

Town of Marlborough Phase II Cultural Resource Survey & Report

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TOWN OF MARLBOROUGH

Ulster County, New York

Town of Marlborough Hamlets Cultural Resource Survey



Prepared for
Town of Marlborough Survey Committee

Neil Larson & Associates
Historic Preservation & Planning Services
Kingston, New York
December 2021

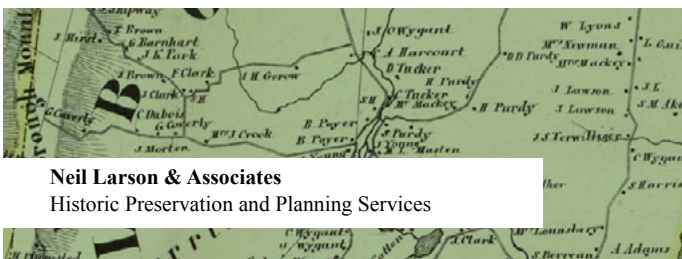
Phase I

- » Completed 2021
- » Identified over 50 individual properties appearing historically or architecturally significant.
- » Nine historic industrial sites
- » Four potential historic districts:

Marlboro Hamlet
Old Post Road
Milton Hamlet
North Road

Phase II

- » Completed 2023
- » Focused on farm landscapes and infrastructure
- » Worked with a GIS specialist to create maps
- » Identified over 60 individual properties that appear to be significant dating between 1750 and 1970; no historic districts.

