamps, William M.
1900 *Aboriginal Occupation of New York*. *New York State Museum*. Bulletin Number 32. Volume 7. The University of the State of New York: Albany, NY.
- Beers, F. W.
1867 *Atlas of New York and Vicinity*. F. W. Beers: New York, NY. F. W. Beers, A. D. Ellis & G. G. Soule: New York, NY.
1876 *Atlas of New York*. F.W. Beers, A.D. Ellis, and G.G. Soule, New York
1891 *Atlas of the Hudson River Valley from New York City to Troy*. Watson and Co.: New York.
- De Laubenfels, D.C.
1975 *Mapping the World's Vegetation: Regionalization of Formations and Flora*. Syracuse University Press.
- Eisenstadt, Peter ed.
2005 *The Encyclopedia of New York State*. Syracuse University Press, Syracuse, NY.
- Fisher, Donald W., Yngvar W. Isachsen, Lawrence V. Rickard
1970 *Geologic Map of New York, Lower Hudson Sheet*. New York State Museum and Science Service Map and Chart Series No. 15. New York State Museum, Albany, New York.
- Funk, Robert E.
1976 *Recent Contributions to Hudson Valley Prehistory*. New York State Museum Memoir 22. Albany, NY.
- Geo-Access- Dutchess County Web Mapping (<http://geoaccess.co.dutchess.ny.us/geoaccessv2/>) Accessed November 2017
- Gray O.W. & Sons
1876 *New Illustrated Atlas of Dutchess County, New York*. Reading Publishing House: Reading, PA. Pennsylvania.
- Hudson River Valley Commission
1970 Beacon Arterial Corridor Report, Tarrytown, NY
- Hasbrouck, Frank. Ed.
1909 *The History of Dutchess County, New York*. S. A. Matthieu: Poughkeepsie, NY.
- Küchler, August W.
1964 *Potential Natural Vegetation of the Conterminous United States*. American Geographical Society, New York.
- Lamson, Genieve
1937 *Dutchess County*. An American Guide Series, sponsored by the Women's City and Country Club of Dutchess County. William Penn, Philadelphia.

Murphy, Robert Denise Doring VanBuren
2003 *Beacon Revisited*. Arcadia Publishing, 2003
1998 *Historic Beacon*. Arcadia Publishing, 1998.

Natural Resources Conservation Service
<http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed November 2, 2017.

New York State Archaeological Council (NYAC)
1994 *Standards for Cultural Resource Investigations and the Curation of Archaeological Collections in New York State*.
New York Archaeological Council.

New York State Office of Parks Recreation and Historic Preservation CRIS
cris.parks.ny.gov Web Accessed November 2, 2017.

Parker, Arthur
1920 *Archaeological History of New York*. New York State Museum Bulletin. No. 237 and 238. The
University of the State of New York: Albany, NY.

Pierson, William H., Jr.
1970 *American Buildings and Their Architects: The Colonial and Neo-Classical Styles*. Doubleday: New York, N.
Y.

Ritchie, William A.
1973 *Aboriginal Settlement Patterns in the Northeast*. Memoir 20. New York State Museum and Science
Service. Albany, NY.
1969 *The Archaeology of New York State*. Natural History Press: Garden City, NY.

Salomon, Julian H.
1983 "Munsee and Mahican: Indians of Dutchess County." Dutchess County Historical Society Yearbook: 68.
Poughkeepsie: NY.

Sanborn Fire Insurance Maps
1904 Beacon New York volume 1, Sheet 20
1912 Beacon New York, Volume 1, Sheet 20
1919 Beacon, New York Volume 1, Sheet 23

Shaver, Peter (compiler)
1992 *The National Register of Historic Places in New York State*. Preservation League of New York State:
Albany, NY.

Sidney, J.C.
1850 *Map of Dutchess County, New York from Original Surveys*. Gillette, Philadelphia, Pennsylvania.

Smith, James H.
1882 *History of Dutchess County, New York*. D. Mason & Co.: Syracuse, NY.

Snow, Dean R.
1980 *The Archaeology of New England*. Academic Press: New York, NY.

Spectra Inc.
2004 Draft Generic Environmental Impact Statement (Dgeis) New York State Statewide Wireless
Network (Swn) Geologic Resources Appendix C: Geologic, Structural and Topographic Features of
Physiographic Provinces.

Stilgoe, John R.

1982 *Common Landscape of America, 1580-1845*. Yale University Press: New Haven, CT.

United States Department of the Interior.

2000 National Register Bulletin. Guidelines for Evaluating and Registering Archeological Properties. National Park Service. Washington, D. C.

