

LEGAL NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that the Town Board of the Town of Poughkeepsie does hereby set the 17th day of July, 2019 at 7:00 P.M. at the Town Hall, Town of Poughkeepsie, One Overocker Road, Poughkeepsie, NY as the time date and place of a public hearing. The public hearing is to afford all interested parties an opportunity to be heard and seek public comment concerning an application received from the Town of Poughkeepsie Historic Preservation Commission, in regard to premises known as the Kimlin Farm House located at 141 Cedar Avenue, Poughkeepsie, NY, Grid No. 134689-6160-02-704718-0000 as a recommendation for said above property to be given Historic Designation.

Felicia Salvatore, Town Clerk
Town of Poughkeepsie
June 20, 2019

RESOLUTION 6:19 - # 7 OF 2019

WHEREAS, the Town Board of the Town of Poughkeepsie has received an application from Town Historian John Pinna and the Historic Preservation Commission, for the property known as Kimlin Farm House located a 141 Cedar Avenue, Poughkeepsie, NY and being said property with the Grid No. 134689-6160-02-704718-0000, to designate said property as historic landmark; now therefore

BE IT RESOLVED, that the Town Board of the Town of Poughkeepsie does hereby authorize and direct the Town Clerk to publish notice of a public hearing to be held on the 17th day of July, 2019 at 7:00 p.m. at the Town Hall, Town of Poughkeepsie, One Overocker Road, Poughkeepsie, NY; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Poughkeepsie does direct and authorize the Town Clerk to forward notice by Certified Mail / Return Receipt Requested to the owner or owners of the parcel on which the proposed landmark site or historic district is situated and by regular mail to the owners of all property located within 300 feet of the exterior boundary lines of the subject parcel.

Dated: June 19th 2019

Moved: William Carlos

Seconded: Jessica Lopez

Motion passes/ fails: Ayes 4 Nays 0

JEN/aap

t-5/28/2019

m-6/19/2019

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		AYE	NAY	ABSTAIN
<u>PRESENT/ABSENT</u>	Councilman Renihan	Absent	_____	_____
<u>PRESENT/ABSENT</u>	Councilman Carlos	✓	_____	_____
<u>PRESENT/ABSENT</u>	Councilwoman Lopez	✓	_____	_____
<u>PRESENT/ABSENT</u>	Councilman Cifone	Absent	_____	_____
<u>PRESENT/ABSENT</u>	Councilman Woolever	Absent	_____	_____
<u>PRESENT/ABSENT</u>	Councilwoman Shershin	✓	_____	_____
<u>PRESENT/ABSENT</u>	Supervisor Baisley	✓	_____	_____

Town of Poughkeepsie

Historic Preservation Commission



ONE OVERROCKER ROAD

Phone: (845) 485-3646

POUGHKEEPSIE, NY 12603

Fax: (845) 485-8583

May 20, 2019

To: Supervisor Jon J. Baisley
From: John R. Pinna, Historian
Topic: Landmark Designation for the Kimlin Farm House

The Historic Preservation Commission is recommending the Kimlin Farm House to be recognized and designated as a local historic landmark by the Town of Poughkeepsie Council. The Kimlin Farm House, located at 141 Cedar Avenue, Poughkeepsie, NY 12603 is a significant historical house in the town. It is a rare surviving Dutch Colonial style farmhouse, a very rare surviving mud wall house of the Hudson region. It is believed to be one of two in the immediate area and an *extremely* rare surviving example of a tenant cottage. It embodies Dutch Colonial architecture and the post and beam construction method. Please refer to the additional documents for further information about the house and its importance to the history of the town and Hudson River Valley.

Respectfully,

John R. Pinna
Town of Poughkeepsie Historian
Historic Preservation Commission Chairperson
townhistorian@townofpoughkeepsie-ny.gov
(845)485-3646



Town of Poughkeepsie
 Historic Preservation Commission
 Landmark Designation Application

Property Identification:

Property Owner(s)/Organization: Applicant is Stephanie Lewison, on behalf of James Papp

Property Address: 141 Cedar Avenue

City, State/Zip: Poughkeepsie, NY 12603

Parcel Identification Number (section/block/lot): 134689-6160-02-704718-0000

This number can be obtained using ParcelAccess online: <http://geoaccess.co.dutchess.ny.us/parcelaccess/>

Property Name (if applicable): Kimlin Farmhouse

Mailing Address (if different from above): James Papp, 681 Johnson Avenue, San Luis Obispo, CA 93401

