



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES
WORKSHOP AGENDA

MEETING DATE: SEPTEMBER 27, 2022
AGENDA ITEM SECTION: DISCUSSION TOPICS
AGENDA ITEM NO. :
AGENDA ITEM: HISTORIC GUIDELINES
ITEM BACKUP DOCUMENTATION: 1. MEMORANDUM DATED SEPTEMBER 20, 2022 FROM MS. VALERIE MONASTRA, AICP/VILLAGE CONSULTING PLANNER TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES



MEMORANDUM

TO: Mayor Rossillo and Members of the Village Board of Trustees

FROM: Valerie Monastra, AICP

Re: Historic District Standards – Recommended Changes

DATE: September 20, 2022

CC: Melissa Gilbon Ferraro, Village Administrator
Lori Lee Dickson Esq., Village Attorney

The Village Board is contemplating the adoption of the Dobbs Ferry Historic District Guidelines developed by Stephen Tilly Architect, which will require property owners in designated Historic districts to receive Architectural and Historic Review Board (AHRB) review and approval based on the Historic District Guidelines.

Currently, as the guidelines document stands, an applicant and the AHRB will be required to follow the mandatory actions within the guidelines. The Board needs to confirm if these mandatory actions will be standards that must be met or guidelines.

The Village Board reviewed the “required” and “not permitted” actions proposed in the Dobbs Ferry Historic District Guidelines at the June 20th workshop. Subsequently, Trustee Patino submitted suggested edits to the guidelines. These edits are listed below as paraphrased notes in **bold**. All other required or not permitted actions would remain as they are currently in the guidelines document.

1. Roofing

- Not permitted:

- *Choosing a roof material from a sample board.*

It was noted that enforcing this standard would be difficult.

- *Using imitation materials with grain, color, thickness or sheen different from the original.*

It was recommended to eliminate this provision because it is too restrictive. It was noted that substitutions for period materials and details should be allowed.

2. Porches, Porticos and Front Entrances

- Required

- *Retain and preserve surviving columns, railing and balusters.*

It was noted that the language should be revised to only require retention and preservation of “original” structures or structures that are of appropriate style.

- Not permitted

- *Replacing railings with a different pattern.*

It was noted that the language should be revised to only require retention and preservation of “original” structures or structures that are of appropriate style.

- Replacing old tongue and groove flooring with decking.

It was noted that if the old tongue, groove flooring, or decking is not visible, then restricting it should not be necessary.

3. Windows

- Required

- *Match original materials, dimensions, glazing and trim when existing windows are beyond repair and you are replacing units.*

It was indicated that the words “materials” and “glazing” should be eliminated from the above provision. Some aspects of modern windows should be encouraged for purposes of energy efficiency.

- *When installing new or replacement windows, install true or simulated divided-light muntins rather than snap-in or flat muntin grids.*

It was suggested to prohibit snap-in or flat muntin grids.

- Not permitted

- *Replacing historic materials with contemporary products such as PVC, fiberglass, vinyl or metal.*
- *Enlarging or shrinking window openings on public sides of buildings.*
- *Changing opening shapes or glazing pattern.*
- *Concealing original windows.*
- *Changing window type (e.g. double hung to casement.)*

It was suggested that all of the above “not permitted” actions are too restrictive and should be eliminated. It was noted that the regulations should be contingent on the building and location, and that not all buildings in the Historic District should have strict standards, such as those listed above.

4. Doors

- Not permitted

- *Altering door opening size, dimensions and proportions.*
- *Removing or concealing original door molding.*
- *Replacing historic wood door with contemporary materials such as vinyl or aluminum.*
- *Constructing a new opening in front façade.*

It was suggested that all of the above “not permitted” actions are too restrictive and should be eliminated. The regulations should be contingent on the building and the location.

5. Roofs, Cornices and Parapets

- Not permitted

- *Using replacement materials that have an appearance, texture, glossiness or shape unavailable when the building was originally constructed.*

It was indicated that this provision is confusing and potentially overly restrictive.

6. Additions to Contributing Structures

- Required
 - *Offset rather than align additions with the planes of the existing building.*
It was suggested that this provision should be eliminated. The AHRB can make these recommendations on a case-by-case basis.
 - *Undertake new additions and adjacent or related new construction so that, if removed in the future, the essential form and integrity of the existing property and its environment will be intact.*
It was suggested that this provision is too broadly undefined.
- Not permitted
 - *Aligning the plane of new work with existing and thereby erasing the outline or shape of the original building.*
It was suggested that this provision is too restrictive and should be eliminated.

7. New Construction of and Modifications to Non-Contributing Structures in the District

- Not permitted
 - *Creating artificial mounds or landforms under or around new structures; ground floor level should relate to the existing grade in a manner similar to neighboring buildings.*
It was suggested that this provision be eliminated and that new buildings of a significantly different style than the surrounding neighborhood should not have to relate to other buildings.

8. Fences

- Not permitted
 - For landscape visible from the street – usually front and the visible parts of side yards – avoid:
 - *Fencing higher than 3 feet tall along the frontage*
It was suggested that the code currently specifies four (4) feet in height.

9. Outbuildings and Things in the Yard

- Not permitted
 - Insertion of the following in the presentation area is discouraged unless evergreen vegetative screening or carefully detailed lattice fencing can minimize visibility from the public view: contemporary garbage enclosure or shed, play equipment, wading pool, propane tank, generator, barbecue structure, boat, compost pile or container, and other like paraphernalia.
It was suggested that “play equipment” should be removed from this provision.

NEXT STEPS

If the Board agrees with the proposed changes, this memorandum can be sent to Steve Tilley for him to incorporate these changes into the document, and the adoption of the guidelines can be integrated into the adoption of the proposed AHRB changes to the Zoning Chapter.