



**TOWN OF SAUGERTIES
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE JANUARY 22, 2024 MEETING**

Present: Commission Chair Stefan Yarabek, Commission Vice-Chair Susan Puretz, Commission Members: Ken Myer, Jr., Jason Nelson and Peigi Mulligan, Alternate: Phyllis Clark, Town Historian Audrey Klinkenberg, Secretary Jeremy Russell, Town Board Liaison Peg Nau, Members of the Public, Darlene Moore, Belinda Sinnott, Mark Sinnott, Trevor Sinnott, Cathy Anderson, Burt Penchansky, Karlyn Elia, Mark Knaust, Bert Lammers, Chester Hartwell, Anastasia Maher and Tyler Roebuck

Excused: none

(Minutes appear in chronological order. Numbering of items refer to the agenda for the meeting, which is attached)

The Commission met at the Greco Senior Center, 207 Market Street, Saugerties, NY, and on the platform Zoom (zoom.us), ID #969-987-8583, through the mobile phone of the Secretary.

The meeting was called to order at 7:10 PM.

The Chair, Stefan, welcomed the multitude of guests.

OLD BUSINESS

1.) The Villa Residences/Falling Waters: Spaulding Stone House Update: Stefan had received the meeting minutes of the January meeting of the Town Planning Board, and said that there was no mention of a stone house within the structure of the Villa of St. Joseph. Stefan reviewed, for the members of the public who were attending mostly from the Spaulding Lane neighborhood, that there was a site visit made by Stefan and Kevin Durkin, a historic/stone house consultant that has worked on local projects in the past. It was determined, on the visit, that the (Spaulding) stone house contained both 18th and 19th Century elements. Stefan had written to the Town Planning Board notifying them of the findings. Stefan recommended a Motion to write to the Town Planning Board revising the Negative Declaration. It was also noted that Kevin Durkin has since offered to salvage and restore with his company.

Cat Anderson, Spaulding Lane resident, asked who would be responsible for paying Mr. Durkin. Stefan said that the salvage costs and restoration costs would be offered pro bono, and the reconstruction costs on the current property would be the responsibility of the developer.

Karlyn Elia, former Historic Preservation Commissioner, asked if the artifacts surrounding the structure would be protected, noting that there were rumors that Revolutionary War cannons were buried on the site. Stefan said that there would be a minimum of a Phase One Archaeological survey, with the possibility of more, dependent on findings.

Mark Knaust asked for clarification of the declaration; Phyllis said that it would be a rescinding of the negative declaration to a positive declaration. He asked if the Town Board had been notified. Stefan said they had been notified on December 3, 2023.

Motion made by Susan, seconded by Stefan, to notify the Planning Board about the need to revise their DEIS (Draft Environmental Impact Statement) negative declaration. Motion passed 4-0, (Peigi Mulligan abstained).

2. Other Old Business: None Reported.

NEW BUSINESS

1. Landmark Designation Process For:

a. Meadowside Gatehouse; 52 Spaulding Lane;

Cathy “Cat” Anderson, (w/Burt Penschansky), owner(s) of the property at 52 Spaulding Lane, presented the story of the home. It was a gatehouse built in 1908 as part of the Meadowside Estate. She quoted a Daily Freeman article of 1924, “The magnificent old mansion and Hudson Rover Estate...known as Meadowside...[is] one of the finest country homes along the river. Prior to the meeting, Peigi Mulligan provided information she found about the property, which is attached. It was distributed by e-mail and in-person at the meeting.

The owners said they had rescued the property from ruins and slowly, over 20+ years, rebuilt and restored the structure as accurately as feasible. It was mentioned that some of the windows from the Meadowside Carriage House ruin were used to help their restoration.

Cat asked if designating her property would have any impact on the proposed project at the Spaulding House and Villa Residences. Stefan talked to her about the process undertaken by SHPO and at the local level. Jeremy said that he would help explain some of the paperwork after the meeting.

b. Kocherthal/Eligh House; 4206 Route 9W, West Camp:

Property owners Tyler Roebuck and Anastasia Maher were available via Zoom. The property is a locally designated landmark, but it is not a State/Federally designated landmark. An “eligible” determination had been made recently, and Jeremy said he would try to help steer the owners in the right direction as to finishing the nomination so they’d eventually become eligible for restoration grant and more tax breaks.