1985 National Register Bulletin # 24: Technical Information on Comprehensive Planning, Survey of Cultural Resources, and Registration in the National Register of Historic Places. Reprint. National Park Service, Interagency Resources Division. Washington, D.C.

United States Geological Survey

2016 United State Geological Survey Topographical Map. Wappinger Quadrangle. 7.5 Minute Series.

1956 United State Geological Survey Topographical Map. Wappingers Falls Quadrangle. 7.5 Minute Series.

APPENDIX A: SANBORN FIRE INSURANCE MAPS



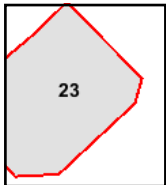
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #A2E0-4BA1-9A11

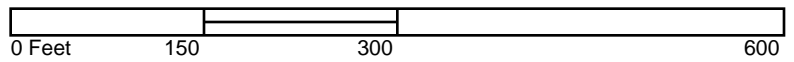
Site Name: Beacon Lofts
 Address: 84 Mason Circle
 City, ST, ZIP: Beacon, NY 12508
 Client: Hudson Valley Cultural Resource Consultants
 EDR Inquiry: 5098293.1
 Order Date: 11/06/2017
 Certification # A2E0-4BA1-9A11
 Copyright 1919

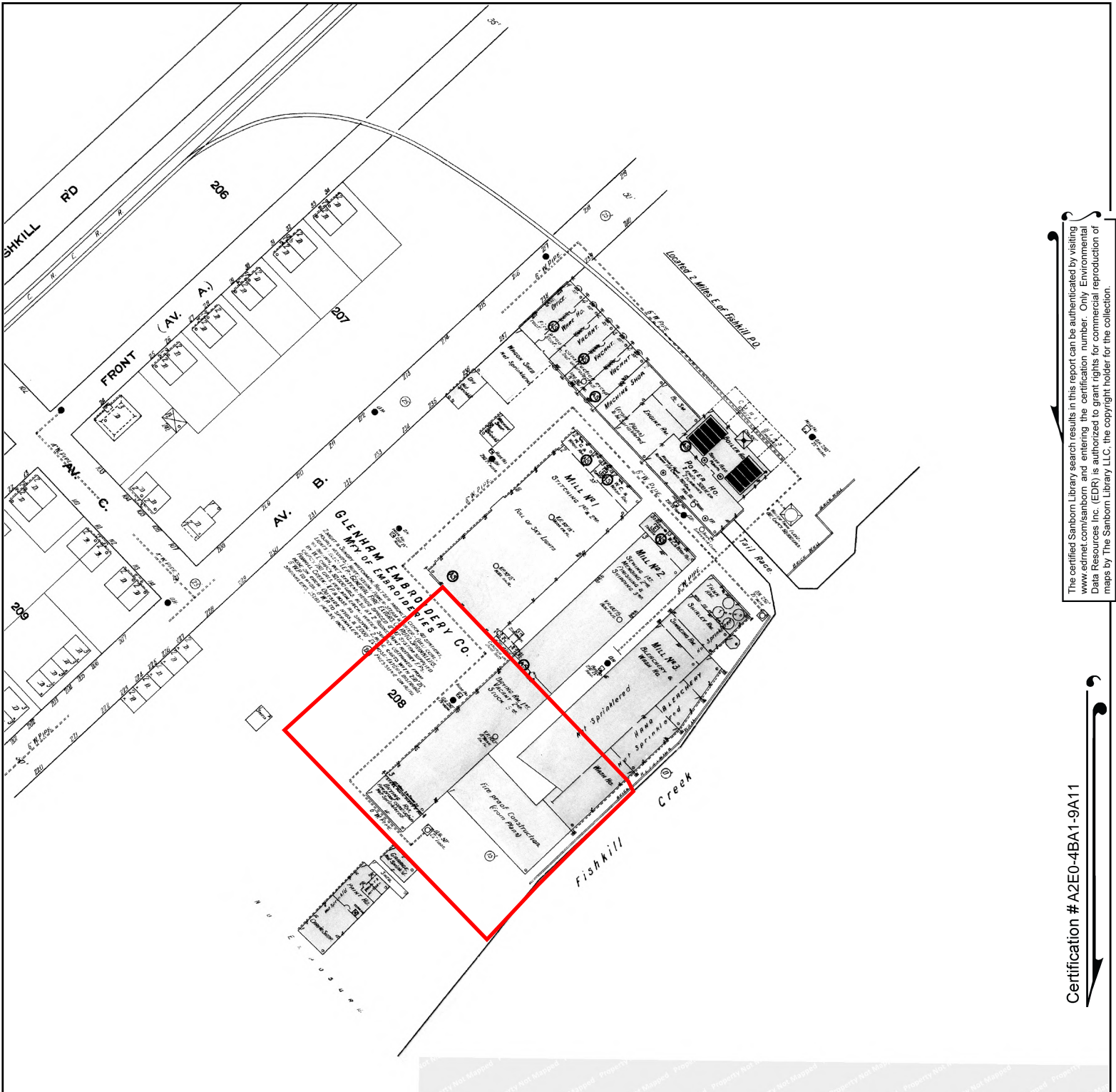


This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 23





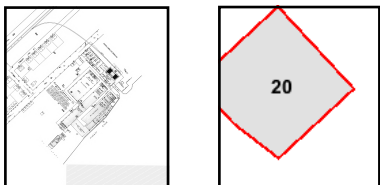
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #A2E0-4BA1-9A11

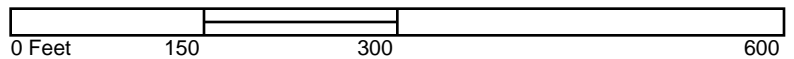
Site Name: Beacon Lofts
 Address: 84 Mason Circle
 City, ST, ZIP: Beacon, NY 12508
 Client: Hudson Valley Cultural Resource Consultants
 EDR Inquiry: 5098293.1
 Order Date: 11/06/2017
 Certification # A2E0-4BA1-9A11
 Copyright 1912