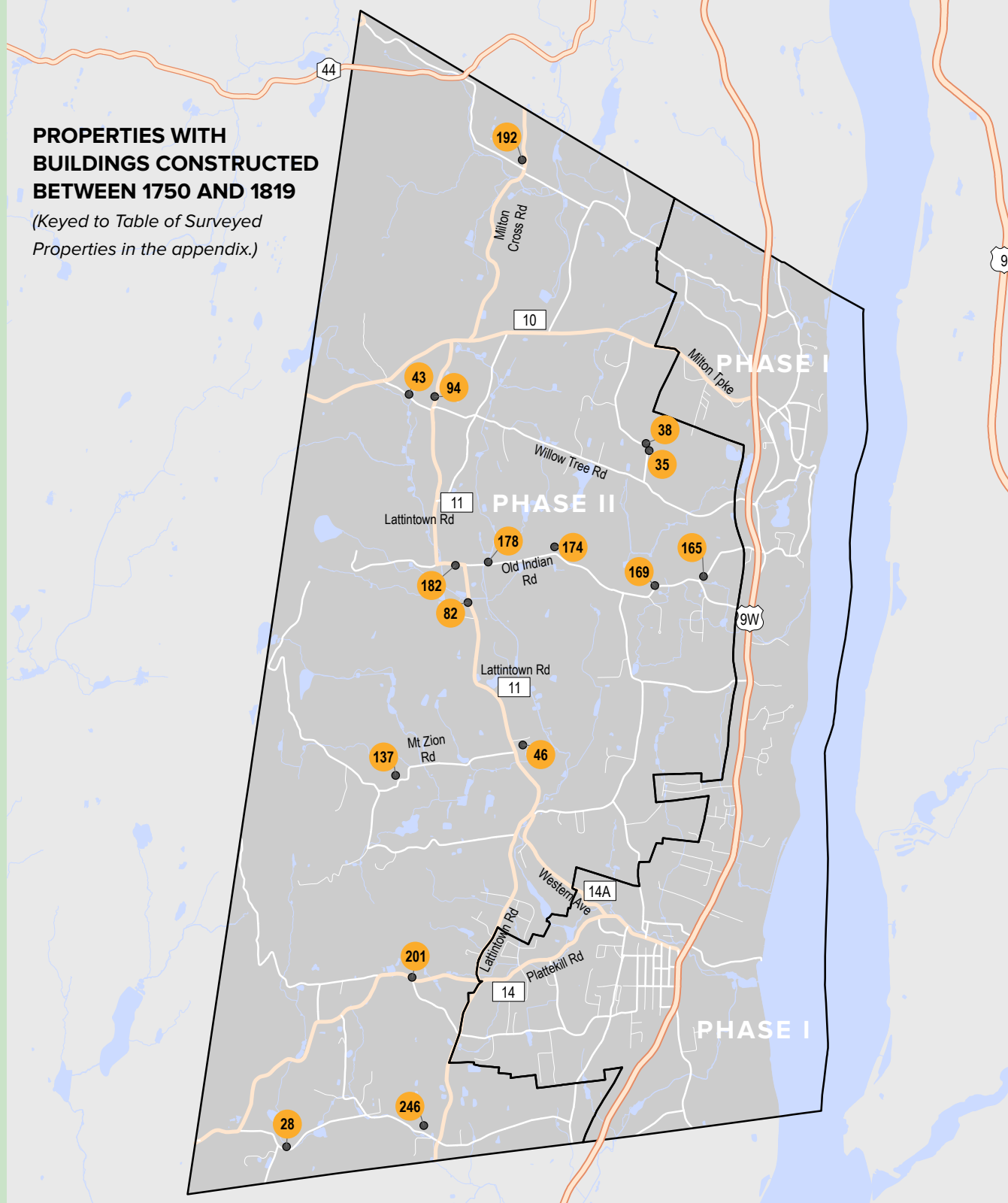


Neil Larson & Associates
Historic Preservation and Planning Services



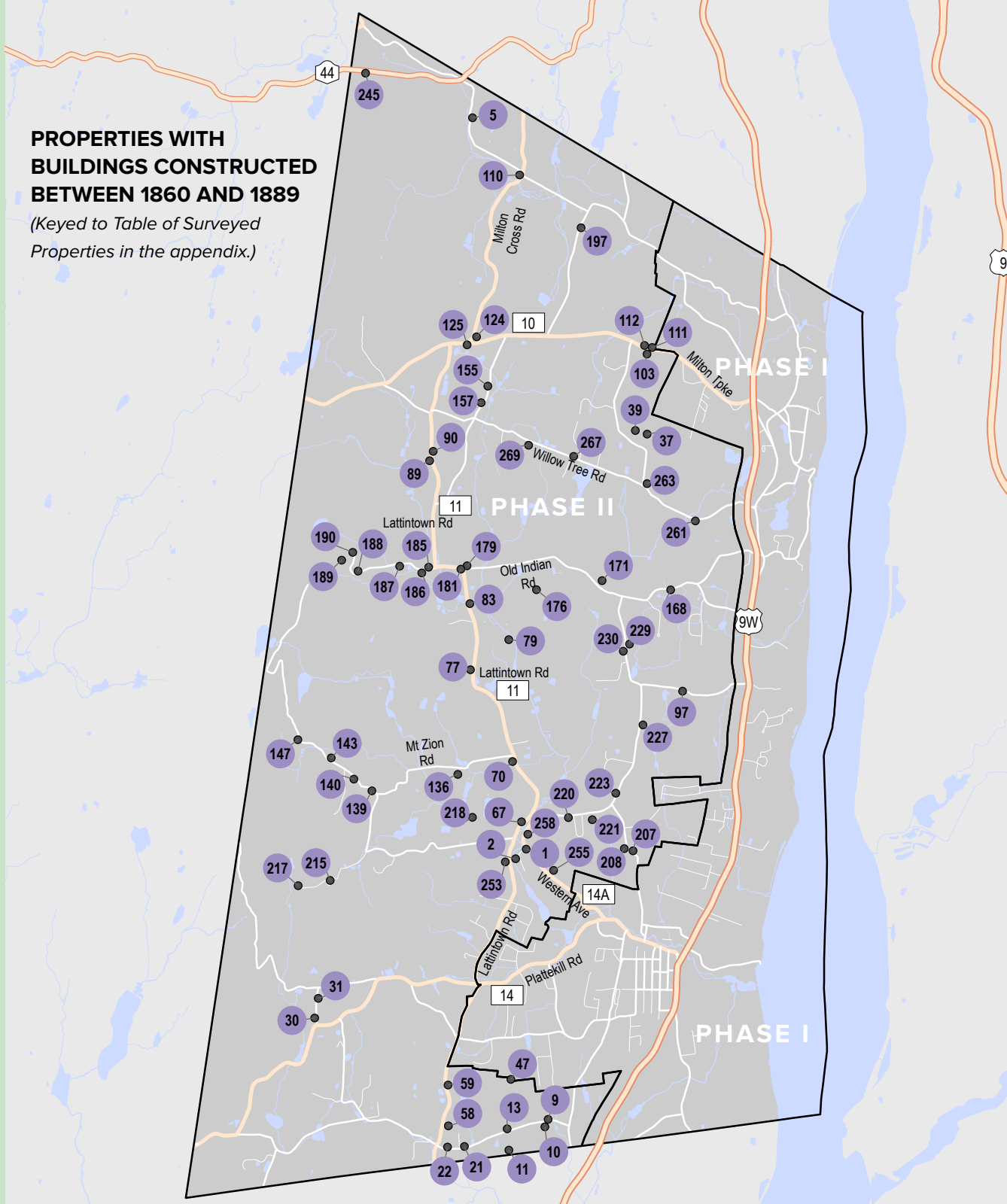
**PROPERTIES WITH
BUILDINGS CONSTRUCTED
BETWEEN 1750 AND 1819**

*(Keyed to Table of Surveyed
Properties in the appendix.)*



**PROPERTIES WITH
BUILDINGS CONSTRUCTED
BETWEEN 1860 AND 1889**

*(Keyed to Table of Surveyed
Properties in the appendix.)*



FARM PROPERTIES WITH COLD STORAGE BUILDINGS

(Keyed to Table of Surveyed
Properties in the appendix.)

- 4 Wicklow Orchard (Bad Seed), 37-43 Bailey's Gap Rd
- 109 Tiel Farm, 255 Milton Cross Rd
- 114 Myron Hazen Farm (now Bortech), 206 Milton Tpk
- 115 Fred Diorio Cooler (now N&S), 207 Milton Tpk
- 117 McManus Cooler, 246 Milton Tpk
- 118 Schreiber Orchards, 253 Milton Tpk
- 119 Albinder Farms, 262 Milton Tpk
- 122 Herschel-Horton Cooler, 271 Milton Tpk
- 154 Mela Farms (Pavero Bros.), 71 Mulberry Ln
- 45 Sozio Cooler, 85 Conklin Hill Rd
- 34 Clarke Farms, 25 Clarke's Ln
- 265 Crist Bros., 195-201 Willow Tree Rd
- 88 Nostrano Vineyards, 777 Lattintown Rd
- 162 Hudson River Fruit Dist., 65 Old Indian Rd
- 172 Fino Farms, 214 Old Indian Rd
- 98 Overlook/Lyons, 67-75 Lyons Ln
- 226 Apple Ridge/Pavero Bros., 145-157 Ridge Rd
- 136 Weed Orchards, 43 Mt. Zion Rd
- 96 Porpiglia Farms, Lattintown Rd
- 67 Caradonna Farms, 477 Lattintown Rd
- 32 Greiner Farm, 223 Burma Rd
- 204 Greiner Farm, 234-242 Plattekill Rd.
- 59 Borchert Orchards, 278-300 Lattintown Rd
- 10 Truncali Farms, 23-31 Bingham Rd

