



**CITY OF BEACON, NEW YORK  
ONE MUNICIPAL PLAZA  
BEACON, NY 12508**

Mayor Randy Casale  
Councilmember Lee Kyriacou, At Large  
Councilmember George Mansfield, At Large  
Councilmember Terry Nelson, Ward 1  
Councilmember John E. Rembert, Ward 2  
Councilmember Jodi M. McCredo, Ward 3  
Councilmember Amber J. Grant, Ward 4  
City Administrator Anthony Ruggiero

September 3, 2019  
7:00 PM  
City Council Agenda

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**Public Comment:**

Each speaker may have one opportunity to speak up to three minutes on any subject matter other than those which are the topic of a public hearing tonight. Please sign in at the podium. This segment will last no longer than thirty minutes, with speakers recognized in the order they appear on the sign-in sheet. A second public comment opportunity will be provided later in the meeting for those who do not get to speak during this first segment.

**Community Segment:**

- Spirit of Beacon Day

**Public Hearings:**

- Public Hearing Regarding the Addition of a Stop Sign at the Intersection of North Elm Street and Oak Street
- Public Hearing to Designate 35 Properties as Landmarks Pursuant to City of Beacon Code Chapter 134 Historic Preservation, and Amend the Historic District Landmark Overlay Map and Zoning Map

**Reports:**

- Council Member Amber J. Grant
- Council Member John E. Rembert
- Council Member Lee Kyriacou
- Council Member George Mansfield
- Council Member Jodi M. McCredo
- Council Member Terry Nelson
- City Administrator, Anthony Ruggiero
- County Legislators
- Mayor Randy Casale

**Local Laws and Resolutions:**

1. Moratorium with Respect to Land Use Approvals for Residential, Commercial, and Mixed-Use Developments
2. Resolution Naming the Twilight League Baseball Field at Memorial Park the Jack Dexter Memorial Field
3. Resolution to Adopt Local Law to Amend Chapter 211, Article II, Section 10 of the Code of the City of Beacon Regarding a Stop Sign at the Intersection of North Elm Street and Oak Street
4. Resolution Authorizing a Contract with Choice Words for Grant Writing Services
5. Resolution Accepting an Easement Regarding The View
6. Resolution Setting a Public Hearing for a Special Use Permit Application Regarding 305 Main Street for October 7, 2019
7. Resolution Regarding the Historic District Landmark Overlay Tax Exemption

**2nd Opportunity for Public Comments:**

Each speaker may have one opportunity to speak up to three minutes on any subject matter other than those which are the topic of a public hearing tonight. This segment will last no longer than thirty minutes. Those who spoke at the first public comment segment are not permitted to speak again.

**Adjournment:****Upcoming Agenda Items:**

**City of Beacon Council Agenda  
9/3/2019**

**Title:**

**Public Hearing Regarding the Addition of a Stop Sign at the Intersection of North Elm Street and Oak Street**

**Subject:**

**Background:**

**ATTACHMENTS:**

Description	Type
Letter from Traffic Safety Committee Regarding North Elm Street and Oak Street	Cover Memo/Letter
Local Law Codifying a Stop Sign at the Intersection of North Elm Street and Oak Street	Local Law



## CITY OF BEACON New York

Matthew Dubetsky, Committee Chair

TRAFFIC SAFETY COMMITTEE

August 9, 2019

Dear City of Beacon City Council,

On Thursday, June 6, 2019 the Traffic Safety Committee received a message from Council person Nelson on behalf of a resident on Willow Street requesting that the Committee consider changing North Elm Street and Oak Street from a 3-way stop to a 4-way stop. Dutchess County Legislator Nick Page, who was present at the July 23, 2019 meeting of the Traffic Safety Committee also requested the Committee consider making the intersection a four-way stop.

The Traffic Safety Committee took the issue under consideration and received input from members who include representatives from both the Beacon Fire and Police Departments. After careful consideration, the Traffic Safety Committee has decided to recommend that the City Council adopt Proposed Local Law to Amend Chapter 211, Article II, Section 10 of the Code of the City of Beacon making the intersection of North Elm Street and Oak Street a four-way stop.

If the you have any questions, please contact the Traffic Safety Committee Secretary, Collin Milone, at 845 838 5010 or [cityofbeacon@cityofbeacon.org](mailto:cityofbeacon@cityofbeacon.org).

From,

A handwritten signature in black ink, appearing to be "C. Milone".

City of Beacon Traffic Safety Committee

**CITY COUNCIL  
CITY OF BEACON**

**LOCAL LAW TO AMEND  
CHAPTER 211, ARTICLE II, SECTION 10  
OF THE CODE OF THE CITY OF BEACON**

A LOCAL LAW to amend  
Chapter 211, Article II,  
Section 10 of the Code of the  
City of Beacon concerning  
Stop Intersections.

BE IT ENACTED by the City Council of the City of Beacon as follows:

**Section 1.** Chapter 211, Article II, Section 10, Subsection B of the Code of the City of Beacon is hereby amended to add an additional stop at the intersection of North Elm Street and Oak Street as follows:

§ 211-10 Stop intersections.

...

- B. Schedule VII: Stop Intersections. In accordance with the provisions of Subsection **A**, the following described intersections are hereby designated as stop intersections, and stop signs shall be installed as follows:

Direction		
Stop Sign on	of Travel	At Intersection of
...		
North Elm Street	<del>South</del> <b>Both</b>	Oak Street

...

**Added materials**

**~~Deleted Material~~**

## **Section 2. Ratification, Readoption and Confirmation**

Except as specifically modified by the amendments contained herein, Chapter 211, Article II, Section 10 of the Code of the City of Beacon is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

## **Section 3. Numbering for Codification**

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word “ Local Law” shall be changed to “ Chapter,” “ Section” or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

**City of Beacon Council Agenda**  
**9/3/2019**

**Title:**

**Public Hearing to Designate 35 Properties as Landmarks Pursuant to City of Beacon Code Chapter 134  
Historic Preservation, and Amend the Historic District Landmark Overlay Map and Zoning Map**

**Subject:**

**Background:**

**ATTACHMENTS:**

Description	Type
Memorandum from City Attorney Regarding HDLO Expansion	Backup Material
Memorandum from Dutchess County Planning and Development Regarding the Proposed HDLO Expansion	Cover Memo/Letter
Affidavit of Mailing	Backup Material
Poughkeepsie Journal Confirmation of Posting	Backup Material
HDLO Expansion Forms	Backup Material
Uses permitted by special permit in the Historic District and Landmark Overlay Zone	Backup Material
Chapter 134, Historic Preservation	Backup Material
City of Beacon Code Section 199 -10 Regarding HDLO Tax Abatement	Backup Material

## MEMORANDUM

**TO:** City of Beacon City Council  
**FROM:** Keane & Beane, P.C.  
**RE:** Historic Designation Procedure  
**DATE:** July 18, 2019

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At its July 29<sup>th</sup> work session meeting, the Council will review the Historic Resource Inventory form for a number of properties. The forms were completed by John Clarke and are being reviewed by Mr. Murphy of the Historical Society. The Council is reviewing each form to determine if the property or structure should be landmarked and added to the Historic District and Landmark Overlay Zone. Section 134-4 of the Code of the City of Beacon sets forth criteria by which the City Council may review and designate properties as historic landmarks. This memorandum outlines the steps the City Council must take to officially designate a property as a historic landmark. All designated historic districts and landmarks shall be included in the Historic District Landmark Overlay (HDLO) Zone

**1. The City must review the property and make a determination that the property has characteristics to be considered for designation.**

The City Council shall, upon investigation as it deems necessary, make a determination as to whether a proposed district or landmark meets one or more of the following factors:

- (1) Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the City, county, state or nation;
- (2) Is identified with historic personages or with important events in national, state or local history;
- (3) Embodies distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, method of construction or of indigenous materials or craftsmanship;
- (4) Is the work of a designer whose work has significantly influenced an age; or
- (5) Qualifies for inclusion on the State or National Registers of Historic Places.



- 2. Once the City Council has made a determination that the property meets one or more of the factors previously set forth, notice must be sent to the property owner by certified mail or personal delivery.**

Notice of a proposed designation shall be sent by certified mail or personal delivery to the owner of the property proposed for designation. The notice must describe the property proposed and explain why the City Council is considering it for designation. The notice must also set forth the public hearing date on which the City Council will 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.

- 3. The City Council must hold a public hearing on at least 14 days' notice, prior to designating the property.**

The City Council, owners and any interested parties may present testimony or documentary evidence at the hearing which will become part of a record regarding the historic, architectural or cultural importance of the proposed landmark or historic district. The record may also contain reports, public comments or other evidence offered outside of the hearing.

In making its determination, the City Council must consider the factors previously set forth and any testimony or evidence presented during the public hearing.

- 4. The City Council must make a decision within 60 days of the conclusion of the public hearing.**

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 super majority vote of five Council members is necessary to designate a new historic landmark if the property owner objects to such designation.

- 5. The City Council shall forward notice of each property designated as a landmark and the boundaries of each designated historic district to the property owner, the City Clerk, the Planning Board, the Zoning Board, and the offices of the Dutchess County Clerk for recordation.**

**Please let us know if you have any questions.**



**COUNTY OF DUTCHESS**  
DEPARTMENT OF PLANNING AND DEVELOPMENT

August 26, 2019

To: City Council, City of Beacon

Re: **Referral #19-260 — LL Proposing to add 35 properties to the Historic District Landmark Overlay**  
**Parcels: see referred materials**

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (GML) (Article 12B, §239-l/m).

**ACTION**

The City is proposing to add 35 parcels to the Historic District Landmark Overlay.

**COMMENTS**

We are pleased to see that the City is proposing to add additional properties to the Historic District Landmark Overlay as recommended in its Comprehensive Plan. Each property has been evaluated for its historic contributions which are detailed on the Historic Resource Inventory Forms that were completed on behalf of each property.

If not already prepared, we suggest that the City provide informational resources to property owners regarding the particulars of owning a property in the HLDC, including guidance on making home improvements and repairs.

**RECOMMENDATION**

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP  
Commissioner

By

A handwritten signature in dark ink, appearing to read "Jennifer F. Coccozza", is written over a horizontal line.

Jennifer F. Coccozza  
Deputy Commissioner



CITY OF BEACON  
CITY COUNCIL

----- X  
In connection with the action by the City Council  
to designate 35 properties for inclusion in the  
Historic District Landmark Overlay Zone.

**AFFIDAVIT OF MAILING**

----- X  
STATE OF NEW YORK )

ss:

COUNTY OF DUTCHESS )

**Collin Milone**, being duly sworn deposes and says:

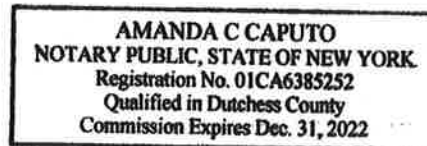
I am over the age of eighteen years, reside at c/o City of Beacon, 1 Municipal Plaza,  
Beacon, New York 12508.

Pursuant to § 134-4.C of the Code of the City of Beacon, on the 16<sup>th</sup> day of August,  
2019, I mailed a true copy of the annexed NOTICE OF PUBLIC HEARING in connection  
with this action, being an action under Chapter 134 of the Code of the City of Beacon to  
designate certain properties as a historic landmarks to be included in the City's Historic  
District and Landmark Overlay Zone ("HDLO"). The NOTICE OF THE PUBLIC  
HEARING, attached hereto as Exhibit "A", was served by certified mail to the list of  
properties owners attached hereto as Exhibit "B" each of whom is a property owner of one  
of the 35 parcels proposed by the City Council for historic designation.

\_\_\_\_\_  
Collin Milone

Sworn to before me this  
30<sup>th</sup> day of August, 2019

\_\_\_\_\_  
Notary Public



THIS LETTER WAS MAILED TO ALL PROPERTY OWNERS ON THE ATTACHED LIST.

August 14, 2019

VIA CERTIFIED MAIL

Blank

Re: **Notice of Public Hearing** \_\_\_\_\_  
**Property Proposed for Historic Designation in the City of Beacon**

Dear Blank:

Please be advised that pursuant to Section 134-4 of the Code of the City of Beacon (the "City Code"), the City Council is considering designating your property located at \_\_\_\_\_ as an historic landmark to be included in the City's Historic District and Landmark Overlay Zone ("HDLO"). A copy of the historic inventory form describing your property is attached. The City Council has scheduled a public hearing to discuss such designation on **Tuesday, September 3, 2019 at 7:00 p.m at City Hall, 1 Municipal Plaza, Beacon, NY.** For additional information, a copy of the Code of the City of Beacon is available at <https://ecode360.com/BE0803> and a copy of Chapter 134, Historic Preservation, is attached. We have set forth below an explanation of the City's proposal and what it means for your property.

### **Designation of Historic Landmarks**

The City Council has performed an investigation of your property and has made a determination that the proposed landmark meets one or more of the following criteria:

- (1) Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the City, county, state or nation;
- (2) Is identified with historic personages or with important events in national, state or local history;
- (3) Embodies distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, method of construction or of indigenous materials or craftsmanship;
- (4) Is the work of a designer whose work has significantly influenced an age; or
- (5) Qualifies for inclusion on the State or National Registers of Historic Places.

On Tuesday, September 3, 2019, the City Council will hold a public hearing to receive public comment on its proposal to designate your property as an historic landmark. The City Council, owners and any interested parties may present testimony or documentary evidence at the hearing which will become part of a record regarding the historic, architectural or cultural importance of the proposed landmark. The record may also contain reports, public comments or other evidence offered outside of the hearing.

In determining whether or not to designate a new historic landmark, the City Council must consider the five factors listed above and any testimony or evidence presented during the public hearing. The City Council is required to make a decision within 60 days of the conclusion of the hearing. 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. Please note that a super majority vote of five (5) Council members is necessary to designate a new historic landmark if the property owner objects to such designation.

