



COMEAU STEWARDSHIP ADVISORY COMMITTEE

45 Comeau Drive, Woodstock NY 12498



Tel: 845-679-2113 • Fax: 845-679-8743

colony of the Arts

Project Proposal Form

All projects on the Comeau must be reviewed by this Advisory Committee (CSAC) and by the Woodstock Land Conservancy (WLC), and then approved by the Town Board of Woodstock (TBW) prior to implementation, and potentially other committees or departments.

Project Proposal Title Building for HSW Archives Date 4/10/23

Submitted by (Group): Historical Society of Woodstock

Contact Person: Richard Heppner email rheppner@hvc.rr.com

phone 914-388-1725

Location of Proposal: Government Area - Historical Society ie: government area, open area, trails, athletic or Longyear fields, great lawn, etc. Please refer to this map WLC Map.

Description of project: Construction of building to house

Historical Society Archives. See "Background + Description"

Attachment - Page 1

Please attach a sketch if relevant.

Projects may have a preliminary review by the Woodstock Land Conservancy to assure compliance with The Easement. A more extensive review may be needed

The CSAC

✓ 5/10/23 Recommends that the event/project be approved by the TBW: OR

 We do not recommend event/project and we will describe our concerns in a letter to the applicant and TBW: OR

 We will require our full review on page 2

For CSAC use only, please do not write in the spaces below

Project manager assigned from
CSAC Pat Jackson

email jackson.pat13@gmail.com phone 845 679 7040

Subcommittee formed , NA
members

CSAC Application Checklist needed (Y) (N) date provided ,
received 5/8/23

Planning Board Review needed (Y) (N) date provided ,
received

Memorial Application needed (Y) (N) date provided ,
received

Solicit comments/concerns from impacted user group(s), subject experts, Woodstock Land Conservancy, Town Board of Woodstock, Maintenance Dept., Commission for Civic Design, etc.

Further information needed

Received above completed forms for review at CSAC Meeting, Date 5/1/23

Forwarded to Town Board of Woodstock, Date 5/10/23

Needs WLC approval (Y) N)

TBW forwarded to WLC _____,

Date approved by WLC _____

Advice to
TBW consider drainage impacts Date 5/10/23

Ver final, 2018_05_07

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Colony of the Arts

C.S.A.C. Application checklist

Elements	Needed Y/N	Recommendations	Comments	Complete (date)
A) Detailed description of the use and/or improvement	SEE Attached Page 1			
B) Relevant photographs and other materials showing the conditions in the area(s) of the Property that would potentially be altered or affected	SEE Attached Google map - Artist Rendering - photograph			
C) Reasons why the proposed use and/or improvement would be allowed by the Conservation Easement and the Stewardship Plan	SEE Attached Page 2-C			
D) Site plan *	Attached 2-D			
E) Erosion and sediment control plan if the proposed new use or activity would have the potential to cause erosion or generate sediment	DRAINAGE System Proposed SEE Attached Page 2 D+F			

C.S.A.C. Application checklist

F) Drainage plan if the proposed new use or activity would have the potential to alter or impact drainage	<i>Attached D + F</i>			
G) Landscaping plan *	<i>SEE Page 2-6</i>			
H) Schematic drawings for structures *	<i>Attached</i>			
I) Signage plan if relevant, showing materials, appearance and location of all signs both during construction and permanent	<i>SEE Page 2-I</i>			
J) Lighting plan if relevant, sufficient to show compliance with off-site glare limitation requirements	<i>SEE Page 2-J</i>			
K) CSAC opinion should the committee elect to provide one				

* See p.3 details for these elements

C.S.A.C. Application checklist

D) Site Plan details

Elements	Needed Y/N	Recommendations	Comments	Complete (date)
1) Location(s) of the proposed new use or improvement with sufficient detail to enable staking on the ground	HSLW GOVERNMENT AREA Footprint is staked see Attached			
2) Proposed area of disturbance	Building 25' x 40'			
3) Existing conditions and improvements in the vicinity of the proposed new use or improvement	DRAINAGE PAGE 2 2 + F			
4) Any intrusion into delineated wetlands or wetland buffer areas	NONE			

G) Landscaping Plan details

Elements	Needed Y/N	Recommendations	Comments	Complete (date)
1) Identify any trees to be cut	NONE			
2) Specify plantings, if any	JONATHAN APPLE TREES			

H) Schematic drawings for structures

Elements	Needed Y/N	Recommendations	Comments	Complete (date)
1) Elevations and heights	SEE Attached			
2) Architectural style	See Attached images			
3) Grading	Leveling + CLEARANCE proposed			

CSAC Proposal from the Historical Society of Woodstock

Background and Description of Project:

Founded in 1929 and chartered by the Board of Regents of New York State, the mission of the Historical Society of Woodstock is to preserve, interpret, and share the unique history of Woodstock, New York. In addition to our exhibits, talks and special events, the Society maintains a large archival collection covering the breath of Woodstock history - from the 1700s to today. Open to the public and researchers by appointment, the archives currently maintains over 9,000 items in our database, including: photographs, diaries, periodicals, letters, maps, deeds, account books, analog and digital recordings, government, and organizational records, and much more. In addition, the Historical Society archives also includes a fine art collection of more than 750 works, many by noted artists of the Woodstock art colony. In short, the full scope of our town's history resides within the archives of the Historical Society of Woodstock.

