

**Resolution No. \_\_\_\_**  
**April 16, 2024**

**A RESOLUTION AUTHORIZING A CONTRACT WITH HUDSON CULTURAL SERVICES TO DEVELOP AND IMPLEMENT A MITIGATION PLAN FOR THE FURGARY FISHING VILLAGES**

**WHEREAS**, the City of Hudson is the recipient of a \$10 million Downtown Revitalization Initiative award with thirteen projects selected for implementation; and

**WHEREAS**, one of the approved projects in the amount of \$150,290 is the site cleanup, remediation, design, and site preparation to convert the city-owned land known as the Furgary into a waterfront park with access to the Hudson-Mahicannituck River; and

**WHEREAS**, following the City’s submission of an Alternative Analysis regarding the proposal to demolish the Furgary Boat Club, colloquially known as “The Shacks,” the New York State Historic Preservation Office (SHPO) has agreed that there may be “no prudent and feasible alternatives to demolition of the Furgary Boat Club structures;” and

**WHEREAS**, the proposed demolition of the historic structures is considered an Adverse Impact under the New York State Historic Preservation Act of 1980; and

**WHEREAS**, the SHPO has directed the City to prepare and implement a mitigation plan that documents the structures and history of The Shacks, installs at least one interpretive panel at the site and/or develops an exhibit to be displayed locally, and continues to study the feasibility of retaining at least one of the historic structures for use as part of the proposed park; and

**WHEREAS**, the City of Hudson directly solicited proposals from M/WBE consultants with expertise in the area of mitigation planning for historic structures and received a qualifying proposal from Hudson Cultural Services to develop a mitigation plan for the Furgary Fishing Village in the amount of \$8,820.00,

**THEREFORE BE IT RESOLVED** that the City of Hudson Common Council hereby authorizes the Mayor to execute an agreement with Hudson Cultural Services to prepare a mitigation plan and complete a structure documentation report as outlined by the State Historic Preservation Office.

Introduced: \_\_\_\_\_

Approved: \_\_\_\_\_

Mayor Kamal Johnson

Seconded: \_\_\_\_\_

Dated: \_\_\_\_\_



Hudson Cultural Services

PO Box 124, Lagrangeville NY 12540

914-456-3698

March 27, 2024

City of Hudson  
520 Warren Street  
Hudson, NY, 12534

Re: The Shacks-Furgary Village  
Structure Documentation Packet & Mitigation Measures  
North Front Street  
Hudson, Columbia County, New York

Dear Mayor Johnson,

Thank you for the opportunity to prepare a proposal for the Structure Documentation Packet & Mitigation Measures for the proposed The Shacks-Furgary Village located in the town of Hudson, Columbia County, New York. This proposal includes the completion of the structure documentation report as outlined by the State Historic Preservation Office (SHPO) Document standards included in the Letter of Resolution (LOR). The proposal includes the fees associated with completing additional mitigation measures as outlined by SHPO in their letter dated March 8, 2024.

The goal of a Structure Documentation Report is to document all historic buildings, structures, features, objects, and sites in sufficient detail to create comprehensive documentation of the structures prior to demolition. This proposal includes the completion of the structure documentation report as specified by OPRHP and submission of information through the online Cultural Resources Information Service (CRIS).

The Structure Documentation Report will provide detailed information on each built resource, accompanied by appropriate photographs, drawings, and other documentation that may exist in the historical record. Together with the results of archival research, these resources will be placed in a context that describes the Furgary Fishing Village significance as a property associated with the events that have made a significant contribution to the patterns of local history. The report will also document the distinct architectural elements of the structures that make them eligible for listing on the National Register of Historic Places.

The background research gathered for the structure documentation report will be utilized in other mitigation measures.