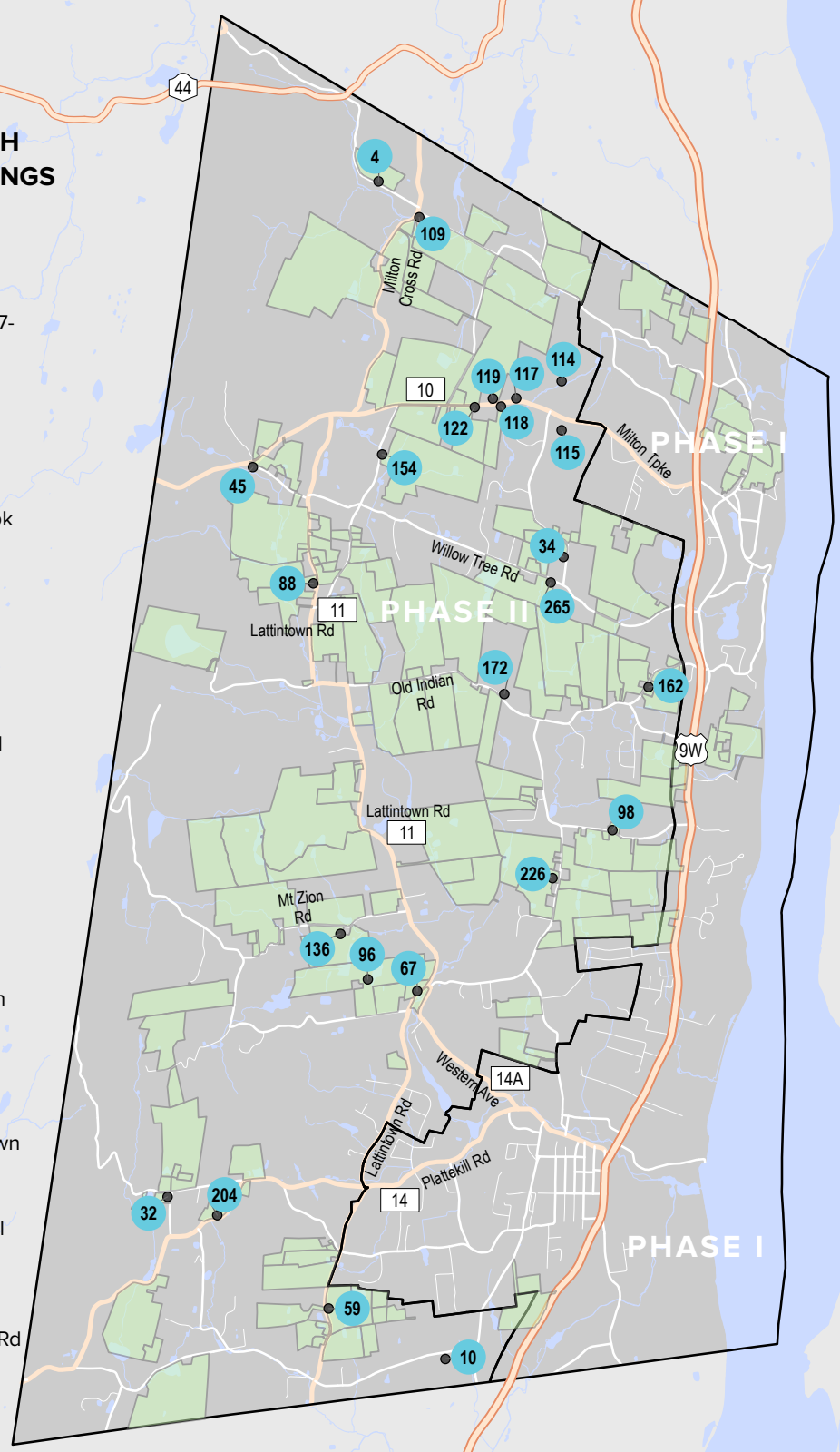




Fig. 37. Clarke House, 38 Clarke's Ln No 1. Built in 1914 for J. Westervelt Clarke.



Fig. 38. Abraham J. and Emma Palmer House, 204 Milton Tpk. Built ca. 1910. Myron Hazen purchased the house and farm in 1926. There is a porte cochere on the east side of the house.

rock piers and with shed dormers on the sides (Fig. 37). The entire building is sided with stained wood shingles evincing a rustic style. With a large gambrel roof, shingle sheathing, and river rock chimneys, the appearance of the second house on what was for a short time the Abraham J. Palmer Farm at 204 Milton Turnpike reflects the influence of the Shingle style (Fig. 38). Originally from New Jersey, Palmer (1847-1922) was a well-known Methodist minister in the region including in Manhattan, and elected in 1913 to the New York Senate representing Ulster County. He purchased the former John H. Young farm on Milton Turnpike in 1909 and likely had this house built soon after. His son Dudley sold the house and farm in 1926 to Myron Hazen (1887-1970), the president of a fertilizer company in Montclair, N.J.

The design of houses changed again after the Second World War as new ideas about affordable housing and mass-production

technologies dominated the domestic construction industry in response to the shortage of single-family homes for returning veterans and their generation. Conceived largely for suburban residential development, the movement had limited impact in rural towns like Marlborough, except that local builders and suppliers of building materials were attuned to it. Also, these were the most up-to-date house designs favored by new



Fig. 39. Unnamed Cape Cod house, 132 Reservoir Rd.