2. Text for Pomeroy NYS Blue & Gold Landmark Sign, K/E House Asbury Historic District, Saugerties Stone House Community;

A proposal for the HPC to assist the owners with obtaining a NYS Historic Landmark Sign through the Pomeroy Foundation has been made and agreed upon by the owners pending the wording of the sign. Jeremy said that the first deadline for grant submission, of which there are four annually, is March 17, 2024. Jeremy told Tyler and Anastasia he would reach out to try and finalize the wording with the owners by the February 26, 2024 meeting.

Stefan asked about a sign for the Asbury District. Jeremy explained that the signs Pomeroy offers for newly minted Historic Districts are the brown ones, and that the grant deadline is constant, or always rolling. He said, generally, they give them to all eligible applicants. He said that he envisioned at least being two signs,

and that the Commission should discuss where they should be located. Jeremy said he assumed they were always located at the borders of the properties in the district, but wasn't sure if that was required.

Stefan asked about a sign denoting Saugerties the Stone House Community. Jeremy said he thought this was akin to a "Welcome to Friendly Saugerties" sign and didn't think this was something Pomeroy would consider. He said he did not know who the best person to talk to about this would be.

3. Other New Business:

Cat Anderson began describing the glory of the Meadowside Estate, and said it was too bad the Commission had not yet been formed to save the local treasure. She had brought in a photo album documenting its presence.

Karlyn further described the land surrounding the property of the Villas Residences and the Spaulding House, et. al. She mentioned a long-standing rumor of Revolutionary War cannonballs having been previously found on the property, and she mentioned an 1819 reference from the Court of Common Pleas.

Stefan departs at this time.

REPORTS

1. Town Board Liaison's Report: Peg reported that the Town Board has maintained the 2023 HPC budget for 2024.

2. Town Historian's Report: Audrey brought in color copies of an 1825 John Kiersted Map (Courtesy Barbara H, Russell & the Ulster County Historical Society) to demonstrate emerging narratives from maps, and a recent transcription project of the *inaugural Saugerties Roads Commission file book (please clarify name)*. Audrey, Ken, and others were to present a more in-depth look at interpreting historical maps at the Saugerties Public Library through the Friends of Historic Saugerties, Saturday, January 11, 2024.

3. Other: None.

No motion was made to adjourn the meeting. Discussions arose in small groups and the meeting summarily ended at 8:11 PM.

Respectfully submitted,

Jeremy Russell

TOWN OF SAUGERTIES HISTORIC PRESERVATION COMMISSION

Supervisor - Fred Costello
Town Board Liaison - Peg Nau

Contact

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Members

Stefan Yarabek - Chair
Susan Poretz - Vice-Chair
Ken Myer, Jr.
Peigi Mulligan
Jason Nelson
Phyllis Clark (alternate)
Audrey Klinkenberg -
Town Historian, ex officio

Hybrid Live/Web-Meeting, January 22nd, 2024 at 7:00 pm

Greco Senior Center, 207 Market Street, Saugerties, NY 12477

Agenda

Zoom info: Link – <https://us02web.zoom.us/j/9699878583?pwd=ZjI5S0FhbGRTZWorZkFhSDnaEc2QT09>

Room ID: 969-987-8583

Call to Order

Welcome Guests

Old Business:

- 1.) The Villa Residences/Falling Waters: Spaulding Stone House Update; and
- 2.) Other Old Business;

New Business:

- 1.) Landmark Designation Process For:
 - a. Meadowside Gatehouse; 52 Spaulding Lane;
 - b. Kocherthal/Eligh House; 4206 Route 9W, West Camp;
- 2.) Text for Pomeroy NYS Blue & Gold Landmark Sign, K/E House, Asbury Historic District, Saugerties Stone House Community;
- 3.) Other New Business

Reports:

- 1.) Town Board Liaison's report;
- 2.) Town Historian's report; and
- 3.) Other

Next meeting scheduled for February 26, 2024 @ 7:00 PM, Greco Senior Center & Zoom

Adjournment

Jeremy Russell is inviting you to a scheduled Zoom meeting.

Topic: Historic Preservation Commission, Town of Saugerties, NY

Join Zoom Meeting

<https://uso2web.zoom.us/j/9699878583?pwd=Zjl5SoFhbGRTZWorZkFhSDdnaEc2QT09>

Meeting ID: 969 987 8583

Passcode: hogQpo

One tap mobile

+19292056099,,9699878583#,,,,*738490# US (New York)

+16469313860,,9699878583#,,,,*738490# US

Dial by your location

- +1 929 205 6099 US (New York)
- +1 646 931 3860 US
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 301 715 8592 US (Washington DC)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

.....