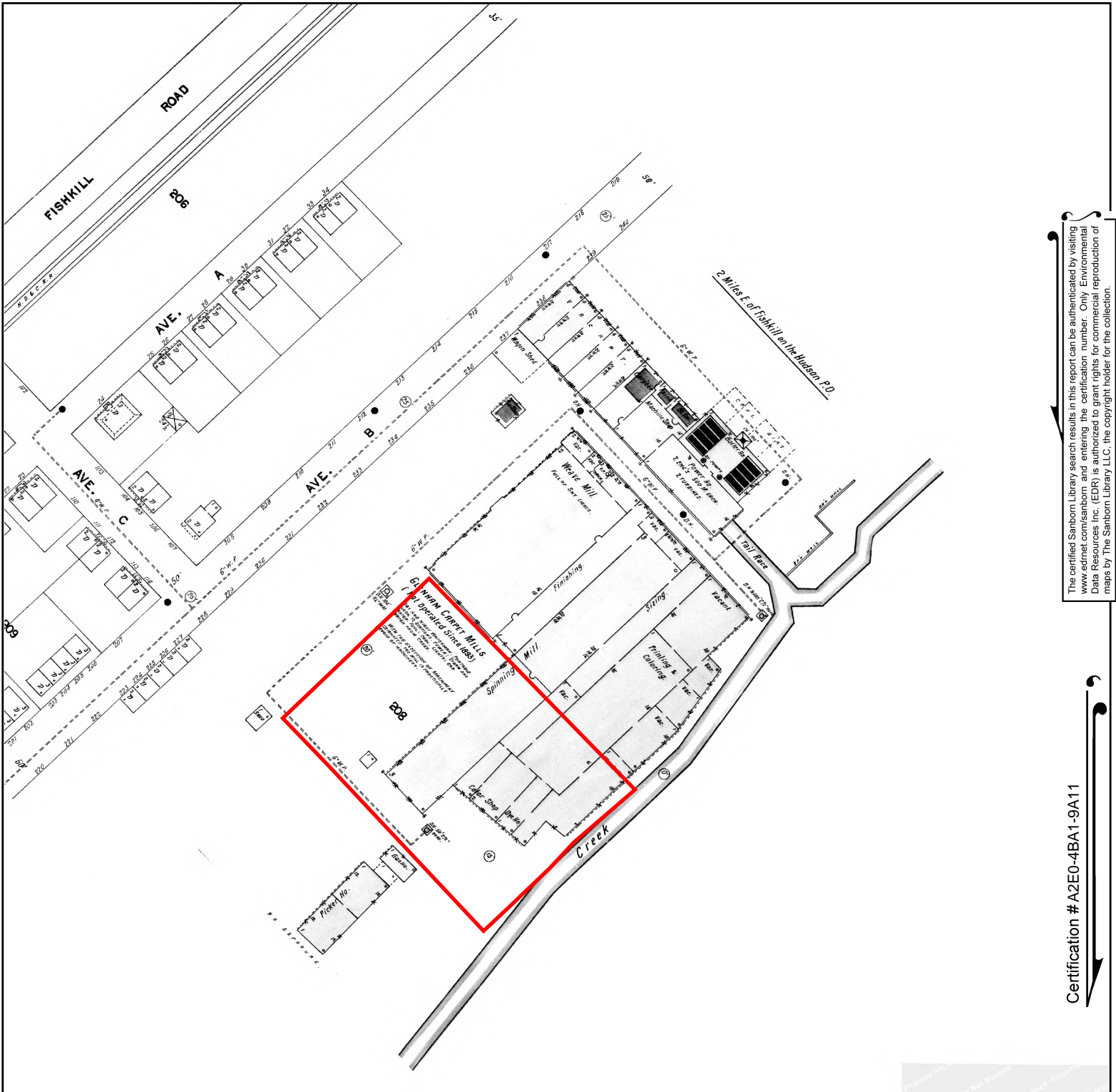


This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 20





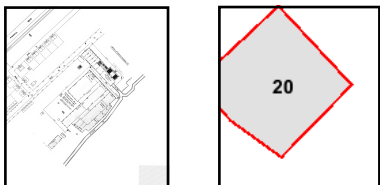
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #A2E0-4BA1-9A11

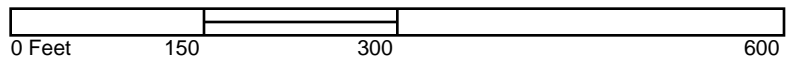
Site Name: Beacon Lofts
 Address: 84 Mason Circle
 City, ST, ZIP: Beacon, NY 12508
 Client: Hudson Valley Cultural Resource Consultants
 EDR Inquiry: 5098293.1
 Order Date: 11/06/2017
 Certification # A2E0-4BA1-9A11
 Copyright 1904



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 20





HUDSON VALLEY

Cultural Resource Consultants, Ltd.

3 Lyons Drive Poughkeepsie, NY 12601

914-456-3698 • 845-702-0869

September 14, 2018

Beacon HIP Lofts, LLC
16 Squadron Boulevard
New City, NY 10956
Attn: Jennifer Van Tuyl

Re: Beacon HIP Lofts
Beacon City Council Presentation
Front Street
Beacon, Dutchess County, NY

Dear Ms. Van Tuyl,

Thank you for the materials you provided on September 5, 2018 which include the amended provisions of the Beacon City Code relating to special permit review within the Historic District Overlay (HDLO), which set forth standards for reviewing proposed construction in the context of the historic character of the surrounding area, and consideration of the compatibility of the proposal in terms of scale and height with the surrounding properties and the neighborhood. You have also forwarded to me copies of materials considered by the City of Beacon Planning Board in its SEQR Negative Declaration, and the City Zoning Board of Appeals in granting the height variance for the proposed building.

I am familiar with the HIP Lofts site, as my firm prepared the Phase 1A Literature Search and Sensitivity Assessment for this property, and supervised the coordination with the State Historic Preservation Office (SHPO) relating to the proposed restoration and reconstruction of buildings on the site. I therefore write this report to assist the Council in carrying out its duties in reviewing the proposed Special Permit to allow artist live-work units in the LI zoning district. My report assesses the appropriateness of the proposed improvements, including the construction of the new Building 16 