

MINUTES

The regular meeting of the Historic Preservation Commission of the Town of Saugerties was held March 28, 2005.

The following members were present: Barry Benepe, Josh Randall, Michael Sullivan Smith, W. Clay Trumbour, William H. Trumbour, Karlyn Knaust Elia and Leanne Thornton. A list of everyone attending the meeting is attached.

Please refer to the addendum attached to the minutes describing the Commission's interview with Mark Colligan, one of the owners of the Wynkoop House, and his landscape architect, Stephen Yarabek.

Ralph Schaller, one of the owners of **Winston Farm**, appeared before the Commission with his attorney, Paul Comeau. Barry explained to them that the Commission can designate the property under the law and that the members of the Commission are in the process of making a case for designation. Mr. Schaller and Mr. Comeau questioned why the property is being considered, and Barry explained that the property is a highly sensitive area for prehistoric cultural materials. Josh expressed concern mainly about the stone house and also Niger/Savage Road which goes to Buffalo Road. Marti Randall expressed her concern that the house represents an integral part of the community. The history of the house is still being researched. There is also a cemetery on the property. Peter Sinclair felt that there are ways to save the building but that there is a need to do a study to determine what can be done. Josh asked if they would give the Commission permission to enter the house to take measurements, and Barry would like to secure the house so that no further damage takes place. They asked Mr. Schaller about his thoughts about the roads, but he really didn't respond. Bill Trumbour said that if the road is 12 feet wide there is a possibility it is a Kingston Commons right-of-way which would be open only to landowners affected by the road.

Mr. Comeau stated that they are concerned about how this will affect future development of the property.

Miles Putnam from Schuster Associates was scheduled to do a presentation on roads, but due to the length of time the other Commission business took, that has been postponed for our next meeting. Mr. Putnam very graciously agreed to come back. Barry spoke about a Niger Road history, and that it was probably in the Beers Atlas. Also, might be on an 1858 map in the Stone Ridge Library. 1963 was the first local highway inventory which included Niger Road. Norman Luedtke's name appeared on that map. He was highway superintendent at that time. Schuster got the map in 1988. A 1967 map shows Niger Road going into Buffalo Road.

The observation was made that even if you can't drive on a road, it is still considered a road i.e. North Wood Road and Morse Road. There is controversy about the history of Niger Road. Vernon Benjamin says there is a document about the black community. Karlyn has not been able to find such a document.

Susan Bolitzer then spoke about the Esopus Bend Nature Preserve which is half in the Town and half in the Village. She said that Old Stage Road ^{to Albany} went down to the Creek where there was a ferry. The present bridge was not in existence at that time. She also said that Vernon Benjamin states that it was a main Indian passage, and it is a good walking road. The Preserve is interested in having the road designated. Karlyn asked what part of Old Stage Road the Preserve will want to designate.

We then returned to our regular meeting. Josh made a correction to our February minutes. He referred to the motion made to adopt the application form Marti Randall created. The motion to adopt the application form Marti Randall created for the Commission was made by Josh Randall not Leanne Thornton.

Karlyn then spoke about a resolution the Town passed in October concerning a road called Sterling Road. This is a road which connected Old Kings Highway and Glasco Turnpike on the west side of the railroad tracks by the former Russell plant which is now known as Tower Drive. She explained that the significance of the name is that F. L. Russell made a notebook at that location called Sterling with pages with gold edges which was very expensive. She feels that if road names are going to be changed by the Town Board that it should be brought to the attention of the Commission so that their significance can be determined.

Josh Randall then requested that the Commission go into executive session to discuss the Historic Preservation Ordinance. His first question was who is the vice-chairman of the Commission, and Barry responded that it is Bill Trumbour. He next referred to Section 4. Powers and Duties, under F "Promulgation of rules and regulations as necessary for the conduct of its business;". We have not done this, and everyone agreed this is something we must do immediately to supply the Town Clerk with the forms we need to do business for the Commission. Under Section 5. Designation of Landmarks and Historic Districts, under D, the words "registered mail" should be replaced by "certified mail return receipt requested". The same change should be made under E. Section F should be corrected to read as follows: "The Commission shall prepare and forward to the Ulster County Clerk a notice of each property designated as a landmark or as part of an historic district. A letter should be written by the Town notifying the Ulster County Clerk that the Deed should be recorded with the Designation and not left in a miscellaneous file." As of

the present time the County has not been notified of the designation of the Wynkoop House. The Eligh House, Opus 40 and Katsbaan Church are not official but are in a miscellaneous file. The letter from the Town must be recorded with the Deed, as described above, and also be on file with the Saugerties Town Clerk, and we should work with the Clerk on the designations.

The next Commission meeting will be April 25, 2005.

The meeting was adjourned.

**Eliner W. Trumbour
Recording Secretary**

ADDENDUM

The applicant, Mark Colligan of Adagan Properties, introduced the landscape architect, Stephen Yarabek, who proposed changes to the preliminary site plan, dated February 22, 2005, for the Wybkoop subdivision which had been left with the Commission at its February meeting by Wendy Ricks, Mr. Colligan's wife and co-principal. Mr. Yarabek recommended the following amendments:

1. The south building will be reoriented to align with the axis of the Wynkoop House.
2. Both the south and north buildings will be designed as if they were farm buildings ancillary to the main stone house.
3. Both buildings will be moved back from the parking area to allow landscaping in front of them.
4. All three buildings will be connected by a pedestrian walkway.
5. Lighting will be shielded from the highway.
6. Signs will be low and horizontal.
7. The surface of the parking area will be constructed of pavers which provide percolation, reduce storm water runoff and are more historically appropriate than asphalt.
8. The access lane to the Wynkoop takeout will be paved with brick or other pavers to provide an historically appropriate surface.

The Commission welcomed all these proposed improvements to the site plan. In addition it had some proposals of its own:

1. Maintain the present width of Route 32 by removing the curbed widening at the entrance.
2. Limit the width of the entrance off Old Route 32 to 20' and reduce the corner radii to 20'.
3. Place a 10' wide landscaped median in the center of the 30' wide entrance off Route 32.
4. All internal roads should be no wider than 20' and their internal corner radii no greater than 15'.
5. Plant street trees along Old 32, 30' on center.
6. It was suggested that the drive-in teller booth of the proposed bank be moved to the east end of the building facing the through road, thus allowing the west and north sides of the bank to be landscaped. Mr. Yarabek said this would bring forward the required high intensity lighting to shine on the Wynkoop House. By keeping it to the rear of the bank there would be opportunity to screen it with landscaping. Mr. Colligan added that if it were moved to the east end of the bank it could only be approached from the north. The Commission agreed to review this.
7. The addition to the Wynkoop House should be surfaced with lapped or beveled wood siding rather than shingles and the windows should be

vertical in appearance, perhaps with full length French sash or wood panels under undivided sash if wood divided sash to match the original is unaffordable. Synthetic plastic inserts should be avoided. If the intent is to match the Wynkoop windows, they should be faithful reproductions in size, proportion and material.

8. It is preferred that internal 18th century details such as the hallway bearing partitions, door trim, stairs, shutters and other original fabric be retained to the maximum extent possible. These are rare and irreplaceable. Where it is not possible, the owner applicant has agreed to donate these to the Society for the Preservation of Hudson Valley Architecture, c/o Peter Sinclair.