

Town of New Paltz Historic Preservation Commission Meeting
Tuesday January 16th 2024 7:00PM – 9:00PM at the Town Community Center

Commissioners attending: John Orfitelli (Chair), Matt Maley, Joe Marianek, and Susan DeMark

Agenda

1. Public Comment
2. Map Site Release 1.0 and Enhancements
3. HPC Web Site
4. CPF for Historic Preservation
5. CPF Advisory Board Update
6. Review/Approve December Minutes
7. Other

The meeting was called to order at 7:08pm with a motion from John Orfitelli and seconded by Susan DeMark. Motion carried.

Pledge of Allegiance and Recognition of the Lenni/Lenape Nation

Minutes:

1. **Public Comment:** No public comments were received.
2. **Map Site Release 1.0 and Enhancements:** John Orfitelli completed a number of changes as outlined below using the Admin editor. These changes resolved several of the issues highlighted in the [December meeting minutes](#).
 - **All but four ‘No Data sites’** have been inspected and the data table modified to indicate the correct construction method. The remaining sites will be addressed using the a new Area marker (see below).
 - **A link to ‘[Context for Stone House Evaluations by Neil Larson](#)’** was added to the summaries for all stone houses. This outstanding report accompanied the SHPO Stone House Designation grant and provides excellent context to all the stone house sites. Example implementation:

162 Huguenot St

Summary:

The Goetschius-Elting House is located on the east side of Huguenot Street in the Village of New Paltz. The stone house is one-and-one-half stories in height with a gothic gable in the center of the front façade. Brick masonry was used as in-fill around the windows and door on the front façade when sizes and locations were changed. There is an outbuilding located southeast of the house across the driveway. A low stone wall runs along the front portion of the property along Huguenot Street.

[Click here](#) to learn about the Significance of Stone Houses in the Town of New Paltz

- **A link to a description of the [Put Corners community](#)** was added to the Put Corners Burial landmark site. This material created by Neil Larson will also be used in a Area marker for Put Corners.
- **Descriptions from the [Historic Huguenot Street web site](#)** were added to the respective HHS properties along with street view pictures of the properties from Google Maps. While the HHS information is somewhat limited, it does augment the survey data and provides excellent background

and context to each property. Credit is given to the Historic Huguenot Street website January 2024 following each description. Here is an example of a picture for 54 Huguenot Street which is the site of 1799 (LeFevre) House taken from Google Maps:

1. [House at 54 Huguenot St](#)



- **Street view pictures from Google Maps** were also added to several designated landmarks and properties nominated for designation. Many designated and nominated properties still need photos added.
- **The summaries for all of the stone houses** that were included in the [Stone House Landmark Designation Initiative](#) were edited to include the Nomination form and the respective supporting materials. Here is an example of the implementation for 70 Brookside Road:

70 Brookside Rd

Summary:

One and a half story single family Colonial home thought to be constructed around 1776 of stone; with a gable roof of wood shakes, on a stone foundation. It has four shed roof dormers and an intact 1/3 porch. The windows have been replaced and a 1-story side ell in same Dutch Colonial style as the original house was added to the property around 2002. There are seven outbuildings; the oldest standing being of wood frame construction with a modern metal roof. The other outbuildings were added to the property around 2000 and 2001. It is known as the Joseph Freer house and is mentioned in Early Architecture in Ulster County.

[Local Landmark Nomination Form](#)
[Additional Supporting Materials](#)

- **A new Area marker element** was created for material not specific to a property but rather describing an historic area marker. Information from the **Neil Larson's Farm survey** and other sources have already been added using 'wood frame' construction in the Data Table as a place holder.

Here's are the 'areas' added so far:

Joe Marianek agreed to provide the Area marker icon and Susan agreed to provide text for the About section with a description of the types of content one can expect.

John Orfitelli met with Dr.Pharm via Zoom on 1/9 to share with her the need for a Area marker element and requested her assessment for possible implementation in Release 1.0 timeframe (1Q24).

Dr. Pharm suggested replacing the 'No Data' icon with a new Area marker icon if there is no room left on the legend to add a new icon. The impact for replacing the "No Data" icon will be minimal since there are only 4 "No Data" spots on the entire map and those will still be visible.

RESULTS for 'area'

Huguenot Street Area

Mill Brook Area

Middletown Area

Bonticoe Area

North Ohioville Area

Butterville Area

Wallkill South End Area

Put Corners Area

Downtown Historic Area

- **Additional Area marker sites for consideration:**
 - **Ohioville:** Extensive National Register Nomination materials need to be consolidated and stored in the HPC Web Site database. The Ohioville area marker will include a brief description and link to the complete nomination package.

