

Town of New Paltz Historic Preservation Commission Meeting

Tuesday May 16th 2023 7:00PM – 9:00PM
at the Town Community Center

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

Also attending: Judith Halbreich, owner of the Floyd Patterson Estate

Agenda

1. Public Comment
2. Review/Approve April Minutes
3. Floyd Patterson Estate Designation
4. Partners in Preservation
5. Community Outreach for Historic Preservation
 - a. Prototype Pamphlet
 - b. Public Media Outreach
 - c. Then and Now
6. Map Site Design Status
7. CPF Advisory Board Update

The meeting was called to order at 7:07pm with a motion from Matt Maley and seconded by Susan DeMark. Motion carried.

Pledge of Allegiance

Minutes:

1. **Public Comment:** No public comments were received.
2. **Review/Approve April Minutes:** The Commission reviewed and approved minutes from our [April 18th meeting](#). John Orfitelli agreed to post on our Town [HPC website](#).
3. **Floyd Patterson Estate Designation:** Judith Halbreich presented her nomination for local landmark designation of the Floyd Patterson Estate which she purchased in 2015. The [nomination form](#) along with an [outstanding overview of the estate](#) provided by Judith provides an excellent start for developing a comprehensive set of materials in support of the designation of the Floyd Patterson Estate.

The Commission suggested additional research be conducted into the historic social changes that occurred since the property was purchased by Jacob Wurts in 1871 through its ownership by Floyd Patterson in 1972. The Commission agreed with Judith that the designation should also include material that emphasizes Floyd Patterson 'the man', his friendships with other notable fighters, his generosity in helping to develop and train young fighters, and his relationship to the Catholic church.

John Orfitelli explained the designation process and presented an example timeline. The Commission requested Judith provide follow-up material by June 10th via email for presentation at our meeting on June 20th at which time the Commission will vote for continuance to develop further or proceed to a public hearing at our July or August meeting.

4. **Partners in Preservation:** In March, Doree Lipson described her efforts to protect the house and barn located at 257 and 259 Main Street from being demolished and replaced by a fast food chain. Doree believes the house was built in 1906. Over the past three years she has completed extensive interior renovations to facilitate a number of offices along with her wellness business.

John Orfitelli and Susan DeMark will meet to discuss additional research for the Partners in Preservation Award for presentation to Doree in the June-July timeframe.

5. Community Outreach for Historic Preservation:

- a) **Information Packet:** Susan DeMark **completed 'fact checking'** on material prepared for the property located at 88 South Manheim Boulevard using materials from the [Nomination package](#) along with [supporting materials](#).

The Commission agreed to create historic information packets for two additional properties over the next six months for presentation to the owners as part of our outreach effort to promote the need for historic designation. The two properties include [215 Huguenot Street](#) and [27 Old Rt 299](#). Susan will be continuing her research on 215 Huguenot at the Elting Library and agreed to provide John Orfitelli with the key events dates associated with the property for creation of the timeline.

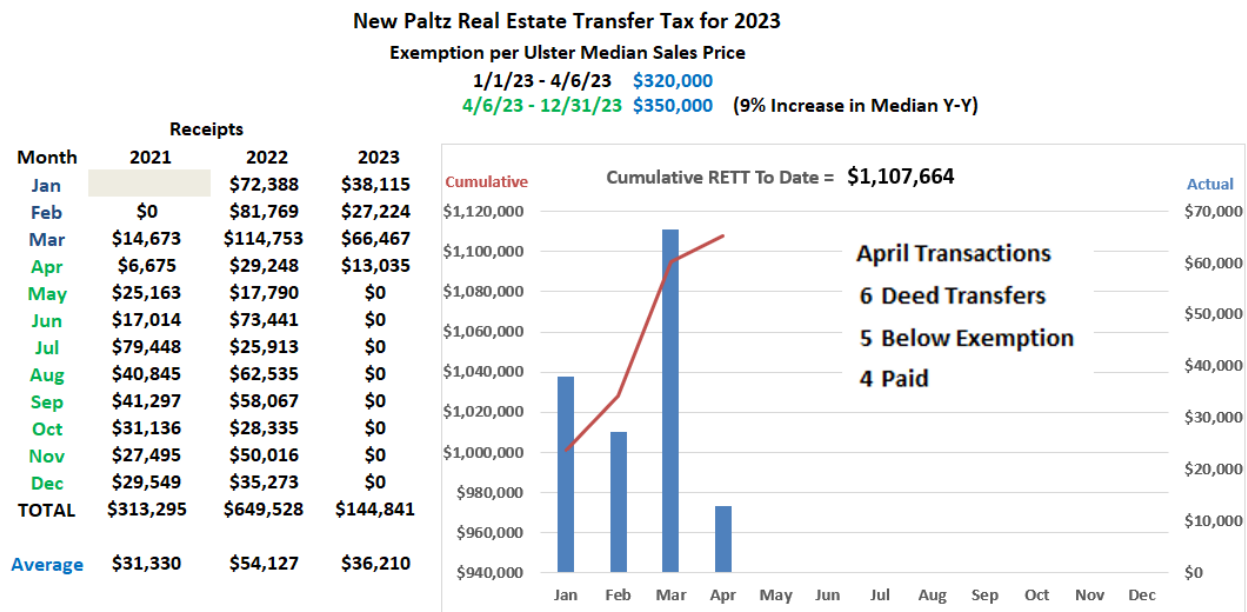
- b) **Op Ed:** Susan DeMark continues her research on how historic preservation can enhance sustainability and environmental conservation through efficient design and smart reuse.

The Commission is tasked with finding and securing support from at least two architects (preferably local) who will be able to provide their insights. Three local examples that have contributed to sustainability include the Stone Ridge Library, Butternut Barn, and Salisbury Bank (Lent House).

- c) **Then and Now:** A popular feature on our Facebook site has been the 'Then and Now' photos that morphed a picture of a local site from the past into what the site looks like today. Matt Maley completed the [first new 'Then and Now' photo](#) for our Facebook site last month. He will be working on additional photos over the next several months.

6. **HPC Map Site:** John Orfitelli and Susan DeMark attended the Web Design project presentation on May 10th by Charlie, Andrew, Brian, and Nicholas at the Science Hall. The team has done an outstanding job creating a terrific new On-line Interactive Historic Properties Map site for the Town and Village of New Paltz. Their contribution to making our historic property records available to the public once again is greatly appreciated. Also, a user-friendly admin feature created by the team will be very useful as we add more locally designated landmarks and data to the map site. The program will be delivered to the HPC at a meeting via Zoom on May 24th.

7. **CPF Advisory Board Update:** John Orfitelli provided the following RETT report with receipts from April 2023:



Note: The median price is now \$350K, an increase of 9% from last year and 33% from 2020 when we passed the law.

Motion to adjourn was made by Joe Marianek, and seconded by Matt Maley. Motion carried. Meeting adjourned at 9:28pm.

**Next Meeting will be at 7:00pm on Tuesday, June 20th, 2023
at the Town Community Center**