#### **STRUCTURE DOCUMENTATION REPORT: SCOPE OF WORK**

HCS will photograph all exterior elevations of the buildings that are proposed for demolition, as well as a representative sample of the interior spaces, to the extent possible. This will include the basic dimensions and measurements. The photographs will show the principal facades and setting as well as any alterations and additions. These photographs will be keyed into a schematic or similar figure of the property that identifies each

structure. The photographs will be taken with a DSLR digital camera featuring a 24.2 MP DX format. Photographs will have an image size of 24 megapixels and saved in Tag Image File Format (TIFF). Where feasible, all buildings and features will contain a scale. These images will be included in the final report with a printed resolution of 300dpi or greater.

Once the built resources have been photographed, HCS will conduct archival research of the materials housed at New York Public Library, the Library of Congress, and local records repositories (i.e. Westchester County Records Office). Any and all contributing information retrieved during the archival research will be included in the final report.

## **FINAL REPORT**

The Structure Documentation Report will provide documentary, graphic, and physical information about a property's history and existing condition. This documentation, consisting of the building photographs and a written narrative of the archival research and property history will present important information on the property's significance for use by scholars, researchers, preservationists, architects, engineers and others interested in preserving and understanding its period of significance. In addition, this documentation will serve as the last means of preservation of the buildings, prior to the commencement of structural demolition. This final report serves as documentation to afford future researcher's access to valuable information that would otherwise be lost.

## **STRUCTURE DOCUMENTATION REPORT: WORK SCHEDULE AND COST**

The cost for compiling and submitting the Structure Documentation Report and producing hard copies as specified in the Structure Documentation Standards is \$4830.00. Work on the project will commence upon receipt of the signed agreement. The on-site photography is expected to take one field day.

Archival research will commence upon receipt of the signed authorization. The final report will be presented approximately six (6) working weeks from the completion of the site field work. An invoice for the contract total will be submitted to the project sponsor when the draft report is submitted. At this time, we will work with you to address any comments or changes you may have to the final document prior to its submission to the reviewing agency.

Currently projects are being scheduled for April 2024. A mutually agreeable schedule will be determined upon notice to proceed.

## **ORAL HISTORIES: SCOPE OF WORK**

With the assistance of City of Hudson Records and State and Federal census data, former residents within the Shacks-Furgary Village will be identified and willing participants will be interviewed. Interviews will be recorded and the digital files housed in a local repository (i.e public library, or historical society).

The work scope for this task includes identifying and contacting former occupants, conducting seven (7) to ten (10) interviews, and identifying a suitable repository for the audio files and corresponding transcripts. Information provided from the oral histories will be incorporated into the historical narrative in the Structure Documentation Report. Processing the recordings and compiling them into an appropriate storage medium is not included in this proposal. The level of effort for this task is dependent upon the number of individuals interviewed and the size of the audio files. Travel costs to meet with the contributors will be billed as incurred. The costs associated with this work scope is

**HISTORIC EXHIBIT: SCOPE OF WORK**

HCS will be compiling an in-depth historical narrative as part of the structure documentation packet. HCS will provide the design team with text that can be used on the final historical display/exhibit.

**EXPIRATION**

The Proposal shall remain an offer which can be accepted by the Client up until 6 months from the date listed (the "Expiration Date"), after which this offer will require review by HCS prior to authorization and acceptance.

**ADDITIONAL EXPENSES**

Should Hudson Cultural Services be required to represent the client at planning board meetings, the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), or other project related consultations, hours will be billed separately at \$140.00 per hour for meeting and travel time.

The costs of travel (drive time and/ or mileage) associated within conducting the interviews for the Oral Histories are not included in this proposal. Expenses will be billed as incurred.

The proposal does not include any processing or compression of the audio files from the oral histories. The costs associated with this work, should it be required, will be provided under a sperate scope and fee.

Sincerely,



Beth Selig, President  
Hudson Cultural Services

**COMPANY BACKGROUND**

Hudson Cultural Services (HCS), formerly known as Hudson Valley Cultural Resource Consultants (HCS) is a fully qualified Cultural Resource Management firm located in the Hudson River Valley in New York State. The archaeologists with HCS have a combined experience of more than thirty years completing cultural resource surveys in the northeastern United States. HCS has guided engineering, environmental and planning firms as well as local utility, government, private and not-for-profit clients through all phases of the cultural resource management process. HCS is a New York State Certified Women's Owned Business Enterprise (WBE).