### **Benefits of Historic Designation**

Additional uses are permitted by special permit in the HDLO pursuant to Section 223-24.7 of the City Code. Such uses include (a) specialized business uses of low traffic volume, normally associated with history, the arts or cultural uses, appropriate to the structure and compatible with the neighborhood, and (b) residential 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 City Council. Once a property is added to the HDLO, a property owner is able to submit a special permit application to the City Council.

In addition, the City has also adopted a real property tax exemption for historic properties. Any historic real property within the City of Beacon altered or rehabilitated is exempt from City's real property and special ad valorem levies to the extent of any increase in value attributable to such alteration or rehabilitation, subject to and in accordance with the schedule set forth in § 199-10B(1) and conditions outlined in § 199-10B(1) and C.

### **Certificate of Appropriateness**

Please note, if your property is included in the HDLO, a certificate of appropriateness from the Planning Board is required prior to any exterior alteration of the landmark or property within the HDLO. No certificate of appropriateness is needed for changes to interior spaces, unless they are open to the public, to architectural features that are not visible from a public street or way, public property

or public building. HDLO buildings are recognized as models for how to design high-quality, enduring structures that have gained in public appreciation over time, thereby serving as excellent examples for sustainable development. In reviewing an HDLO application and plans, the City Council or Planning Board considers factors outlined in Section 134-7 of the City Code.

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 Chapter 134 of the City Code. In order 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.

The Zoning Board of Appeals will take into consideration the economic feasibility of alternatives to removal, alteration 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.

### **Public Hearing**

As previously mentioned, the City Council will be discussing your property at a public hearing at City Hall at **7:00 p.m. on Tuesday, September 3, 2019**. You are invited to attend to present any testimony or documentary evidence at the hearing for consideration by the City Council. You are also free to submit any reports, comments or other documentation to the City Council prior to the public hearing. Such information may be hand delivered or mailed to City Hall or emailed to [cityofbeacon@cityofbeacon.org](mailto:cityofbeacon@cityofbeacon.org).

If you have any questions or comments please do not hesitate to contact me.

Very truly yours,

## Historic District and Landmark Overlay (HDLO) Zone

### Proposed HDLO Nominations:

1. 1158 North Avenue 5954-26-744995
2. 1154 North Avenue 5954-26-740983
3. 152 Main Street 5954-27-774986
4. 4 Cross Street 5954-27-798971
5. 11 Digger Phelps Ct. 5954-27-843954
6. 9 Mattie Cooper Sq. 5954-27-853946
7. 11 N. Elm Street 5954-27-858938
8. 4 N. Elm Street 5954-27-864924
9. 17 Church Street 5954-27-873931
10. 27 Church Street 5954-28-897918
11. 232 Main Street 5954-27-867918
12. 246 Main Street 5954-28-877907
13. 250 Main Street 5954-28-883903
14. 257 Main Street 5954-28-865897
15. 269 Main Street 5954-27-875890
16. 274 Main Street 5954-28-903888
17. 284 Main Street 5954-28-921882
18. 288 Main Street 5954-36-923874
19. 291 Main Street 5954-36-893875
20. 315 Main Street 5954-36-924855
21. 314 Main Street 5954-36-949852
22. 372 Main Street 6054-29-018818
23. 378-382 Main Street 6054-29-020808
24. 403 Main Street 6054-29-015786
25. 159 Fishkill Avenue 6054-29-024827
26. 189 Fishkill Avenue 6054-29-047864
27. 194 Fishkill Avenue 6054-29-062856
28. 331 Verplanck Avenue 6054-29-056850
29. 26 S. Chestnut Street 5954-36-926817
30. 19 Commerce Street 5954-27-783929
31. 11 Commerce Street 5954-27-771935
32. 20 South Avenue 5954-27-753929
33. 22 South Avenue 5954-26-750920
34. 26 South Avenue 5954-26-745908
35. 30 South Avenue 5954-26-743898



**Classified Ad Receipt**  
**(For Info Only - NOT A BILL)**

**Customer:** CITY OF BEACON

**Address:** 1 MUNICIPAL PLZ  
BEACON NY 12508  
USA

**Ad No.:** 0003723614  
**Pymt Method** Credit Card  
**Net Amt:** \$36.62  
**Run Times:** 1  
**Run Dates:** 08/09/19

**Text of Ad:**

CITY OF BEACON  
CITY COUNCIL

**NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Beacon City Council hereby schedules a public hearing for Tuesday, September 3rd, 2019 at 7:00 p.m. at City Hall, One Municipal Plaza, Beacon, New York 12508 to designate 35 properties as landmarks pursuant to City of Beacon Chapter 134, Historic Preservation and amend the Historic District and Landmark Overlay Map and Zoning Map. All interested persons and citizens shall have an opportunity to be heard on said proposals at the date, time and place aforesaid.

Amanda C. Caputo, Deputy City Clerk

Dated: August 6, 2019

3723614



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 1158 North Avenue 1  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Hibernation Auto Storage, Inc. Address 1158 North Avenue, Beacon, NY 12508  
Original use Commercial Current use Commercial  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1915

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map  
North



1930s

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572  
Telephone: \_\_\_\_\_ email [jclarkeplandesign@gmail.com](mailto:jclarkeplandesign@gmail.com) Date June 2019

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

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

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

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

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

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

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

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

1



1158 North Avenue

View of North Side



View of South Side



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) Former Hoffman Motors  
Address or Street Location 1154 North Avenue 2  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Lindley, LLC. Address 4 Cross Street, Beacon, NY 12508  
Original use Commercial Current use Commercial  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known \_\_\_\_\_

## DESCRIPTION

Materials -- please check those materials that are visible

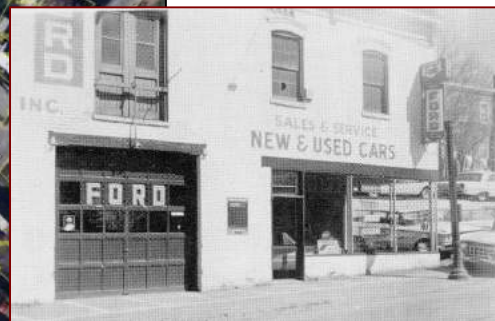
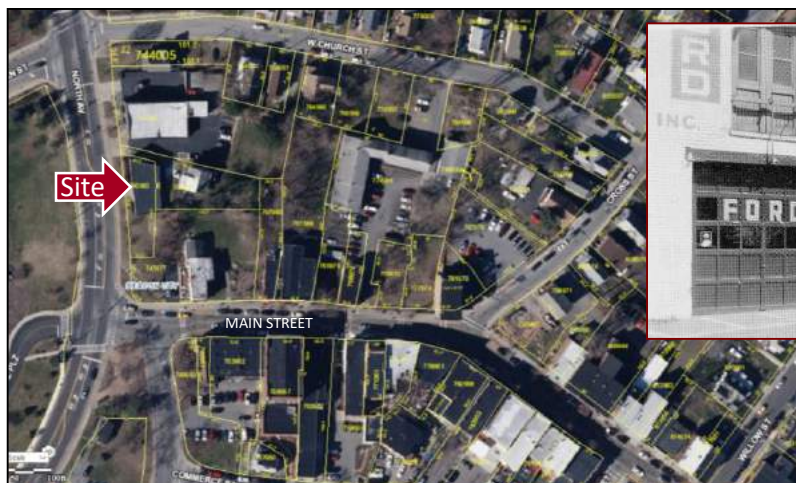
Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

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

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map  
North



1963

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

Telephone: \_\_\_\_\_ email [jclarkeplandesign@gmail.com](mailto: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 built into a hillside just north of Main Street on an 0.10-acre parcel along North Avenue. It is a two-story brick building with a flat roof. The most distinctive architectural detail is a wood Italianate bracketed and dentillated cornice along the western façade.

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

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

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

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

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

2



1154 North Avenue

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



View from South

**DRAFT**



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 152 Main Street 3  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Lindley Todd, LLC. Address 4 Cross Street, Beacon, NY 12508  
Original use Warehouse Current use Apartments  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known Eastern Section c. 1880  
Western Section c. 1910

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map  
↑  
North



1930s

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572  
Telephone: \_\_\_\_\_ email [jclarkeplandesign@gmail.com](mailto:jclarkeplandesign@gmail.com) Date June 2019

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

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

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

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

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

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

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

3



152 Main Street



View from North





# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

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

## DESCRIPTION

Materials -- please check those materials that are visible

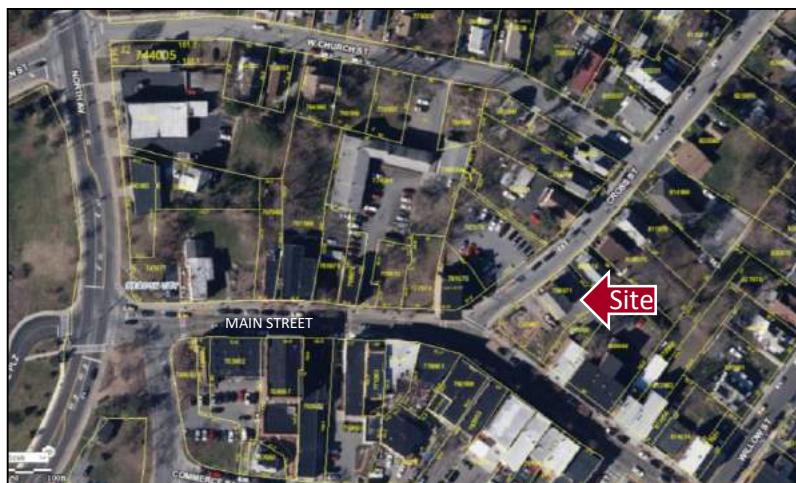
Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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



**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 just north of Main Street on an 0.10-acre Cross Street parcel. It is a 2½-story vernacular brick structure with a gable roof. It is raised ½-story with stone course across the façade and stone steps up to a recessed doorway, featuring wood side paneling and a paneled door. The hand railings flanking the steps are modern metal.

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

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

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

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

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

4



4 Cross Street

View of South Side

View of North Side



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 11 Diggers Phelps Court 5  
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:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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

**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.

5



11 Digger Phelps Court

View of North Side



View of South Side





# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 9 Mattie Cooper Square 6  
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:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input checked="" type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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

**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, 20<sup>th</sup> 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.

6



9 Mattie Cooper Square

View of North Side



View of South Side



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 11 North Elm Street 7  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Daniel L. Aubry Address 196 Bowery, New York, NY 10012  
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:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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



**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.

7



11 North Elm Street

Front View



Front Porch Details



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 4 North Elm Street 8  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner 4 N. Elm Holdings, LLC. Address 15 Sycamore Lane, Suffern, NY 10901  
Original use Residential Current use Two-Family Residential/Vacant  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1880

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input checked="" type="checkbox"/> other: <u>Stucco</u>
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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



**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 only apparent changes to the original exterior of the structure are reversible, including metal awnings over the front porch and sunny-side windows, a section of newer wood railing on the north side of the front porch, the concrete front steps, and metal railings flanking the steps. 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 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.

8



4 North Elm Street

View of North Side



View of South Side



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 17 Church Street 9  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Brenda Belladone Edwards, Address 17 Church Street, Beacon, NY 12508  
Trustee \_\_\_\_\_  
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:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input checked="" type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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 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 0.46-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.

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 19<sup>th</sup> 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.

9



17 Church Street

Front View



Rear View



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 27 Church Street 10  
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

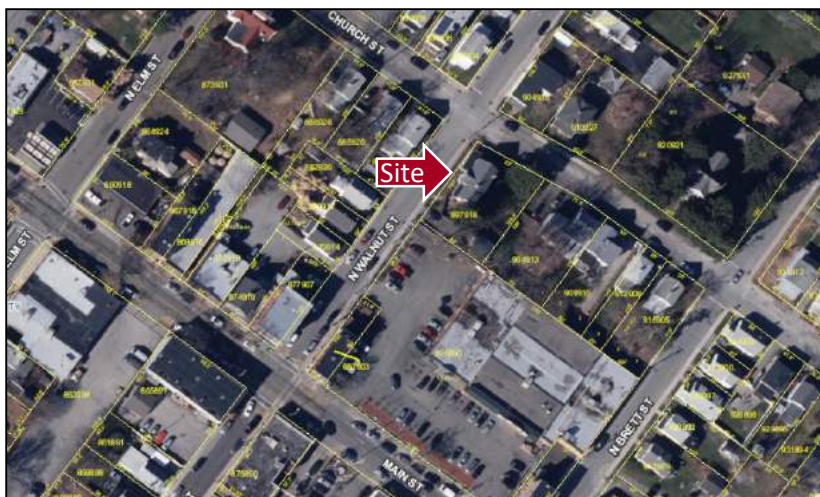
Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input checked="" type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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](mailto:jclarkeplandesign@gmail.com) Date June 2019



**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.

10



27 Church Street

Front View



Rear View



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 232 Main Street 11  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Stephen and Ricann Block, Address 11540 NE Wing Point Way, Bainbridge Island, WA, 98110  
Original use Commercial Trustees \_\_\_\_\_ Current use Commercial/Mixed-Use  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1890

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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](mailto:jclarkeplandesign@gmail.com) Date June 2019



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

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

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

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

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

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

11



232 Main Street

Front View



Storefront Details



# HISTORIC RESOURCE INVENTORY FORM

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(518) 237-8643

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 246 Main Street 12  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner J & J 246, LLC Address P.O. Box 548, Beacon, NY 12508  
Original use Commercial Current use Commercial/Mixed-Use  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1885

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map  
↑  
North



Early 1900s

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

Telephone: \_\_\_\_\_ email [jclarkeplandesign@gmail.com](mailto:jclarkeplandesign@gmail.com) Date June 2019



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

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

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

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

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

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

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

12



246 Main Street

Front View



Rear View



# HISTORIC RESOURCE INVENTORY FORM

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& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 250 Main Street 13  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Fa Tuan Ni and Ming Fang Chen Address 250 Main Street, Beacon, NY 12508  
Original use Commercial Current use Commercial/Mixed-Use  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1905-1910

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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](mailto:jclarkeplandesign@gmail.com) Date June 2019



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

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

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

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

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

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

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

13



250 Main Street

Front View



Rear View



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 257 Main Street 14  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Marin Equities, Inc. Address P.O. Box 9136, Bardonia, NY 10954  
Original use Commercial Current use Commercial/Mixed-Use  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1890-1895

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated



Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572  
Telephone: \_\_\_\_\_ email jclarkeplandesign@gmail.com Date June 2019

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

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

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

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

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

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

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

14



257 Main Street

Front View



Rear View





# HISTORIC RESOURCE INVENTORY FORM

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(518) 237-8643

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 269 Main Street 15  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Tersal, Inc. Address 269 Main Street, Beacon, NY 12508  
Original use Commercial Current use Commercial  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1929

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

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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](mailto: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 south side of Main Street on a 0.11-acre lot. It is a one-story brick building with a flat roof. The street-front brick walls contain multiple shades of light brown to tan, while the east and south walls are common red brick.