To further maintain and to ensure proper care for this important collection, the Society is proposing to construct a new structure that will house the important materials entrusted to our care. Thanks to a generous donation recently received by the Society from the estate of longtime Board member, Jean White, the long-sought goal of a state-of-the-art, metal framed, environmentally sound storage facility is within sight. The building is projected to be 28' x 40' in size, the majority of which will be dedicated to archival storage. The remainder of the space (See attached diagram) will be dedicated to office space for the archivists, a digital reproduction area, and an area for researchers to conduct their work. A small utility closet and restroom is also included - with close proximity to septic and well.

Current Archival Storage:

For some years, the archives have been stored on the second floor of the current building. The current building is a wood structure, not well insulated and due to the inherent nature of an older wood building, difficult to maintain basic climate control. These are not optimal conditions for such an important collection. Obviously, a wood structure is susceptible to fire. And while that is a major factor and fear, the current building, which is approximately 100 years old, is subject to moisture. Again, not conducive to effective archival storage

In addition, the Society's art collection is currently housed upstairs, above the police station. And, while certainly secure, the town uses that space for records storage and is need of the space we occupy for their own storage.

Finally, due to the large size of the Society's collection, the current archival space is simply out of room. The Society, literally, has little space left to add future collections.

CSAC Application Checklist

A: Description of use: As described above.

B: Relevant Photographs: Attached (Please note that no final decision on color had been made. We are just using red for the purpose of illustration.)

C: Reasons Why: The Historical of Woodstock, an all-volunteer 501(c)(3) organization, has occupied its current area and buildings since the 1980s. For the last twenty years, under a lease agreement with the Town of Woodstock, the Society has made numerous improvements to the site and the building at its own expense, including: a handicap accessible bathroom, new electrical system and panel, new plumbing system, track lighting, installation of an HVAC system, painting - exterior and interior, interior room restoration, landscaping, and maintenance of grounds, etc. In short, the Society has been a good steward of the property. And yet, as noted above, the current archival storage area is simply not adequate for professionally preserving such a valuable collection.

As this is a government area and such construction would be permitted under the easement, we believe the Society has demonstrated not only its care and protection of the property but have given new life to a site that had been previously ignored.

The proposed plan will help to ensure that Woodstock's history will be properly stored, cared for, and maintained for future generations of Woodstockers, researchers and visitors.

D: Site Plan - see attached.

E: Erosion: In reality, this plan will assist in controlling erosion that is an issue on the property. Currently the water runoff from the above parking lot runs down and collects in the Alf Evers Park area and around and under the current building. Plans would include improving and effectively dealing with this issue through proper drainage.

F: Drainage - As above and attached, a system of footing drains will be installed to redirect the flow of water from above.

G: Landscaping - Over the past few years, three (aged) apple trees in the area have been lost to storms. Plans would include planting Jonathan Apple trees as replacements. (The Jonathan Apple, as you know, was developed in Woodstock by Peter Rick) This has been previously discussed with a member of the tree committee. Additional landscaping could include native flower beds around the proposed building.

H: Schematic Drawings - See Attached

I: Signage - The only sign that would be needed is a small sign by the entrance indicating the archives.

J: Lighting - The only exterior lighting required will be a downlight illuminating the front door and a couple of can ceiling lights under the porch. No lighting would protrude outward from the building.

Site Plan Details:

1. **Location** - Government area. The structure would be placed where a current "Brad's Barn" is... to the left of the current building and set back from the driveway. Currently staked with flags.

