

## Minutes

The regular meeting of the Historic Preservation Commission of the Town of Saugerties was held on November 15, 2007.

**Present:** Barry Benepe; Josh Randall; Michael Sullivan Smith; Susan Poretz; Myles Putman; Leeanne Thornton, Town Board Liaison; and Terry Schmidt, Acting Secretary.

**Additional Attendees:** Stephen and Elizabeth Shafer; Mikhail Horowitz; Carol Zaloom; Lanny Walter; Judith Spektor; Paul Champanier and Linda Champanier.

Barry opened the meeting at 7:10 p.m.

**1. Minutes of October 15, 2007:** Josh moved to accept the October 15, 2007 minutes. Michael seconded the motion. Michael, Susan, Josh, Barry, Myles unanimous.

**2. Acceptance of Cheryl Van Schaack's Resignation as Secretary.** Barry made a motion to accept her resignation. Josh seconded. Michael, Susan, Josh, Barry, Myles unanimous. Thanked Terry Schmidt for filling in as Acting Secretary. Commission looking for a new Secretary. Barry noted that Mary Alice Lindquist and Kate Kane might be candidates.

### **3. Report on the Eligh/Kochterthal Property**

Barry asked the members if they had received a draft of his letter to Dr. Kodsí in response to John Monahan's request for a Certificate of Appropriateness to install a mobile home and other structures on this designated property presented at a special meeting of the commission on November 4<sup>th</sup>. All had.

Barry said that he will provide the Minutes of the October 2, 2007 Workshop with the Town Board to Board members at the next meeting on December 17, 2007.

### **4. Proposed Designation of James Brink House (Anchorage Farm) on Mynderse Street**

Barry reopened the hearing on the **James Brink House (Anchorage Farm)** by stating that the proposed designation of the **James Brink House (Anchorage Farm)** is a Type II action and issued a Negative Declaration (Neg. Dec). Roll call vote on a motion to support the proposed Type II action and issuance of a Negative Declaration. Michael, Susan, Josh, Barry, Myles unanimous.

Owners Steve and Elizabeth Shafer provided extensive documentation to support designation of this property. Steve passed a file around that contained photos of the James Brink House and property as it appears today. "Scow's Landing," a shallow beach, lays along the Hudson River below where the Brink House now stands. Minister Hoes, contemporary of Brink, wrote history of Saugerties. Kip Davis friendly with the Native

Americans. Michael said that Kip Davis not there before 1646. He was an interpreter for the Indians. Hoes speculated on the identification of Little Sawyer in the first issue of "Old Ulster." Josh wondered if it was in both the first and second issues. Burns was in possession of landmarks of Burns' mill at the head of the Sawyerkill.

Barry suggested that Steve amend material. Michael said that the mouth of the Sawyerkill was most important. Corcoran there in 1755. Josh said 1767. Lands were granted to Godfried de Wolven. Deed to Livingston is the first mention of "Sagirties." Barry said that was the largest division. Michael said that was the birth of what originally was called "Sagirties." Found information in the Saugerties Library. Winthrop Aldrich information found in State archives. Smith said that the Sawyer Kill mouth most important. Michael stressed that you have to balance information with knowledge of the times.

Elizabeth Shafer expressed concerns about people walking on their land without permission and wondered if signs might help. If people called ahead of time for permission to walk on the lands, it would be all right. When they arrive without prior notice is a violation of privacy. Barry stated that any historic designation protects right of privacy of owners. Michael thought limited annual access was sometimes required to a state designated property where state funding is involved. Barry thought there was no point in putting up signs. The Shafers don't want signs. They have a number of buildings on their property, such as an old ice house. Elizabeth was concerned that if their children inherit the property, they would be forced to spend money on its upkeep. Josh said that would be the duty of the Town Building Department to enforce building laws; however changes to a designated site must be approved by the Commission.

Steve said that he didn't know when the carriage house was built. The Building Department records don't go back that far. Barry noted that in reference to the carriage house, once it's designated, if a Certificate of Appropriateness has to be issued, Mr. and Mrs. Shafer have to notify the commission of any problems, such as "demolition by neglect." Steve noted that Spider Barbour referred to the unbuildable part of the land as an "alluvial flood plain." There is general agreement that the mill was located at the mouth of the Sawyerkill above the boat landing where both cross river and down river traffic picked up and discharged passengers and goods moving to the west.

Josh made a motion to close the public hearing on Anchorage Farm. Michael seconded. Michael, Susan, Josh, Barry, Myles unanimous.

##### **5. Proposed Designation of Michael McCabe Property at 302 High Falls Road**

Barry stated that the proposed designation of the **McCabe House** is a Type II action and issued a Negative Declaration (Neg. Dec). Roll call vote on a motion to support the proposed Type II action and issuance of a Negative Declaration. Michael, Susan, Josh, Barry, Myles unanimous.