in the historic context of the property, and the compatibility of its scale and height with the property, the surrounding properties, and the neighborhood. Walter Wheeler, Architectural Historian with Hartgen Archaeological Associates, has written a separate evaluation which addresses appropriateness and compatibility from an architectural perspective. I have reviewed Mr. Wheeler's letter which is part of the record before the Planning Board and Zoning Board of Appeals, as well as other materials and reviews by the City consultants.

GROVEVILLE MILLS

Based on the information reported in the Phase 1A Literature Search and Sensitivity Assessment, the first structures constructed in the location of the Grovesville Mills Historic District were built prior to 1820. Abraham Dubois operated a grist mill along Fishkill Creek, which he sold to Samuel Upton in 1820. The grist mill was converted to a fulling and carding mill a few years later. The fulling and carding mill, owned by the Glenham Company, operated until 1858, when the demand for military uniforms led to the company expanding its factories and production capacity. It was during this period of the mill's operations that tenement buildings, which served as worker housing, were first constructed on the property. The Glenham Company filed for bankruptcy in 1873. In 1876, A. T.

Stewart acquired the mill complex, tenements and a nearby farm. He demolished the extant structures, and built an extensive carpet factory.

In addition to the new brick factory buildings, Stewart built Italianate-style worker housing to the north of the factory buildings, and constructed a bridge over Fishkill Creek. Stewart's carpet mill closed in 1893. The History of Dutchess County, written by Frank Hasbrouck, indicates that in 1909 the machinery at the mills had been sold for scrap, and the buildings were unoccupied.

Throughout the twentieth century, ownership of the Groveville Mill Complex changed frequently, with each new owner modifying the layout of the complex to suit their needs. These changes can be seen on the Sanborn Fire Insurance maps that document the features of the industrial complex in the early twentieth century.