Meeting ID: 969 987 8583

Passcode: 738490

Find your local number: <https://uso2web.zoom.us/j/9699878583?pwd=Zjl5SoFhbGRTZWorZkFhSDdnaEc2QT09>

Meadowside

Peigi Mulligan 2018

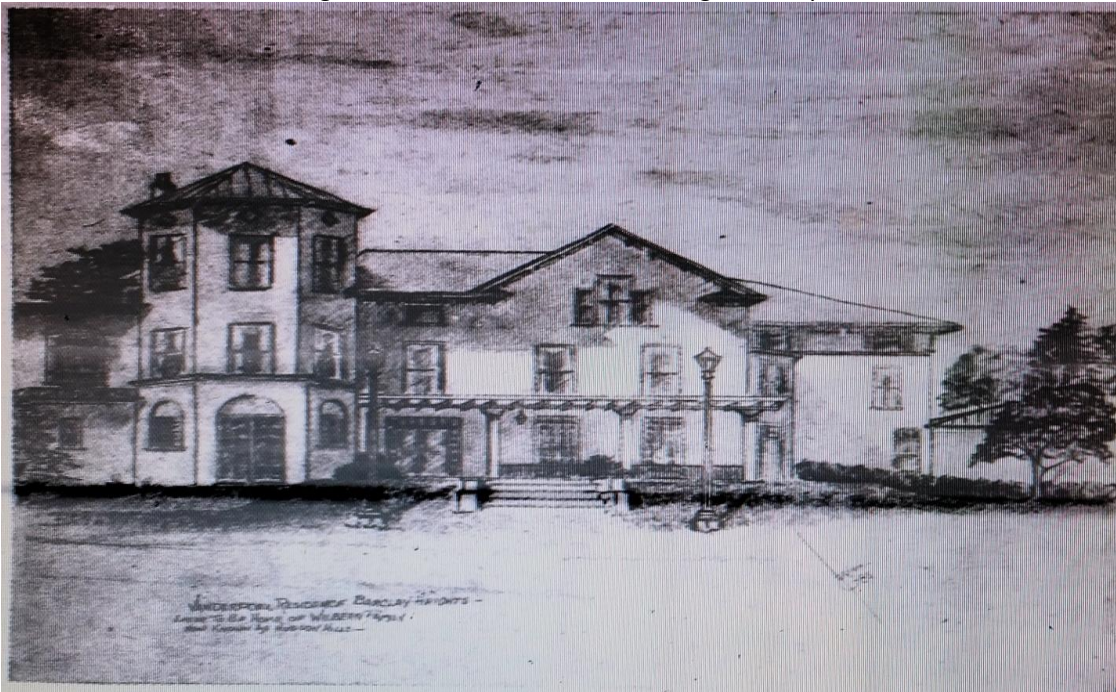
“The magnificent old mansion and Hudson River estate ... known as Meadowside ... [is] one of the finest country homes along the river”

The Freeman 1924

Richard Lionel De Lisser's Picturesque Ulster, reprinted in 1998 by Hope Farm Press



Frank Hughes Sketch, Post-Star, Historic Saugerties July 7 1983



The Vander Pool Mansion (now Hudson Hills) overlooking the Hudson River at the end of Spalding Lane is Artist Frank Hughes subject this week. The palatial home may well have been called the "summer White House" during the term of President Martin Van Buren since here he spent several week-ends as a friend of the Vander Pool family, coming down river from his home in Kinderhook. More recently the home was occupied by the Edward Wilbern family and the Assumptionist Fathers.

In 1925 Edward Wilbern remodeled Meadowside along the line of the Italian Renaissance.

“The beautiful Vanderpoel estate on the Hudson River ... has a large acreage, extensive lawns, fruits, gardens and shrubbery, a fringe of forest along the river and wooded tracts to the west and north of the house.”

The Hudson Evening Register 1916

“The property, formerly known as the Vanderpoel estate, is one of the show places of the Hudson Valley, comprising 68 acres with a frontage of 1,000 ft on the Hudson River.”