Barry opened the public hearing on the McCabe House. Owner Carol Zaloom spoke in favor of designation and introduced Paul and Linda Champanier who owned and lived in

the house in the 1950s. Paul's father, A.A. Champanier, was a well known artist who owned and lived in the house before him since acquiring it from the original quarryman owner and builder Michael McCabe in 1932.

Barry asked if Paul worked on the house. Paul stated they did stone work; white washed the fence and worked on the terrace. Paul noted that there used to be a well covered by a large stone. Barry showed him photos provided by Carol to show where the terrace work was done. Paul indicated that the steps up to the back of the house were there when they bought the house. He had removed an interior wall. Carol said there was both a living area and a stable in the house at one time. Paul noted that he had to walk around the back of the house to get to the kitchen. Carol had to replace rotting floor which has flagstone underneath. She found a mule shoe. Animals were stabled downstairs. Carol produced sepia photos from a neighbor's diaries. Michael McCabe only name listed on deed. Carol stated that foundation from the house is from Quarryville. Carol said there was a fire in the house on December 7, 1976 which destroyed the wainscoting and cedar shingle roof which led to the lowering of the house from three to two stories. Carol displayed aerial views of the property which showed a distinct straight line along the property line following the 18<sup>th</sup> century Kingston Commons. Michael noted that it was Lot #30, 6th class. Kingston Commons, 23 ½ acres, the deed for which had been transferred to Michael McCabe in 1852 from David Ransom who owned with Charles Merrill. They purchased the land in 1850 from Ephraim Meyer. The house was quite valuable for its quarry stone. Michael agreed to provide further documentation for the December meeting and Carol will help with identifying photos. Mikhail and Carol invited the Commission over any time to visit the property whether anyone was home or not.

Josh made a motion to close the public hearing. Michael seconded. Michael, Susan, Josh, Barry, Myles unanimous.

#### **6. Proposed Designation of Clark Van Vlierden House at 311 Clark Van Vlierden Road**

Barry stated that the proposed designation of the **Clark Van Vlierden House at 311 Clark Van Vlierden Road** is a Type II action and issued a Negative Declaration (Neg. Dec). Roll call vote on a motion to support the proposed Type II action and issuance of a Negative Declaration. Michael, Susan, Josh, Barry, Myles unanimous.

Barry opened the public hearing on the **Clark Van Vlierden House**. The Van Vlierdens can be traced back to the pastor of the Kaatsbaan Church. There are 3.0 acres up for historic designation. Lanny Walter's house sits on the foundation of the former dairy barn serving the original farm. Said it was hard to separate history from beauty of the site, that it was like going back in time. Stone terraces at the rear of the property are much like the work of Harvey Fite. Lanny is in favor of designation if Barry and Judith want it. Most unique to the house are the irregular floors. A marble will roll everywhere. Barry showed historic photos of the former barn. Michael has evidence of deed dating transfer of the property in 1862 to Richard B. Legg, part of an enormous farm that was subdivided in 1830. Kingston Commons map noted that Richard B. Legg and his wife Abigail were

owners. Finally, in 1889, 84 acres were deeded to Clark Van Vlierden. Kit Ritz, a neighbor at 289 Van Vlierden Road stayed at the house in the 1930s as a three-year-old boarder (she is now in her 70s). Barry showed pictures of the corn crib, gabled roof, carriage barn and dairy barn (where Lanny lives). Josh likes Barry's house. Reminded him of his grandparents' home. "The floor is like a roller coaster, very country," Josh said. Barry stressed the importance of a commission member being willing to offer his own house for designation to show support for the law. Lanny said designation would improve the value of his property. When Barry first bought property in 1984, the ruins of the second Alvah Van Vlierden house were still there. A photo was taken of Alvah around 1940. Barry and Judith found Alvah Van Vlierden's initials carved on boards which they kept and mounted on the carriage barn in front of which Alvah was photographed. Michael noted that the first purchase of a Van Vlierden property on Blue Mountain Road was in 1822 by Philip Van Vlierden but the road is named for Clark Van Vlierden. Why?

Josh made a motion to close the public hearing. Michael seconded. Michael, Susan, Josh, Barry, Myles unanimous.

#### **7. Old Business**

Judith Spektor asked if the Commission has information about what designation means, that it should be spelled out. Barry said the Commission is working on a publication due 2008.

Stefan Yarabek and Barry represented Saugerties in Kingston where the State's Historic Preservation Plan was presented. County Planner Jennifer Schwartz organized the meeting. Barry distributed copies listing resources available.

#### **8. New Business**

Susan Puretz stressed the importance to return to housekeeping matters at the December meeting and to set priorities for public hearings. Josh reminded the Commission that Michael made a list of priorities for designation in April 2006.

Josh made a motion to adjourn. Michael seconded and approved unanimously. Meeting adjourned at 9:03.

The next Commission meeting will be held on Monday, December 17, 2007.

Terry Schmidt