

HISTORIC PROPERTIES BOARD

MEETING MINUTES

March 19, 2009

Town Historian, Mickey Oliver called the meeting to order at 4:30 p.m. The following were in attendance: Town Historian Mickey Oliver, Town Curator/Administrator Terry Ariano, Historical Society President Emil Antonaccio, Architectural Review Board Member Ken Bond and Parks & Recreation Board Vice Chairman Jim Papa.

MINUTES

Mr. Antonaccio made a motion to accept the minutes of the January 15, 2009 meeting. Mr. Bond seconded the motion. All were in favor.

OLD BUSINESS

Wright-Reis Homestead

Carpentry Repairs on Outbuildings - Mrs. Ariano met with a carpenter from Tecumseh Woodworking regarding repairs needed to the outbuildings at the Homestead. A proposal was prepared and copies given to all members. At this point in time, it appears that the horse barn is the most critical in terms of work that needs to be done. Replacement and repair work needs to be done to some of the posts and girts. Unfortunately the cost to do this work is very expensive and funds are not available.

Gate - Garon Fence installed a 14 foot double farm style gate at the border of the Homestead and Reis Park. Mr. Antonaccio had a picture to share with the Board. No Trespassing signs are now needed. The new ones should be rectangular in shape. Mr. Antonaccio had a picture of one that exists now. Perhaps the wording should be changed a bit. Mr. Papa will compare it to what the No Trespassing signs say that are in the park now. The location of the three signs needed are as follows: on the new gate, at the top of the Homestead driveway and on Sunderland Lane. Mr. Papa will ask the Parks and Recreation maintenance staff if they could place two posts on top of the driveway for that sign. Mr. Antonaccio will pick up some chain. In addition, a change needs to be made to the sign at the border of Reis Park and the Homestead, the directional arrow pointing toward the Homestead has to be removed. Mr. Papa will make arrangements to have that done by the Parks and Recreation maintenance staff.

Sugar Maple - The sugar maple behind the dairy barn is compromised. Mrs. Ariano will speak to George Wahlers of Lincoln Dale Landscaping to get an opinion as to what has to be done.

Broken Window Panes - Marty Stole has replaced the broken panes on the dairy barn and the outhouse. The horse and carriage barns still need to be done. There is also a window in the Homestead that has plexiglass covering it. Additional glass has to be ordered from Somers Glass.

Mt. Zion

Gravestone Restoration - Mr. Slavid of MCC asked Mrs. Ariano if any gravestone restoration projects had been planned for this year. Although there is restoration work that needs to be done, the Board decided that the projects at Tomahawk Church need to be priority. All budgeted money for projects that are able to be postponed until next year, will be, and the money is going to be used for the projects at the Church.

Tomahawk Chapel and Cemetery

Grounds - Tree Removal - Lincoln Dale Landscaping gave a proposal of \$2,500 to do tree work, remove the tulip tree, locust tree, dead and leaning trees and trim what is against the building. Mrs. Ariano was asked to get two more proposals and then move forward with the procedures to complete this project. She is in the process of doing that.

Mrs. Schirmer put Mrs. Ariano in contact with a local Boy Scout troop who was willing to "adopt" the Chapel and Cemetery and maintain/clean it on a regular basis. They will begin on Saturday, March 21 by clearing the brush around the building. The brush in the Cemetery has to be removed, as well as the debris left on the property from the roof replacement that was done in the 90's. Perhaps the parents of the Scouts can assist with this portion of the projects as there are lots of nails in the debris. Limbs and sticks have to be picked up throughout the property.

Priorities for Restoration - At the last meeting, a determination was made that since restoration of the Chapel is not an option in terms of affordability, the building should be treated as a repair, rather than a restoration and efforts be made to make it weather tight. All reviewed a copy of the Tomahawk Building Condition Survey: Building Exterior prepared by Mr. Bond. Although the Chapel is in need of numerous repairs, funding is limited. It was established that the most immediate repairs needed were defined as those necessary to keep the building watertight and impervious to animal life. These repairs are intended to stabilize the condition of the entire building until funds are available to perform the remaining necessary repair work.

