

## Meeting Summary

**Project Title:** City of Hudson DRI  
**Chazen Project Number:** 31908

**Meeting Date, Time:** Wednesday, November 18 at 2:30 PM  
**Meeting Location:** Conference Call  
**Prepared by:** Caren LoBrutto, Chazen Project Manager

### Attending:

<b>Attendee by phone:</b>	<b>Representing:</b>	<b>Email:</b>
Michael Chameides	City of Hudson, Mayor's Aide	mayoralaide@cityofhudson.org
Peter Bujanow	City of Hudson, DPW Commissioner	pbujanow@cityofhudson.org
Chris Round	Chazen Companies	cround@chazencompanies.com
Caren LoBrutto	Chazen Companies	clobrutto@chazencompanies.com
Tom DePietro	City of Hudson, Council President	councilpres@cityofhudson.org
Kamal Johnson	City of Hudson, Mayor	mayor@cityofhudson.org
Heather Campbell	City of Hudson, Treasurer	citytreasurer@cityofhudson.org
Tanushri Kumar	NYS Department of State, Revitalization Specialist	
<b>Absent</b>		
Robert Perry	City of Hudson, DPW Superintendent	dpwsuperintendent@cityofhudson.org

### Summary:

Note: This meeting is taking place during the NYS, Columbia County, and City of Hudson State of Emergency where social distancing procedures are in place. This committee, which does not have a defined quorum, is not subject to open meetings law. Meeting notes will continue to be distributed and public comment sought.

### Discussion/Agenda Items

1. Project Status
  - a. Project #1 Promenade Hill Park:
    - Based on the approved concept design, more detailed designs and costs are being worked on now. The next iteration of the design will be shared for feedback to SHPO, HPC, DOJ, and DOS.
    - The conversation was focused on sources and applicability of the construction budget, which was described in the DRI Strategic Investment Plan (SIP). The entire project cost estimated at that time was approximately \$1.8M, including soft costs (architecture, engineering) and contingency.

The source of funds (in the SIP) was identified as follows

City Capital Contribution	\$175,000
City in Kind (demolition)	\$540,000
DRI Funds	\$1,100,000

- The City's cash contribution or share was established at \$175K, which is comprised of money the City currently holds in the General Fund, which will be moved into a separate account for this project.
- The current Starr Whitehouse construction cost estimate is approximately \$1.2 M. The SIP estimates are dated, and construction bids will provide more accurate information. A budget analysis will be undertaken. Chazen will contact Heather Campbell to discuss.
- Options include adjusting the design plans and features to reduce the budget. Another option is to request from NYSDOS the ability to use the DRI funding more flexibly and draw from another project. This could include, dividing administrative costs across the projects based on the budget analysis.
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- b. Project #2 Hudson Connects:
  - The design plans are being advanced for the next phase. The design plans will include a design approach to intersections and streets that could be applied to intersections and streets beyond this project. The design plan will also include specific proposed improvements to be implemented in the next phase of the project.
  - The designs will be presented at the December 14, 2020 Common Council meeting.
  - Bi-weekly project meetings ongoing with added meetings in December.
- c. Dunn Warehouse Request for Expression of Interest (REI)
  - Visioning to reissue the REI is the next step.
  - The funding is from ESDC so different rules apply and this should be reflected in the budget(s).
  - The City is in communication with ESDC and is encouraged to keep them updated on the project status. DOS is also keeping them informed generally.
- d. Fugary Fishing Village:
  - Following the site visit on 10/21/20, SHPO provided informal recommendations of buildings and features that may be reasonably preserved in order to maintain a representative portion of the site's historic integrity in an 11/13/2020 email. The email included a ranked list of site features and shacks that SHPO believe best represent the site's history and may be stabilized or rehabilitated. See attached.
  - The list was instructive and consideration of SHPO intent is needed to ensure the Committee understands the requirements involved. For instance, SHPO recommended Mothballing for Building 8. For more on mothballing follow link below and select number 31. <https://parks.ny.gov/shpo/technical-assistance/preservation-briefs.aspx>
  - The Committee discussed reviewing the list against the budget. Chazen will prepare an analysis and reach out to Peter Bujanow.
  - The City will review if City could reduce costs by using City resources for demolition.