Fig. 40. Unnamed ranch house, 428 Old Indian Rd.

homeowners. Nevertheless, few of these houses appeared in the western part of the town; they were mostly concentrated in existing and new subdivisions in the river hamlets. As with the previous Bungalow era, these buildings were added extensions to family farms or built on separate lots sold to provide income support for marginal landowners. A Cape Cod style house at 132 Reservoir Road and a Ranch style house at 428 Old Indian Road are representative examples (Figs. 39 & 40).

Upland Marlborough experienced perhaps its most extensive residential development at the turn of the twenty-first century as the fruit farming economy peaked and corporate orchard management pared off vacant farm parcels for house sites. The settings providing pastoral views of rolling landscapes and orchards and dramatic vistas north, east and south across the Hudson Valley attracted scores of suburban land buyers. Second home owners nestled rustic retreats in the hills along the western edge of the town.

LATTINTOWN HAMLET

Lattintown is the crossroads of two early roads, one running north from Newburgh, now known as Lattintown Road, that linked many of the original settlers to this established Hudson River center, and the other, Old Indian Road, which led from a landing place near what became Milton west to Pleasant Valley (Plattekill), both the locations of Quaker meetings, and then farther into the interior of Ulster County. It also was at the center of one of the first settlements in the town made by Joseph Carpenter and his partners from Oyster Bay, Long Island, who named it "Lattintown" after the place from whence they came. In little time, the crossroads developed into a central place for family farms in the vicinity and a service stop for travelers. Lattintown is considered to have been the first hamlet to come into existence in Marlborough; it is the only place named on the 1797 map of the town (Fig. 41). And it remained important to community identity, even though economically it was eventually overshadowed by the river landings at Milton and Marlboro. Town meetings were held in taverns here until 1838, at which time the hamlet

