

# Town of Marbletown

## Historic Preservation Commission

Town Hall  
3775 Main Street  
Stone Ridge, New York  
12484  
Tel: 845-687-7601  
[www.marbletown.ny.us.gov](http://www.marbletown.ny.us.gov)

Michael Warren, Town Supervisor  
Doug Adams, Town Board Liaison



Commissioners:  
Timothy Hunt, Co-Chair  
Anthony DiGuiseppe, Co-Chair  
Marian McCorkle-Beckerman, Vice Chair  
Claudine Brenner, Secretary  
Brook Garrett  
Harry Hansen  
Susan Sprachman  
Bent L. Thomsen  
Kathy Schulz, Associate Commissioner  
Corey Cavallaro, Associate Commissioner

### Marbletown Historic Preservation Commission

Minutes of the Meeting held at Rosendale Town Hall,  
March 12, 2016

Present: Timothy Hunt, Anthony DiGuiseppe, Chairpersons; Marian McCorkle-Beckerman, Vice-Chair; Claudine Brenner, Secretary; Harry Hansen, Bent Thomsen, Susan Sprachman, Commissioners; Kathy Schulz, Cory Cavallaro, Associate Commissioners

Excused: Brook Garrett, Doug Adams, Town Board Liaison

Tim Hunt called the meeting to order. The minutes of the meeting held February 13, 2016 were reviewed, with no changes. Anthony DiGuiseppe moved to approve them; all were in favor.

Designated Properties: Hunt reviewed the wording of the preservation law 128-8 "Maintenance and Repair" for guidance on monitoring of severe deteriorating of landmarked properties: "No owner or occupant of real property designated as a landmark or included within an historic district shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would, in the judgment of the Commission, produce a detrimental effect upon the character of a landmark or an historic district as a whole or the life and character of the property itself..." Members discussed the commission's purview for serious states of disrepair only.

Designations: Hunt is still working with the owner of Oliver House. DiGuiseppe reported that his inquiries regarding the name of the original architect have not yielded any responses yet. Harry Hansen said he would also look into this, as well as any further information on Oliver House to help with the application for designation.

Schoonmaker/Van Aiken House Fire: Hunt is in touch with the current occupant who is hoping to save the farm, and hopefully the house as well. Although the HPC does not take sides, or push an agenda, it was noted that there seems to be a cohesive approach amongst community members to assist in preserving in this crisis situation: the Rondout Esopus Land

Conservancy seems interested in providing assistance and Bent Thomsen heard that one of the owners is planning a benefit concert, sometime this summer.

SHPO Workshop in Ellenville. Both Thomsen and Susan Sprachman attended a SHPO workshop last month. They reported that it was well attended and had been initiated by the local HPC, in celebration of the 50<sup>th</sup> anniversary of the 1966 preservation law. The workshop described what SHPO does and handed out booklets that laid out their goals and strategies for 2015-2020 – with a good list of resources on the back page. Another handout provided information on tax breaks for designated properties. Thomsen added there could be a tax credit if the median household income of the census tract in which the house is located is below \$69,202.

They talked about matching CLG grants and the Environmental Protection Fund grants; and of technical assistance grants used for assessments and structural integrity surveys. It was hoped that in the future, SHPO would apprise neighboring commissions when workshops or training sessions are held nearby

Both Susan Sprachman and Bent Thomsen spoke with SHPO officials while there about grant possibilities for the Schoonmaker/Van Aiken house. They were told the Preservation League of New York State had money or loans available if the house was really in jeopardy. Sprachman clarified that the grants were only about \$3,000, while loans were much greater. Thomsen added there could be a tax credit if their median income level of a community is below \$69,000. A property owner would need to apply for local landmarked status.

Shared Documents file: By creating a shared Google document, members could post and share individual research. The Stone Ridge Library inquired whether a digitized copy of the Stone Ridge Historic District Survey narrative existed, and whether it could be updated. Hanson will ask the Town Clerk for the original files, and DiGuiseppe offered to scan the documents.

Thomsen suggested asking for a grant to digitize all past surveys, in order to enable updating them. Hunt reminded the commission that this is the CLG grant we had begun four years ago and have researched with the New Paltz and Newburgh HPCs. The suggestion was unanimously welcomed to continue this application. Kathy Schulz offered to write the grant, and Susan Sprachman, who has extensive grant writing experience, proposed working together to write a grant application for CLG funds to update Marbletown's historic inventory survey. Tim will forward our past grant application drafts to Susan and Kathy and reminded that applications are due by July.

Founder's Day: There were no further updates

Zoning update: Hansen will continue to sit-in on the meetings. He reported on the town's inclination to allow for mixed or dual-use business, i.e. business downstairs, living quarters upstairs. An Architectural Review committee was incorporated in the law for the 209 business section. And although provisions were made for an architectural design review, the committee may not have been formed.

Brochure distribution (2000): McCorkle-Beckerman reported on the new printing of the brochure. Members will assist with distribution of brochures. Suggested venues: town hall,

B&Bs, real estate offices; the library; County Office Building, Kingston; D&H canal museum, Bevier House; the Kripplebush School House.

With no further business, the meeting was adjourned at 10.10 a.m. The next meeting will be held April 9, 2016 at the new Town Hall, in Rosendale, at 09:00 a.m. Kathy Schulz kindly offered to take minutes while Commission's Secretary is absent.