

AS ACTED UPON DURING A DULY NOTICED OPEN MEETING OF THE TOWN BOARD OF THE TOWN OF HENRIETTA, COUNTY OF MONROE, STATE OF NEW YORK, HELD AT THE HENRIETTA TOWN HALL AT 475 CALKINS ROAD, HENRIETTA, NEW YORK ON JUNE 27, 2018 AT 7:00 P.M.

RESOLUTION #16-200/2018

On Motion of
Councilman Page

Seconded by
Councilman Barley

WHEREAS, the Property at 4495 West Henrietta Road in the Town of Henrietta (the "Property") is home to a cobblestone building developed in the early 1800s and, on May 17, 2017, was honored with the Henrietta Architectural Heritage Award, and

WHEREAS, pursuant to the Henrietta Town Code at Section 295-37, and at the request of the Property owner, the Henrietta Historic Site Committee proposed that the Property at 4495 West Henrietta Road be designated as a historic site to be included in the "Third Historic District – the Cobblestone District" of the Town of Henrietta, and

WHEREAS, a public hearing was duly advertised for and held on June 27, 2018, to hear all interested parties on whether the Property should be designated as a historic site in the Town of Henrietta, and

WHEREAS, the Historic Site Committee provided supporting materials demonstrating the historic character of the property and was present and did inform the public and the Town Board about the Property and its merits as a historic site; and

WHEREAS, the owner of the Property did both request and authorize that the Property be designated as a historic site in the Town.

THEREFORE, BE IT RESOLVED, that, the owner and the Historic Site Committee having indicated the consent to the Property being designated as a historic site in the Town, that the Property at 4495 West Henrietta Road in the Town of Henrietta is hereby designated as a historic site in the Town of Henrietta a part of the "Third Historic District – the Cobblestone District," and that the Historic Site Map for the Town be updated accordingly.

BE IT FURTHER, RESOLVED, that a certificate of designation of historic site be mailed to the owner of the Property and filed in the offices of the Town Clerk and the Building Department.

Duly put to a vote:

Councilman Page	voting	Aye
Councilman Adair	voting	Aye
Councilman Barley	voting	Aye
Councilman Stafford	voting	Aye
Supervisor Schultz	voting	Aye
	Carried	

To the Town of Henrietta

I, Michelle Label, would love to have my Cobblestone included in the town's historic district. I understand all parts of being a historic building. I have no reservations in doing so.


Michelle M Label

President

L&T Insurance Agency

2495 West Henrietta Rd

Henrietta NY 14467





10 May 2018

Members of the Town Board,

The Henrietta Historic Site Committee received an application from the owner of 4495 West Henrietta Rd, asking for Henrietta Historic Site designation.

We completed our survey of this ca. 1832 Cobblestone House and after discussion and voting would like recommend the Town Board approve the addition of this property to the Third Historic District - The Cobblestone District.

Rebecca Wiesner, Town Clerk, has copies the request and Historic Survey materials.

Thank You,

Gary Goodridge

Chairman Henrietta Historic Site Committee.



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

IDENTIFICATION

Property name (if any) The Halpin Cobblestone
Address or Street Location 4495 West Henriette Rd
County: Monroe Town/City: Henriette Village/Hamlet: _____
Owner: Michelle Lebel Address _____
Original use Farm House Current use Insurance Office
Architect/Builder, if known _____ Date of construction, if known ca 1830

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input checked="" type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input checked="" type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input checked="" type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials/ location: _____

Alterations, if known: Kitchen added ca 1930 Date: ca 1930

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn site map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Prepared by: Michelle Lebel address 4495 West Henriette Rd Henriette NY
Telephone: [redacted] email: [redacted] Date 11-12-18

(See Reverse)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

(1). This cobblestone house located at the ridge of Methodist Hill is known as the Brianard-Halpin House (per Carl Schmidt - Cobblestone Masonry). Methodist Hill acquired this name in the early 1800s. It was named for Calvin Brainward, a pioneer Methodist preacher who purchased 400 acres of land on the hill and conducted services in his barn in the rear of this cobblestone house (N.L. Gay).

Records indicate that this house was constructed in ca. 1832. The 1858 map shows this house and lists "G.W. Perry" as owner. George Perry was the son of W. Henrietta pioneer, Elnathan Perry and his wife, Christina. Elnathan Perry was a former Revolutionary War soldier, who settled in Rush with his wife, Christina McDonald and family in 1806. They had eight children. Their son, George Perry married Penelope McHardy and they had seven children. They settled atop Methodist Hill on the W. Henrietta Road in this cobblestone house at #4495.

The Perry family continued here through the 1800s. The 1872 county plat map shows "G.W. Perry" as owner and he is listed as a farmer on the map index. The 1902 county plat shows "James Perry" here with a farm of 174.48 acres. James Perry was a son of George Perry. He was born in this house and eventually married Dora Wild of Baltimore, Maryland. Their daughter, Elizabeth Perry, was also born in this cobblestone house; her descendants continued to reside in W. Henrietta today.