The Groveville Mill Historic Complex is an important historical site. It is one of the first factory complexes in the Hudson Valley Region to provide worker housing on the premises. The construction of the bridge over Fishkill Creek connected the factory to the residential hamlet of Matteawan, providing easy access to the residences in this neighborhood. The Italianate style residential structures located northwest of the factory buildings were not the first worker housing constructed on the property, as tenements had been built on the site as early as the 1860s.

Well into the late nineteenth century, the Fishkill and Beacon areas remained rural. The owners of the Glenham Company and later A. T. Stewart, needing a reliable source of labor, saw that the best way to obtain the employees needed to run the large factory complex was to provide housing. Stewart demolished the tenements built by the Glenham Company and built the residences that are currently located within the historic complex. By providing housing on site, Stewart was able to assemble the workforce needed to run the factory, which in 1875 included 700 employees.

APPLICABLE STANDARDS:

Chapter 134 of the Code requires evaluation of the appropriateness of the proposed construction with the existing setting and compatibility of the scale and height of the new construction in relation to the property, surrounding properties and the neighborhood.

Assuring such compatibility of design was an integral part of the evaluation of the proposed project and the review by the State Historic Preservation Office. The proposed design would construct a larger Building 16, but would also eliminate a 4-story building closer to the Creek and remove the non-contributing commercial laundry buildings which presently surround Building 16. The proposed new Building 16 is 52 feet tall to the third floor level, with a recessed 4th floor that is 14 feet tall, for a total of 66 feet. At this time, the highest structure within the complex is the tower located on the roof of Building 11, which is 67 feet high.

The applicant has submitted documentation to the reviewing Boards that the proposed massing of the building is appropriate in the context of the mill complex, which contains a number of large buildings. The applicant has also established that the massing of the building is appropriate, as it is located in the center of the property, substantially set back from Route 52 and from the Fishkill Creek, and that the elevation at the property line of the proposed Building 16 is 24 feet lower than the elevation at Route 52, and 29 feet lower than the elevation at the Beacon water plant, across the Fishkill Creek, thus substantially reducing the perceived height of the new building. The Planning Board has issued a Determination of Significance finding that the proposed Building 16 will not create any significant adverse impacts. The Zoning Board of Appeals has issued a height variance to authorize construction of the building, finding that, "The City Zoning Board of Appeals, in granting a height variance, has found that, "The proposed height is not out of character with the existing mill complex," and that Building "will not produce an undesirable change in the character of the neighborhood and will not be a detriment to nearby properties."

Walter Wheeler, Architectural Historian with Hartgen Archaeological Associates, stated in a letter dated Jan. 17, 2018 that the proposed building "is in keeping with the existing setting and Historic Preservation guidelines for such construction, and will not have a detrimental effect on nearby properties or the character of the

neighborhood.” Weston Davey, Historic Site Restoration Coordinator, Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation, reviewed the project and stated that the “proposed new construction...appears to be appropriate to the surrounding historic district (Comment Letter 01/05/2018).” Tim Lloyd, Archeologist with the Office of Parks, Recreation and Historic Preservation stated “I have no concerns regarding the project's potential impacts to archaeological resources (CRIS Communication 11/29/17).”

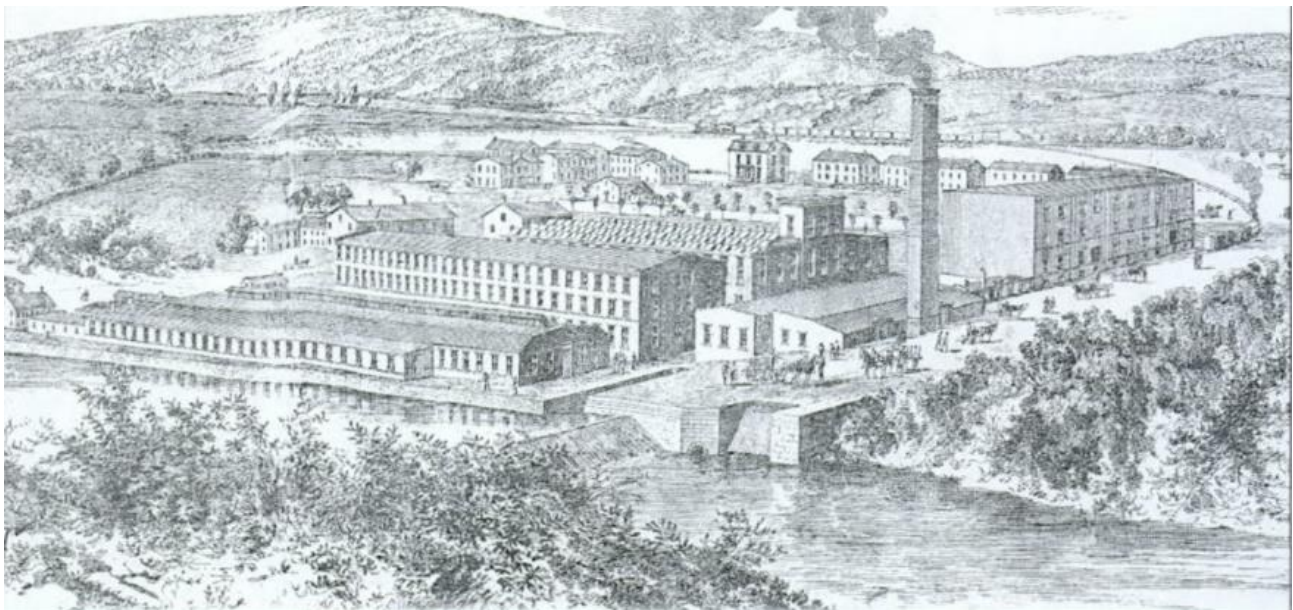
My evaluation leads me to concur with the above findings, based on the historic context of the Mill complex.

