

**SOMERS HISTORIC PROPERTIES BOARD
335 Route 202, Somers, NY 10589**

SPECIAL MEETING MINUTES

March 17, 2010

A special meeting of the Somers Historical Properties Board was called by Supervisor Murphy to discuss a proposal created by Somers Land Trust Board member Bob Mac Gregor regarding the Reynolds House.

The following were in attendance: Town Historian Mickey Oliver, Historical Society President Emil Antonaccio, Architectural Review Board Chairman Ken Bond and Parks and Recreation Board Chairman Jim Papa.

Somers Land Trust President Michael Barnhart and Somers Land Trust Board Member Bob Mac Gregor were also present.

The meeting was called to order at 4:30 PM.

MINUTES

Mr. Antonaccio made a motion to accept the minutes of the February 18, 2010 meeting. Mr. Papa seconded the motion. All were in favor.

REYNOLDS HOUSE

The Somers Land Trust was assigned the task of managing the Angle Fly Preserve by the Town Board. The Preserve officially opened to the public in October 2009. Mr. Mac Gregor serves as the Project Manager of the numerous projects that have to be done at Angle Fly. The Somers Lion's Club offered to put a new roof on the Reynolds House and a decision was made to assess the current status of the House prior to doing so. On January 21 and 22, Lou Christiansen, a local contractor and Paul Walker, a licensed home inspector and environmental testing expert spent time at the Reynolds House. The consensus was that the House is structurally sound and can be saved. Ultimately this structure will be used as a caretaker's residence that would house a Town employee.

Mr. Mac Gregor prepared a draft of a report that included the following topics: Major Funding, Historic Restoration or Historic Rebuild, Key Recommendations, Project Management, Town of Somers Support, and Recommendations for Further Discussion, including a timeline.

All present received a copy of the report for discussion purposes. The House is in the Historic Corridor and is relatively untouched compared to other houses in Somers of that era. An architect needs to be hired and the House has to be brought up to code. Volunteers would be utilized as much as possible to do the

labor, however all of the work cannot simply be done by volunteers. The Town would have to incur the costs of that work, as well as all materials. Perhaps Recreation Fees could be used and the rent collected from the caretaker could replenish some of those fees, since they were used to build the house in Koegel Park. Mr. Papa however was not in favor of using Recreation Fees for this purpose. Ultimately the decision that has to be made is whether or not the House can truly be saved, and if so, what is the most cost effective way to approach this project. All agreed that the exterior should undergo a visual restoration with the intent of returning the building to it's original appearance, while using modern, energy efficient materials. The interior can be gutted down to the post and beam structure, and be rebuilt.

Supervisor Murphy made a motion that the exterior of the Reynolds House undergo a visual restoration with the intent of returning the building to it's original appearance, while using modern, energy efficient materials. The interior can be gutted down to the post and beam structure, and be rebuilt. Mr. Papa seconded the motion. All were in favor.

A memo will be sent to the Somers Land Trust. Mr. Mac Gregor and Mr. Barnhart will meet with the Town Board on April 8 to discuss this proposal, and with the Parks and Recreation Board on April 27 to discuss the same.

All thanked Mr. Mac Gregor for his hard work in this effort.

The meeting was adjourned at 5:45 p.m. The next meeting will be held on Thursday, May 20 at 4:30 p.m. in the Map Room at the Town House.

Respectfully submitted,

Denise Schirmer, Secretary
Historic Properties Board

cc: Historic Properties Board
Historical Society
Town Clerk
Parks & Recreation Department