The Evening Leader, Corning 1924

A History of Meadowside's People

Brodhead

Dr. Jacob Brodhead (1782-1855) began his pastorate at Flatbush and Plattekill churches in 1837; “... he was the colleague of the Rev. Peter A Overbagh, of whom he was an intimate friend ... Dominie Brodhead had bought a farm by the river ... where he built a house” near Rev. Peter’s property.

(History of the Reformed Church of Flatbush)

Book 47 p356 image 381

13 sept 1836

Garrett & Leah Mynderse

To

Eliza Brodhead, wife of Jacob Brodhead of NYC

3000.00

Beginning at a stake ... on the west side of a small run of water and on the bounds of Mr Barclay

Thence

Along his bounds south ... 5 chains 23 links to a cherry stump

Thence

North ... 8 chains 40 links to a small cedar tree

Thence

Still along the bounds of Mr Barclay North ... 12 chains 85 links to the banks of Hudsons River

Thence

Along said River at highwater mark South 8 chains 77 links

Thence

Still along the same South 5 chains 87 links to the bounds of Rev Peter A Overbagh

Thence

Along his bounds South 19 chains 72 links to the corner between said Overbagh and farm in possession of Edmond Schoonmaker – at a swing gate

Thence

Along the division between this Lot and said farm in possession of said Schoonmaker ... 5 chains 16 links to place of beginning

And also

the right and privilege to ... use the water of and from a certain spring or fountain on the lands of the parties of the first part (Garrett) and near to the above described premises by conducting the same by pipes underground, over, across, and through the premises of (Garrett) without unnecessary injury thereto ...

28 acres more or less

Sprague, in his 1869 Annals of the American Pulpit, wrote “... for the benefit of his wife’s health, he resigned his charge (in NYC) and removed to Saugerties ... where he purchased a country residence. About the same time he accepted a call from the Church at Flatbush ...”

Jacob was born in Marbletown, and was the great-great-grandson of Capt. Daniel Brodhead, who came to the Redoubt fort ca. 1664. Jacob’s wife Eliza Bleeker died in 1841, and Jacob married a second time to Fanny Sharp Spencer, who died in 1852.

A black and white portrait of Jacob can be seen in the Presbyterian Historical Society's Pearl Digital Collections. A biographical article "Death and Funeral of the Rev Jacob Brodhead, D.D." was printed in the Rockland County Messenger, June 14, 1855.

Of Jacob and Eliza's 6 children, 2 survived to adulthood: Harriet Romeyn Brodhead (1826-1900) at whose home in Massachusetts he died; and the Hon. John Romeyn Brodhead (1814-1873), a noted historian.

John wrote the two-volume *The History of New York State*; from archives held in Europe he transcribed NY colonial history – Documents relating to the Colonial History of NY, 15 volumes; and held various Presidential appointments. He was the literary representative of Herman Melville in 1847, and was a friend of Herman's brother Gansevoort.

John married Eugenia Bloodgood, a great-granddaughter of Col. Van Schaick of the Revolutionary Army.

Jacob and John funded the \$100. Jacob Brodhead Prize, awarded annually to a Rutgers student.

Russell N Isaacs lived in the house until John Romeyn sold the property after his father Jacob's death to Judge Vanderpoel.

Isaacs

Russell N Isaacs, a Princeton graduate, had recently sold his part of the Wolven tract, which he had purchased from the heirs of William Myer, to Francis Pidgeon. He also owned for a time what today is the Dominican Sisters property on Spaulding Lane.

In 1854 he sold 2 pieces of land from the northern part of Rev. Peter A Overbagh's farm, thereby linking it to the Meadowside property, to John Romeyn Brodhead (Book of Deeds 90 p235, 10 & 86/100 acres) and to John Romeyn Brodhead and his sister Harriet (Book 90 p237, 2 & 6/10 acres).

This combined strip of land extended to the Hudson River, and may have been where, or near where, the lane to Peter Van Leuven's ferry ran to Tivoli in the mid-late 1700s.

Isaacs established what may have been one of the first banks in Saugerties - the State Bank at Saugerties - whose notes were redeemable by agents Washburn & Co. He was involved in the Saugerties and Tivoli ferry with John Van Leuven Overbagh (son of the Rev. Peter A), James Outwater and William Burt.

After the explosion of *The Reindeer*, RN took care of Mr Woods Baker, one of the victims.

He presented a gift of a Fireman's Axe to Rough and Ready Fire Engine Co No. 1 in 1851.