HCS has completed more than three hundred cultural resource surveys within the Hudson Valley, with more than five hundred completed within New York State. HCS's Principal Investigator is a board member with the New York State Archaeological Council, a Registered Professional Archaeologist, and has been approved by State Historic Preservation offices to complete surveys within the northeastern United States. All HCS archaeologists meet the standards set forth by the Secretary of the Interior.

**COST SCOPE:** The Shacks-Furgary Village

<b>TASK</b>				<b>DETAILS</b>		<b>COST</b>
<b>Structure Documentation</b>						
Site Photography & Print Image Production						\$1,450.00
Background Research for Historical Narrative						\$2,250.00
Final Report & CRIS Submission (includes 2 bound hard copies, mailed)						\$1,130.00
<b>Total Structure Documentation Report</b>						<b>\$4,830.00</b>
<b>Oral Histories</b>						
Contact, conduct and transcribe interviews with former residents						<b>\$3,190.00</b>
<b>Historic Display</b>						
Compile text from research for design team for use in historic exhibit/display						<b>\$800.00</b>
<b>Contract total</b>						<b>\$8,820.00</b>

**AGREEMENT TO PROVIDE SERVICES**

This agreement is made between:

City of Hudson  
520 Warren Street  
Hudson, NY, 12534

referred to as the "Client",

and

Hudson Cultural Services  
Po Box 124  
Lagrangeville, NY 12540

referred to as "HCS".

**SERVICES TO BE PROVIDED:**

HCS agrees to provide a Structure Documentation Packet & Mitigation Measures report for The Shacks-Furgary Village to the Client as described in the attached.

**FEES and PAYMENT:**

\$8,820.00 as described in the attached proposal.

If you wish us to proceed with the work described, please sign the authorization and return it to our office.

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Client**

**Hudson Cultural Service, Ltd.**



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

**KATHY HOCHUL**  
Governor

**ERIK KULLESEID**  
Commissioner

March 8, 2024

Devin Bulger  
Planner  
LaBella Associates  
20 Elm St, Ste 110  
Glens Falls, NY 12801

Re: DOS  
Furgary Fishing Village  
City of Hudson, Columbia County, NY  
20PR04136

Dear Devin Bulger:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

We have reviewed the Alternatives Analysis documentation submitted in response to our previous concerns regarding the proposal to demolish the Furgary Boat Club (The Shacks) structures. As noted, the Furgary Boat Club is eligible for listing in the State and National Registers of Historic Places.

Since the time of our initial letter of July 15<sup>th</sup>, 2020, and a subsequent site visit, we understand that the buildings have continued to deteriorate. The Alternatives Document describes these deteriorated conditions along with code, hazardous materials, and other issues, along with project programmatic needs, that may make the rehabilitation of the structures unfeasible.

Based on our review of the alternatives analysis, it appears that there may be no prudent and feasible alternatives to demolition of the Furgary Boat Club structures. In accordance with Section 14.09 of the New York State Historic Preservation Act of 1980, the proposed demolition of historic structures is an Adverse Impact. In order to complete the 14.09 process, we should begin consultation to develop a Letter of Resolution (LOR) which would include mitigation measures to be incorporated into the project.

We recommend the following mitigation measures be included as part of the LOR:

1. Structure documentation: Record the structures, prior to demolition, to NY State Historic Structure Documentation Standards (Standards attached). Specific documentation requirements can be determined as our consultation continues.
2. Historical documentation including archival history and oral histories from former occupants.
3. Installation of at least one interpretive panel at the site or/ and development of an exhibit to be displayed locally.
4. Continued feasibility study of retaining at least one of the historic structures for use as part of the proposed new park.

We welcome suggestions for any additional or alternative mitigation measures. At this time, we look forward to continued consultation with you towards development of a formal LOR and associated mitigation efforts.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,



Weston Davey  
Historic Site Restoration Coordinator  
518-268-2164 | [Weston.Davey@parks.ny.gov](mailto:Weston.Davey@parks.ny.gov)