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

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

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

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

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

15



269 Main Street

Front View



Rear View



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 274 Main Street 16  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Michael and Tina Pomarico Address 274 Main Street, Beacon, NY 12508  
Original use Commercial Current use Commercial/Mixed-Use  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1890-1895

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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](mailto:jclarkeplandesign@gmail.com) Date June 2019



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

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

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

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

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

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

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

16



274 Main Street

Front View



Rear View



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 284 Main Street 17  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Movil Development Corp. Address 284 Main Street, Beacon, NY 12508  
Original use Commercial Current use Commercial/Mixed-Use  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1915

## DESCRIPTION

Materials -- please check those materials that are visible

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

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map  
North



1964

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

Telephone: \_\_\_\_\_ email jclarkeplandesign@gmail.com Date June 2019



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

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

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

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

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

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

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

17



284 Main Street

Front View



Rear View



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) Former Roosevelt Theater  
Address or Street Location 288 Main Street 18  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Movil Development Corp. Address 284 Main Street, Beacon, NY 12508  
Original use Commercial Current use Commercial  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1915

## DESCRIPTION

Materials -- please check those materials that are visible

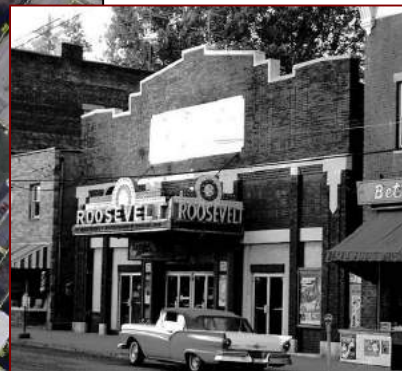
Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map  
↑  
North



1964

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572  
Telephone: \_\_\_\_\_ email jclarkeplandesign@gmail.com Date June 2019



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

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

Stylized Deco features include a shaped parapet cornice, a second level central panel and first floor doorway with keyed top and side quoins, and an applied band above the first floor with dropped geometric shapes.

The first-floor windows also have wide bands above and exaggerated central keys. The south side windows and doors appear to be more modern replacements.

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

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

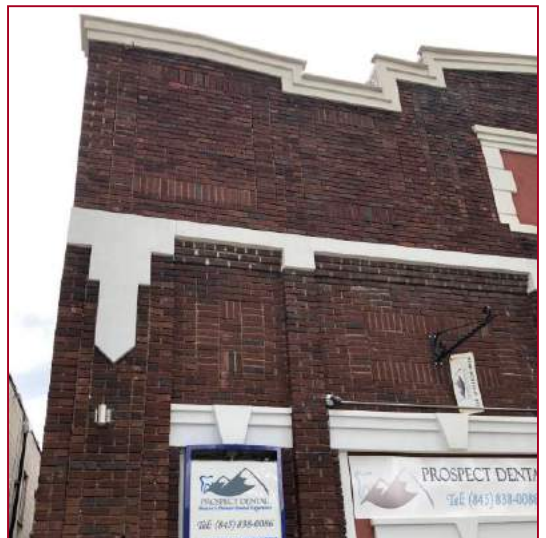
Other than the front windows and doors, the building retains most of its original character, in particular its decorative brickwork and Art Deco features. This commercial structure is one of the more intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic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

18



288 Main Street

Front View



Brick Details



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) Telephone Building 19  
Address or Street Location 291 Main Street  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner 291 Main Street LLC. Address 55B Heritage Hills, Somers, NY 10589  
Original use Commercial Current use Commercial  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1907

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map  
North



1907

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572  
Telephone: \_\_\_\_\_ email [jclarkeplandesign@gmail.com](mailto: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.

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

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

The Main Street facade is divided by four large-scale pilasters with decorative stone capitals and bases. The windows have brick lintels (arched on the first floor and rear) with a large central stone key and stone sills.

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

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

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

19



291 Main Street

Front View



Rear View





# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 315 Main Street 20  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner 315 Beacon Realty LLC. Address 278 Mill Street, Poughkeepsie, NY 12601  
Original use Commercial Current use Commercial/Mixed-Use  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known Front Section c. 1880  
Rear Section c. 1905-1910

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map  
↑  
North



c.1960

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572  
Telephone: \_\_\_\_\_ email [jclarkeplandesign@gmail.com](mailto: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 south side of Main Street on a 0.07-acre lot. It is a 3- to 4-story, 3-bay painted brick building with a flat roof. The front overhanging cornice has regularly spaced modillions, four large decorated brackets, and a frieze board with rounded panels between the brackets.

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

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

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

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

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

20



315 Main Street



Rear View

Front View



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 314 Main Street 21  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Sunshine Boy LLC. Address 20 Harvest Road, Bloomingburg, NY 12721  
Original use Commercial Current use Commercial/Mixed-Use  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1889

## DESCRIPTION

Materials -- please check those materials that are visible

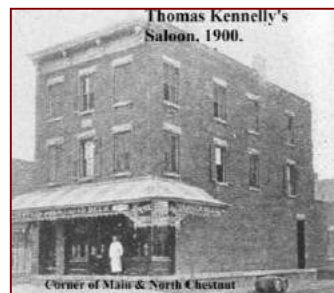
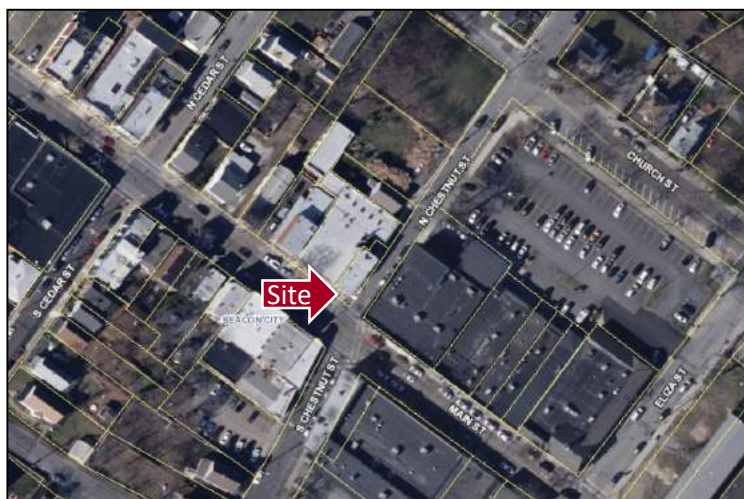
Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map  
North



c. 1960

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

Telephone: \_\_\_\_\_ email jclarkeplandesign@gmail.com Date June 2019



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

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

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

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

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

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

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

21



314 Main Street

Front View



East Side View





# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) 1<sup>st</sup> Baptist Church of Matteawan  
Address or Street Location 372 Main Street 22  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Salvation Army Address 120-130 W. 14<sup>th</sup> Street, New York, NY 10011  
Original use Religious Structure Current use Charity Institution  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1854

## DESCRIPTION

Materials -- please check those materials that are visible

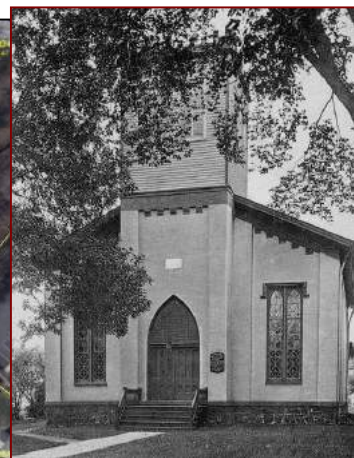
Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input checked="" type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

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

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map  
North



c. 1900

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

Telephone: \_\_\_\_\_ email jclarkeplandesign@gmail.com Date June 2019

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

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

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

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

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

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

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

22



372 Main Street Front View and East Side

Front View and West Side



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 378-382 Main Street 23  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Dutchess Point II LLC Address P.O. Box 229, Beacon, NY 12508  
Original use Manufacturing Current use Commercial/Mixed-Use  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1880

## DESCRIPTION

Materials -- please check those materials that are visible

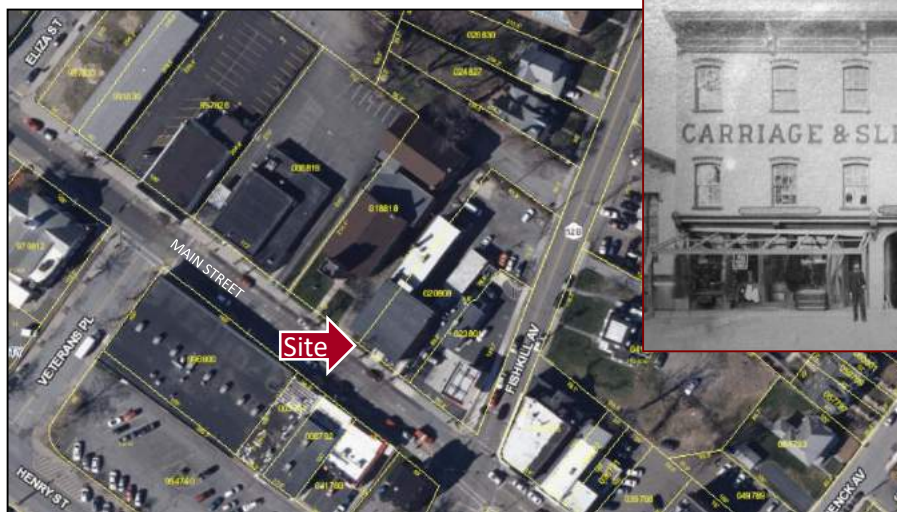
Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map  
North



Late 1800s

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572  
Telephone: \_\_\_\_\_ email jclarkeplandesign@gmail.com Date June 2019



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

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

The front overhanging cornice has six regularly spaced brackets and a frieze board with a rounded raised panel pattern in between the brackets. The storefront has a secondary cornice with large decorative brackets. The eastern storefront and central double doors with transom lights are historic quality and the western storefront is historically compatible.

The 2 over 2 windows have raised arching brick lintels and stone sills. The west side has a steel fire escape. The building is set back from the sidewalk with a café patio framed by a steel picket fence.

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

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

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

23



378-382 Main Street

Front View



Rear View





# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 403 Main Street 24  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Erik Allguaer and Patrick Malouf Address 403 Main Street, Beacon, NY 12508  
Original use Commercial Current use Commercial/Mixed-Use  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1880-1885

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input checked="" type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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](mailto:jclarkeplandesign@gmail.com) Date June 2019

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

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

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

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

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

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

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

24



403 Main Street

Front View



Rear View



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 159 Fishkill Avenue 25  
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:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input checked="" type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____	
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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](mailto:jclarkeplandesign@gmail.com) Date June 2019



**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.

The 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.

25



159 Fishkill Avenue

Front View



Rear View





# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) James V. Forrestal Birthplace  
Address or Street Location 189 Fishkill Avenue 26  
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

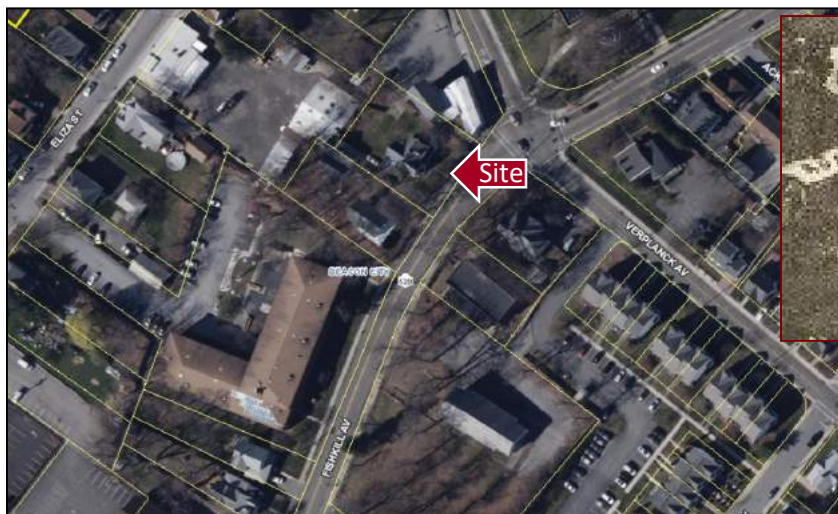
Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input checked="" type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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.