In 1856 he, along with Blasé Lorillard and Henry D Cruger, applied to the Commissioners of Highways of Saugerties to straighten the road from the house of Henry Huyck to that of Tjerck Schoonmaker. The application was granted.

At the Ulster County Agricultural Society annual fair of 1856 he had several specimens and varieties of corn "of most luxuriant growth".

In 1866 he had a patent for the improvement of fishing rods.

RN Isaacs died in South Carolina in 1870.

Vanderpoel & Battelle

“Judge Vanderpoel, of NYC, has purchased the property of the Hon. J Romeyn Brodhead at present occupied by Russell N Isaacs at Saugerties. He intends it for his future residence.”
(Hudson Weekly Star of June 7, 1860)

Judge John A Vanderpoel (1842-1866) of Kinderhook was married to Emily Caroline Noyes (1842-1939). It was said he added the Aaron (or Arent) to his name to distinguish himself from his cousin John. He was an 1862 graduate of Columbia Law School.

Emily was an artist of some note, studying with Robert Swain Gifford and William Sartain. She was an author (American Lace and Lace-Makers, Color Problems), a member of the NY Watercolor Club, the Woman’s Art Club of NY, and was awarded a bronze medal during the 1893 World’s Expo in Chicago. She published a two-volume history of the Litchfield Female Academy. Her Japanese art collection was dedicated to Norwich museum, and her pottery to the Litchfield Historical Society.

She commissioned William Morris to create the Vanderpoel Window at Trinity Church in memory of her husband. It was said that the Morris window was a Work of the Soul.

Judge John’s Address for the Alumni of Columbia College, to be given at the Commencement in May, 1866, was published in 1867 by the Trustees of said college. “It was thought by the Trustees of the College that it would be gratifying to Mr. Vanderpoel’s many friends to be able to preserve in a permanent form his latest effort ... the Address exhibited in a remarkable degree the purity and elevation of his character, the loftiness of his aim, and the steadiness of his purpose ...”

The Address was found unfinished when the Judge died. It was printed as it was found.

Their son John Arent (1866-1901) was born the year his father died.

He married in Washington DC Elizabeth Crichton Battelle (1862-1957), daughter of Cornelius Battelle (1810-1884) and his second wife Elizabeth Finney (1827-1905).

From the Washington DC Evening Star, Jan 7, 1888: “The cards are out for the marriage of Miss Bessie Battelle to Mr John Arent Vanderpoel of NY to take place Jan 11 ... St John’s church. After the ceremony a reception will be held at the residence of Mrs Battelle, 1765 P Street [in DC]” and

Jan 12, 1888 “Mr John A Vanderpoel of NY and Miss Elizabeth C Battelle, daughter of Mrs Cornelius Battelle, were married ... bride escorted by her guardian Judge Schoonmaker ... sister Cornelia maid of honor ... will reside with Mrs Battelle at 1820 Jefferson place”.

John & Elizabeth’s son Floyd Lewis Vanderpoel (1891-1948 CT) organized the Trumbull-Vanderpoel Electric Manufacturing Company in Bantam Falls, CT.

After a drawn-out divorce, in 1906 Elizabeth was awarded a settlement of approximately \$150,000, “including [John’s] former summer residence on the Hudson River in Saugerties now known as Meadow Side ...” (Washington Post)

It was said in the Morning Telegraph in February of 1899 John "inherited \$1,000,000 from an uncle. He owns buildings in Broadway and nos. 93 & 95 Maiden Lane, and fashionable uptown residence property. Mrs Vanderpoel is also immensely wealthy in her own right."

Elizabeth, her sister Cornelia (1859-1923) and her mother lived at Meadowside on and off until its sale in 1915/6. She did not remarry.

John did remarry, to Sarah F Skinner. He built the Noyes Memorial Building in CT in memory of his grandmother, containing a library, historical society and scientific society, which was completed after his death.

In 1903 Elizabeth put in a new 200 ft-long dock: "The pile driver of Alexander Sturgeon of Rondout has been at work at Meadowside river front this past week, driving piles for the new dock being built by WF Winchell for Mrs Vanderpoel". (1903 Freeman)

And this unfortunate tid-bit -- James Farrell, a man about 50, was found frozen to death on the property; he apparently had become lost after spending the day at Glasco.

