

From: Thomas Olsen olsen-nphp@outlook.com 
Subject: Re: Summary of our meeting
Date: October 20, 2016 at 11:34 PM
To: David Shepler d@vidshepler.com
Cc: Mike Zierler mzierler@hvi.net, Valerie McAllister valerie.mcallister@gmail.com

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Thanks, David, it was our pleasure to discuss the project with you. My few comments are below in **bold**

From: David Shepler <d@vidshepler.com>
Sent: Wednesday, October 19, 2016 12:33 PM
To: Thomas Olsen
Cc: Mike Zierler
Subject: Summary of our meeting

Tom,

Thank you again for spending so much time with me at your last meeting. You and your committee's feedback were invaluable.

Here's a quick summary of the high-level points:

1. **Incorporating old with new:** Don't try to take elements from very old buildings (e.g., large granite stones in historic homes) and apply them to a new one. It can feel very inauthentic. The Committee likes our use of brick and even the combination of brick with sage-colored clapboard siding. The blue stone accents also appear to work.

Yes, agreed. And the underlying principle here is that we suggest references to and stylistic tributes to existing forms, especially on Main Street and the Downtown Business District, but not attempts to copy those forms

2. **Windows:**

2.a. Rounded window heads are attractive but can feel inauthentic if it's super obvious that square windows are used rather than fitted ones. The larger windows with curved window heads on Zero Place felt the most out of place. The smaller ones may be fine, particularly if the colored areas under the curve are more muted, reducing the accent of "squaring the circle". **yes, I think we felt that there might be ways to mute the effect of curved over square; have a look at some of the buildings on Main Street**

2.b. **Too many window sizes.** The Committee counted 4 different types. We should consider trying to use one size, spaced relatively uniformly, to see how it feels on a building of this size. Mike Zierler agreed, suggesting that somewhat of a "factory look" could feel more authentic. **Right: I think the biggest takeaway for me from the**

meeting was that the building might look better with fewer variations on the windows on the front

3. **Balconies:** they look like something on a condo complex rather than a larger, urban building. Suggested doing away with them, consistent with 2.b. **Yes, I think the look will be better without the faux balconies, though I would suggest looking carefully at drawings before deciding; they do have an effect of adding interest and some heft to those corners, and that might be a good thing, overall and on balance.**

4. **Roof brackets:** committee liked the way we incorporated roof brackets. **Yes**

5. **Stone accents at base of the building:** some members of the Committee wondered if they were necessary since many buildings in New Paltz don't have them. But discussion revealed a mixed impression...that maybe they were good in this instance...that maybe the building would be too boring without them. **Yes, I was in favor of leaving them or something like them, but the group was mixed on this point.**

6. **No Huguenot or historical symbols come to mind:** Committee mentioned that various historical families (Lefevre, Hasbrouck, etc.) may have something like this, but wouldn't make sense to try to incorporate that on this building. **Right: I would not advise trying to achieve complementary forms by adding appliqué-type details; the underlying forms are more effective ways**

7. **Put year of the building at the top of the building at an entranceway:** Mike Z suggested looking at how other buildings in town like the Bistro have done this. Might be cool to have "2017" just under the roof at the north entranceway. **Might be fun; you can also create a cornerstone, esp. if you use a granite or other pediment vs. brink to the pavement level**

If I've missed anything, please let me know. And thank you again for your time and expertise.

It was a pleasure to speak with you, and thanks for the clear and well-reasoned presentation. The HPC will certainly follow developments as you continue with the PB process. Let us know if you need to come back to the HPC.

All best,

Tom



Thomas G. Olsen, Chair

Historic Preservation Commission
The Village of New Paltz, New York 12561

David