2. Department of State (NYSDOS) Reimbursement
  - No funds yet received.

**Next Steps**

1. Chazen to further describe SHPO requirements as laid out in their informal recommendations list.
2. Chazen to review Fishing Village construction budget and work with Peter Bujanow on demolition or other in-kind resources the City may be able to provide.
3. Peter Bujanow to spearhead visioning for Dunn REI reissue.
4. Chazen to work with Heather Campbell on budgeting questions as it applies to each project.

## Caren LoBrutto

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**From:** Davey, Weston F (PARKS) <Weston.Davey@parks.ny.gov>  
**Sent:** Friday, November 13, 2020 1:49 PM  
**To:** Caren LoBrutto  
**Cc:** Chris Round; Michael Chameides; Carter, James (PARKS)  
**Subject:** RE: 20PR04136 Fugary Fishing Village  
**Attachments:** Site Map with Highlights.PNG; TheShacksSHPOResourceEval2015.pdf

Hello Caren,

Sorry for the delay in getting back to you. Below is the information that you requested. This mostly represents James Carter's work based on his observations from our site visit. Please note that this is for informational purposes only and does not relate to any effect findings or mitigation plans at this time:

We've reviewed our findings from our recent visit to the Fugary Boat Club (aka "The Shacks") in Hudson and have compiled a recommendation of buildings and features that may be reasonably preserved in order to maintain a representative portion of the site's historic integrity. We have determined that the wooden quay built up along the shoreline, the boat launch ramp, and the shacks numbered 1, 3, 6, 8, 10, 12, 13, and 14 are the most intact and representative examples of the architecture and social history associated with the site. These shacks constitute about half of the existing structures on the site and we understand this is likely beyond a reasonable scope for the current redevelopment plans. We have further refined this to the following ranked list of site features and shacks that we believe best represent both the history of the site and may retain enough physical integrity to be stabilized or rehabilitated:

- 1.) The wooden quay constructed along the shoreline is critical to the interpretation of the site as a location of maritime use and is essential to its integrity.
- 2.) The boat launch/ramp is also critical to the interpretation as a location of maritime use.
- 3.) Building 13, which most clearly appears to have acted as a "boat house", best conveys the use of the site as a boat and fishing club.
- 4.) Building 8 and its associated "gangway" is a prime candidate for "mothballing", as it's excluded from the main body of the buildings but visually represents the style and use function of the buildings. The isolated nature of 8 makes it a prime candidate in our opinion, but because we couldn't get close to it we can't attest to its condition.
- 5.) Building 10 appears to be in good repairable condition and is a great example of a typical Fugary building type. Its dock seems like it may be safe and accessible and it's in a reasonable condition overall. This is also the shack that most directly faces the Amtrak line, which acts as one of the primary modes in which the general public from outside of Hudson are exposed to the site.
- 6.) Building 6 appears to be in good condition and represents the form and function of the other buildings on the site well, though its location makes it difficult to get a sense of the feeling and association of the building due to the direction it faces and the inaccessibility of the dock portion.

We believe that conversion of the site to a park space, along with preservation and interpretation of historic buildings and site features, offers an exceptional opportunity to develop the space for both recreation and education in a way that informs and records for the public the importance of the site.

We have attached a snapshot of the OGS site map you provided with the project, with the general locations of the six

features on our list highlighted. We've also attached for your reference another copy of the 2015 Resource Evaluation for the site produced by our office.

Thank you,  
Weston Davey

Weston Davey  
Historic Site Restoration Coordinator

**New York State Parks, Recreation & Historic Preservation**

P. O. Box 189, Peebles Island, Waterford, NY 12188

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<https://parks.ny.gov/shpo/>

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**From:** Caren LoBrutto <clobrutto@chazencompanies.com>  
**Sent:** Thursday, November 12, 2020 3:22 PM  
**To:** Davey, Weston F (PARKS) <Weston.Davey@parks.ny.gov>  
**Cc:** CROUND@HAZENCOMPANIES.com; Michael Chameides <mayoralaide@cityofhudson.org>  
**Subject:** RE: 20PR04136 Fugary Fishing Village

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

Hi Weston,

It was nice to meet you in person a few weeks back. We were wondering what the timeline is for receiving James's evaluation.