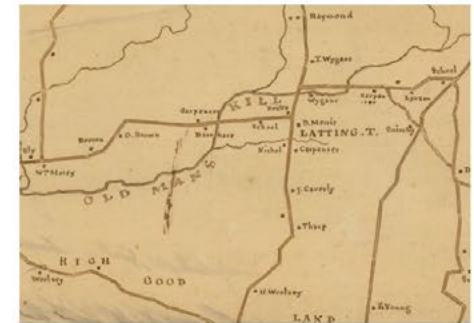


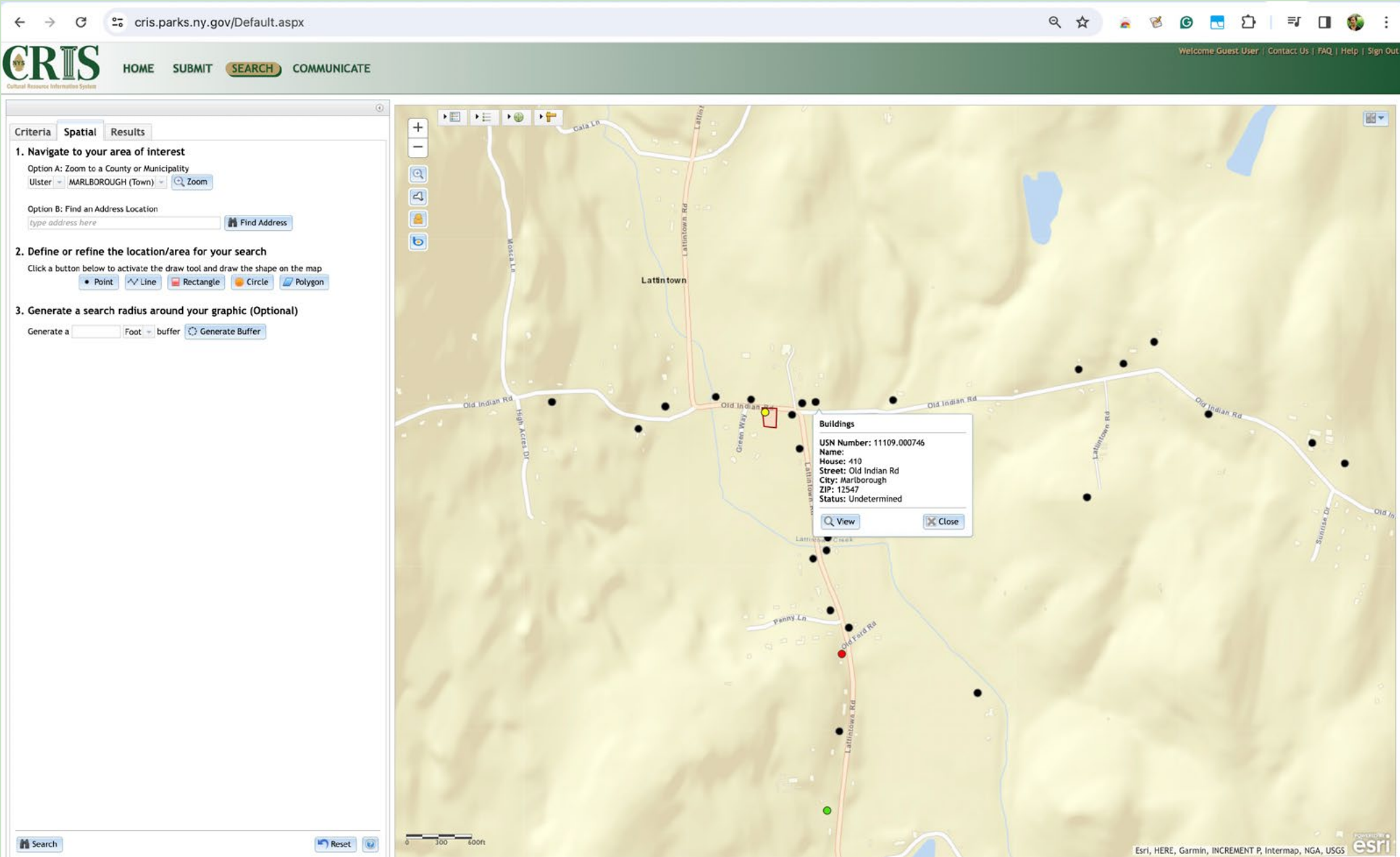
Fig. 41. Lattintown, a section of the 1797 map of Marlborough.

Fig. 42. Lattintown Baptist Church, 425 Old Indian Rd, built ca. 1810. Listed in the National Register of Historic Places in 2010.



HISTORICAL OVERVIEW

Survey Data Recorded in NY CRIS



Survey Data Recorded in NY CRIS

CRIS

Cultural Resources Information System

HOME

SUBMIT

SEARCH

COMMUNICATE

Welcome Guest User

Contact Us

FAQ

Help

Sign Out

cris.parks.ny.gov/Default.aspx

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Criteria

1. Navigate

Option A: Z

Ulster

Option B: F

type address

2. Define or

Click a butt

3. Generate

Generate a

USN Details

11109.000741: Building - Undetermined

444 Old Indian Rd, Marlborough NY 12547

Close

Overview | Inventory Data | NR Status (0) | MCDs (1) | Children (0) | Determinations (0) | Photos (3) | Atts. (0) | Agmts. (0) | Projects (0) | Surveys (1) | Submitted (1)

Type: Building

Classification: Building

Parent USN:

Is Contributing:

Is Demolished:

Is in a Certified District:

Is a National Historic Landmark:

Is State Board Approved:

Is State Register Listed:

Eligibility: Undetermined

Notes:

County

Ulster

MCD

MARLBOROUGH (Town)

+

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Latintown

Old Indian Rd

High Acres Dr

Green Way

Latintown Rd

Latintown Creek

0

150

300ft

Esri, HERE, Garmin, INCREMENT P, NG, USGS

esri

Search

Reset

0

100

500ft

Esri, HERE, Garmin, INCREMENT P, Intermap, NG, USGS

esri

Survey Takeaways:

1. Marlborough retains its distinctive “sense of place” through its landscape and architecture.
2. There are numerous buildings worthy of greater interpretation and preservation, and have a vital role to play in agricultural tourism and the community.
3. This integrity is threatened by new development and unknowing property owners.