26



189 Fishkill Avenue

Front View



Front Plaque



# 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 27  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Jessica Jellife and Jason Craig Address 159 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

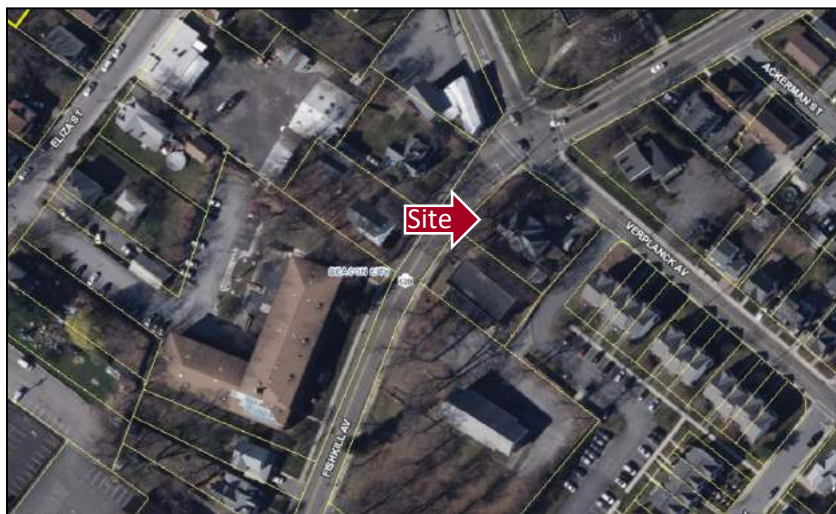
Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input checked="" type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> 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 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 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.

27



194 Fishkill Avenue



Views from Verplanck Avenue





# 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 28  
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

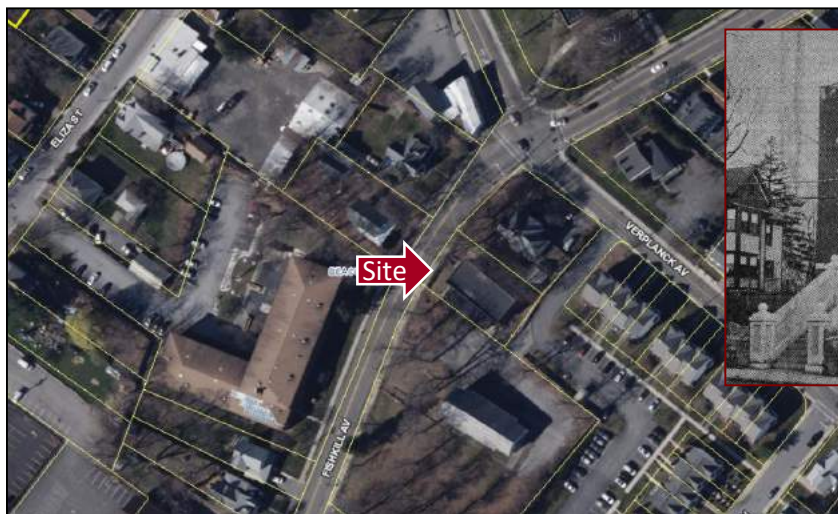
Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____	
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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](mailto: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 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 central steps with 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.

28



331 Verplanck Avenue



# 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 29  
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

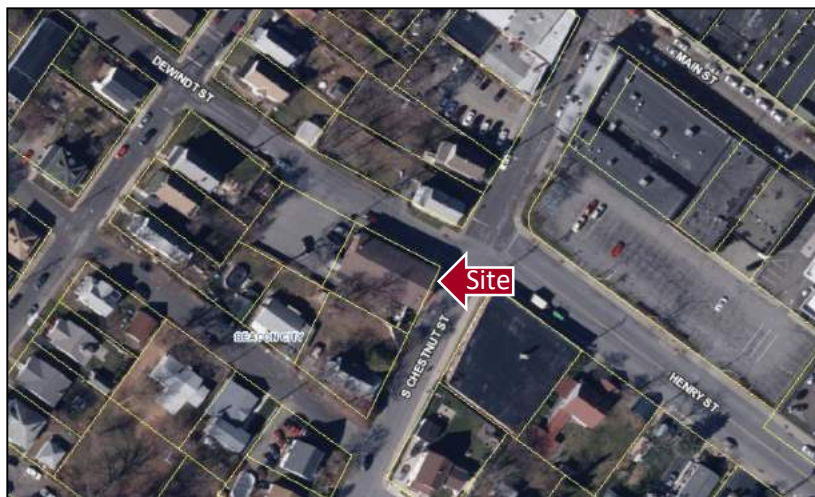
Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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.

**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.

29



26 S. Chestnut Street

Front View



Rear View



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 19 Commerce Street 30  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner June C. Crilly Address 19 Commerce Street, Beacon, NY 12508  
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

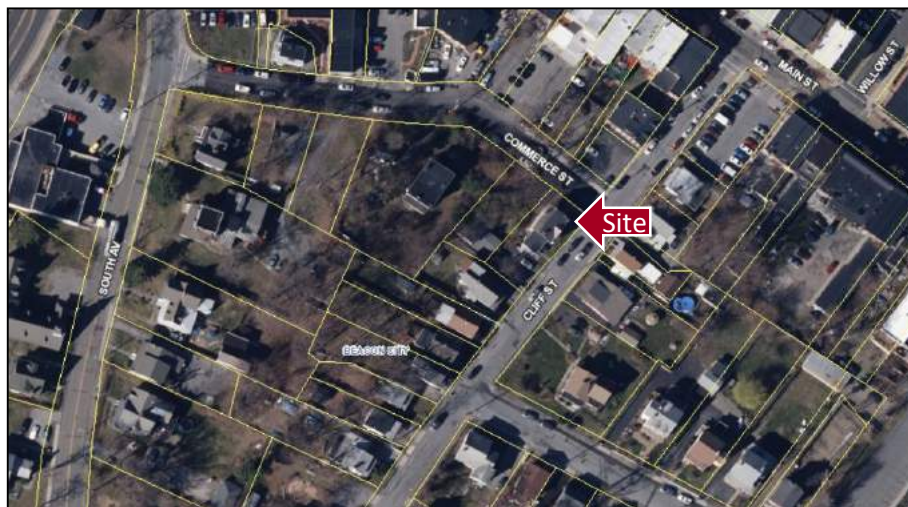
Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input checked="" type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input checked="" type="checkbox"/> other: <u>Asphalt Siding</u>
Roof:	<input type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input checked="" type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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 located on the south side of Commerce Street on a 0.11-acre corner lot. It is a 2½-story wood-frame structure with a cross gable roof that has an unusual flat center section and a central brick chimney. To the rear the house drops down to two stories with a flat roof. The gable ends have decorated vergeboards with applied diamonds and circular cut-outs. Parts of the existing asphalt siding have been covered over with new vinyl siding.

The rear section, front porch, side porch, and 2-story rectangular bay window facing Cliff Street all feature the same repetitive cutwork pattern along the top edges. The porch posts have lightweight crosshatching and double-arch brackets, while the porch railing supports have both crosshatch and straight pieces.

The front upper-floor windows have shed hoods with small corner brackets. All the window sashes appear to be modern replacements, but the front door and side lights seem to be original.

**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 shown 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 on the 1884 Sanborn Map and is labeled as Spring Street in 1889. By 1919, it was known as Commerce Street.

Although the siding is not original, this Victorian house is one of the more intact examples of its type, scale, and period in the City, particularly in its decorated cornices and porches. 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



19 Commerce Street

Front View



Rear View





# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 11 Commerce Street 31  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Jianmao Deng Address 11 Commerce Street, 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

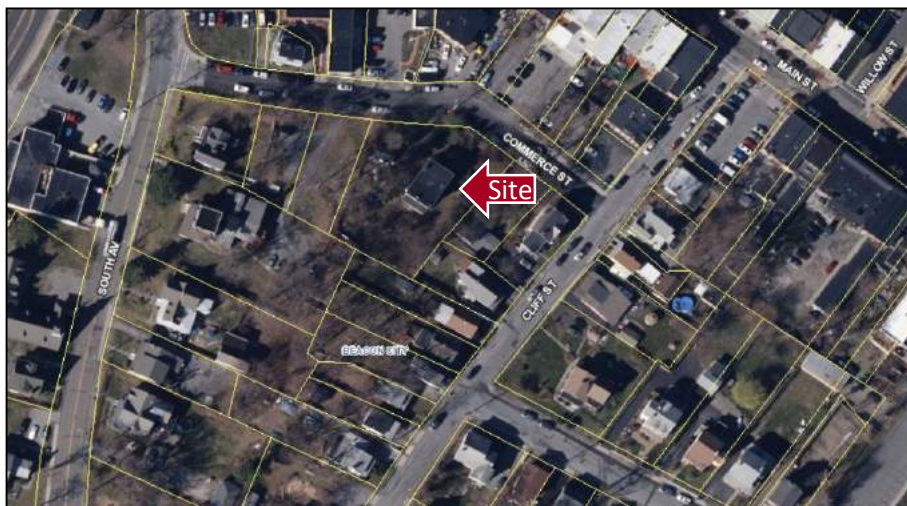
Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input checked="" type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____	
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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

**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.

31



11 Commerce Street

Front View



Front Door





# 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 32  
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:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input checked="" type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____	
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input checked="" type="checkbox"/> slate
Foundation:	<input checked="" type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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](mailto:jclarkeplandesign@gmail.com) Date June 2019



**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 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.

A large modern addition with a horizontal siding and a combination shed and gable roof has 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.

32



20 South Avenue

Front View



Addition on North Side



# HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 22 South Avenue 33  
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:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input checked="" type="checkbox"/> other: <u>Stucco</u>	
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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



**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 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.

33



22 South Avenue

Front View



Rear Building





# 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 34  
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:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input checked="" type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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](mailto:jclarkeplandesign@gmail.com) Date June 2019

**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.

**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.

34



26 South Avenue



Front Views



# 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 35  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Matthew R. Healey and Jacqueline P. Rubin 255 W. 90<sup>th</sup> 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:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____	
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> 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](mailto:jclarkeplandesign@gmail.com) Date June 2019



**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.

35



30 South Avenue

South Avenue View



Beacon Street View

**§ 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]**

The following uses may be permitted by special permit, issued by the City Council, 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 City Council.
- B. Residential 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 City Council. 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.
- C. Special permits warranted under certain conditions.
  - (1) Notwithstanding the limitations in Subsection B above, and with the exception of Subsection B(2), the City Council may approve a special permit for any of the uses listed in said section, and may allow a larger number of seats, employees, dwelling units, or artist live/work spaces, when it determines that such larger number is warranted by one or more of the following:
    - (a) Building(s) size.
    - (b) Building(s) configuration.

- (c) The nature of the proposed preservation and/or adaptive reuse of the building(s).
  - (d) The historic nature and context of the building(s) and the need for preservation and/or adaptive reuse.
- (2) In approving any such special permit, the City Council shall establish such limitations on the number of seats, employees, dwelling units, or artist live/work spaces, as the case may be, as it deems warranted.

D. Findings. **[Amended 4-16-2018 by L.L. No. 8-2018]**

- (1) The City Council 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 the Planning Board 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.<sup>1</sup>



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**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.**

## **Chapter 134**

### **HISTORIC PRESERVATION**

#### **GENERAL REFERENCES**

**Zoning — See Ch. 223.**

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#### **§ 134-1. Purpose.**

There exist within the City of Beacon landmarks, structures, buildings and districts of special historic significance which, by reason of their antiquity or uniqueness of architectural construction or design, are of particular significance to the heritage of the City, county, state or nation.

#### **§ 134-2. Historic District.**

An Historic District and Landmark Overlay Zone (HDLO) is hereby established for the purposes of encouraging the protection, enhancement, perpetuation and use of buildings and structures and appurtenant vistas having special historical or aesthetic value which represent or reflect elements of the City's cultural, social, economic, political and architectural history.

#### **§ 134-3. Definitions.**

Unless specifically defined below, words or phrases in this chapter shall be interpreted so as to give them the same meaning 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 exterior architectural features of a structure, including but not limited to the erection, construction, restoration, renovation, reconstruction, demolition, moving or removal of any structure.

**CERTIFICATE OF APPROPRIATENESS** — A certificate issued by the Planning Board indicating its approval of plans for alteration, construction, removal or demolition of a landmark or of a structure within an historic district.

**CERTIFICATE OF ECONOMIC HARDSHIP** — A certificate issued by the Zoning Board of Appeals authorizing an alteration, construction, removal or demolition even though a certificate of appropriateness has previously been denied.

**CONSTRUCTION** — The act of making an addition to an existing structure or the erection of a new principal or accessory structure on a lot or parcel.

**DEMOLITION** — Any act or process that destroys in part or in whole a landmark or a structure within an historic district.

**EXTERIOR ARCHITECTURAL FEATURES** — The design and general arrangement of the exterior of a structure open to view from a public way, public property or any part of any public building, including the kind and texture of building materials and number, proportion, type and spacing of windows, doors, walls, roofs, murals, projections and signs. This term shall also include all earthworks, sidewalks, driveways, fences, trees, landscaping and other features visible from a public way, public property or any part of any public building.

**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 in enacting this chapter that is worthy of rehabilitation, restoration and preservation because of its historic and/or architectural significance to the City of Beacon.

**OWNER OF RECORD** — The person, corporation or other legal entity issued as owner of a parcel according to the records of the Dutchess County Clerk.

**REPAIR** — Any change that is not construction, removal or alteration.

**STRUCTURE** — Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including, but without limiting the generality of the foregoing, buildings, fences, gazebos, walls, sidewalks, signs, billboards, backstops for tennis courts, radio and television antennae, including supporting towers, and swimming pools.

