

APPENDIX E

Letter from Historical Perspectives Inc.

July 6, 2016

HISTORICAL **PERSPECTIVES** INC.



July 6, 2016

Planning Board of the Town of Dover
Dover Town Hall
126 East Duncan Hill Road
Dover Plains, NY 12522

RE: Dover Greens
Harlem Valley Psychiatric Hospital Property Redevelopment
Route 22, Town of Dover, Dutchess County, New York
OPRHP No. 06PRO3581

Dear Planning Board Members,

Historical Perspectives, Inc. (HPI) has researched the history, inspected the land, cemetery, and buildings, and photographed the resources of the former Harlem Valley Psychiatric Center (HVPC) complex. Our study of the 513-acre complex has been ongoing since 2009 when the Benjamin Development Company was initiating development discussions with the New York State Historic Preservation Office (SHPO). At that time, and at the request of SHPO, the Benjamin team was actively seeking economically viable and functional options to adaptively reuse portions of the HVPC. Ken Markunas, the SHPO contact, requested substantial and referenced arguments as to why historic HVPC structures could not be saved in various development scenarios.

The overt state agency concern for the HVPC as a historic resource is based, in large part, on the 1993 determination by SHPO staff that the complex was eligible for listing on the New York State and National Registers of Historic Places (SR/NR-eligible). The determination identified, at that time, thirty-two buildings considered to be structures contributing to the property's significance under Criteria A and C. These contributing buildings were identified on both the east and west sides of Route 22. In addition, the HVPC campus was determined significant for the integrity of its landscape plan and extant planting from its early twentieth century period of significance.

At the Benjamin's request, HPI also assessed the entire campus for archaeological sensitivity. This assessment, conducted according to state standards, concluded that there were no areas of archaeological sensitivity on the campus. SHPO concurred with this opinion.

With the 2013 assumption of the ownership of the east campus of the HVPC by Olivet Management LLC (Olivet) and the decision to adaptively reuse the HVPC buildings within the extant campus setting as a planned expansion of Olivet University, the historic preservation concerns of SHPO were substantially addressed. Olivet's plans were formalized in the 2015 submission to the Planning Board - a Conceptual Plan, a Phase 1 Site Plan Application, and a long form EAF.

P.O. Box 529 • Westport • Connecticut • 06881
203-226-7654 / www.historicalperspectives.org

Subsequently, Dover Greens LLC became the owners of the former HVPC east campus. Dover Greens has continued the adaptive reuse plans for much of the campus as they were originally promulgated by Olivet Management.

It is HPI's understanding, as HPI continues to work on the celebration of the historic elements of HVPC, that the Dover Greens project will embrace the HVPC built resources and the landscaped campus and introduce designs that require minimal visual and/or contextual alterations. These minimum building and campus adjustments include the following.

- The Dover Greens initiative does not rely on destruction of the HVPC complex as prior development concepts; HVPC and Dover Greens are a "fit." Dover Greens will transform the HVPC features into a future service that maximizes existing resources. Dover Greens' programs need dormitories, a chapel, recreational fields, family homes, business offices, and classrooms. HVPC provides these exact same components, as noted in the Phase I Site Plan.

A simple comparison of the prior preservation plans by Benjamin with Olivet's emphasis on adaptive reuse and rebuilding within the existing campus framework is instructive. Benjamin's plans for the east campus included preservation of only seven of the SR/NR-eligible buildings; Dover Greens' plans for the east campus include preservation and rebuilding of twenty of the SR/NR-eligible buildings.

- Specific changes are required to the HVPC buildings due to the Fire Safety and Building Codes; these changes include windows, doors, elevators, ADA access ramps, etc. Dover Greens is performing Code Studies on the buildings to identify the minimum alterations necessary to meet regulations so that unnecessary damage to the original architectural fabric can be avoided. Based on the Liscum McCormack VanVoorhis LLP design plans (7/27/15), the intent is to retain the historic "look" of each of the buildings to the extent possible. The introduction of new windows and the access ramps is being handled with sensitivity; the size of openings is being maintained, as is the rhythm of the fenestration.
- The interior roads and parking lots must also be slightly re-configured to meet Town Code which dictates parking space counts for the various uses and corridors that meet the fire department minimum widths and radii. The HVPC never functioned as a fully trafficked, public campus and there is no question that additional asphalt coverage will be required. Dover Greens intends to celebrate the rural nature of the campus and only introduce the minimum required pavement.
- The landscaped campus and particularly the large caliper trees are recognized assets both from within the campus perspective and from the public vehicular traffic. Dover Greens' landscape plans include long overdue maintenance care of the existing tree cover and efforts to save all healthy specimens by working around the trees.

As the Dover Greens rehabilitation plans progress, continuous consultations with SHPO should be instituted to ensure cultural resource compliance with applicable SEQRA requirements and/or local planning requests. Such consultations ensure that Dover Greens' thoughtful program of balancing preservation with adherence to current codes will not pose a significant adverse effect on the historic HVPC campus and buildings. For example, SHPO can assist the Dover Greens design team in selecting appropriate in-kind materials and assessing the impact of increased

footprints. Assistance should be sought from SHPO's Technical Preservation Services Bureau, which has experienced some changes in staff since the HVPC review began. Current SHPO contacts for Dutchess County are Weston Davey, 518-268-2164, and Beth Cumming, 518-268-2181.

Sincerely,



Cece Saunders, President

cc: Weston Davey, SHPO
Beth Cumming, SHPO