

Town of Marbletown

Historic Preservation Commission

Town Hall
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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

Marbletown Historic Preservation Commission
November 12, 2016 Meeting, Marbletown-Rosendale Town Hall

Present: Timothy Hunt, Co-Chair
Marian McCorkle-Beckerman, Vice Chair
Harry Hansen, Commissioner
Bent Thomsen, Commissioner
Brook Garrett, Commissioner
Claudine Brenner, Secretary
Kathy Schulz, Associate Commissioner
Doug Adams, Town Board Liaison

Excused: Anthony DiGuiseppe, Co-Chair
Susan Sprachman, Commissioner

Guests: Nancy Ferris Cook & Kenneth Krabbenhoft

Call to order, Quorum; Minutes: Note: Prior to the meeting, HPC members conducted a Public Hearing for the landmark designation of the Brodhead house, held at 09:00 a.m. in the Town Hall.

Tim Hunt called the public hearing to order at 9:00 a.m., copies of the Brodhead landmark designation application were distributed, and the process explained. Applicants introduced themselves. Co-Chair, Tim Hunt thanked the Krabbenhofs for the house tour last month; Ken thanked the commission for their guidance in the process. A few pieces since the initial application were added, e.g. the well cover and the 19th century brick smoke house, which is the last remaining out building. The door on it is a re-used 18th century batten door. Ken recapped why the location of the house was important to protecting this period of Marbletown's history – it was the center of the town at that time and on a toll way. Other structures such as the stockade, the schoolhouse, outbuildings are now all gone. The land's connection with the Esopus was also important – acting as a natural property divide - the river shaped the location of the Town of Marbletown. There were relatively few past owners to the Henry Brodhead house and the last two owners before had the house for 100 years. What was left of the originally 18th century configuration, allowed them to make an exceptionally accurate restoration of both the 1780s and 1852 house. Archeological finds discovered on the property further helped document the history of the house: a treasure of ceramic pieces and metal work were buried all over the place; 18th century children's belt buckles and a civil war belt buckle were found out in the yard, as were remnants of cattle, deer, muskrat, and feral hogs. The restoration was done by experts in Dutch Stone House restorations. Daryl Britten, the owner of the Witt House North of the Brodhead House, had an extensive knowledge of how the land was divided and put together. Those research notes were left to Ken and will allow him to continue researching how the boundaries were formed.

Marian McCorkle-Beckerman commented on the backwards top photo of page 24 of the application, and Hunt requested that it be corrected. The commission thanked the Krabbenhofers for coming and complimented them on their model application.

It was motioned to accept the application with noted corrections and recommend landmark designation to the town. Hansen seconded, and all were in favor. Hunt will write letter to the Town Board recommending designation.

Commission Meeting:

Tim Hunt called the HPC meeting to order at 9.45. The minutes of the October 8, 2016 meeting were reviewed. No edits were proposed.

Marian McCorkle motioned to approve the minutes; Brook Garrett seconded; all were in favor.

Landmark Designation: Hunt briefly mentioned a call with the neighbors of the Brodhead house and their concern about how designation of the house would impact adjacent property. The purpose and limitation of the preservation law were shared.

Certificate of Appropriateness: McCorkle-Beckerman and Hunt brought to the attention the potential need of a certificate of appropriateness (COA) for the siding replacement work on the landmark Maple Lawn house in Main Street, Stone Ridge. Hunt asked Supervisor Warren to address the issue with the code officer, and whether any permits were issues or requested that might be informative. This brought on a discussion during the meeting of how to inform owners on the incumbent responsibilities of owning a designated property, as well as, how to sensitize town hall and real estate representatives to these responsibilities. Hunt asked, at the Design Guidelines meeting, that the town's computer programs factor in a 'flag' for landmarked properties when building permits are being requested.

Brook Garrett will ask Westwood Metes & Bounds how best to sensitize real estate agents to COAs etc., and Marian McCorkle will ask the town clerk how to post the information.

Harry Hansen suggested that a one-page flyer be prepared and emailed out every few years to owners of locally landmarked properties to remind them of COA requirements, etc. Hunt will work with Kathy Schulz to put together a flyer.

Claudine Brenner suggested attaching the flyer outlining guidance and responsibilities to the correspondence telling the homeowner their house has been landmark designated. Hansen also recommended that a small plaque be erected on each designated house.

Standards & Design Guidelines: Hunt reported on his attendance along with Hansen to the Town's workshop on design guidelines and revision to the zoning laws. The workshop was attended by the Planning and Zoning Board and Town board, buildings department and consultants. A copy of the power point presentation was distributed and highlights reviewed. Hunt reported the concern of the group on how guidelines only impact businesses and not residents of national historic districts. Paint color was discussed and the definition of streets and driveways that impact set-backs. The HPC will continue to provide feedback to the process and a formal link to the commission for consultation for permits within the districts will be recommended.

Thomsen thought it should be HPC's goal to put together design guidelines to present to the town using the experience of other towns. He provided handouts:

- Owego Historic Preservation Commission Design Guidelines Village of Owego New York, 13827
- Village of Skaneateles Historic District, Design standards and guidelines
- www.nps.gov/tps/education/workingonthepast/writingsteps.htm

Action items: Public hearing for the Brodhead House with the town board; Orientation page; check on county notation of landmark properties; follow up with Marbletown building Inspector, Ray VanKleek and Michael on notation of landmark properties. Distribute the above-mentioned flyers to landmark designated property owners. Post a positive summary of Founder's Day to be published in the town's email newsletter - capturing the lecture topics and other events that were offered. Continue discussions on historic district designations.

Adjournment: With no further business, Hunt moved to adjourn the meeting at 10.40 and Hansen seconded. The next meeting will be held at the Marbletown Town Hall on December 10, 2016 at 9:00 a.m.

Respectfully Submitted,
Claudine Brenner