Phone: 805-470-0983 Email: jamesralphpapp@hotmail.com

Description:

Building Material (please check all that apply):

Exterior Walls:

- wood clapboard
 wood shingle
 vertical boards
 stone brick
 plywood
 poured concrete
 concrete block
 vinyl siding
 aluminum siding
 cement-asbestos
 other: _____

Roof:

- asphalt shingle
 asphalt roll
 wood shingle
 metal
 slate

Foundation:

- stone
 brick
 poured concrete
 concrete block



Town of Poughkeepsie
Historic Preservation Commission
Landmark Designation Application

Other materials and their location(s): _____

Condition of Building: excellent good fair deteriorated

Side(s) of building visible from public way: Yes No

If yes, please indicate which side(s) (example: North, South, West and East if on corner lot):

North, east, and south

Related Outbuildings (barn, carriage house...): Garage, round stone cistern/foundation

Landscape Features (if applicable): Apparent old road bed south of the house, paralleling Cedar Ave.

Other Notable Features of Building and Site (include interior features if known):

Clay chimney pots on two chimneys

Date of Initial Construction: circa 1800 or 1700s

Architect(s)/Date: Unknown

Builder(s)/Date: Unknown

Alterations/Date (if known): 1940s, 2003 rebuilt wraparound porch

Original Use: Residential

Present Use: Residential



Town of Poughkeepsie
Historic Preservation Commission
Landmark Designation Application

Historical and Architectural Importance (special character, historical significance, uniqueness of architectural design...): Farmhouse of the Kimlin family that owned and operated the Kimlin Cider Mill across the street. Rare remaining circa 1800 house in the Town of Poughkeepsie. Example of a "working man's" residence from that time period.

Signature of Applicant/Property Owner(s):

Stephanie Lewison

Date: 3/4/19

Date: _____

For Commission Use:

Date Application Received: 3/5/2019

Date Application Reviewed: 4/2/2019

Action: Accepted Denied Request further information



From: James Papp <jamesralphpapp@hotmail.com>
Sent: Friday, May 3, 2019 2:03 PM
To: Ann Shershin; Town Historian
Subject: Re: Papp Letter

Dear Ann and Mr. Pinna,

As the owner of 141 Cedar Avenue (what I call the Jurry-Kimlin House), I have seen the letter of 7 April regarding its historic designation and support designation for the property. It is a rare surviving Dutch Colonial style farmhouse, a very rare surviving mud wall house of the Hudson region (I believe there are only now two in the immediate area), and an *extremely* rare surviving example of a tenant cottage (having been corollary to the Jurry Farmhouse up the hill from it on Cedar). It embodies Dutch Colonial architecture and the post and beam construction method.

The house is an assemblage of parts, but this is characteristic of working farmhouses and does not detract from its nineteenth-century integrity.

- (1) The original core is two and a half stories at the south end with hand-sawn and -adzed post and beam construction and first and second floors barely six feet high. The split laths of the ceiling were characteristic of the eighteenth century; the nails used to put them together were characteristic of the nineteenth century, suggesting an 1800 date for the ceiling if not for the whole house. (There are a few 1790s nails used in the house as well.)
- (2) The roof on this section was later raised, probably in the early to mid nineteenth century, to accommodate a back lean-to and presumably make the attic livable.
- (3) In Kimlin family lore, a Dutch Colonial style post and beam cabin was rolled on logs from elsewhere on the farm and attached to the north end of the house. Thus this may have been done after 1855, when the Kimlins acquired the property. The cabin, with milled wood, is probably from the early to mid nineteenth century but shows characteristics of the Dutch Colonial style, which naturally persisted in rural areas.
- (4) The kitchen attachment at the back appears to be twentieth century.

Lack of maintenance and updating led to many original features being retained, including the clapboard in the front, the mud insulation, ceiling plaster, and hand-hewn interior doors. There is updating with found objects (siding in back consists in some cases of street signs nailed over teardrop clapboard probably itself from the early twentieth century, and the chimney pots are probably early twentieth century), but the house over all retains its architectural integrity of wood, stone, brick, and mud structure, wood and glass fabric, shape and spaces, and interior and exterior features, including most fenestration. Family lore suggests it had a porch structure but one more modest than the current one. The current one is, however, reversible and will

most likely be removed as it almost entirely blocks light from much of the house and is phenomenally inelegant.

You and members of the commission are welcome to call me (including during the hearing) at 805-470-0983 with any questions.

James Papp, PhD

Historian and Architectural Historian, Secretary of the Interior Professional Standards