An additional concern that exists is the poor condition of the existing paint building wide. Most of the clapboard is loose and will need to be reset. Some are damaged and will have to be restored or replaced. Mr. Bond is willing to

prepare a Building Condition Survey of the clapboard at the appropriate time. All agreed to apply sealant to the areas that are a real current concern to prevent further damage from occurring.

Windows - Mr. Bond's report indicated that all eight of the existing windows need attention. Three sills need repair or replacement. Mr. Antonaccio will remove one so that a new replacement sill can be milled to match the exact profile, with a drip edge added. Mr. Papa can have them milled and Mr. Antonaccio will install them. Twenty window panes have to be replaced and all existing panes need to be reglazed. This portion of the project can be done in house.

Additionally, Mr. Bond recommended that on the south side elevation a hole below the roofline be repaired, and a piece of the cornice trim on the west rear elevation be repaired and painted.

Additional Work - The portion of the site in front of the building has to be regraded. Perhaps the Highway Department can slowly build up that area with extra fill that they might have. Plaster work needs to be done on the inside of the building. All agreed that it might make sense to have the building placed on the National Historic Register, making it eligible for grant money to complete some of the work.

Elephant Hotel

Specs for Windows - Three proposals were received for writing the window restoration specifications. Mr. Bond reviewed them and made a recommendation that the Town Board discussed at their December 4 meeting. The project was approved, but Mrs. Murphy had to check with Senator Leibell's office to see if the grant funds were still available. She recently received a call regarding the project, so hopefully things are moving along.

Elephant Hotel Sign - Monarch, an artisan painter submitted a proposal that was approved at the November 13 Town Board meeting to repaint the lettering on the front of the hotel. State grant money will be used. The project will be completed in the spring.

Courtroom Emergency Exit - The Court Department has received some grant money to remove an existing window and install an egress only door in case of an emergency in the Meeting Room at the Town House. Mrs. Ariano is concerned about the integrity of the building, as it is a National Historic Landmark. Additionally, since the Historic Properties Board is the "keeper" of this building, any proposed structural or aesthetic changes should be submitted to the Board for review prior to final approval. At the Board's request, Mrs. Ariano will draft a letter from Mrs. Oliver to the Court Department regarding this project.

NEW BUSINESS

Lower Hudson Conference - Mrs. Ariano would like to attend a seminar sponsored by the Lower Hudson Conference entitled "Historic House Practicum Part III". Part I was about containers, and collections was the topic of Part II. Mrs. Ariano would like to attend the seminar and two of the workshops offered. The cost is \$120. A motion was made by Mr. Papa and seconded by Mr. Antonaccio to allow Mrs. Ariano to attend. All were in favor.

Eagle Scout Project - For many years, a local Boy Scout troop has been mowing the grass at the Todd Cemetery on Route 100, near the intersection of Route 139. An Eagle Scout Project proposal has been submitted to Mrs. Oliver for one of those scouts, Nicholas Maenza. He would like to research the history of the cemetery, and prepare a conditions report on the gravestones. The Troop has also asked if they would be able to cut down some trees in the Cemetery that need removal. A question came up as to whether or not the Town has any jurisdiction over the cemetery. According to a letter that Mrs. Oliver has from Harry Chambers, the Town Attorney in the 1950's, it indicates that it does. The Board would much prefer to have a legal opinion from the current Town Attorney, before the scouts are allowed to do any other work on the property besides mowing the grass. Mrs. Schirmer will draft a letter for Mrs. Oliver to accept the Eagle Scout Project. She will also draft a letter from Mrs. Oliver to the Town Attorney regarding jurisdiction, which will be discussed with Supervisor Murphy as well.

The meeting was adjourned at 5:50 p.m. The next meeting will be held on Thursday, May 21 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