#### **§ 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 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.
- B. The City Council shall, upon investigation as it deems necessary, make a determination as to whether a proposed district or landmark meets one or more of the following criteria:
  - (1) Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the City, county, state or nation;
  - (2) Is identified with historic personages or with important events in national, state or local history;



- (3) Embodies distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, method of construction or of indigenous materials or craftsmanship;
  - (4) Is the work of a designer whose work has significantly influenced an age; or
  - (5) Qualifies for inclusion on the State or National Registers of Historic Places.
- C. Notice of a proposed designation shall be sent by certified mail or personal delivery to the owner of the property proposed for designation, describing the property proposed and announcing a public hearing by the City Council to consider the designation. Once the City Council has issued notice of a proposed designation, no building permits shall be issued by the Building Inspector until the Council has made its decision.
- D. Notice of the public hearing shall be given by publication in a newspaper of general circulation in the City of Beacon at least 14 calendar days prior to the date of such hearing.
- E. The City Council shall hold a public hearing prior to designation of any landmark or historic district. The City Council, owners and any interested parties may present testimony or documentary evidence at the hearing which will become part of a record regarding the historic, architectural or cultural importance of the proposed landmark or historic district. The record may also contain reports, public comments or other evidence offered outside of the hearing.
- F. In determining whether or not to designate a new historic landmark, 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. 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 super majority 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 forward notice of each property designated as a landmark and the boundaries of each designated historic district to the property owner, the City Clerk, the Planning Board, the Zoning Board, and the offices of the Dutchess County Clerk for recordation.
- I. A list of designated properties shall be maintained on file with the City Clerk and 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 the uses which may be permitted by special permit, issued by the City Council, in the Historic District and Landmark Overlay Zone, and the process by which such uses may be permitted.

**§ 134-6. Certificate of appropriateness.**

No person shall carry out any exterior alteration of a landmark or property within an historic district without first obtaining a certificate of appropriateness from the Planning Board or a certificate of economic hardship from the Zoning Board. No certificate of appropriateness is needed for changes to interior spaces, unless they are open to the public, to architectural features that are not visible from a public street or way, public property or public building, or for the installation of a temporary sign as described in § 223-15F of the Zoning Ordinance of the City of Beacon if located in a nonresidential district. Nothing in this chapter shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of a landmark or property within an historic district which does not involve a change in design, material or outward appearance.

**§ 134-7. Criteria for approval of certificate of appropriateness or special permit in HDLO.**

- A. Historic districts are living entities that have typically grown and accommodated change through multiple time periods. HDLO buildings are recognized as models for how to design high-quality, enduring structures that have gained in public appreciation over time, thereby serving as excellent examples for sustainable development. In reviewing an HDLO application and plans, the City Council or Planning Board shall give consideration to:
- (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 exterior architectural features of such structure to the rest of the structure and to the surrounding area.
  - (3) The compatibility of exterior design in terms of scale, arrangement, texture and materials proposed, roof and cornice forms, spacing and proportion of windows and doors, exterior architectural details, signs, and street-front fixtures.
- B. In applying the principle of compatibility, the City Council or Planning Board shall use the following standards for new structures, additions, or alterations in the HDLO. 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.

- (1) The design, character, and appropriateness to the property of the proposed alteration or new construction.
  - (a) Construction shall build on the historic context with applications required to demonstrate aspects of inspiration or similarities to adjacent HDLO structures or historic buildings in the surrounding area.
  - (b) Compatibility does not imply historic reproduction, but new architecture shall also not arbitrarily impose contrasting materials, scales, colors, or design features.
  - (c) 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.
  - (d) 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.
  - (e) 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.
- (2) The scale and height of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood.
  - (a) 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.
  - (b) 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.
  - (c) The height of any new building facades in the HDLO shall not conflict with the heights of adjacent historic structures on adjoining HDLO parcels.
  - (d) Larger buildings or additions should incorporate significant breaks in the facades and rooflines, generally at intervals of no more than 35 feet.
- (3) Architectural and site elements and their relation to similar features of other properties in the HDLO.



- (a) 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.
- (b) 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.
- (c) Deteriorated building features should be repaired rather than being replaced and, if not repairable, should be replicated in design, materials, and other historic qualities.
- (d) New buildings in the HDLO should have a top-floor cornice feature and first-floor architectural articulation, such as an architecturally emphasized entrance doorway or porch, to accent the central body of the building.
- (e) 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.
- (f) New HDLO buildings shall have a front entrance door facing the primary street and connected to the sidewalk.
- (g) 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.
- (h) 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.
- (i) 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.
- (j) 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. Certificate of appropriateness application procedure.**

- A. Prior to the commencement of any work requiring a certificate of appropriateness, the owner shall file an application for such a certificate with the Planning Board. The application shall include:
- (1) The name, address and telephone number of the applicant.
  - (2) Scaled drawings showing the proposed changes.
  - (3) Descriptions or samples of materials to be used.
  - (4) (Where the proposal includes signs or lettering,) a scaled drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination, if any, and a plan showing the sign's location on the property.
  - (5) Any other information which the Planning Board may deem necessary in order to visualize the proposed work.
- B. No building permit shall be issued for such proposed work until a certificate of appropriateness has first been issued by the Planning Board. The certificate of appropriateness required by this act 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.
- C. The applicant may consult with the Planning Board or its designated agent prior to submitting an application.
- D. Where site plan review 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.
- E. The Planning Board shall approve, deny or approve the permit with modifications within 45 days from receipt of the completed 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 § 223-61.3.
- F. All decisions of the Planning Board shall be in writing. A copy shall be sent to the applicant by registered mail and a copy filed with the City Clerk's Office for public inspection. The Planning Board's decision shall state the reasons for denying or modifying any application.

**§ 134-9. 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 § 223-61.3.
- 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 removal, alteration 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.
- F. All decisions of the Zoning Board of Appeals shall be in writing. A copy shall be sent to the applicant, and a copy shall be filed with the City Clerk. The Board's decision shall state the reasons for approving or denying the application. If the Zoning Board of Appeals approves the application, the Board shall issue a certificate of economic hardship.

#### **§ 134-10. 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.

**§ 134-11. Penalties for offenses.**

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

**§ 134-12. Fees.**

- A. Each application for a certificate of appropriateness shall be accompanied by a fee, in an amount set by the City Council, payable to the City Clerk.
- B. The applicant may be charged a fee by the Planning Board for the actual cost of preparation and publication of each public notice of hearing on the application. Said fees shall also be fixed from time to time by resolution of the City Council.

**§ 134-13. 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.

## **§ 199-10. Exemption granted.**

### **A. Legislative intent.**

- (1) This real property tax exemption for historic properties is being enacted in order to achieve the following goals: to increase incentives for property owners in historic districts to invest in the upkeep and rehabilitation of properties; to provide an incentive for the restoration and rehabilitation of commercial structures which qualify as landmarks in order to provide financial advantages, not available elsewhere in the county at this time, which may help to attract and retain businesses in the City of Beacon; to assist homeowners who are interested in restoring their own properties, but who may not be able to afford to do so when faced with potential increases in taxation as the result of alterations which would qualify for this exemption; to provide financial incentives for investment in low-income residential neighborhoods which may contain landmarked buildings or districts designated within the area; and to provide a concrete benefit to offset the possible financial disadvantage of owning historically or architecturally significant properties which are subject to the regulations of the City's Local Landmarks Ordinance.<sup>1</sup>
- (2) The City of Beacon real property tax exemption is intended to apply to alterations or rehabilitation of historic property as authorized pursuant to §§ 96-a and 119-aa through 119-dd of the General Municipal Law and § 444-a of the Real Property Tax Law and all other powers granted to the City of Beacon to provide such exemptions.
- (3) This article is intended to create a real property tax exemption that preserves or increases the historic character of real property located within the City of Beacon.

### **B. Real property within the City of Beacon altered or rehabilitated subsequent to the effective date of this article shall be exempt from City real property and special ad valorem levies, subject to and in accordance with the schedule set forth in § 199-10B(1) and conditions outlined in § 199-10B(1) and C.**

- (1) Historic property which shall be defined hereafter shall be exempt from taxation to the extent of any increase in value attributable to such alteration or rehabilitation pursuant to the following schedule.

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**1. Editor's Note: See Ch. 134, Historic Preservation.**

<b>Year of Exemption</b>	<b>Percentage of Exemption</b>
1	100%
2	100%
3	100%
4	100%
5	100%
6	80%
7	60%
8	40%
9	20%
10	0%

(2) No such exemption shall be granted for such alterations or rehabilitation unless all of the following criteria are met:

- (a) Such property must be historic, which shall mean that the property has been designated as a landmark or is a property that is located in and contributes to the character of a designated historic district, created by a local law which was passed pursuant to § 96-a or 119-dd of the General Municipal Law.
- (b) Alteration or rehabilitation of exteriors and public interiors (to the extent that public interiors are regulated by the local preservation law) of historic property must meet guidelines and review standards established in the local preservation law.
- (c) Alterations and rehabilitation of exteriors and public interiors (to the extent that public interiors are regulated by the local preservation law) of historic property are approved by the City's Landmarks Preservation Commission prior to commencement of work.
- (d) Alteration or rehabilitation must be for the purpose of historic preservation. For purposes of qualifying for a real property tax exemption pursuant to this article, alterations and rehabilitation shall be deemed to be for the purpose of historic preservation if:
  - [1] Only exterior work is involved;
  - [2] Interior work involves the portion of the building that has been designated as a public interior under the



local preservation law, once public interiors are regulated under the local preservation law;

[3] At least 20% of the total cost of the project is directly attributable to exterior work and/or work that enhances the structural stability or structural integrity of the property; provided, however, that such portion of interior work done for the purpose of converting property from a one- or two-family dwelling to a multiple dwelling as defined in the City Code of the City of Beacon, and any increase in value resulting from such conversion, shall not qualify for the exemption; or

[4] The project returns to use a building which has not been used for a permissible purpose under applicable zoning ordinances for a continuous period of at least two years.

(e) Alterations or rehabilitation must be commenced subsequent to the effective date of this article.

- C. This exemption shall be granted only by application of the owner or owners of such historic real property on a form prescribed by the State Equalization and Assessment Board. The application shall be filed with the City Assessor on or before the appropriate taxable status date covering City real property.
- D. Such exemptions shall be granted where the Assessor is satisfied that the applicant is entitled to an exemption pursuant to this section. The Assessor shall approve such application and such property shall thereafter be exempt from taxation and special ad valorem levies for City real property taxation as provided in the schedule established in § 199-10B(1) of this article commencing with the assessment roll prepared on the basis of the taxable status date referred to in § 199-10C of this article. The assessed value of any exemption granted pursuant to this section shall be entered by the Assessor on the assessment roll with the taxable property, with the amount of the exemptions shown in a separate column.
- E. This article shall take effect immediately and shall apply to assessment rolls completed on or after such effective date.

**City of Beacon Council Agenda**  
**9/3/2019**

**Title:**

**Moratorium with Respect to Land Use Approvals for Residential, Commercial, and Mixed-Use Developments**

**Subject:**

**Background:**

**ATTACHMENTS:**

Description	Type
A Resolution to Adopt a Local Law Regarding a Moratorium	Resolution
Local Law Regarding Enactment of a Moratorium	Local Law



**CITY OF BEACON**

**CITY COUNCIL**

**RESOLUTION NO. \_\_\_\_\_ OF 2019**

**A RESOLUTION TO ADOPT A LOCAL LAW PURSUANT TO MUNICIPAL HOME RULE LAW SECTION 10, TO ENACT A MORATORIUM WITH RESPECT TO LAND USE APPROVALS TO REVIEW CERTAIN SPECIAL USE, SITE PLAN, AND SUBDIVISION APPLICATIONS INVOLVING RESIDENTIAL, COMMERCIAL AND MIXED USE DEVELOPMENTS WITHIN THE CITY OF BEACON**

**NOW, THEREFORE, BE IT RESOLVED** that the Beacon City Council hereby adopts a local law to enact a moratorium with respect to land use approvals associated with residential, commercial and mixed-use developments within the City of Beacon.

<b>Resolution No. _____ of 2019</b>			<b>Date: <u>September 3, 2019</u></b>				
<input type="checkbox"/> Amendments						<input type="checkbox"/> 2/3 Required.	
<input type="checkbox"/> Not on roll call.			<input type="checkbox"/> On roll call			<input type="checkbox"/> 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		<b>Terry Nelson</b>					
		<b>Jodi McCredo</b>					
		<b>George Mansfield</b>					
		<b>Lee Kyriacou</b>					
		<b>John Rembert</b>					
		<b>Amber Grant</b>					
		<b>Mayor Randy J. Casale</b>					
		<b>Motion Carried</b>					

**LOCAL LAW NO. \_\_\_\_ OF 2019**

**CITY COUNCIL  
CITY OF BEACON**

**LOCAL LAW REGARDING  
ENACTMENT OF A MORATORIUM**

A LOCAL LAW to  
enact moratorium on  
residential and  
commercial  
development

BE IT ENACTED by the City Council of the City of Beacon as follows:

**SECTION 1. TITLE**

This local law shall be entitled, “A Local Law, pursuant to Municipal Home Rule Law § 10, to enact a moratorium with respect to land use approvals to review certain special use, site plan, and subdivision applications involving residential, commercial and mixed use developments within the City of Beacon, by means of amending Chapter 223, Zoning, of the Code of the City of Beacon.”

**SECTION 2. LEGISLATIVE INTENT AND PURPOSE**

The City Council hereby finds as follows:

1. The City of Beacon has seen an increase in development over the past several years. In 2017, the City was concerned that development of a large number of residential units in such a short period of time would stress the City's water supply. In response, on October 16, 2017, the City Council adopted a moratorium on residential development, including single family and mixed use developments, within the City of Beacon to protect the City and its residents, businesses and visitors from the potential impacts of new development on the City's water supply given the increased rate of development in the City.
2. Thereafter, the City of Beacon retained the services of WSP (Formerly LBG Hydrogeologic & Engineering Services) in order to perform a Comprehensive Water Supply Plan (the “Plan”) for the City. The Plan included evaluating the storage



capacity of the City's three reservoirs to estimate the safe yield of the reservoirs; conducting an extended yield test on the existing bedrock water-supply wells to determine the safe yield of the bedrock wells; conducting a groundwater exploration program at the City's Pump House Road well field to evaluate the potential to develop a high yielding sand and gravel production well; and the evaluation of current and projected City build-out populations to determine if the City has an adequate supply of drinking water to meet the current and projected water demand. The Plan was issued in March 2018 and concluded that the City had an adequate water supply to meet the City's current demands and projected demands through 2035 with existing resources.

