

Town of Marbletown

Historic Preservation Commission

Town Hall
1925 Lucas Avenue
Cottkill, New York
12419
Tel: 845-687-7500
www.marbletown.net

Rich Parete, Town Supervisor
Susan Sprachman, Town Board Liaison



Commissioners:
Timothy Hunt, Co-Chair
Anthony DiGuiseppe, Co-Chair
Marian McCorkle-Beckerman, Vice Chair
Doug Adams
Claudine Brenner, Secretary
Harry Hansen
Kathy Schulz
Marjorie Shelley
Laura Shane Cunningham

Marbletown Historic Preservation Commission
June 13, 2020 Meeting,
Virtual Meeting

Present:

Tim Hunt, Co-Chair
Anthony DiGuiseppe, Co-Chair
Marian McCorkle-Beckerman, Vice Chair
Doug Adams, Commissioner
Kathy Schulz, Commissioner
Harry Hansen, Commissioner
Marjorie Shelley, Commissioner
Laura Cunningham, Commissioner
Claudine Brenner, Secretary
Susan Sprachman, Town Board Liaison

1. Call to order, Quorum, Review of Agenda and Minutes. Mr. Hunt called the meeting to order at 09:00 AM. The presence of a quorum was noted, and the agenda reviewed. The Commission reviewed the minutes of the last meeting (5/09/20). With minor edits, the minutes of the May 9, 2020 meeting were approved.
2. Town Business: On June 22nd there will be an open hearing Planning Board meeting to discuss the solar project in Kripplebush. The solar company will be making the presentation including views of what the design will look like. Ms. Sprachman will confirm the time and ensure Commission members receive the zoom link to the meeting. Several commission members expressed interest in weighing in more formally as a Commission. DiGuiseppe reminded that to date, there has been no response received to the letter the Commission sent to the Planning Board. Reading from the letter sent from the HPC to the Planning Board, Hunt reviewed the Commission's concerns regarding the portion of the project that was in the Historic District. He encouraged that any comments as a commissioner should stay focused on these concerns and purview of the HPC and requests made in the letter. Commissioners were encouraged to attend if possible.

3. Grant Update: Hunt stated the Phase II CLG project will begin most likely in July with consultant Larson who has relocated to Minnesota. He stated Larson remained committed to the project and that Marian McCorkle will serve as project coordinator. The focus will be on consensus building within the community and how they envisage the honing and expansion of historic districts. It was noted that the Marbletown districts are currently National Registered districts but local landmark designation would have more benefits. Regarding the presentation of the last survey to the Town Board, the Commission would like to have more time allotted to revise the presentation, along with photos, i.e., at the July 21st Town Board Meeting. Hunt reported that Larson provided a draft with many photos from the report and enough material for an hour. Harry Hansen suggested we have a dry run presentation of this 10-12 minutes presentation at our next HPC meeting.
4. Designation: DiGuiseppe presented his preliminary designation of the Roosa Farm House at 200 Bone Hollow Road, built by Isaac Roosa. The preliminary application includes the original stone house which is dated 1740 with the addition of a 1900 clapboard building, a 1970 extension that was done on the East and West sides; and a privy that was original to the house. The application includes the maple tree that is deemed older than the house – circa 300 years old. The property is not in the historic district; it includes 27 acres of land and stone walls. It is a typical Dutch farm house, the floors are original; there are exposed beams on the stone portion of the house and a full basement. A summer kitchen fireplace with original shelf is still visible. Following the presentation, DiGuiseppe made a recommendation to change the designation online forms from pdf to word as they were not user-friendly to convert or fill. DiGuiseppe reported that SHPO thought a national designation would also be a good idea, as well as a local one, and offered to work with him. Hunt asked for a motion to accept the preliminary application and encourage the property owner to continue with the application. Adams moved and Shelley seconded, and all were in favor.
5. Affidavit/agreement: Kathy Schulz presented the changes made to convert the form of affidavit into agreement, as recommended by the town attorney and county clerk. Schulz suggested that, once finalized, the agreement could be shared as a standard template with other commissions. Once signed by the landowner, the Commission would file the agreement; the Ulster County clerk's office would record it, and it would be posted online by the Commission as part of the designation documentation. Once filed, the contract would appear in the land and title record and be a matter of public record. The Commission voted to accept the document. All were in favor. Schulz will ask the town attorney whether the document requires town board approval and have it posted on the website.
6. Commission Officer's Statement: Schulz will follow up with the town attorney on the "bylaws" to include reference to the Commission's methods for nominating new members and inquire as to whether the town board must approve the bylaws.
7. Grady Park: Sprachman said the only decisions made have related to topography of the area and the parking area. Hansen and Bill Merchant are in an advisory capacity and any contract would involve archeological considerations. So far, Sprachman reported that design decisions are limited to space for a walkway. Sprachman reported that Town Board member, Eric Stewart, was to organize a meeting in July with open hearings to give the public an opportunity to discuss what they want. Hunt stated he wanted us to be clear about our representation on the Grady park design committee. "This is larger than this park and will require coordination with many stakeholders invested in High Falls historic preservation and design." Hansen said that Supervisor, Rich Parete, and Stewart had asked him to sit in on a meeting along with the Albany firm that did a profile sketch of what might be possible. Hansen felt that the meeting was more of an ad hoc one in which it was a question of who was interested in joining. Hansen also mentioned there was discussion that the DOT's right of way encumbered the space. Going forward, there was the concept of the High Falls' Conservancy, the D&H Canal and the town of doing a full loop around Creekside walk and the rail trail link. Hunt stated we would like to see a more formal representation on the committee and reports back to the HPC. DiGuiseppe asked if representation had been formal in the past. Sprachman stated that Stewart came to the HPC in a meeting and asked for volunteers and she and Hansen had volunteered. Hunt stated that an agenda item for a future HPC meeting can be to again review the Preservation Law and the Commission's purview and goals for expanding or formalizing this in Marbletown. Hunt called for nominations to represent the HPC on the Grady Park project. Schulz nominated Hansen, and McCorkle-Beckerman seconded. All were in favor, no opposed. A question arose about more than one representative. DiGuiseppe volunteered to be on the committee. Cunningham nominated DiGuiseppe and Adams seconded. The vote was 5 opposed, 2 in favor and 1 abstaining. Hunt stated all input is of course welcomed going forward and, if needed, we could revisit this in July if the project committee is active.
Hansen recommended we consider the telegraph office as contributing to the High Falls district. Hunt suggested that we consider a presentation on High Falls by Bill Cullen and/or Bill Merchant at the Depuy Canal House and museum as we immerse ourselves in the history of the district and current plans. It was suggested this item should also be on the July HPC agenda for further discussion.

8. Other Business: Cunningham asked if there was an update on the Vivikananda retreat. McCorkle reported that the Vivikananda board did not meet in April due to Coronavirus pandemic restrictions on travel. Their next meeting is not scheduled until October. The Leggett Estate is to be discussed further.

With no further business, the meeting was adjourned at 11:08 AM. The next meeting will be held July 11, at 09:30AM.

Respectfully submitted,
Claudine Brenner