Boyle

"The magnificent old mansion and Hudson River estate occupied for many years by the late Judge Van Derpoel [sic] as his country home and known as Meadowside was purchased in 1916 through the real estate agency of Edward Moran of Saugerties, by Mr and Mrs John Wellington Boyle of the city of Utica.

Mr Boyle and wife made very extensive improvements and renovations to the buildings and grounds and developed and beautified it into one of the finest country homes along the river ..."

(Freeman Nov 7 1924)

In 1916 John Wellington Boyle of Utica, lawyer, railroad magnate, and Mason, purchased the Vanderpoel estate, the "beautiful country home on Barclay Heights, which has been in the Vanderpool family for several generations". (Freeman July 10 1916)

In 1917 a sample of JW Boyles's crop of Early Rose potatoes were on display in Meyer Brothers pharmacy window.

"John Wellington Boyle Estate Has Been Sold"

"The estate of the late John Wellington Boyle, known as Meadowside, which was bequeathed to the Grand Lodge of Masons of New York state for use as a home for crippled children, has been sold to Edward V Wilbern of Middletown and Cincinnati. As the beneficiaries already had three such homes, the bequest was not accepted as such, with the result that a court order directed the sale of the estate by the executors.

The property, formerly known as the Vanderpoel estate, is one of the show places of the Hudson valley, comprising sixty-eight acres with a frontage of 1,000 feet on the Hudson River.

Mr Wilbern plans to make the estate his permanent home and to transform it into a model farm.

Mr Boyle is said to have spent \$200,000 in improving the property."

(The Evening Leader, Corning, NY, Nov 18, 1924)

Wilbern

After Edward Wilbern remodeling of Meadowside he held an auction in 1926:

“Auction Sale!”

“Many things useful and artistic will be sold regardless of value” including The Vanderpoel Collection and the late JW Boyle Collection of paintings, rugs, carpets, furniture, furnishings, stained glass windows, Persian onyx, & Italian marble and carved wooden mantels, farm machinery, implements and more.

(Freeman May 29 1926)

For a brief time, Edward operated his Punjab Cigarette Co on the property, and hired Comenius Crouch, a tobacconist of North Carolina, as manager. Comenius returned South and is buried in the Moravian Cemetery in NC. Some of his family remained or returned to the area, and descendants of Comenius are living in Olive Bridge today.

James McCabe Jr was hired to do some work at Meadowside.

In 1927 Edward hired Harold MacMullen to build a swimming pool on the grounds. George Kerbert was the plumber.

Ten hives of bees were stolen in 1930 – the queen and her bees were taken and replaced with empty frames.

In 1935 Edward was awarded a patent for a bed attachment for automobiles, and in 1950 a patent for rodent traps in cocoanuts.

In 1950 the Saugerties American Legion purchased \$200 worth of chairs for their new home on John St.

Edward Valentine Wilbern died in 1950 and the property was sold a few years later either by his daughter Florence Harding Wilbern, who had married John C Kerns, or his wife Florence Mildred (nee Harding) Wilbern.

A portion of the property was sold to Austin Simmons. A part of that property had an 8,000 square foot structure, used by Kerns for his pet food business, afterward leased to Bermuda Knitwear, and then to Rotron.

In December of 1952 work on a new street, Spaulding Court, was begun with Mrs Wilbern and John Kerns in charge.

Anna Cowhey & The Assumptionists

In the early 1950's the Augustinians of the Assumption were looking for property. Fr Henry Moquin had heard about a suitable property in Saugerties, where an old tobacco millionaire had recently died. While he wanted to purchase the property, he had to wait for permission to do so.

The real estate agent, unable to hold the property until such permission was given, sold it to Anna M Cowhey.

Anna bought Meadowside over the phone sight unseen and offered it to the Assumptionists for use for a novitiate, rent free.

Anna and her sisters Marguerite and Josephine owned various properties locally. On High Falls Road they had Camp On-Ti-Ora for girls, Camp Rip Van Winkle for boys, and Camps Adrian and Cowhey. Anna also bought the Edward & Anna Eckert Seaman home in 1945 and leased it to the Main St School for use as a kindergarten.

Fr Henry Moquin requested permission to transfer the novitiate of the Sacred Congregation for Religious from Hyattsville to Saugerties.

In 1954 Cardinal Spellman granted the request to open in his diocese, the Meadowside property was purchased from Anna Cowhey, and Fr Joseph F Richard opened St Michael's Novitiate, Assumptionist Monastery (also known as Meadowside Assumptionist and Augustinians of the Assumption).