The 1924 county plat map shows "John Abel" as the owner; his farm consisted of 143 acres. John Halpin, Sr. and his wife, Esther are first listed here in the 1955 suburban directory. He was a dairy farmer by profession. Mrs. Halpin continues at this address as owner/occupant today. The family business, John P. Halpin & Sons Inc., lawn and garden-farm equipment is located just south of the house at 4799. W. Henrietta Road. (maps, directories, files, Kalsbeck, Gay, Schmidt)

(2). Perched at the crest of Methodist Hill, this cobblestone house is one of the most prominently sited buildings in the town of Henrietta. "Born of native ingenuity, cobblestone construction in western and central New York enjoyed on a 30-year popularity in the middle of the 19th century, but it was a genre unprecedented in American masonry. More than regional curiosities, cobblestone landmarks are works of art created by pioneer craftsmen."(Shelgren) Cobblestone architecture is a regional specialty whose principal examples are found in New York state. Over 90% of all surviving cobblestone buildings in America are found within a 2-hour radius of Rochester. Henrietta has an excellent collection of these distinctive buildings; the house at #4495 is one of them.

"The Brainard-Halpin House is a good example of Early Period craftsmanship. It is a 2-story, center-entrance type with interesting Post-Colonial (or Federal) details. The cobblestones are of the fieldstone variety, of various shapes, sizes and colors, and vary from two to two and three-quarters inches in height and from three to five inches in length with a few stones as long as eight and nine inches. Horizontal joints are rough, wavy "V's", which vary from 3/4 to one inch wide. The vertical joints vary from 1/2 to one and one-half inches wide and most of them are finished with flat "V's"; the remainder are left unfinished."

(2). - continued

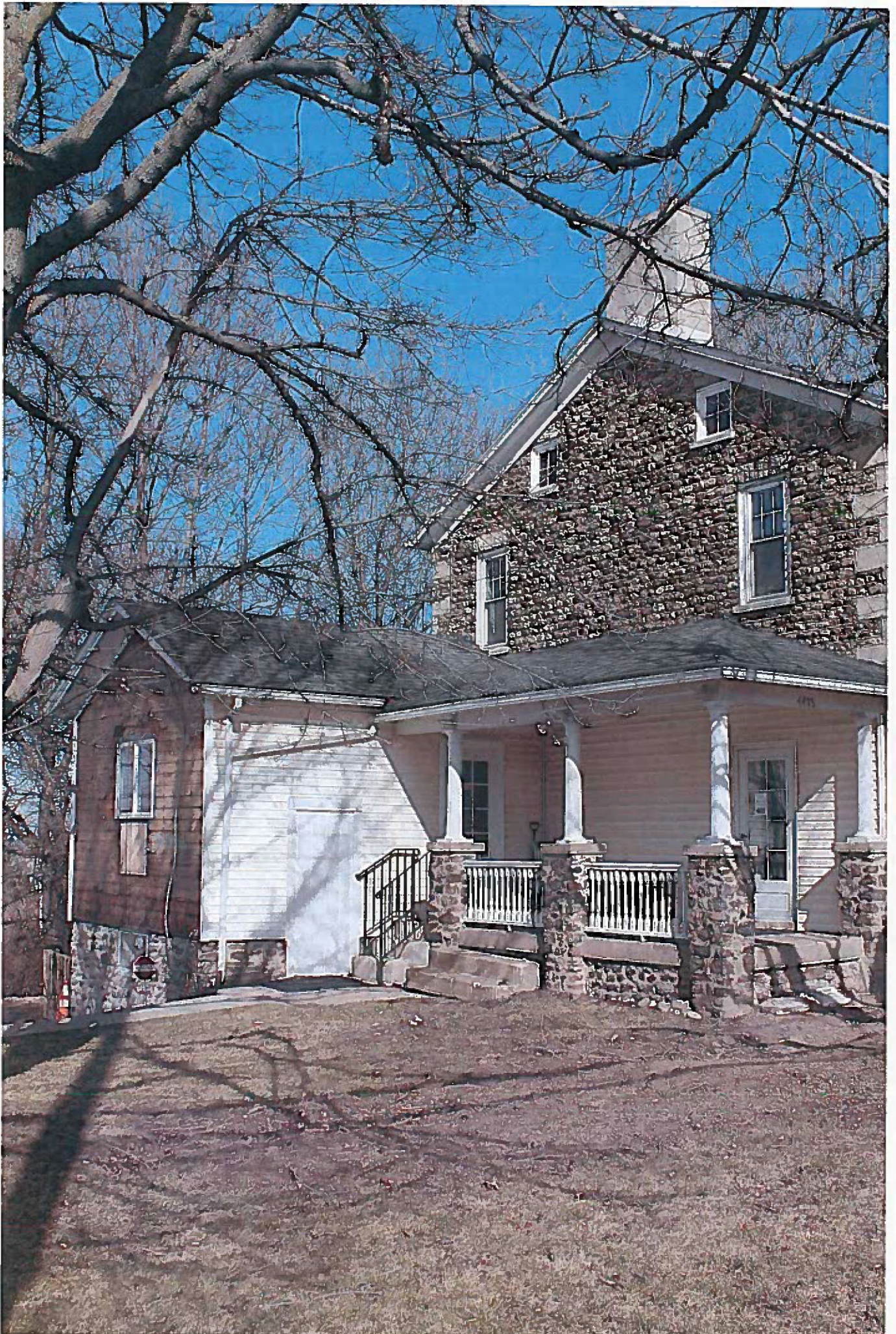
"The corner quoins are crudely cut gray limestone, about ten inches high, 18 inches long and 5 inches thick. The cobblestones are laid three and four courses per quoin height, often requiring thin stones to complete the courses under the quoins. The elliptical arch and keystone above the entrance and the window sills are carefully cut limestone, while the flat arches above the windows are built of rough, split blocks of gray limestones, about 8 to a window, set vertically. The mortar is very coarse and full of tiny stones." (Schmidt - Cobblestone Masonry)