3. The City's Water Supply is made up of the following resources:

<b>Water Supply</b>	<b>Water Supply Capacity (Million Gallons Per Day-MGD)</b>
Melzingah Reservoir	0.38 mgd
Mount Beacon Reservoir	0.43 mgd
Cargill Reservoir	0.60 mgd
Well #1	0.58 mgd
Well #2	1.15 mgd
Village of Fishkill	1.20 mgd
<b>Total Water Production</b>	<b>4.34 mgd</b>

4. In February 2019, Well #2 was taken off line because tests of the well showed high turbidity from silting. WSP examined Well #2 and determined that the excessive silting was entering the well from a fracture about 240 feet down. Well #2 has remained off line while the City developed a mitigation plan to restore the well.
5. WSP performed a Water Supply Adequacy review with Well #2 out of service, incorporating and assessing the water needs of existing developments, and projects in the process of being built, recently approved and pending before the Planning Board. WSP's review concluded that there is an adequate supply of water and an approximate surplus of 170,000 gpd (gallons per day).
6. The City has developed a course of action to correct the silting and bring Well #2 back on line. The City is concerned that approving new development proposals while repairs are being made to Well #2 would be imprudent and it would not be fair to applicants to entertain new applications during this time of uncertainty because the success of the repairs to Well #2 will be unknown until the work is completed and evaluated.
7. It is the intent and purpose of this Local Law to establish another temporary moratorium on residential and commercial development in order to protect the City and its residents, businesses and visitors from the potential impacts of new development on the City's water supply given the condition of Well #2. Imposition

of this moratorium will allow the City sufficient time to repair Well #2 and regulate residential and commercial development within the City of Beacon to further protect the City's water supply.

### **SECTION 3. MORATORIUM**

1. For a period of six (6) months following the date on which this Local Law is adopted by the City Council, and subject to paragraph 2 below, no application for a building permit (other than a building permit for a project previously approved by a land use board), area variance, use variance, special use permit, site plan approval, or subdivision approval will be processed by the Building Department, or City Council, Planning Board or Zoning Board of Appeals ("Land Use Boards"), and no permit or approval will be issued by the Building Department or any Land Use Board for the modification, expansion or establishment of residential, commercial or mixed use developments within the City until this ordinance has expired as set forth in paragraph 3 below or has been repealed according to applicable law.
2. All applications for building permits, use variance, area variance, special use permit, site plan approval and subdivision approval submitted to the City on or before June 11, 2019, or pending before the Building Department or Land Use Board on or before June 11, 2019 are exempt from this moratorium. Any application submitted after June 11, 2019 may be heard and reviewed by any Land Use Board, but may not be subject to a vote and any application that was submitted to any Land Use Board after June 11, 2019 and received a vote, may not receive a Building Permit. The Land Use Board may hold public hearings and discuss the application, but the Land Use Board may not formally approve or deny such application. Any building permit application for a single family home and any application seeking a modification or extension of an existing approval that does not increase the density (by unit or bedroom count) shall be exempt from this moratorium and any residential application that would result in an increase in water usage of less than 330 gallons of water per day, as determined by the City Building Inspector, is exempt from this moratorium. Any non-residential application that would result in an increase in water usage of less than 2,000 gallons per day, as determined by the City Building Inspector, is exempt from this moratorium. In addition, this moratorium shall not apply to the reuse of any existing non-residential building for industrial or manufacturing uses, as determined by the Building Inspector, where such use does not increase the existing building footprint or otherwise increase the building square footage.
3. This moratorium shall automatically expire thirty (30) days after the City Administrator's receipt of a report from the City's Water Consultant that (i) confirms Well 2 has been repaired; (ii) states the gallons per minute being pumped from Well 2; (iii) confirms the total capacity available to the City from all water production; (iv) advises if any of the Conclusions in its March 2018 Comprehensive Water Supply Plan are affected by the new yield from Well 2 (if less than previously studied); and (v) confirms the City of Beacon has sufficient safe yield from the sources of supply to

meet the current and projected Long Term Build-Out demand as detailed in the March 2018 Comprehensive Water Supply Plan. Should the repairs not be completed or the above referenced report not meet the criteria detailed above, the City Council may extend the moratorium, after following the procedure to adopt a Local Law, for a period of time as the City Council, in its sole discretion, deem necessary.

#### **SECTION 4. ADMINISTRATIVE RELIEF FROM MORATORIUM**

4. In order to prevent an unlawful taking of property and to prevent irreparable harm, the City Council is authorized to grant limited relief from this moratorium pursuant to the standards and requirements herein. An applicant seeking such relief shall be required to show by clear and convincing evidence, including credible dollars and cents proof, that the applicant cannot make any reasonable use of its property due solely to the moratorium; that the moratorium prohibits fulfillment of the applicant's reasonable investment-backed expectations; that the moratorium causes irreparable injury to the applicant; and that it would be unreasonable and unjust not to grant relief from the moratorium.
5. An application may be made in writing to the City Council requesting an exemption from the provisions herein. After due notice and a public hearing on such application, the City Council may grant an exemption with such conditions as it may deem reasonable and necessary, provided such exemption is the minimum relief necessary.
6. All such applications to the City Council shall be deemed Unlisted actions under SEQRA. In the event relief from the moratorium is granted by the City Council, the applicant shall proceed to the City's Land Use Boards to apply for required development approvals. Notwithstanding any relief granted pursuant to this section, a development approval shall not be granted unless the approved application complies with all zoning and all other requirements in effect on the date of approval.
7. The applicant or any other person aggrieved by a decision of the City Council made pursuant to this section may apply to the state supreme court pursuant to article seventy-eight of the civil practice laws and rules.

#### **SECTION 5. CONFLICTING LAWS SUPERSEDED**

All local laws, ordinances, or parts of local laws and ordinances, of the City of Beacon that are in conflict with the provisions of this Local Law are hereby suspended to the extent necessary to give this Local Law full force and effect during the effective period of the moratorium. Pursuant to Municipal Home Rule Law Section 10, this Local Law shall supersede any inconsistent provisions of New York State General City Law for the entire duration of this moratorium, including any extension thereof.

#### **SECTION 6. SEPARABILITY**

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local Law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

#### **SECTION 7. EFFECTIVE DATE**

This Local Law shall take effect immediately upon adoption and filing with the Secretary of State as provided by the Municipal Home Rule Law.



**City of Beacon Council Agenda**  
**9/3/2019**

**Title:**

**Resolution Naming the Twilight League Baseball Field at Memorial Park the Jack Dexter Memorial Field**

**Subject:**

**Background:**

**ATTACHMENTS:**

Description	Type
Resolution to Rename Twilight League Baseball Field at Memorial Park to Jack Dexter Field	Resolution



## **CITY COUNCIL**

Resolution No. \_\_\_\_\_ of 2019

### **RESOLUTION TO RENAME TWILIGHT LEAGUE BASEBALL FIELD AT MEMORIAL PARK TO JACK DEXTER FIELD**

**WHEREAS**, the City Council received a petition from Jeffrey and Virginia Dexter to rename the Twilight League Baseball Field at Memorial Park to Jack Dexter Field; and

**Whereas**, the City Council has the authority pursuant to General City Law § 19 to adopt a resolution to rename a City-owned park; and

**WHEREAS**, Jack Dexter was born on July 17, 1932 and passed away on August 8, 2019; and

**WHEREAS**, Mr. Dexter graduated from Beacon High School in 1950 and was active in many community activities throughout his time in Beacon. Some of Mr. Dexter's accomplishments include the following:

- Chairman of the Heart Fund in the 1960's
- A three-term County Supervisor, and later County Representative, representing Beacon for a total of ten years
- A Dutchess County Planning Board member for eight years
- Appointed by Governor Mario Cuomo to the Stewart Airport Advisory Commission from 1992-1996
- Member of the Beacon Recreation Commission
- Served on the Howland Library Board of Directors
- Served on the Pop Warner Board of Directors
- A lifetime Member of WH Mase Hook & Ladder Fire Company
- Member of the St. Rocco's Social Club
- Member of the Beacon Elks Lodge
- Member of the American Legion
- Member of the Knights of Columbus
- A "three-letter" standout in baseball, football and basketball at Beacon High School,
- A forty-year member of many Beacon Softball League teams, both slow and fast pitch
- Served as President of the Dutchess County (DC) Old Timers Baseball Association for 10 years
- Was a member of the DC Fast Pitch Softball Board of Directors

- Was inducted into the Beacon High School Hall of Fame (HOF), the Dutchess County Baseball HOF, the Dutchess County Softball HOF and the Dutchess County Sports Museum HOF

**NOW THEREFORE, BE IT RESOLVED**, that in honor of Mr. Dexter's service to the City of Beacon and its residents, the City Council of the City of Beacon hereby changes the name of Twilight League Baseball Field at Memorial Park to Jack Dexter Field at Memorial Park.

**BE IT FURTHER RESOLVED**, that the City Council hereby accepts the donation of a plaque to identify the field as Jack Dexter Field at Memorial Park. The content, design and size of the plaque shall be reviewed and approved by the City Administrator and the Recreation Director of the City of Beacon, Mark Price.

<b>Resolution No. ____ of 2019</b>			<b>Date: <u>September 3, 2019</u></b>				
<input type="checkbox"/> <b>Amendments</b>						<input type="checkbox"/> <b>2/3 Required.</b>	
<input type="checkbox"/> <b>Not on roll call.</b>			<input type="checkbox"/> <b>On roll call</b>			<input type="checkbox"/> <b>3/4 Required</b>	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		<b>Terry Nelson</b>					
		<b>Jodi McCredo</b>					
		<b>George Mansfield</b>					
		<b>Lee Kyriacou</b>					
		<b>John Rembert</b>					
		<b>Amber Grant</b>					
		<b>Mayor Randy J. Casale</b>					
		<b>Motion Carried</b>					

**City of Beacon Council Agenda**  
**9/3/2019**

**Title:**

**Resolution to Adopt Local Law to Amend Chapter 211, Article II, Section 10 of the Code of the City of Beacon Regarding a Stop Sign at the Intersection of North Elm Street and Oak Street**

**Subject:**

**Background:**

**ATTACHMENTS:**

Description	Type
Resolution Adopting A Local Law to Amend Chapter 211, Article II, Section 10 of the Code of the City of Beacon Regarding a Stop Sign at the Intersection of North Elm Street and Oak Street	Resolution
Local Law to Amend Chapter 211, Article II, Section 10 of the Code of the City of Beacon Regarding a Stop Sign at the Intersection of North Elm Street and Oak Street	Local Law





## CITY COUNCIL

Resolution No. \_\_\_\_\_ of 2019

### **RESOLUTION TO ADOPT PROPOSED LOCAL LAW TO AMEND CHAPTER 211, ARTICLE II, SECTION 10 OF THE CODE OF THE CITY OF BEACON REGARDING A STOP SIGN AT THE INTERSECTION OF NORTH ELM STREET AND OAK STREET**

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Beacon adopts a local law to amend Chapter 211, Article II, Section 10 of the Code of the City of Beacon regarding a stop sign at the intersection of North Elm Street and Oak Street.

<b>Resolution No. _____ of 2019</b>			<b>Date: <u>September 3, 2019</u></b>				
<input type="checkbox"/> Amendments			<input type="checkbox"/> On roll call			<input type="checkbox"/> 2/3 Required.	
<input type="checkbox"/> Not on roll call.						<input type="checkbox"/> 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		<b>Terry Nelson</b>					
		<b>Jodi McCredo</b>					
		<b>George Mansfield</b>					
		<b>Lee Kyriacou</b>					
		<b>John Rembert</b>					
		<b>Amber Grant</b>					
		<b>Mayor Randy J. Casale</b>					
		<b>Motion Carried</b>					

**CITY COUNCIL  
CITY OF BEACON**

**LOCAL LAW TO AMEND  
CHAPTER 211, ARTICLE II, SECTION 10  
OF THE CODE OF THE CITY OF BEACON**

A LOCAL LAW to amend  
Chapter 211, Article II,  
Section 10 of the Code of the  
City of Beacon concerning  
Stop Intersections.

BE IT ENACTED by the City Council of the City of Beacon as follows:

**Section 1.** Chapter 211, Article II, Section 10, Subsection B of the Code of the City of Beacon is hereby amended to add an additional stop at the intersection of North Elm Street and Oak Street as follows:

§ 211-10 Stop intersections.

...

- B. Schedule VII: Stop Intersections. In accordance with the provisions of Subsection **A**, the following described intersections are hereby designated as stop intersections, and stop signs shall be installed as follows:

Direction		
Stop Sign on	of Travel	At Intersection of
...		
North Elm Street	<del>South</del> <b>Both</b>	Oak Street

...

**Added materials**

**~~Deleted Material~~**

## **Section 2. Ratification, Readoption and Confirmation**

Except as specifically modified by the amendments contained herein, Chapter 211, Article II, Section 10 of the Code of the City of Beacon is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

## **Section 3. Numbering for Codification**

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word “ Local Law” shall be changed to “ Chapter,” “ Section” or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

**City of Beacon Council Agenda**  
**9/3/2019**

**Title:**

**Resolution Authorizing a Contract with Choice Words for Grant Writing Services**

**Subject:**

**Background:**

**ATTACHMENTS:**

Description	Type
Resolution Authorizing a Contract with Choice Words for Grant Writing Services	Resolution
Contract Agreement Between the City of Beacon and Choice Words for Grant Writing Services	Cover Memo/Letter





## CITY COUNCIL

Resolution No. \_\_\_\_\_ of 2019

### RESOLUTION APPROVING A CONTRACT WITH CHOICE WORDS FOR GRANT WRITING SERVICES

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Beacon approves a contract with Choice Words for grant writing services.