Fr Joseph F Richard was there until 1956. Others there were:

Theodore Lussier, Ulric Charpentier, Oliver Blanchette, Leo/Leonard Larocque, Leo Martin, and Brother John Poehler, who helped decorate the monastery.

There were 14 Choir Brothers studying for priesthood in 1954.

Brother John Poehler exhibited art works of his from in and around Saugerties. The show was sponsored by Mario Lawrence Carroll the shoe merchant and his wife Marie Jo at their lodge on Spaulding Lane (now owned by Cathy Anderson).

In 1966 Fr Leo left for Massachusetts, where the Augustinians were in the process of purchasing property in Dedham.

In Sept of 1967 the Augustinians of the Assumption closed their monastery on Spaulding Lane and moved to Massachusetts. Rev Armand Desautels was the provincial superior.

Meadowside was sold.

Hudson Hills – Eden Park

In 1973 Eden Park Management bought the property “formerly known as the Meadowside, home of the Vanderpool family ... later the Assumptionist Fathers took residence and added another wing. After the Fathers left the residence was purchased ... and since then the facility has been known as Hudson Hills Community Residence, a home for elderly ladies.”

(Post Star)

The home was renovated to provide a homelike environment for the 22 elderly residents.

Brownie Troops, Cub Scouts, Church and Synagogue groups, VFW and Legion Post, school groups and neighbors would come to play bingo, sing songs, bring Valentine's cards, enjoy homemade cookies. Even Santa came to visit!

Eden Park sold the property in 1997.

And here ends another Saugerties Story ...

The people of its past who gave Meadowside its fame and glory, sacred song, parties and soirees, and community spirit are gone, and so too, is this once impressive home.

The building no longer stands.

The Gate House 52 Spaulding Lane



The green section at bottom of photo is Dominican Sisters property.

29.5-4-15 52 Spaulding Lane, Kathy Anderson, .587 acres, property class 210, zoning code 23

29.5-4-13 50 Spaulding Lane, United Cerebral Palsy, 2.32 acres, property class 600 community service, zoning code 02

29.5-4-12 48 Spaulding Lane, Spaulding Lane Associates, property class 311 residential vacant land, zoning code 02

29.5-4-11.00 47 Spaulding Lane, Thomas Warnke, 17.6 acres property class 240 rural residential, zoning code 22

Anderson 52 Spaulding Lane

22 July 1986

Liber 1623 p0122

Marie Jo Cimino (Carroll)

To

Burton J Penchansky and Cathy L Anderson

Beginning at an iron rod on the Northerly line of a public road known as Spaulding Lane, said point also being the Southwest corner of the herein described parcel of land and the Southeast corner of lands now or formerly of Amrod; and running thence, along the lands of said Amrod, and the Easterly line of a 50' wide right of way ... 79.19' to an iron rod;

Thence, **along lands now or formerly of Eden Park Management, Inc.** ... to an iron rod;

Thence along other lands of Marie Jo Cimino 99.65' to an iron rod;

Thence, **along lands now or formerly of Dominican Sisters**, 267.42' to a point'

Thence, along the Northerly line of the aforesaid Spaulding Lane ... 35.68' to the place of beginning

0.587 acres

The above described parcel of land is shown on a map entitled "**Boundary Map** – Survey for Marie Jo Cimino' dated 11 December 1985 by Praetorius and Conrad ...

Together with a right of way for purposes of ingress and egress and for the maintenance of public utilities running from the easterly end of the public road or street known as Spaulding Lane to the herein described premises and along the northerly bounds thereof to the easterly end thereof to be used by the grantor and the grantees herein their successors and assigns.

Being the same premises conveyed by William Filip and Bertha Filip, his wife, to Mario Lawrence Carroll and Marie Jo Carroll his wife (now Marie Jo Cimino) by deed dated January 11 1956 and recorded in the Ulster County Clerk's Office on January 13th, 1956 in **Book 955 of Deeds at page 23** ...

22 July 1986

Liber 1623 p0125

Marie Jo Cimino

And

Burton J Penschansky and Cathy L Anderson

Right of Way Maintenance Agreement

- (1) The expense of maintaining and repairing said right-of-way shall be borne equally by the parties heretofore; their respective successors in title and assigns. The repairs herein referred to shall include snow removal, sanding, filling of uneven portion of the surface and resurfacing with shale. Any repairs or maintenance performed over and above these items shall be done only with the consent of both parties in writing.
- (2) That this agreement shall run with the land and shall be enforceable only by a suit in equity for the maintenance and repairs and the costs thereof.
- (3) This agreement may be changed or modified only in writing signed by all parties hereto or their assigns in possession. ...