2. **Proposed Area of Disturbance: Building dimensions - 28' x 40' and 20' high (lower than current building per code.)**
3. **As noted above in "E" and "F" - Improvements will be made regarding the drainage issue on the property.**
4. **Intrusion into Wetlands - None**

Landscaping Details:

1. **As noted in "G" above - three Jonathan Apple trees to be planted on site which will partially shade the proposed building as well as the bluestone bench area on the property. Once constructed, flower beds will be appropriately placed.**
2. **Plantings: Jonathan Apple trees.**

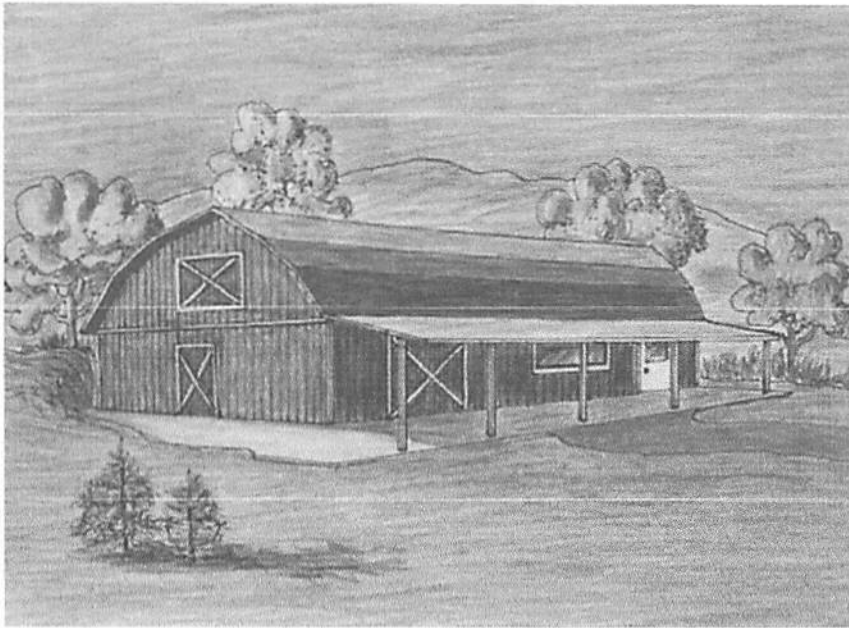
Schematics:

1. **See Attached**
2. **Architectural Style - The building style is designed to match the style of the current building - including a gambrel roof and front porch. The building also includes barnlike features befitting our rural area and history.**
3. **Grading - Grading will be kept to a minimum in relation to the building's footprint and improved drainage system.**

As the Historical Society of Woodstock moves closer to celebrating its 100th anniversary, we believe there is no better time to ensure that the record of Woodstock's remarkable history is properly maintained and housed for future generations.

Thank you for your consideration.

Artist rendering of proposed design (a bit out of scale and color is for illustration only - we welcome suggestions on color):