<b>Resolution No. _____ of 2019</b>			<b>Date: <u>September 3, 2019</u></b>				
<input type="checkbox"/> Amendments			<input type="checkbox"/> On roll call			<input type="checkbox"/> 2/3 Required.	
<input type="checkbox"/> Not on roll call.						<input type="checkbox"/> 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		<b>Terry Nelson</b>					
		<b>Jodi McCredo</b>					
		<b>George Mansfield</b>					
		<b>Lee Kyriacou</b>					
		<b>John Rembert</b>					
		<b>Amber Grant</b>					
		<b>Mayor Randy J. Casale</b>					
		<b>Motion Carried</b>					

## Independent Contractor Agreement

This Agreement is entered into as of September 1, 2019, between the City of Beacon, with an address of 1 Municipal Plaza, Beacon, NY, 12508, and Choice Words LLC, with an address of 27 Sunset Ridge, New Paltz, NY, 12561 ("the Contractor").

1. Independent Contractor. Subject to the terms and conditions of this Agreement, the City of Beacon hereby engages the Contractor as an independent contractor to perform the services set forth herein. The Contractor agrees to be responsible for the payment of all employment taxes and withholdings specified by law, which may be due in regard to compensation by the City of Beacon. The Contractor shall have no claim against the City of Beacon hereunder or otherwise for vacation pay, sick leave, retirement benefits, social security, worker's compensation, health or disability benefits, unemployment insurance benefits, or employee benefits of any kind.

2. Duties. Choice Words LLC will provide municipal grant writing services to the City of Beacon, as well as public relations support as needed/requested by City officials. Choice Words will research, write, and submit grants on behalf of the City, seeking funding from a variety of federal, state, and private sources. Choice Words will diligently develop competitive grant proposals for selected programs as directed by Anthony Ruggiero and/or appointed designees, and file them in a timely manner. Choice Words will collaborate with City officials throughout this process, including scheduling telephone and in-person meetings as needed. Choice Words will provide detailed monthly work logs upon request.

All texts, including any drafts thereof, will be the sole property of the City of Beacon, which shall have the sole discretion to use the texts for whatever purposes it sees fit, and the Contractor hereby waives any claim, proprietary or otherwise, that it may have to the texts.

3. Term. This engagement shall commence on September 1, 2019, and shall continue in full force and effect until the contracted 4 months/160 hours are complete, unless terminated earlier in accordance with this Agreement. The Agreement may be extended thereafter by mutual agreement. Either party may terminate this agreement at any time on written notice for cause and on one month's (30 days) written notice without cause.

4. Compensation. As compensation for the services rendered pursuant to this Agreement, the City of Beacon shall pay the Contractor at the hourly rate of \$85 per hour, with the total number of hours projected to be approximately 40 hours per month for 4 months. Prior to commencing work, the City of Beacon shall pay the Contractor a retainer payment equal to the first month of the expected number of hours to be performed under this contract (\$3,400). Choice Words will then invoice the

City of Beacon monthly for the hours to be worked each month until the contractual period has ended. If in performing its duties for the City of Beacon Choice Words exceeds 160 hours overall, Choice Words will bill the City of Beacon for the incremental increase in hours. Choice Words will not increase the hours beyond the scope of this agreement without first receiving written authorization from Anthony Ruggiero and/or appointed designees.

5. Expenses. During the term of this Agreement, the Contractor shall bill and the City of Beacon shall reimburse the Contractor and designated associates for all reasonable and pre-approved out-of-pocket expenses which are incurred in connection with the performance of the duties hereunder.

6. Confidentiality. The Contractor acknowledges that during the engagement it and its associates will have access to and become acquainted with information, records and specifications owned or licensed by the City of Beacon and/or used by the City of Beacon in connection with the operation of its business, including, without limitation, the City of Beacon's business, accounts and procedures. The Contractor agrees that it and its associates will not disclose any of the aforesaid, directly or indirectly, or use any of them in any manner, either during the term of this Agreement or at any time thereafter, except as required in the course of this engagement with the City of Beacon.

7. Conflicts of Interest. The Contractor represents that it is free to enter into this Agreement, and that this engagement does not violate the terms of any agreement between the Contractor and any third party.

IN WITNESS WHEREOF the undersigned have executed this Agreement as of the day and year first written above. The parties hereto agree that facsimile signatures shall be as effective as if originals.

The City of Beacon

By : \_\_\_\_\_  
Anthony Ruggiero  
Administrator

Choice Words LLC

By : \_\_\_\_\_  
Steve Densmore  
President

**City of Beacon Council Agenda**  
**9/3/2019**

**Title:**

**Resolution Accepting an Easement Regarding The View**

**Subject:**

**Background:**

**ATTACHMENTS:**

Description	Type
Resolution Authorizing an Amended Pedestrian Access Easement Agreement Regarding The View Project on Beekman Street	Resolution





## **CITY OF BEACON**

### **CITY COUNCIL**

Resolution No. \_\_\_\_\_ of 2019

#### **RESOLUTION AUTHORIZING AN AMENDED PEDESTRIAN ACCESS EASEMENT AGREEMENT REGARDING “THE VIEW” PROJECT ON BEEKMAN STREET**

**WHEREAS**, DMS Consolidators, Ltd., owner of property located at 26 Beekman Street, Beacon New York (Tax Map Parcel No. 5954-26-660924)(the “Property”), obtained Site Plan and Special Permit approval from the City of Beacon Planning Board on August 9, 2016 for land development activity at 26 Beekman Street pursuant to certain drawings and plans generally entitled “The View” prepared by M.A. Day Engineering, P.C. (the “Project”); and

**WHEREAS**, the Project consists of the construction of a four-story building containing 42 residential units with basement level indoor parking and a small surface parking area on the north side building; and

**WHEREAS**, on August 7, 2017 the City Council authorized a Pedestrian Walkway Easement Agreement between the City and DMS Consolidators, Ltd. to establish a public walkway for pedestrian ingress and egress extending from Beekman Street toward Wolcott Avenue, which was recorded in the Dutchess County Clerk’s Office on August 30, 2017 as Document #02 2017 6583 (“Existing Easement”); and

**WHEREAS**, the as-built location of the walkway has changed from that which was described in the Existing Easement in order to accommodate a connection with the walkway on the parcel to the east which is now the site of an approved project known as “West End Lofts”; and

**WHEREAS**, DMS Consolidators, Ltd presented to the City Council an Amended Pedestrian Walkway Easement which modifies the location of the easement area to reflect the as-built condition.

**NOW THEREFORE, BE IT RESOLVED THAT**, the City Council hereby authorizes the Mayor and/or City Administrator to sign the Amended Pedestrian Walkway Easement Agreement for said purpose, along with all documents as may be necessary for the recording of such Agreement, subject to review and approval by the City Attorney.

<b>Resolution No. ____ of 2019</b>			<b>Date: <u>September 3, 2019</u></b>				
<input type="checkbox"/> <b>Amendments</b>						<input type="checkbox"/> <b>2/3 Required.</b>	
<input type="checkbox"/> <b>Not on roll call.</b>			<input type="checkbox"/> <b>On roll call</b>			<input type="checkbox"/> <b>3/4 Required</b>	
<b>Motion</b>	<b>Second</b>	<b>Council Member</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Reason</b>	<b>Absent</b>
		<b>Terry Nelson</b>					
		<b>Jodi McCredo</b>					
		<b>George Mansfield</b>					
		<b>Lee Kyriacou</b>					
		<b>John Rembert</b>					
		<b>Amber Grant</b>					
		<b>Mayor Randy J. Casale</b>					
<b>Motion Carried</b>							

**City of Beacon Council Agenda**  
**9/3/2019**

**Title:**

**Resolution Setting a Public Hearing for a Special Use Permit Application Regarding 305 Main Street for October 7, 2019**

**Subject:**

**Background:**

**ATTACHMENTS:**

Description	Type
Resolution Setting A Public Hearing Regarding A Special Use Permit Application for 305 Main Street for October 7, 2019	Resolution



**CITY OF BEACON**  
**CITY COUNCIL**  
**RESOLUTION NO.\_\_\_\_ 2019**

**RESOLUTION TO SET A PUBLIC HEARING REGARDING A SPECIAL USE PERMIT  
APPLICATION FOR 305 MAIN STREET FOR OCTOBER 7, 2019**

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council hereby sets a Public Hearing to discuss the special use permit application for 305 Main Street for October 7, 2019.

<b>Resolution No.____ of 2019</b>			<b>Date: <u>September 3, 2019</u></b>				
<input type="checkbox"/> <b>Amendments</b>						<input type="checkbox"/> <b>2/3 Required.</b>	
<input type="checkbox"/> <b>Not on roll call.</b>			<input type="checkbox"/> <b>On roll call</b>			<input type="checkbox"/> <b>3/4 Required</b>	
<b>Motion</b>	<b>Second</b>	<b>Council Member</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Reason</b>	<b>Absent</b>
		<b>Terry Nelson</b>					
		<b>Jodi McCredo</b>					
		<b>George Mansfield</b>					
		<b>Lee Kyriacou</b>					
		<b>John Rembert</b>					
		<b>Amber Grant</b>					
		<b>Mayor Randy J. Casale</b>					
		<b>Motion Carried</b>					



**City of Beacon Council Agenda**  
**9/3/2019**

**Title:**

**Resolution Regarding the Historic District Landmark Overlay Tax Exemption**

**Subject:**

**Background:**

**ATTACHMENTS:**

Description	Type
Resolution to Request Dutchess County and the Beacon City School District to Exempt Historic Properties from Taxation and Special AD Valorem Levies	Resolution
City of Beacon Code Section 199 -10 Regarding HDLO Tax Abatement	Backup Material



## **CITY COUNCIL**

Resolution No. \_\_\_\_\_ of 2019

### **RESOLUTION TO REQUEST DUTCHESS COUNTY AND THE BEACON CITY SCHOOL DISTRICT TO EXEMPT HISTORIC PROPERTIES FROM TAXATION AND SPECIAL AD VALOREM LEVIES**

**WHEREAS**, historic properties add special historical significance which, by reason of their antiquity or uniqueness of architectural construction or design, are of particular significance to the heritage of the City, county, state and nation; and

**WHEREAS**, under Section 444-a of the New York State Real Property Tax Law ("RPTL"), real property altered or rehabilitated shall be exempt from taxation and special ad valorem levies after the governing body of a City or County holds a public hearing and adopts a local law to grant the exemption authorized pursuant to RPTL Section 444-a; and

**WHEREAS**, under RPTL Section 444-a school districts may also grant the exemption after a public hearing and adoption of a resolution; and

**WHEREAS**, on March 2, 1998, the City of Beacon adopted Section 199-10 of the Code of the City of Beacon to grant an exemption from the City's real property and special ad valorem levies to the extent of any increase in value is attributable to alteration or rehabilitation of a historic property pursuant to the schedule set forth in RPTL Section 444-a; and

**WHEREAS**, no such exemption shall be granted for such alterations or rehabilitation unless (i) such property has been designated as a landmark, or is a property that contributes to the character of a historic district created by a local law; (ii) alterations or rehabilitation must be made for means of historic preservation; (iii) such alterations or rehabilitation of historic property meet guidelines and review standards in the local preservation law; (iv) such alterations or rehabilitation of historic property are approved by the local preservation commission prior to commencement of work; and (v) alterations or rehabilitation are commenced subsequent to the effect date of the local law or resolution; and

**WHEREAS**, the real property tax exemption for historic properties helps (i) increase incentives for property owners in historic districts to invest in the upkeep and rehabilitation of properties; (ii) provide an incentive for the restoration and rehabilitation of commercial structures which qualify as landmarks in order to provide financial advantages, not available elsewhere in the county at this time, which may help to attract and retain businesses in the area; (iii) assist homeowners who are interested in restoring their own properties, but who may not be able to afford to do so when faced with potential increases in taxation as the result of alterations which would qualify for this exemption; to provide financial incentives for investment in low-income residential neighborhoods which may contain landmarked buildings or districts designated within the area; and

(iv) provide a concrete benefit to offset the possible financial disadvantage of owning historically or architecturally significant properties.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Beacon urges Dutchess County to adopt a local law and the Beacon City School District to adopt a resolution to exempt historic real property altered or rehabilitated from taxation and special ad valorem levies pursuant to Section 444-a of New York State Real Property Tax Law; and

**BE IT FURTHER RESOLVED**, that the City Clerk of the City of Beacon is directed to send this resolution along with a copy of RPTL Section 444-a and City Code Section 199-10 to the Dutchess County Executive, Marcus Molinaro, and to A. Gregg Pulver, Chairman of the Dutchess County Legislature and to the Board of Education and Superintendent for the Beacon City School District.