FINDINGS

In the late nineteenth and early twentieth centuries, the historic mill complex spanned the entire space between Building 16 and Building 9 (1904 Sanborn Map). The buildings included two vacant structures, a sizing building and a printing and coloring structure. These buildings were torn down, and a new building identified as the Mill No.3 Bleachery and Washhouse was constructed adjacent to the north side of Building 9. An alleyway was located between the Bleachery building and Building 16, which was historically a drying and storage building. The Mill No. 3 building was torn down in 2000.

Based on the historic layout of the mill complex, particularly southeast of Building 16, the proposed massing of the new structure is not out of context with the historic layout of the Groveville Mills Historic District. This southern area of the mill complex was once completely covered with brick factory buildings. These connected structures would have created a visual image of one very large structure.

In the nineteenth century, the tower on Building 11 was not the tallest structure within the complex. A brick chimney was located to the northeast of Building 11 on the far side of the Machine House, which is documented as being 100 feet high. This chimney is visible on the 1879 lithograph of the mill complex (below). An 80 foot high water tower was added to the complex in 1912 (1912 Sanborn Map).



Groveville Mills, circa 1879. (Source: Robert Murphy, *History of Beacon* 1998)

The historic Sanborn Maps (1904-1912) also show that Building 4, which was a series of conjoined small warehouses, was four stories high, with an overall height of 55 feet above grade. The 1879 lithograph shows this building, in the northeastern portion of the complex, as being at or close to the height of the tower on Building 11. In 1919 the height of the building was mapped between 43 feet and 57 feet above street level. The variation is due to alterations made to the landscape on the northeastern side of the structure that would have altered the overall

elevation of the street. In 1879 a rail spur was located in this area, followed by a side street in the early twentieth century, and in 1990 a large parking lot.

Based on the historic layout of the mill complex, the proposed height of the new structure is not out of context with the historic layout of the Groverville Mills Historic District. The varying heights of Building 4, the height of the water tower and brick chimney, along with the tower on Building 11 would have created a higher height envelope for the historic complex.

CONCLUSION

The layout, purpose and ownership of the Groverville Historic Complex buildings have changed dramatically over time, beginning at the close of the eighteenth and early nineteenth centuries. The buildings within the historic complex have undergone almost continuous episodes of demolition and rebuilding. It is the opinion of HVCRC that the proposed Building 16 design is in keeping with the historic context of the complex, and that the proposed height and massing will not negatively impact the historic context of the Groverville Mills Historic District.

Sincerely,

A handwritten signature in blue ink that reads "Beth Selig". The signature is written in a cursive, flowing style.

Beth Selig, MA., RPA,
President, Hudson Valley Cultural Resource Consultants



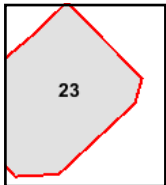
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #A2E0-4BA1-9A11

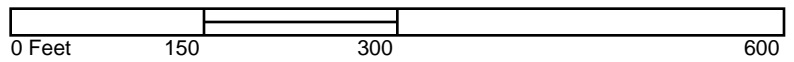
Site Name: Beacon Lofts
 Address: 84 Mason Circle
 City, ST, ZIP: Beacon, NY 12508
 Client: Hudson Valley Cultural Resource Consultants
 EDR Inquiry: 5098293.1
 Order Date: 11/06/2017
 Certification # A2E0-4BA1-9A11
 Copyright 1919

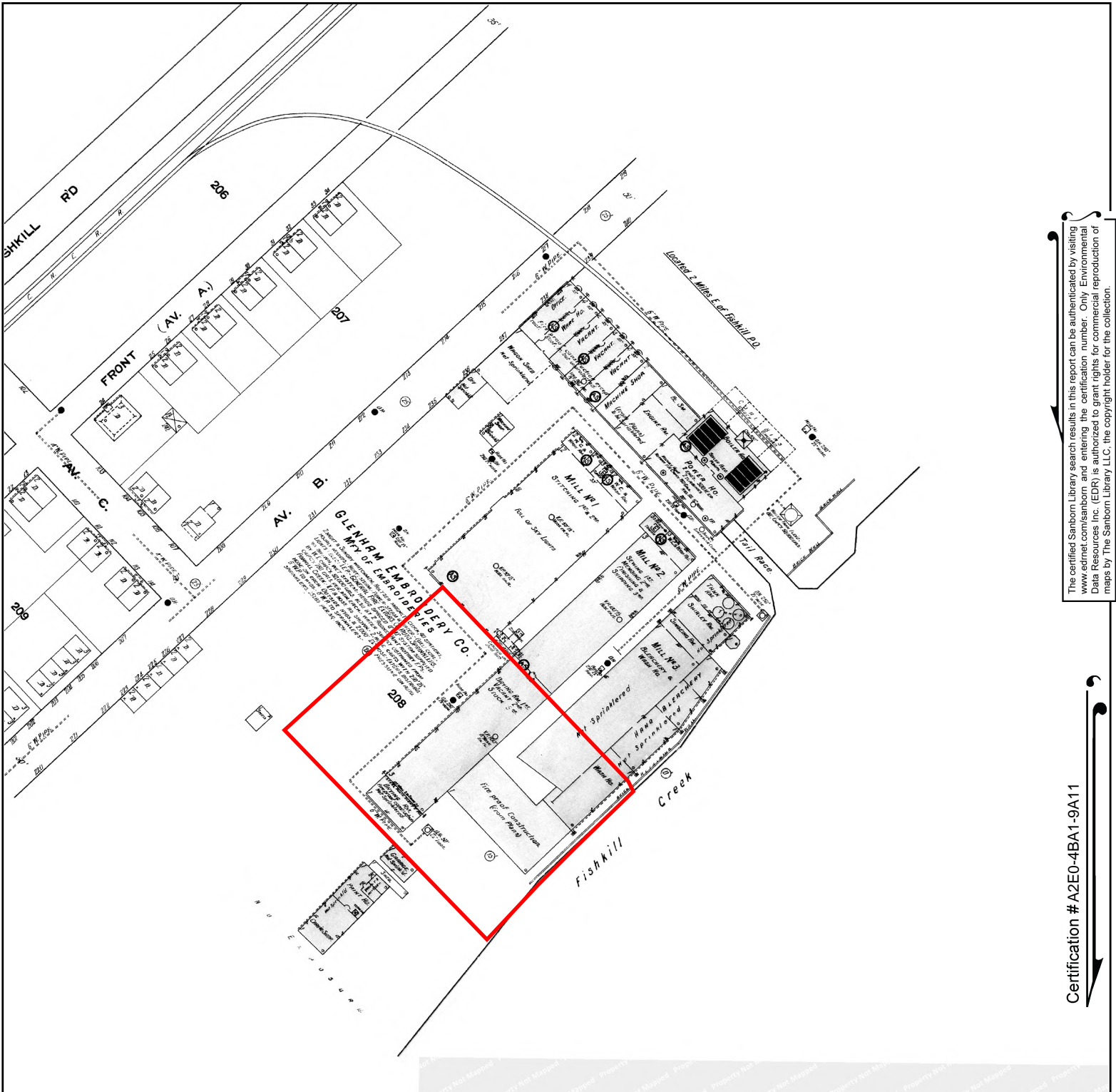


This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 23





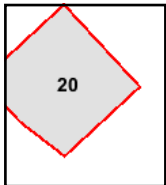
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #A2E0-4BA1-9A11

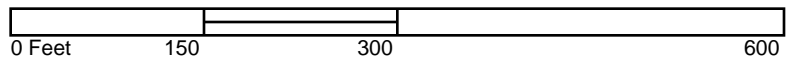
Site Name: Beacon Lofts
 Address: 84 Mason Circle
 City, ST, ZIP: Beacon, NY 12508
 Client: Hudson Valley Cultural Resource Consultants
 EDR Inquiry: 5098293.1
 Order Date: 11/06/2017
 Certification # A2E0-4BA1-9A11
 Copyright 1912

