



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 54 OF 2026

DESIGNATING CERTAIN PROPERTIES AS A HISTORIC LANDMARK

WHEREAS, Chapter 134 of the Code of City of Beacon (the “City Code”) authorizes the City Council of the City of Beacon (the “City Council”) to designate a landmark, site, structure or property, with special historical, architectural, cultural, or aesthetic value as a historic landmark; and

WHEREAS, § 134-4 of the City Code provides that any landmark, site, structure or property may be nominated for historic designation by the City Council, the Planning Board, a historic preservation committee, or upon petition of the owner of the property for which historic designation is requested; and

WHEREAS, the City Council has acted upon its own initiative to propose the historic designation of the following properties:

- 1) 22 South Avenue, Parcel ID# 5954-26-750920;
- 2) 900 Wolcott Avenue, Parcel ID# 6054-37-004630; and

WHEREAS, the nomination included a New York State Office of Parks, Recreation and Historic Preservation Resource Inventory Form, a copy of which is on file in the Office of the City Clerk and is available for review; and

WHEREAS, the City Council discussed the proposed historic designation of the aforementioned properties and discussed the Historic Inventory Forms for said properties at its meetings held on February 2, 2026, March, 2, 2026, April 20, 2026, June 15, 2026, and July 6, 2026; and

WHEREAS, the proposed action is a Type II Action pursuant to the New York State Environmental Quality Review Act, 6 NYCRR § 617.4(c)(38), and accordingly, no further environmental review is required; and

WHEREAS, on March 2, 2026, the City Council adopted a resolution setting a public hearing for April 6, 2026, which was adjourned to April 20, 2026, to receive comments from the owners and public concerning the proposed historic designations of the aforementioned properties; and

WHEREAS, on April 5, 2026, notice of the public hearing was published in the Poughkeepsie Journal; and

WHEREAS, on April 6, 2026, the City mailed notice of the proposed designations to the addresses of the property owners thereof, as shown on the tax roll for the City of Beacon, and such notice advised the owners of the proposed historic designations and date, time, and location of the City Council's public hearing thereon; and

WHEREAS, on April 6, 2026, the City Council opened and adjourned a duly noticed public hearing on the proposed historic designations of the aforementioned properties, which was continued to April 20, 2026 meeting and subsequently closed at the June 15, 2026 meeting, at which times all those in attendance were given an opportunity to be heard on the proposed historic designations; and

WHEREAS, on June 5, 2026, additional notice(s) were mailed to the mailing addresses of the property owners, which again advised the owners of the proposed historic designations, and the next anticipated date the City Council would be considering action thereon; and

WHEREAS, the City also engaged in a public service campaign to advise property owners and the public of the City Council's intent to take action on the proposed designations, which included the posting of a Frequently Asked Questions (FAQ) on the City's official website and social media; and

WHEREAS, the owners of each of the above properties have informed the City they consent to their property being designated as an historic property; and

WHEREAS, the City Council has considered the factors set forth under § 134-4(B) of the City Code, and upon the record before them, including testimony during the public hearing, and a review of the Historic Inventory Forms has found that the below listed properties satisfy the factors for historic designation.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Beacon hereby makes the following findings pursuant to § 134-4 of the City Code:

1. The Property located at **22 South Avenue**, known and designated on the Tax Map of the City of Beacon as Parcel ID # 5954-26-750920:

Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship. This 2 ½ story Gothic Revival house constructed in the mid 1800's, is one of the most intact examples of its type, style and scale remaining in the City of Beacon which retains its original character and decorated features with its 1 ½ story southern section,

multi-gabled roof, two brick chimney with pots, and a raised basement level. 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 contributing 1½-story carriage house with board and batten siding and a wide decorated vergeboard. As such, this Gothic Revival house embodies distinguishing characteristics of its architectural period and style.

2. The Property located at **900 Wolcott Avenue**, known and designated on the Tax Map of the City of Beacon as Parcel ID# Parcel ID# 6054-37-004630:

- a. **Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship.** This substantial 2-story brick structure, constructed in its present form between 1949 and 1950, is owned and utilized by the Benevolent and Protective Order of Elks Lodge. The building, located on a 4-acre parcel retains its architectural characteristics of a mid-century fraternal organization. The primary façade is defined by a full-width, one-story porch extending across the front elevation. The porch is supported by evenly spaced square brick piers and covered by a low-pitched shed roof. Fenestration consists of regularly spaced rectangular window openings with soldier-course brick lintels and stone or cast concrete sills, aligned vertically between floors. The main entrance is centered beneath the porch and accessed by a short flight of steps. The side and rear elevations are simpler in treatment, with evenly spaced window openings and minimal ornamentation. The present building reflects a significant renovation and expansion undertaken in 1949–1950, during which the original Fairview residence was incorporated into a larger two-story brick lodge structure. The earlier house, formerly characterized by a mansard roof and wraparound porch, is no longer visible from the exterior, having been subsumed within the expanded masonry building. The current exterior massing, roof form, and porch configuration date from this mid-20th-century reconstruction. Despite this substantial alteration from its original residential appearance, the building retains integrity in its mid-century lodge form, materials, and overall institutional character. As such, this brick building embodies distinguishing characteristics of its architectural period and style.
- b. **Has special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the community.** The building is significant for its association with the Benevolent and Protective Order of Elks, Lodge No. 1493, chartered in 1924. Two years later, in 1926, the organization acquired the “Fairview” estate, formerly owned by William Rothery, son of file manufacturer John Rothery, whose factory operated nearby along the creek. The property later passed to a local Beacon attorney named James G. Meyer before becoming the permanent home of the Beacon Elks Lodge, Chapter 1493. Between 1949 and 1950, the lodge undertook a major expansion, incorporating the earlier

Fairview estate residence into the present two-story brick structure. From this location, the Beacon Elks organization played an important role in Beacon's civic and social life throughout the 20th century. During World War II, the lodge hosted send-off ceremonies and luncheons on its grounds for Beacon's military draftees, working alongside the Red Cross and American Legion Auxiliary. The organization has continued a long tradition of charitable, civic, and community service activities. The property retains its integrity of location, design, materials, workmanship, and association as a mid-20th-century fraternal lodge. As a purpose-built institutional structure reflecting both Beacon's industrial-era residential history and the civic prominence of fraternal organizations, the Beacon Elks Lodge possesses special historic and cultural value as part of the City's development and meets the criteria for designation under § 134-4(B)(2) of the Historic Preservation Law.

BE IT FURTHER RESOLVED, in accordance with the provisions of Chapter 134 of the City of the City of Beacon, the City Council hereby designates the properties located at **22 South Avenue**, known and designated on the Tax Map of the City of Beacon as Parcel ID # 5954-26-750920, and **900 Wolcott Avenue**, known and designated on the Tax Map of the City of Beacon as Parcel ID# Parcel ID# 6054-37-004630, as historic landmarks; and

BE IT FURTHER RESOLVED, the aforementioned designated historic landmarks shall be shown on the Zoning Map of the City of Beacon; and

BE IT FURTHER RESOLVED, the City Clerk is directed to provide a copy of this resolution to the Building Inspector and transmit a copy to the mailing address for the owner of each of the aforementioned properties.

Resolution No. 54 of 2026			Date: July 6, 2026				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	x				
x		Amber Grant	x				
	x	Lastar Gorton		x			
		Zack Smith	x				
		Sergei Krasikov					x
		Carolyn Glauda	x				
		Mayor Lee Kyriacou	x				
		Motion Carried	x				