Recommendations:

- » Adopt a historic preservation ordinance creating a town preservation commission.
- » Work towards preparing National Register (NR) nominations for historic districts.
- » Further document town's industrial and riverfront archeology
- » Further document Marlborough's agricultural heritage.
- » Work with willing owners of historic properties to prepare NR nominations and local designations.
- » Identify vulnerable and threatened properties.
- » Create a self-guided driving tour and events that highlight significant farms, buildings and natural features of Marlborough.
- » Promote the historic rehabilitation tax credit programs including the NYS Barn Tax Credit. Properties listed in the National Register qualify for state and federal tax incentives.

Historic Tax Credit Programs

NYS Historic Homeowner Tax Credit Program provides tax credits on NYS income tax worth 20% of qualifying expenditures, up to \$50,000

NYS & Federal Tax Credit Program for Income-Producing Properties is a coordinated tax credit worth 40% or 50% of qualifying expenditures for projects under \$2.5 million. Work must be pre-approved by the NPS.

NYS Barn Tax Credit worth 25% of qualifying expenditures. Barn does NOT need to be listed!



NYS Historic Homeowner Tax Credit Program

- » Applicable to privately-owned residences listed in the National Register (individually or as part of a district)
- » 20% of eligible expenses credited back to owner in state income taxes or as direct reimbursement if adjusted gross household income is less than \$60k
- » Can claim credit value up to \$50k per year
- » At least 5% of expenditures must be expended on exterior
- » Work must be approved by NY SHPO prior to claiming credit

Sample Eligible Expenses

- » Ceilings
- » Chimneys
- » Components of central air conditioning and heating systems
- » Electrical wiring and lighting fixtures
- » Elevators, sprinkler systems, fire escapes
- » Finishes (interior and exterior)
- » Floors
- » Geothermal heating systems
- » Gutters
- » Kitchen and bathroom cabinets
- » Labor costs (profess'l)
- » Masonry Repairs
- » Material costs
- » Partitions
- » Plumbing and plumbing fixtures
- » Reconstruction of a missing historic features
- » Roofs (house only, not for detached garages or outbuildings)
- » Soft costs: architect, engineer, building/preservation consultant, expediter, materials testing, and permit fees
- » Solar panels not visible from the public right-of-way
- » Stairs
- » Walls, Windows, Doors

Sample Project

**Porch Restoration on an 1870 house
in the Chestnut Historic District in
Kingston**

Total project cost: \$107,000

Tax credit earned: \$21,400

Online application form



Federal & NYS Historic Commercial Tax Credit Program

- » Applicable to privately-owned income-producing properties listed in the National Register (individually or as part of a district)
- » 20% federal tax credit and a matching 20% state credit (or 30% for projects under \$2.5M) of the qualified rehabilitation expenditure (QRE)
- » All work **MUST** be pre-approved by NY SHPO and the National Park Service
- » All work must adhere to the Secretary of the Interior's Preservation Standards

Federal & NYS Historic Commercial Tax Credit Program

» Project must pass the “substantial rehabilitation test,” meaning the cost of the project must exceed the building’s adjusted basis:

$$A - B - C + D = \text{adjusted basis}$$

A = purchase price of property (building & land)

B = the cost of the land at the time of purchase

C = depreciation taken for the property (the property must be depreciable, such as in a business, commercial or other income-producing use)

D = cost of any capital improvements made since purchase



Sample Project: The Alpine Summer Boarding House in Hunter

Sample Project

Extensive restoration, all new building systems, new en-suite bathrooms, new egress, raised building on new foundation, etc.

Estimated total QRE: \$1,300,000

Anticipated tax credit: \$260k federal credit + \$390k state credit =

\$650,000 total credit value!



NYS Barn Tax Credit

- » 25% credit of the total QRE total that exceeds \$5,000
- » Barn/Carriage House does NOT need to be listed
- » Structure must pre-date 1946
- » Credit not applicable to conversion projects; project must not alter appearance of structure
- » Photograph before & after conditions
- » Qualifying expenses: Roof repair/replacement, siding, sheathing repair/replacement, painting, foundation drainage, painting, shoring, carpentry, flooring work, etc.

Thank you!

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