This house, built ca. 1832, exhibits many of the characteristics of the Federal style of architecture, popular from the 1790s-1830 (and it continued to be found into the 1830s in more rural areas). The main section is a 2-1/2 story rectangular plan with regularly placed doors and windows in rigid symmetry. The cornice is narrow and the corners are trimmed with cut stone quoins. The handsome center entrance features an 8-paneled door flanked by rectangular sidelights and topped with a fan-shaped transom having lead ornamental muntins. The reveal at the entrance is faced with paneled wood; the top of the arch is of limestone with a center keystone.

The wood frame south wing has a gable roof and clapboard siding; it appears to be of later construction than the c.1832 main portion of the house. The open side (south) porch features round columns set on tall rectangular bases and an open wood-spindled railing. Its design is classically inspired and it appears to date from the 1890s-1910s. Although of later construction, the porch is now representative of the historic evolution of this house and is an equally contributing historical part of the whole.

Adjacent to the house , just to the south is a major complex of gabled barns and Quonset hut-type metal barn that are a major contributing historical element for this farm site. The site also includes several mature trees that are an important landscaping element that should be preserved.

A beautifully maintained and preserved residence, the house at #4495 is one of the outstanding architectural sites in the town of Henrietta. Its proximity to a major highway does give concern for its future; all care should be taken if there was to be any reconstruction or expansion of W. Henrietta Road. This house appears to be eligible for listing on the National and State Registers of Historic Places.





4495
L&T Insurance Agency Inc.
L&T Insurance Agency Inc.
Auto - Home - Business
486-4790





Halpin House - Michele Lebel Agency - 4495 West Henrietta Road

In recognition of National Preservation Month, the Historic Site Committee is pleased to present the 2017 Henrietta Architectural Heritage Award to Michele Lebel whose insurance agency is now housed in this beautiful and historic building located at 4495 West Henrietta Road, or as it is more commonly known, Methodist Hill.

This property was developed in the early 1800's. An early pioneer farmer and Methodist preacher named Calvin Brainard purchased farm land on the hill and apparently conducted worship services in his barn. He moved to the property in 1823 and resided in Henrietta for eight years before moving to Gates.

Recent research of the land records of Monroe County by Gary Goodridge indicate that Calvin Brainard purchased approximately 211 acres of land from Cornelius Six in 1830, which is probably when he paid off the mortgage. In 1831, Preacher Brainard sold 174 acres to Leander Baker. Leander Baker was the son of Asa Baker an early Henrietta pioneer and soldier in the Revolutionary War. We believe the cobblestone house was completed in 1832 which probably means that it was built by Leander Baker and not Calvin Brainard as originally thought.

Apparently Leander Baker was unable to maintain his mortgage payments and he lost the property to the Farmers and Mechanic Bank in July of 1857. In March of the following year the property was sold to the highest bidder George Perry. According to former historian Eleanor Kalsbeck, George Perry's father Elnathan Perry served six years in the Revolutionary War at the age of sixteen as a substitute for his father. George and his wife Penelope McHardy had seven children.

John Peter Halpin Senior and his wife Ester Shafer Halpin purchased the house and 124 acres of land for \$7,000 in 1924 to start their dairy farm. The property remained in the Halpin family until its sale a few years ago.

This cobblestone house is a predominant feature on the West Henrietta Road. It is a house that was built with cobblestones from the fields around the house and wood from the property. It has been the home to individuals who have made significant contributions to this community and whose descendants reside in the area to this day.

We are extremely fortunate that Michele 'has always loved this house', her words not mine. She has worked and is continuing to work very hard to maintain the architectural integrity of this cobblestone house while making the repairs necessary for the operation of her insurance business.

On behalf of the Historic Site committee I would like to extend my congratulations and gratitude for the investment you have made in preserving such an important piece of Henrietta's history.