3 April 2010

Liber 4913 p321

Burton J Penschansky to Cathy L Anderson

[The above property]

Being the same premises ... from Marie Jo Cimino ... Liber 1623 p122

Carroll – Filip

11 Dec 1967

Marie Jo Carroll, as Executrix of the Last Will and Testament of Bertha Filip ...

50 Spaulding Lane ..

To

Mario Lawrence Carroll and Marie Jo Carroll his wife, residing at 50 Spaulding Lane ...

All that tract, piece or parcel of land situate near Spaulding Lane ...

beginning at a point marking the northwesterly corner of the lands of the Dominican Sisters ...

thence along the easterly bounds of other lands of the Northeastern Holding Co Inc ...

thence along the southerly bounds of other lands of the said Northeastern Holding Co ...

to the west bank of the Hudson River ... **100' to the northerly bounds of lands belonging to the Dominican Sisters**

thence along the northerly bounds of said lands of the Dominican Sisters and a wire fence ... 697 feet;

thence still along the northerly bounds of the said Dominican Sisters ... 569.58' to the point and place of beginning.

3.0 acres ...

Excepting that parcel of land measuring 100 feet in width and 200 feet in length heretofore conveyed by William Filip and Bertha Filip his wife, to Mario Lawrence Carroll and Marie Jo Carroll his wife, ... January 13 1956 in Book 955 of Deeds at page 23

. ...

Meadowside - Eden Park - 48 Spaulding Lane & 47 Spaulding Lane

1997

Liber 2654 p0212

Eden Park **to Sara Arnell**

... with the buildings thereon ...

Beginning at a point in the northerly bounds of Spaulding Lane ... 150 feet from most easterly bounds of Spaulding court and also being the most southeasterly corner of a 50 foot right of way known as Kern's Lane ...

To Hudson River ...

To northeasterly corner of Mario Carroll ...

Also

... with the buildings thereon ... a barn

Together with a right of way over and across a strip of land 50 feet in width immediately adjoining that part of the westerly boundary line of the above described premises ... on which Florence Harding Wilbern intends to build a road to be used by the Northeastern Holding Company ... to be an extension of the existing Kerns Lane. ...

2021

Book 2654 p0211 **Sara Arnell to Thomas Warnke** – 47 Spaulding Lane

2023

Book 7270 p39 **Sara Arnell to Spaulding Lane Associates**, 48 Spaulding Lane

Spaulding Lane Associates

53 Papermill Road

Plandome NY 11030

Henryk Kielmanowicz, Christine Kielmanowicz

Henry Kielmanowicz 53 Papermill Road, Plandome NY

Filip

1953

A surprise 30th wedding anniversary party was given in honor of Mr and Mrs William Filip ... by nephew and niece Mr and Mrs Lawrence Carroll of Malden on Hudson ...

The highlight ... was the announcement of the purchase by [Filip] of **the Lodge House** at Meadowside ... which they will occupy as their future home.

1961 obituary

William Filip, 67 ... born in Czechoslovakia ... came to this country fifty years ago ...

Surviving are his wife Bertha,

Two brothers Alois and Frank,

three nieces **Mrs Marie J Carroll** [dau of Alois], Mrs Helen Plutko of Flushing and Mrs Elsie Dolan of Fort Lauderdale ...

1967 obituary

Bertha Filip, 72, **of the Gate House, Spaulding Lane** ...

Came to this country at an early age ... widow of William ... survived by three nieces

Mrs Helen Plutko

Mrs Elsie Dolan

Mrs Marie Jo Carroll with whose family she made her home ...

Gate House Arts – Mary Jo Carroll

SAUGERTIES

1825 Map By

John Kiersted

(Original map at the UC Historical Society)

Scale.

10. fchains to an inch

Barbara H. Russell
Collection-2019

Scanned by
Nina Postupack
U.C. Clerk

Map

Of the Village of Saugerties, and the farm
situated on theopus Creek. On the West
side of Hudson River. in the town of

Saugerties in Ulster County
N. O. Kiersted
June 25

Velum tracing
Copied from original.

B. Codwise
circa 1910