Thanks,  
Caren

**Caren LoBrutto**  
Senior Planner, Planning Services

**The Chazen Companies**

21 Fox Street

Poughkeepsie, New York 12601

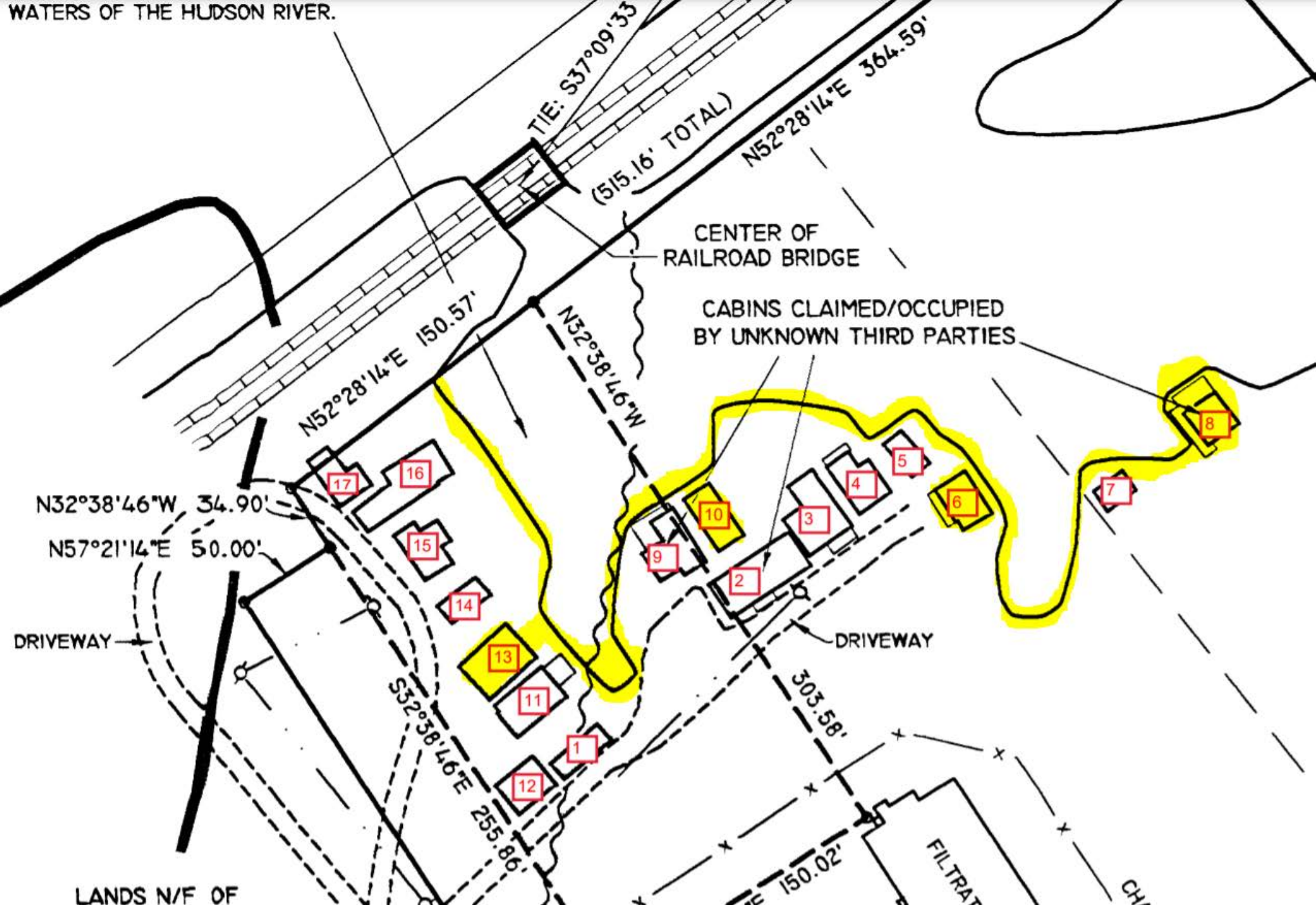
Phone: (845) 486-1458

[clobrutto@chazencompanies.com](mailto:clobrutto@chazencompanies.com)

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**From:** Caren LoBrutto  
**Sent:** Thursday, October 15, 2020 8:50 AM  
**To:** Davey, Weston F (PARKS) <[Weston.Davey@parks.ny.gov](mailto:Weston.Davey@parks.ny.gov)>

WATERS OF THE HUDSON RIVER.





