

Jeremy Cramer

From: Alan Kowlowitz [REDACTED]
Sent: Monday, November 9, 2020 4:04 PM
To: [REDACTED]; Jeremy Cramer
Cc: Andrea Lain; Chris Albright; Gwen Spicer; Rich Frohlich; Robert Parmenter; Dennis Sullivan; Dan Leinung; Andrea Lain
Subject: JHPC Advisory Site Plan Review of 28 Whitbeck Ln

Below the Joint Historical Preservation Commission recommendation on the Site Plan Review of 28 Whitbeck Ln. This recommendation will be formally adopted by the Commission at its December regular meeting. However, we do not anticipate issuing a full advisory opinion on 28 Whitbeck Ln beyond this e-mail. Our review was expedited by the documentation on 28 Whitbeck Ln provided by Jeremy and his advanced notice that the site would require a demolition permit.

Please contact me if you have any questions or other issues arise involving this site.

Thank you.

Alan

Joint Historic Preservation Commission Advisory Recommendation

Site Plan Review of 28 Whitbeck Ln

Reason for Review:

28 Whitbeck Ln, / New Scotland Rd is a structure that is included in the Commission's draft Town of New Scotland/Village of Voorheesville Historic Resources Inventory due to its mid-19th century construction and as the Crear General Store and subsequently a U.S. Post Office. The structure has also been included in the New Scotland Historical Association's (NSHA) 2003 and 2013 Driving Tours.

Discussion:

The Commission is aware that the present structure was determined unsafe for habitation in 2013 by the Town's Code Enforcement Officer. At that time, the Division of Historic Preservation in the State Office Parks, Recreation, and Historic Preservation (OPRHP), determined that the demolition of the site would have no impact on cultural resources in or eligible for the State or National register. The Commission defers to OPRHP on this determination. Although the structure has been determined to have local historic significance, it clearly cannot reasonably be saved. The structure had been abandoned by the previous owners and its dilapidation condition is the result of long years of neglect. Therefore, the Commission does not see a case of purposeful neglect of a historic structure, which may be a potential issue for other structures in the Town and Village.

Recommendation:

The Commission does not raise objection to the site plan as presented, which proposes ultimate demolition of the present structure at 28 Whitbeck Ln. However, we recommend, if feasible given the condition of the structure, that a recognized historic rehabilitation or restoration entity be allowed to inspect the structure before demolition for the purposes of identifying and removing any historic building or decorative elements that may

exist. This assumes that the present property owner is not interested in reusing such elements. If this recommendation is accepted and is feasible given the condition of the structure, the Commission will attempt to identify a suitable entity.