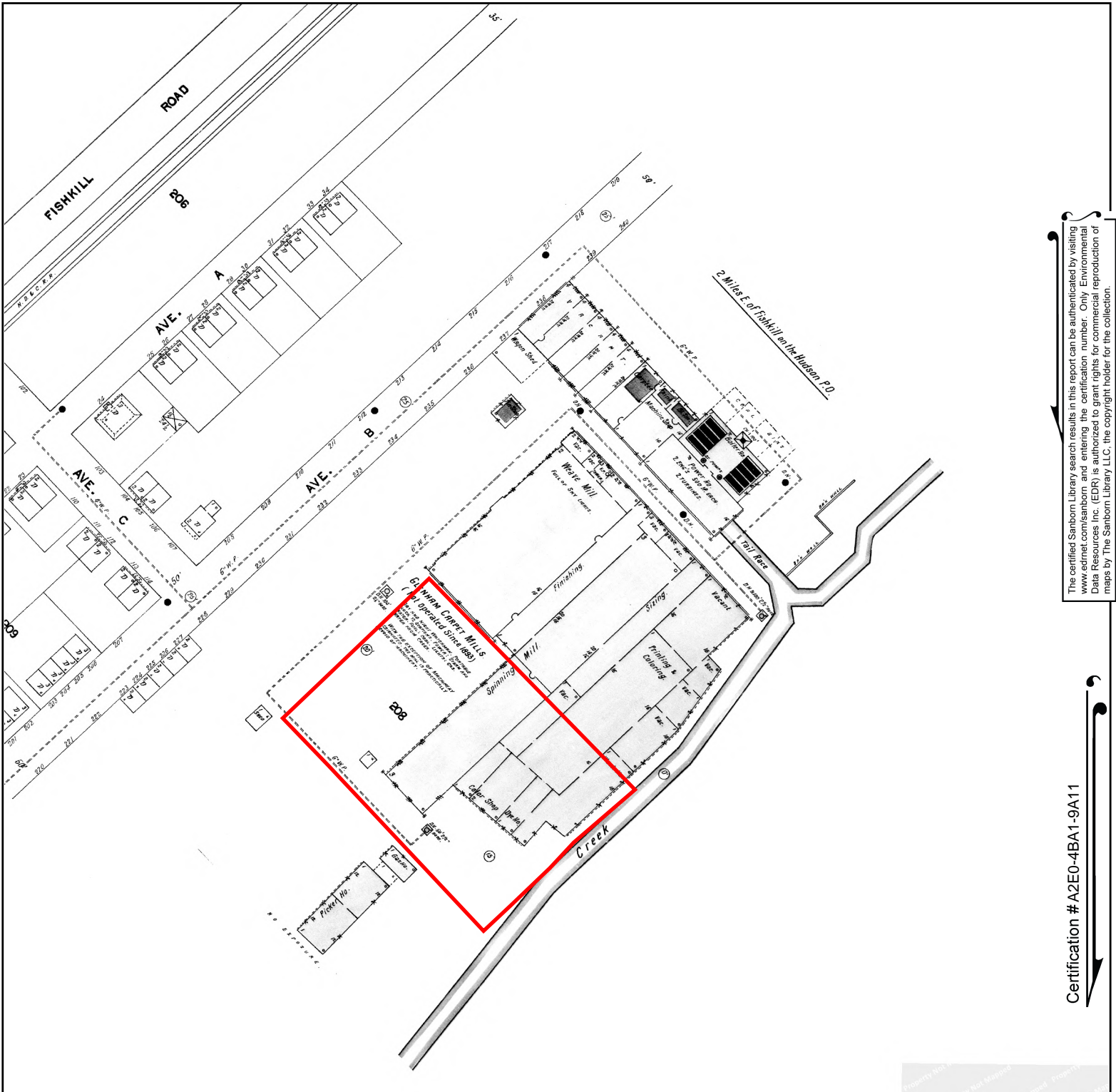


This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 20





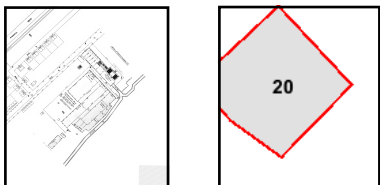
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #A2E0-4BA1-9A11

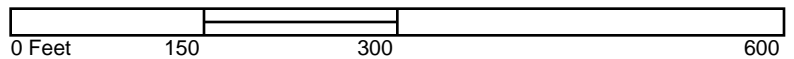
Site Name: Beacon Lofts
 Address: 84 Mason Circle
 City, ST, ZIP: Beacon, NY 12508
 Client: Hudson Valley Cultural Resource Consultants
 EDR Inquiry: 5098293.1
 Order Date: 11/06/2017
 Certification # A2E0-4BA1-9A11
 Copyright 1904



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 20





2000 TC

