

THE REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY NOVEMBER 17, 2010 AT THE MONTEBELLO VILLAGE HALL. THE MEETING WAS CALLED TO ORDER AT 7:10 PM FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

Roll call.

Members Present: Josephine Bracken-Chairwoman
Hannelore Renud
Lois Williams-Ad Hoc
Kathryn Cupak
Jack Muchnick
Lisa Levin
Craig Long-Village Historian

Others Present Warren E. Berbit, Village Attorney

Resolution: 10-015

Village of Montebello

Title: Approval of Minutes

BE IT RESOLVED, the Minutes of the Meetings of the Historic Preservation Commission of October 27, 2010 be and are hereby approved with amendments to the first paragraph.

Motion: Member Renud

Second: Member Levin

Upon vote, the resolution carried unanimously

Mr. Marcel Amona is in attendance. He submitted an application for a Certificate of Appropriateness for the Fant Cottage to reflect changes "as-built" versus plans approved by the HPC. Chairperson Bracken wanted to know why railings were not placed around the porch. The railings were on the plans and were supposed to be done as to imitate the original cottage. Members had a very difficult time reading the application because the handwriting was illegible; they felt it would be an advantage to the HPC for the applicant to fill out an additional application for a Certificate of Appropriateness including a detailed, legible work description in Section II. Chairperson Bracken stated without this added information the Historic Preservation Commission cannot grant approval until the additional application is submitted.

Attorney Berbit suggested that Mr. Amona explain the detailed work description to the Commission tonight, so as to save time at the next meeting. Then follow up with an

amended attachment of the description to be placed on the application for a Certificate of Appropriateness.

Attorney Berbit took the lead by mentioning the most significant detail that has not been done, the chimney, which has not been sided in stone, but in siding, the second significant detail being the absence of the railing, which Mr. Amona agreed to install. Third was the flat stone path from the street to the porch to replicate what was there before. Mr. Amona stated he can place the flat stones in the ground but because of the roots from the existing trees, they may not lie flat, and the tree may die because he would have to put a lot of dirt in that area. Members stated there were flag stones with the original cottage and that is what they want now, all agree on placing approx 16-20 feet of flagstone, rather than a continuous path that might disturb the roots. Fourth was the front door, it was supposed to be 9 panels with side windows. It turned out to be a solid door, for security reasons, and to meet revised code for energy. Lastly, the stain of the siding may not what was agreed on, it is darker.

Chairperson Bracken felt the Commission gave in on a bunch of details on this plan and felt this cottage must keep this cottage look. She would like the chimney made of stone. Mr. Amona states he cannot make the chimney stone at this point; there is no foundation for it, the chimney is in no condition to be changed at this point. Attorney Berbit recommended different ways this could be done in a less expensive way. Mr. Berbit has copies of the building department plans, which he and the Historian perused during the meeting.

The chimney race is depicted as stone on the drawings, and is marked "stone veneer". Members asked about the back side of the house that does not have stone, Mr. Amona stated he is in financial distress and unable to put stone in back, members felt this looked ridiculous, so he agreed to put it in. Members would like to review estimates from Mr. Amona, with which he stated it was very expensive to change the chimney from siding to brick. Member Cupak questioned why the chimney was done in siding if the plans clearly stated it was to be done in stone? This could all have been avoided if he followed the plans from the beginning. Mr. Amona should have confirmed with the HPC before making any such drastic changes as he did. Mr. Amona stated Chairperson Bracken and Member Renud had visited him at the site and agreed to these field changes, which those members do not recollect. Attorney Berbit interjected by stating two members do not have the authority to make decisions binding an entire Board, and, apparently, the work was already done when they viewed the site.

Board members and Mr. Amona discussed a compromise with the chimney, possibly making the top part, at the roof line and above, stone/brick, as Mr. Berbit suggested earlier be considered, leaving the rest as is. Mr. Amona felt the roofline would pose a problem when trying to do that, he will take a look at it in the field.

Mr. Amona felt overall he had done a great job with the cottage. Members all agreed to visit the site on Sunday the 21st at 11 am. Mr. Amona asked if the HPC would be able to re-schedule the December meeting earlier than the planned date. He advised that the

cottage is sold and the closing date is the 15th of December. Attorney Berbit recommended the HPC could request that the building inspector issue a conditional certificate of occupancy, and in the meantime he could make the changes, but he should seek to change the closing date. There would have to be an escrow held someplace. Attorney Berbit advised Mr. Amona to submit a design from the architect and the amended work description from the certificate of appropriateness, after the meeting on Sunday. The railings will be installed around the porch. The rest of the issues: the added side door, elimination of rear window, front door, and color of the siding did not appear to be serious issues.

The amended Certificate of Appropriateness should reflect the as-built and list the changes. Mr. Amona must also pay the \$7500 owed towards the historic survey before a Certificate of Occupancy can be issued.

New Business:

Chairperson Bracken discussed the CLG Fiscal Report that is due December 15, 2010.

Chairperson Bracken would like to display the HPC brochures on the counter at Village Hall. She also would like the planning and zoning board clerk to take the survey booklet to meetings at the Community Center to try and sell them. Member Williams stated the Suffern Free Library was very appreciating of receiving one of the booklets, they are going to put it in their reference center.

Member Cupak made an announcement that she has a friend who lives in the Bayard Lane area who, along with 3 other neighbors is very interested in designating their homes as an historic landmark/district. Member Cupak will give them the "Request for Evaluations" to be filled out for the next meeting.

Chairperson Bracken appointed Member Levin to write the article for the winter newsletter as due December 5, when it is finished she should send it to The Village Clerk for review. Member Cupak will do the article in the Spring.

Member Muchnick is working on the Antique Maps. He will have more information at the next meeting.

Village Historian Craig Long advised the Commission that Neil Larson, of Larson Fisher Associates, and another historic architect, Walter Wheeler, and he visited a property located at 236 Spook Rock Road. They photographed and measured the structure, poked and prodded the interior and exterior walls and pulled up floor boards in an attempt to date the home. This house was built approx in 1805-1810, an apparently the three fireplace mantels have been stolen, as the home's owner, Marcel Amona said he did not give anyone permission to remove them. It should also be noted that the building was not secured, it was found open on the recent site visit."

The house is scheduled for demolition, so this preserved all details as referenced.

A motion was made by Member Muchnick to adjourn the meeting, seconded by Member Williams. Upon vote, the motion carried unanimously.

The meeting adjourned at 8:26 p.m.