## RESOURCE EVALUATION

DATE: 7/10/15

STAFF: Linda Mackey & Daria Merwin

PROPERTY: "The Shacks" [Furgary Boat Club]

MCD: Hudson

ADDRESS: North Front Street at Dock Street

COUNTY: Columbia

PROJECT REF: 15PR02455

USN: 02140.000911

- I. ☐ Property is individually listed on SR/NR:  
name of listing:
- ☐ Property is a contributing component of a SR/NR district:  
name of district:
- II. ☒ Property meets eligibility criteria.  
☐ Property contributes to a district which appears to meet eligibility criteria.  
Pre SRB: ☐ Post SRB: ☐ SRB date

### Criteria for Inclusion in the National Register:

- A. ☒ Associated with events that have made a significant contribution to the broad patterns of our history;
- B. ☐ Associated with the lives of persons significant in our past;
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

### STATEMENT OF SIGNIFICANCE:

#### *Summary Statement*

Based on the information provided, the property historically known as, and still referred to by former inhabitants as "The Shacks", is eligible for the National Register under Criteria A and C in the areas of maritime history, social history, and architecture. Located along the Hudson River at North Bay in the City of Hudson, "The Shacks", or more recently referred to as the Furgary Boat Club, is a cluster of seventeen fishing cabins or "shacks". In recent decades, the fishing shacks were used primarily for recreational purposes as seasonal camps, but Sanborn maps provide evidence that the existing buildings have evolved from buildings already in place more than a century ago, and the use of the property has evolved from a fish market at the river's edge dating from the late nineteenth century. The buildings that



exist today show evidence of having been patched and repaired—some with salvaged local materials, others with vinyl siding and various new building materials. Arranged in an “L-shape” along the waterfront, the buildings fronting the water are sited on piers and feature exterior wooden decks, walkways, and docks; there is also a boat ramp. Overall, the buildings are of frame construction, generally one-story in height with side or front gable roofs, wood or vinyl windows, and contain one or two multi-purpose rooms.

Known also as simply “the camps” or “shanties,” the property is a rare surviving collection of vernacular buildings, which represent a time when sturgeon and shad were abundant in the Hudson River, and people made their livelihoods fishing the river and selling their catch on the shore. These people, commonly called “Furgarians” today, formed a community where the buildings were handed down generation-to-generation. The period of significance for “The Shacks” is ca. 1880 through ca. 1960, which reflects the peaks of the shad fishing (see the graph below). This includes the initial occupation and mid-twentieth century rebuilding/expansion.

### *Historic Context*

Nineteenth and twentieth century fishing and hunting along the Hudson River for small scale commercial operations and personal subsistence or recreation are largely undocumented activities in terms of history and the material record of archaeology and architecture. Buildings such as fishing shacks and storage for small watercraft, and structures like duck blinds and net drying racks were often located on isolated river banks, accessible only by boat. Sites that survived into the twenty-first century tend to be in what might be perceived as marginal environments. For example, in the case of the Furgary Boat Club in Hudson the site is adjacent to a wastewater treatment plant on public land. A similar fishing shanty existed adjacent to a wastewater treatment plant and industrial ruins in Poughkeepsie until increasing riverfront real estate values led to the redevelopment of the site with upscale restaurants, a marina, and other facilities.

The buildings, structures, boats, and other fishing equipment are part of the maritime cultural landscape of the Hudson River. They are also the tangible remains of a traditional way of life that is rapidly disappearing, as habitat loss, pollution, over-harvesting, and other causes have nearly ended commercial and recreational fishing here. For example, today all non-migratory fish and crabs in the estuarine portion of the Hudson River (New York Harbor to Troy) are off-limits for women of childbearing age and children under 15 due to pollution, and shad fishing in New York waters has been banned since 2010 due to stock depletion.

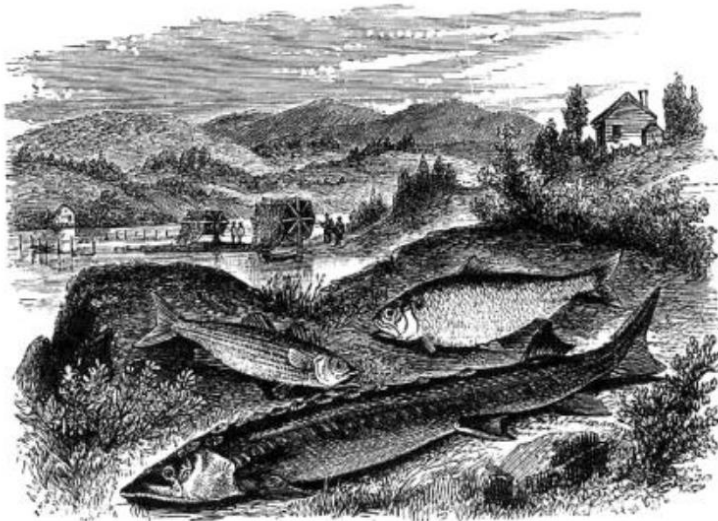
Shad is among the most important fish species of the Hudson River, valued for both its meat and roe. Adult shad live in salt water, but return to the freshwater streams from which they hatched in order to spawn. Shad return each year to the Hudson River, typically starting in early April for roughly two months, to spawn in the sandbars north of Kingston. In the past, shad could be taken by the hundreds during this spring run, so that by the mid-nineteenth century the shad’s arrival had become a major annual event, as described by Benjamin Lossing (1868:144-145):