<b>Resolution No. ____ of 2019</b>			<b>Date: <u>September 3, 2019</u></b>				
<input type="checkbox"/> <b>Amendments</b>			<input type="checkbox"/> <b>On roll call</b>			<input type="checkbox"/> <b>2/3 Required.</b>	
<input type="checkbox"/> <b>Not on roll call.</b>						<input type="checkbox"/> <b>3/4 Required</b>	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		<b>Terry Nelson</b>					
		<b>Jodi McCredo</b>					
		<b>George Mansfield</b>					
		<b>Lee Kyriacou</b>					
		<b>John Rembert</b>					
		<b>Amber Grant</b>					
		<b>Mayor Randy J. Casale</b>					
		<b>Motion Carried</b>					

ARTICLE X  
**Utility Tax**  
**[Adopted 12-5-2011 by L.L. No. 15-2011]**

**§ 199-40. Legislative intent.**

By § 20-b of the General City Laws, as added by Chapter 321 of the Laws of 1937, and as amended by Chapter 245 of the Laws of 1942, cities are authorized to enact local laws imposing a tax such as was imposed by § 186-a of the Tax Law. Pursuant to such authority, this article is modeled upon said § 186-a. It is intended thereby and likewise by this article, enacted pursuant to the above-mentioned authority, to impose a tax on utility services, whether rendered by utilities in the strict sense or not, and whether such services are in the main or incidental part of their business and regardless of whether the public streets are used in any manner. Accordingly, such a utility is defined for the purposes of the tax as including every person subject to the supervision of the Department of Public Service and every other person furnishing utility services. It is intended to include persons and corporations which are directly in competition with ordinary utilities, such as landlords and submeterers, who buy their services from other utilities and in turn resell such services. For that reason, the tax is imposed in receipts from sales to ultimate consumers. Receipts from the sale of such utility services to submeterers are not taxed, but receipts of submeterers from their own customers are intended to be taxed. Any other construction would result in a complete exemption from taxation of utility services sold or furnished by this particular method. Furthermore, it is believed that submeterers have common characteristics that distinguish them from other businesses and justify the conclusion that the method, character and nature of their business, in this aspect, is substantially similar to the business of an ordinary utility and requires similar treatment for the purposes of the tax. This conclusion is strongly fortified by the fact that such landlords and submeterers are in direct competition with ordinary utilities and hence should bear similar tax burdens in order to avoid inequality of treatment.

**§ 199-41. Imposition of tax.**

Pursuant to the authority granted by § 20-b of the General City Law of the State of New York, a tax equal to 1% of its gross income from and after July 1, 1937, is hereby imposed upon every utility doing business in the City of Beacon which is subject to the supervision of the State Department of Public Service, which has a gross income for the 12



months ending May 31 in excess of \$500, except motor carriers or brokers subject to such supervision under Transportation Law § 240 et seq., and a tax equal to 1% of its gross operating income is hereby imposed from and after July 1, 1937, upon every other utility doing business in the City of Beacon which has a gross operating income for the 12 months ending May 31 in excess of \$500, which taxes shall have application only within the territorial limits of the City of Beacon and shall be in addition to any and all other taxes and fees imposed by any other provisions of law for the same period. Such taxes shall not be imposed on any transactions originating or consummated outside of the territorial limits of the City of Beacon, notwithstanding that some act be necessarily performed with respect to such transaction within such limits.

### **§ 199-42. Definitions.**

As used in this article, the following terms shall have the meanings indicated:

**GROSS INCOME** — Means and includes receipts received in or by reason of any sale, conditional or otherwise (except sales hereinafter referred to with respect to which it is provided that profits from the sale shall be included in gross income), made or service rendered for ultimate consumption or use by the purchaser in the City of Beacon, including cash, credits and property of any kind or nature (whether or not such sale is made or such service is rendered for profit), without any deduction therefrom on account of the cost of the property sold, the cost of the materials used, labor or services or other costs, interest or discount paid or any other expense whatsoever; also profits from the sale of securities; also profits from the sale of real property growing out of the ownership or use of or interest in such property; also profit from the sale of personal property (other than property of a kind which would properly be included in the inventory of the taxpayer if on hand at the close of the period for which a return is made); also receipts from interest, dividends and royalties derived from sources within the City of Beacon, other than such as are received from a corporation a majority of whose voting stock is owned by the taxpaying utility without any deduction therefrom for any expenses whatsoever incurred in connection with the receipt thereof; and also profits from any transaction (except sales for resale and rentals) within the City of Beacon whatsoever.

**GROSS OPERATING INCOME** — Means and includes receipts received in or by reason of any sale, conditional or otherwise, made for ultimate consumption or use by the purchaser of gas, electricity, steam, water, refrigeration, telephony or telegraphy, or in or by

reason of the furnishing for such consumption or use of gas, electric, steam, water, refrigerator, telephone or telegraph service in the City of Beacon, including cash, credits and property of any kind or nature, without any deduction therefrom on account of the cost of the property sold, the cost of materials used, labor or services or other costs, interest or discount paid or any other expenses whatsoever.

**PERSONS** — Means persons, corporations, companies, associations, joint-stock associations, co-partnerships, estates, assignees of rents, any person acting in a fiduciary capacity, or any other entity, and persons, their assignees, lessees, trustees or receivers, appointed by any court whatsoever, or by any other means, except the state, municipalities, political and civil subdivisions of the state or municipality, and public districts.

**UTILITY** — Includes every person subject to the supervision of either division of the State Department of Public Service, except persons engaged in the business of operating or leasing sleeping and parlor railroad cars or of operating railroads other than street surface, rapid transit, subway and elevated railroads, and also includes every person (whether or not such person is subject to such supervision) who sells gas, electricity, steam, water, refrigeration, telephony or telegraphy, delivered through mains, pipes or wires, or furnishes gas, electric, steam, water, refrigerator, telephone or telegraph service, by means of mains, pipes or wires; regardless of whether such activities are the main business of such person or are only incidental thereto, or of whether use is made of the public streets.

#### **§ 199-43. Recordkeeping required.**

Every utility subject to tax under this article shall keep such records of its business and in such form as the Director of Finance may require, and such records shall be preserved for a period of three years, except that the Director of Finance may consent to their destruction within that period or may require that they be kept longer.

#### **§ 199-44. Filing of returns with Director of Finance; due dates for filing.**

Every utility subject to tax hereunder shall file, on or before September 25, December 25, March 25 and June 25, a return for the three calendar months preceding each such return date, including any period for which the tax imposed hereby or by any amendment hereof is effective, each of which returns shall state the gross income or gross operating income for the period covered by each such return. Returns shall be filed with the Director of Finance on a form to be

furnished by him for such purpose and shall contain such other data, information or matter as the Director of Finance may require to be included therein. Notwithstanding the foregoing provisions of this section, any utility whose average gross income or average gross operating income, as the case may be, for the aforesaid three-month periods is less than \$1,500, may file a return annually on June 25, for the 12 preceding calendar months, and the Director of Finance may require any utility doing business in the City of Beacon to file an annual return which shall contain any data specified by the Director of Finance regardless of whether the utility is subject to tax under this article. The Director of Finance in order to ensure payment of the tax imposed may require at any time a further or supplemental return, which shall contain any data that may be specified by the Director of Finance. Every return shall have annexed thereto an affidavit of the head of the utility making the same, or of the copartner thereof, or of a principal officer of the corporation, if such business be conducted by a corporation, to the effect that statements contained therein are true.

**§ 199-45. Due dates for payment.**

At the time of filing a return as required by this article, each utility shall pay to the Director of Finance the tax imposed by this article for the period covered by such return. Such tax shall be due and payable at the time of filing the return or, if a return is not filed when due, on the last day on which the return is required to be filed.

**§ 199-46. Insufficient returns; determination of tax; interest and penalties.**

In case any return filed pursuant to this article shall be insufficient or unsatisfactory to the Director of Finance, and if a corrected or sufficient return is not filed within 20 days after the same is required by notice from the Director of Finance, or if no return is made for any period, the Director of Finance shall determine the amount of tax due from such information as he is able to obtain, and, if necessary, may estimate the tax on the basis of external indices or otherwise. The Director of Finance shall give notice of such determination to the person liable for such tax. Such determination shall finally and irrevocably fix such tax unless the person against whom it is assessed shall, within 30 days after the giving of notice of such determination, apply to the Director of Finance for a hearing, or unless the Director of Finance of his own motion shall reduce the same. After such hearing, the Director of Finance shall give notice of his decision to the person liable for the tax. Any final determination by the Director

of Finance of the amount of any tax payable hereunder shall be reviewable for error, illegality or unconstitutionality or any other reason whatsoever, by a proceeding under Article 78 of the Civil Practice Law and Rules if application is made to the Supreme Court within 30 after the giving of a notice of such final determination; provided, however, that any such proceeding under Article 78 of the Civil Practice Law and Rules shall not be instituted unless the amount of any tax sought to be reviewed with such interest and penalties thereon, as may be provided for by local law or regulation, shall be first deposited and an undertaking filed in such amount and with such sureties as a Justice of the Supreme Court shall approve, to the effect that if such proceeding be dismissed or the tax confirmed, the petitioner will pay all costs and charges which may accrue in the prosecution of such proceeding.

#### **§ 199-47. Mailing of notice.**

Any notice authorized or required under the provisions of this article may be given by mailing the same to the person for whom it is intended, in a postpaid envelope, addressed to such person at the address given by him in the last return filed by him under this article or, if no return has been filed, then to such address as may be obtainable. The mailing of such notice shall be presumptive evidence of the receipt of the same by the person to whom addressed. Any period of time which is determined according to the provisions of this article by the giving of notice shall commence to run from the date of mailing of such notice.

#### **§ 199-48. Penalty for failure to file; exceptions.**

Any person failing to file a return or corrected return, or to pay any tax or any portion thereof, within the time required by this article shall be subject to a penalty of 5% of the amount of tax due, plus 1% of such tax for each month of delay or fraction thereof, excepting the first month, after such return was required to be filed or such tax became due; but the Director of Finance, if satisfied that the delay was excusable may remit all or any portion of such penalty.

#### **§ 199-49. Refunds.**

If, within one year from the payment of any tax or penalty, the payer thereof shall make application for a refund thereof and the Director of Finance or the court shall determine that such tax or penalty or any portion thereof was erroneously or illegally collected, the Director of Finance shall refund the amount so determined. For like cause and within the same period, a refund may be so made on the initiative



of the Director of Finance. However, no refund shall be made of a tax or penalty paid pursuant to a determination of the Director of Finance as hereinbefore provided unless the Director of Finance, after a hearing as hereinbefore provided, or of his own motion, shall have reduced the tax or penalty or it shall have been established in a proceeding under Article 78 of the Civil Practice Law and Rules of the State of New York that such determination was erroneous or illegal. All refunds shall be made out of moneys collected under this article. An application for a refund, made as hereinbefore provided, shall be deemed an application for the revision of any tax or penalty complained of and the Director of Finance may receive additional evidence with respect thereto. After making this determination, the Director of Finance shall give notice thereof to the person interested, and he shall be entitled to an order to review such determination under said Article 78, subject to the provisions hereinbefore contained relating to the granting of such an order.

**§ 199-50. Tax constitutes part of operating costs.**

The tax imposed by this article shall be charged and be paid by the utility and shall not be added as a separate item to bills rendered by the utility to customers or others but shall constitute a part of the operating costs of such utility.

**§ 199-51. Failure to pay tax or penalty.**

Whenever any person shall fail to pay any tax or penalty imposed by this article, the City Attorney shall, upon the request of the Director of Finance, bring an action to enforce payment of the same. The proceeds of any judgment obtained in any such action shall be paid to the Director of Finance. Each such tax and penalty shall be a lien upon the property of the person liable to pay the same, in the same manner and to the same extent that the tax and penalty imposed by § 186-a of the Tax Law is made a lien.

**§ 199-52. Powers of Director of Finance; administration and enforcement.**

In the administration of this article, the Director of Finance shall have power to make such reasonable rules and regulations, not inconsistent with law, as may be necessary for the exercise of his powers and the performance of his duties, and to prescribe the form of blanks, reports and other records relating to the administration and enforcement of the tax, to take testimony and proofs, under oath, with reference to any matter within the line of his official duty under

this article, and to subpoena and require the attendance of witnesses and the production of books, papers and documents.

**§ 199-53. Secrecy provisions; penalties for offenses.**

- A. Except in accordance with the proper judicial order as otherwise provided by law, it shall be unlawful for the Director of Finance, or any agent, Clerk or employee of the City of Beacon to divulge or make known in any manner the amount of gross income or gross operating income, or any particulars set forth or disclosed in any return under this article. The officer charged with the custody of such returns shall not be required to produce any of them or evidence of anything contained in them in any action or proceeding in any court, except on behalf of the City of Beacon in an action or proceeding under the provisions of this article, or on behalf of the State Tax Commission in an action or proceeding under the provisions of the Tax Law of the State of New York or on behalf of any party to any action or proceeding under the provisions of this article when the returns or facts shown thereby are directly involved in such action or proceeding, in either of which events the court may require the production of, and may admit in evidence, so much of said returns or of the facts shown thereby, as are pertinent to the action or proceeding, and no more. Nothing herein shall be construed to prohibit the delivery to a person, or his duly authorized representative, of a copy of any return filed by him, nor to prohibit the publication of statistics so classified as to prevent the identification of particular returns and the items thereof, or the publication of delinquent lists showing the names of persons who have failed to pay their taxes at the time and in the manner provided for by this article, together with any relevant information which in the opinion of the Director of Finance may assist in the collection of such delinquent taxes; or the inspection by the City Attorney or other legal representatives of the City of Beacon of the return of any person who shall bring action to set aside or review the tax based thereon, or against whom an action has been instituted in accordance with the provisions of this article.
- B. Any offense against the foregoing secrecy provisions shall be punishable by a fine not exceeding \$1,000 or by imprisonment not exceeding six months, or both, and if the offender be an officer, agent, Clerk or employee of the City of Beacon he shall be dismissed from office, and shall be incapable of holding any office or employment in the City of Beacon for a period of five years thereafter.

- C. Notwithstanding any provisions of this article, the Director of Finance may exchange with the chief fiscal officer of any other city in the State of New York information contained in returns filed under this article, provided that such other city grants similar privileges to the City of Beacon, and provided that such information is to be used for tax purposes only, and the Director of Finance shall, upon request, furnish the State Tax Commission with any information contained in such returns.

**§ 199-54. Taxes deposited in general fund.**

All taxes and penalties received by the Director of Finance under this article shall be credited to and deposited in the general fund of the City of Beacon.