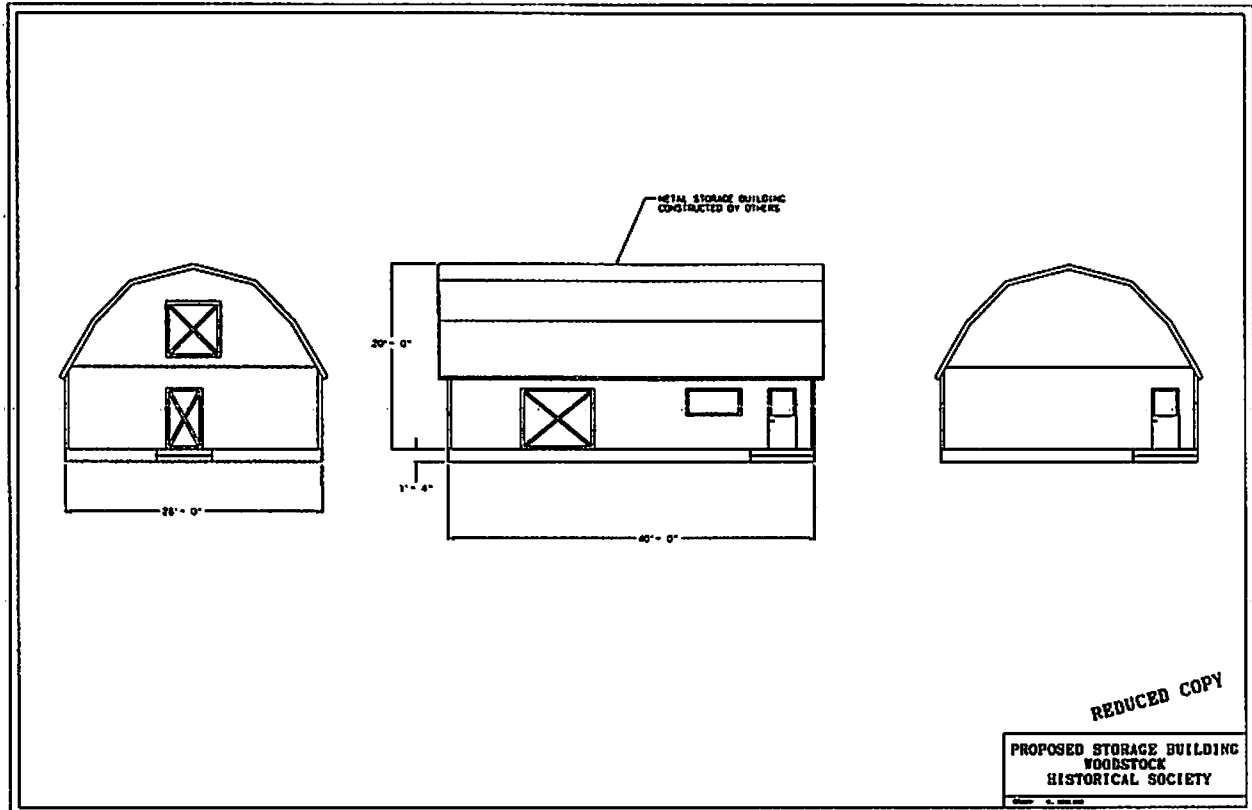


Location will be where Brad's Barn is on left. Ground is already partially leveled. Barn will be relocated to other part of driveway (see next page). Footprint of proposed building is staked.

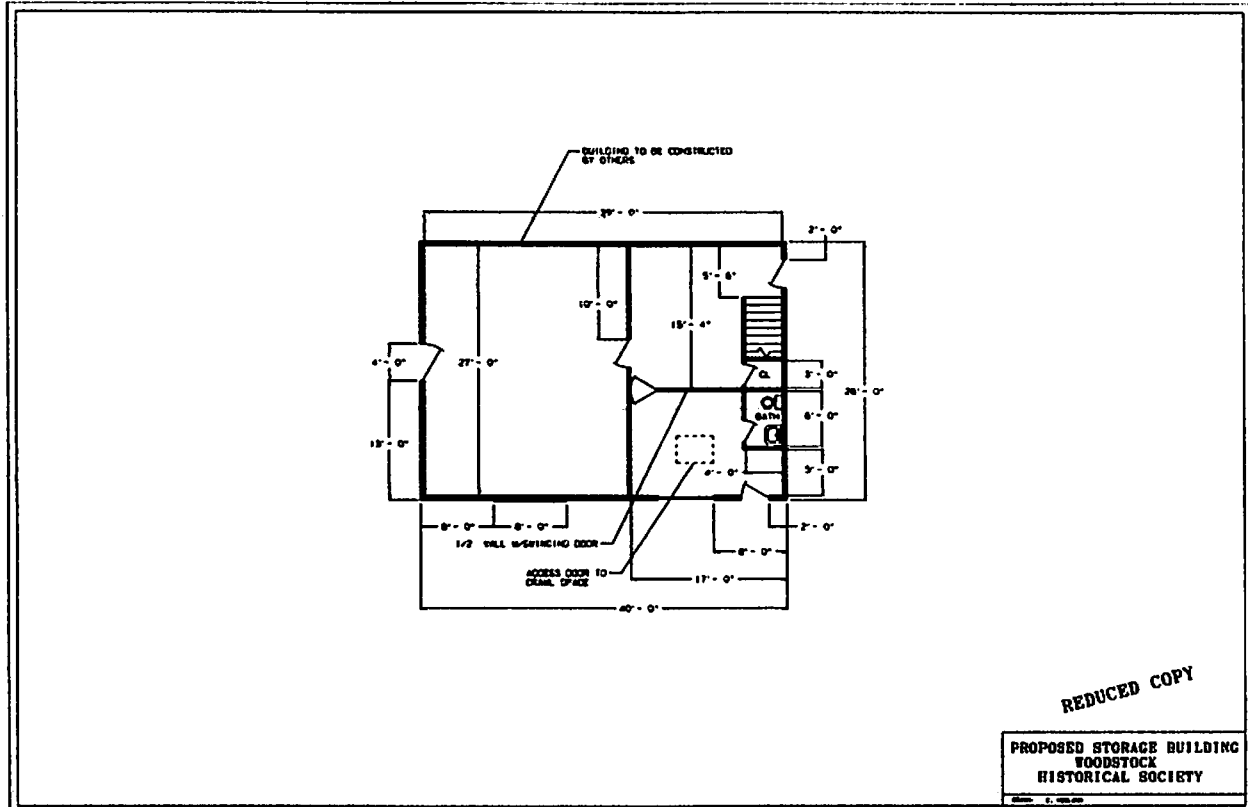
Approximate Locations on Google Map: Note - the shed will be moved to tuck into surrounding trees at the end of the handicap parking space to partially obscure the structure. Additional shrubs will be planted in front of shed. NO TREES WILL BE CUT.



HSW Elevation:



HSW Interior Floor Plan:



HSW Foundation Plans:

