

Town of New Paltz Historic Preservation Commission Meeting
Wednesday September 23rd 2015 7:30PM - 9:30PM at the Community Center

Commissioners attending: John Orfitelli (Chair), Caryn Sobel, and Dawn Elliott along with Town Board Liaison, Dan Torres.

Also attending:

Neil Larson, Larson Fisher Associates, Consultant to the Commission re: Foothills Report
Luke Smith, Owner of the Josiah P/ LeFevre House, a Local Historic Landmark re: CoA

Agenda

1. Public Comment
2. CoA Application from Luke Smith
3. Mohonk Preserve Foothills Project
4. Joint Town/Village HPC Master Plan
5. Review/Approve Minutes from
 - August 2014
 - June 17, 2015
 - August 19, 2015

Minutes

Meeting was called to order at 7:40pm by motion from Caryn Sobel, seconded by John Orfitelli, motion carried.

1. **Public Comment:** No public comments were received.
2. **CoA Application from Luke Smith:** The Commission reviewed the CoA application submitted by Luke Smith, owner of the Josiah P/ LeFevre House, a locally designated historic landmark. Luke Smith described the planned changes which involve replacement of the roof shingles and gutters, along with restoration of the fascia and soffit to be consistent with the original design.

Neil Larson, Historic Properties and Landscape Specialist, who was in attendance, provided recommendations for the type and color of roof shingles and gutter shape that would be the most accurate as replacements. Specifically, Neil suggested dark colored three tab type shingles and 'U' shaped gutters. Luke Smith agreed to investigate the cost for these items; however, all were in agreement that both the type of shingle and gutter shape were not critical to the urgently needed restoration work which is aimed at mitigating further damage from leakage into the house of the existing roof and soffit design.

A motion by John Orfitelli to approve the CoA with condition that the alternatives would be investigated and provided to the Commission was seconded by Caryn Sobel. Motion passed.

3. **Mohonk Preserve Foothills Project:** The following text which documents our discussion will be sent to Mike Calimano and the Planning Board:

The Historic Preservation Commission reviewed the report entitled Assessment of Potential Adverse Impacts to Historic Resources with Proposed Mitigation Measures, dated September 12th 2015, submitted by our consultant Neil Larson, of Larson Fisher Associates, at our meeting on September 23rd, 2015 and has identified the following key considerations for your Board's approval of the project:

- 1) **Paving of the Allée:** The paving of the pin oak allée should preserve the historic integrity of the feature. A pervious surface, preferably a gravel with bluestone content, was recommended in earlier discussions.
- 2) **Location of Services:** The potential adverse visual impacts the proposed parking area will have on the Testimonial Gateway are not adequately mitigated in the plans provided. The applicant should be requested to shift the congregating area and visitor services to one side or the other of the proposed site and out of direct view of the historic building.
- 3) **Location of access to the Hasbrouck House:** The Wawarsing Turnpike is a significant historic feature that will be significantly altered by the proposed project. The section providing access to the Hasbrouck House appears to be essentially intact to its historic dimensions and features. Widening the road will have a potential adverse effect as will the proposal to construct a 10-ft.-wide “dry swale” along the easterly side of the roadway.

Every effort should be made to preserve the historic road materials and roadside features to mitigate the potential adverse impacts of the road widening. An alternative to the proposed paving is needed, as well as more detailed plans for the preservation of the roadside. The portion of the roadway proposed to be bypassed by a new entry from Rt.299 should be preserved as-is rather than “reclaimed as upland meadow.”

The construction of a “new vehicle turnaround” at the northeasterly end of the Wawarsing Turnpike will also have a potential adverse impact on the integrity of the historic roadway. The need for the “turnaround” should be reconsidered. Removing it and preserving the scale, materials and roadside characteristics would eliminate the need to mitigate this potential adverse impact.

An alternative that would remove any potential adverse impacts to the Wawarsing Turnpike would be to construct a new road along the tree-line on the easterly side of the meadow east of the turnpike. This impact would be mitigated by the preservation of the historic turnpike and the reduced visual impacts to the house

- 4) **Ponds:** The ponds on the property have returned to a natural state in recent decades and were used for nature education classes in the 1960s. The ponds should be maintained for their current ecological conditions. Pond-edge trails, as recommended in the Mohonk Preserve LAMP document (p. 103) are suggested.

4. Joint Town/Village HPC Master Plan: The Commission continued discussion on creation of a joint Town/Village Historic Preservation Master Plan. The Village HPC indicated to John Orfitelli that they may be interested in participating in a joint grant to cover the expense. The consensus of the Commission was that before proceeding further with a grant proposal, it was critical that both the Town and Village HPCs meet with their respective boards to secure their **commitment to preservation through a Master Plan that integrates our historic resources into a compressive plan for the community.**

Dan Torres suggested a post election timeframe for meeting with the Town Board i.e. January. Over the next several months, the Commission will conduct research on similar master plans and prepare examples within our community of valuable historic assets that are in truly in jeopardy if not designated and protected. Two historic resources highlighted by Neil Larson were the fifteen stone

houses (recently documented as part of a landmark initiative) and the Butternut District which include farms and landscapes within the Mohonk Preserve.

5. **Review/Approve Minutes from**

- August 2014
- June 17, 2015
- August 19, 2015

A motion was made by John Orfitelli to approve the June 17, 2015 minutes, August 19, 2015 minutes as amended, and to publish the draft of August 2014 minutes. Seconded by Dawn Elliot, Motion carried.

Motion to adjourn was made by Caryn Sobel, seconded by John Orfitelli. Motion carried. Meeting adjourned at 9:25pm.