It was in blossoming May, in 1860, when the shad fishers were in their glory, drawing full nets of treasure from the river in quick succession, when the “tide served,” that I visited this portion of the Hudson. On both sides of the river they were pursuing their vocation with assiduity, for “the season” lasts only about two months. The immense reels on which they stretch and dry their nets, the rough, uncouth costume of the fishermen, appropriate to the water and the slime, the groups of young people who gather upon the beach to see the “catch,” form interesting and sometimes picturesque foregrounds to every view on these shores. The shad is the most important fish of the Hudson, being very delicious as food, and caught in such immense numbers, as to make them cheap dishes for the poor man’s table.



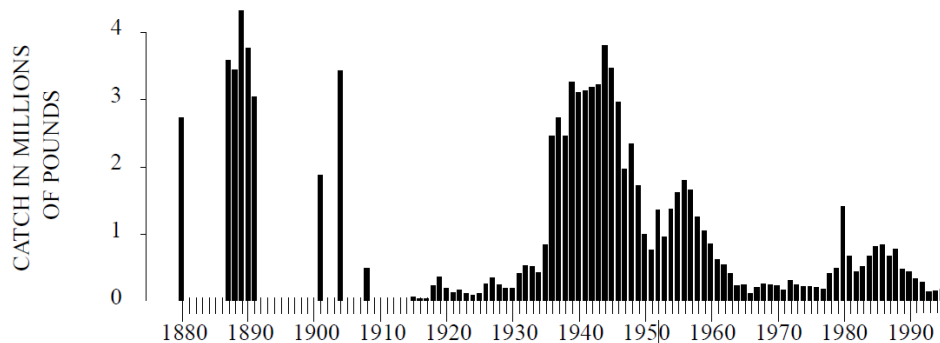
By the early twentieth century, however, shad fishing on the Hudson River was in decline. Dredging for ship channels on the approach to Albany impacted spawning grounds, and in other areas, riverfront development projects such as the Palisades Interstate Park (opened 1909) resulted in the removal of fishing shanties. This decline in fishing was reversed during the Great Depression, when economic necessity led to the rebirth of shad fishing for subsistence, which in turn led to rebuilding shanties along the river's banks. The commercial shad fishery regained importance during World War II (Of Time and Tides 2008), peaked in the late 1940s, and experienced major declines after the 1950s (Hattala 1997).

It is likely that shad fishing was the major economic activity at the earliest incarnation of the Furgary Boat Club dating to the second half of the nineteenth century, though other seasonal and year-round fishing (sturgeon, bass, eel, crab) and hunting (muskrat, deer) were also carried out.



FISHING STATION-STURGEON, SHAD, BASS \*

Fishing station near Coxsackie, from Lossing (1868, page 145).



DATA SOURCES: National Marine Fisheries Service, U.S. Fish & Wildlife Service, New York State Department of Environmental Conservation

**THE CATCH of Hudson River Shad from 1880 to 1995 shows the effects of over-harvesting—long cycles of boom and bust. The gaps indicate periods of no data.**

(from Hattala 1997:10)

## Sources

*The Hudson, from the Wilderness to the Sea* by Benson J. Lossing, Virtue and Yorston, New York, 1868.

Of Time and Tides, Palisades Interstate Park Commission *Cliff Notes*, May 2008  
(<http://www.nipalisades.org/timesTides.html>).

Managing Hudson River American Shad: A Biologist's Perspectives on the Shad's Ups and Downs by Kathryn A. Hattala, *Shad Journal* 2, 3 (Summer 1997).

## Photographs



Photo 1 - "The Shacks" ca. 1962 (courtesy of Timothy O'Connor)





**Photo 2 - "The Shacks", facing east from the railroad tracks [10-24-2014]**



**Photo 3 - "The Shacks" [10-24-2014]**