- **Vacant Lots:** There are several vacant lots with significance that have survey data. These lots need to be researched further to provide additional context for the location.
- **Mohonk Farm District:** The HPC plan is to designate the farms located in the Mohonk Preserve as a Local Historic Farm District. This area would be shown on the map in the same manner that the Village Historic District appears today.
- **Remaining Functionality:** The following major changes are planned for Release 2.0.
 - Need a way to categorize buildings constructed of **concrete block**.
Example: 26 and 28 North Oakwood Terrace

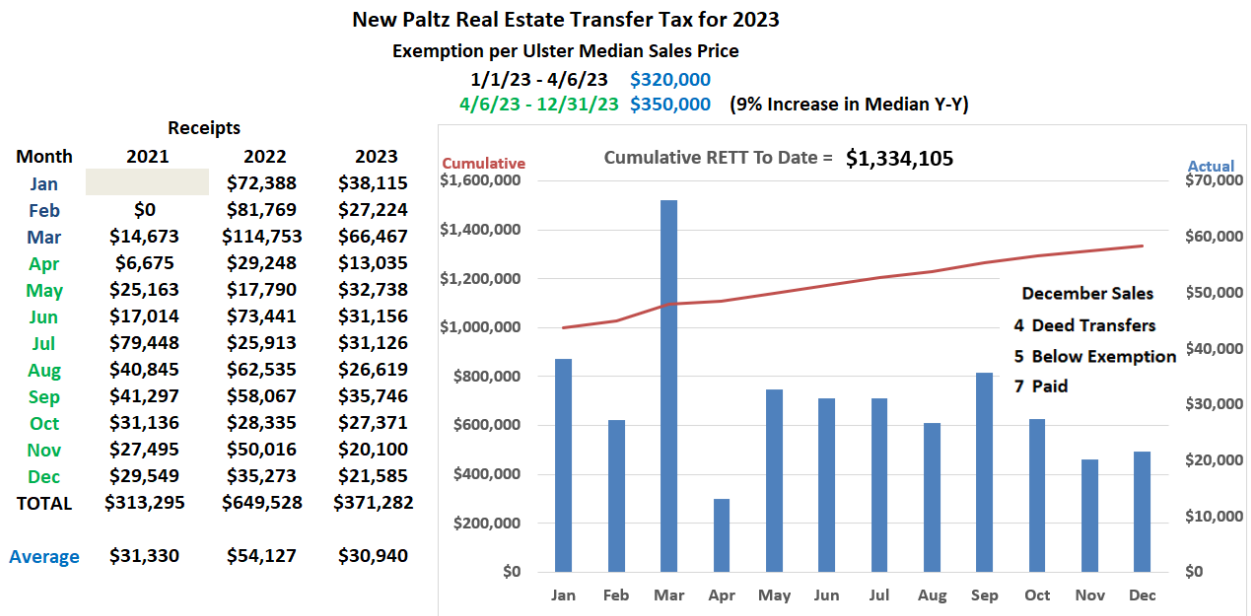


- Need an additional icon element to highlight historically significant properties and area markers that are **candidates** for nomination as landmarks or districts.
- Need the **ability to create a pdf** of a section(s) that comprise a site.
- Joe Marianek suggested additional changes that could be bundled together to form the basis for a second release. Dr. Pham indicated to John that the complexity of the current code is now beyond that of undergraduate students to make changes and really requires a skilled IT person to work with the code. The Commission agreed that a formal RFQ for a web developer will be required for both implementation of future changes, as well as for ongoing maintenance and support.
- John Orfitelli agreed to discuss the degree of on-going support that Dr. Pham can provide including the types and level of difficulty of tasks, frequency of any updates or fixes we request, and emergency coverage (for example if the site is down or breaks for some reason).

Reviewer Comment: The Admin feature, while somewhat limited in function, does provide the ability to make changes and add information to the map site. Images added to the Picture section can be linked to text in both the Summary and Report sections. GPS locations can be corrected, and new sites can be easily added.

3. **HPC Web Site:** Joe Marianek agreed to scope out creation of a new HPC website to attract and engage the public interested in historical research and highlight the various HPC initiatives in an enjoyable and easy to read format.
4. **CPF for Historic Preservation:** John Orfitelli will meet with several property owners to explain the importance of the façade easement program, how it will work, and determine if they would be willing to use their exterior house measurements and related data to create a test case. The results from the test case will serve as the basis for a façade easement valuation methodology.

5. CPF Advisory Board Update: John Orfitelli provided the following RETT report for December 2023:



6. Review/Approve September Minutes: The Commission reviewed and approved [minutes from our December 19th meeting](#). John Orfitelli agreed to post on our Town [HPC website](#).

7. Other:

- **Code of Ethics:** John Orfitelli distributed the [HPC Code of Ethics](#) for review. A hardcopy will be used for signatures at the March meeting and published on the HPC website.
- **Recognition for the Lenni/Lenape Nation:** The Commission agreed to recite the following in recognition to the Lenape at the start of each meeting after the Pledge of Allegiance:

We recognize the Lenni/Lenape Nation on whose ancestral homelands we are gathered. We acknowledge them as the past, present and future caretakers of this land.

- **Local Architect:** The Commission discussed the need for an architect to be a member of the Commission and will begin contacting potential candidates.
- **January 11th Webinar:** Several members attended the webinar entitled: [‘The ABCs of Historic Designation Pt. 2 - Local Designation’](#) sponsored by the National Alliance of Preservation Commissions. The webinar price of \$15 will be reimbursed by the Town HPC. One of the takeaways from the presentation was an incentive for properties that qualify for local designation in the form of a change in the building permit process that allows designated landmarks more time for review and permitting, as well as, relaxing the criteria for building codes.

Motion to adjourn was made by John Orfitelli and seconded by Joe Marianek. Motion carried. Meeting adjourned at 9:03pm.

**Next Meeting will be at 7:00pm on Tuesday, February 20th 2024,
at the Town Community Center**