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## TOWN OF BETHLEHEM

Albany County - New York  
445 DELAWARE AVENUE  
DELMAR, NEW YORK 12054



### HISTORIC HEATH FARM ADVISORY COMMITTEE

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#### MEETING Summary

Wednesday March 20, 2024

8:00am-9:00am

Delmar-Bethlehem EMS Building, 2nd floor  
114 Adams Street Delmar, NY 12054

**In Attendance:** Bobbie Lukasiewicz, Stuart Lyman, Zan Mckenna, Gabby Sant'Angelo, Tom Seymour, David Vigoda, Mark Warford, Kristen Yourno

**Staff:** Lauren Chiyoko Axford, Open Space Coordinator; Rob Leslie, Director of Planning; Kathleen Reid, Administrative Assistant

**Speakers:** Architects Sophia Lane and Steve Reilly (remote), Thaler, Wilson & Reilly Architecture & Preservation

#### Meeting Commenced: 8:00am

##### 1. Approval of Past meeting summary:

Lauren circulated the draft meeting summary from 2/14/2024 by email and requested feedback.

A suggestion was received that the summary should include mention that the buildings located in Focus Area #6B (253 Clapper Road and 28 Heath Drive) likely require significant renovation and possible mitigation, prior to being suitable for occupancy. This is based on visual inspection and not a structural assessment.

\*A motion to approve the meeting summary pending this addition to the summary, and the summary was then unanimously approved.

Lauren clarified for the committee that all boundary line shown on maps other than tax parcel boundaries, are not set in stone, and were established based on land characteristics to break up a rather large project into individual Focus Areas.

## **2. Review of Existing Conditions:**

- Presentation: Structural assessment of the Heath Barn  
Steve Reilly & Sophia Lane, Thaler, Reilly, Wilson Architecture  
& Preservation

The Town has been working with the engineering firm CHA, and Thaler Reilly Wilson an architecture and preservation firm in Albany, to capture a complete assessment of the integrity of the barn and silo structures, propose steps for stabilization, and help define what is possible for adaptive re-used, based on the current state of the building and associated costs of renovation.

The Town's engineering staff is helping to translate this structural information into a well thought out approach for temporary stabilization- enabling the Heath Farm Advisory Committee to complete its Vision Plan, and to provide Town the necessary time to mobilize resources and partners for securing funding for a more permanent repair.

As Town funds are limited, we will be looking to various funding sources for the store, barn and silo. TRW works regularly with SHPO, NYSPARKS, NPS, municipal clients and non-profits to obtain funding through a multitude of grant funding opportunities to restore the buildings.

Goal of the presentation is to provide the committee with the current conditions of the barn, immediate stabilization recommendations for more formal improvements to be made in 24-26 months.

Architects Sophia Lane and Steve Reilly, provided a power point presentation to the committee on Heath Barn Farm Stabilization and adaptive re-use.

The existing conditions analysis included:

- Inspection of structural condition
- Determining historic elements of the barn
- Drone photography and analysis
- 3-D/LIDR photogrammetry scanning,
- Photography, hand notes and measuring
- Historic data review
- Modeling of existing plans and elevations
- Determination of scope for stabilization
- Coordination with CHA and the Town
- Full report of conditions and recommendations
- Construction documents for temporary stabilization
- Assistance with future planning and feasibility
- 24-36 month fix for final project for the bldg.
- Creation of a 3D Matter port to view character features of the building and areas of importance

## 2. Review of Existing Conditions:

An aerial photo with color coded section of the structure was displayed that identifies the original barn from 1840s, a 1880s addition, the store from the 1955, and the silo.

The varied ages of each section and varied degrees of disrepair suggest specific treatment for each sections' stabilization effort.

The following was found for existing conditions:

- Good condition for the most part
- Drainage into the bldg. seeing rot and rust
- Significant amount of rot, bug and water damage
- Isolated areas on the roof, connector from cattle barn was removed leaving roof open to birds water
- Connector exists between 1880 and 1840 structure
- Walls are degraded over time
- Interior damage is larger issue
- Water wicking hole in roof of silo filling silo with water with no ware to escape
- Roof damage - damage of collapse
- Store -destroyed material
- Timber construction roof, hard to see condition of sheathing
- Asphalt shingle currently failing
- Damage to floor from water

Sophia then provided bullet list of stabilization tasks:

- Patch roof
- Sister roof rafters which are cracked, failed and rotted
- Provide temporary steel and wood column supports adjacent to existing posts which have water damaged bases
- Remove debris and moldy/destroyed materials throughout store area
- Treat mold at interior and throughout
- 40 percent silo roof gone – cover of roof of silo until steel panels can be replaced
- Will pull off silo of exterior walls to add air and light to prevent water damage from occurring.
- Provide temporary shoring of roof of store, enclose open dormer and soffits
- Install solar operated fan units at gable ends for mechanical air flow
- Provide Plexiglas vented covers at open windows, and select locations around the building for light and air to inhibit mold growth
- Provide Louvers and caps at open vents to prevent pest infiltration
- Partially reconstruct and repoint exterior block walls at select locations
- Remove portions of asphalt and provide gravel at poorly draining areas (east wall)
- Secure site entrance and remove loose materials/vegetation. Secure/replace damaged plywood opening covers. Rodent proof the foundation.
- Recommend grout filing of the walls to prevent water damage

- Recommend exhaust fan
- Return to site regularly to maintain the temporary protections and ensure deterioration advancement is not occurring.

Questions from the committee:

**Would the store addition be considered historic?**

Yes, the period of significance for the Heath Dairy Farm has been determined to be 1920-1965 and therefore the barns, silo and store, which were all in use then, would be considered historic.

**If the Town pursues Historic Registration nomination, can any part of the structure be removed?**

Because the period of significance includes use of all of the structure, each component would need to not be removed. All parts should be stabilized for now to prevent further deterioration.

**What is involved in determining or granting historic nomination?**

Engineering report detailing character defining features (feature that contribute to the story of the property, such as the store, windows to milking parlor), and highlighting the evolution of the site.

**If operated by town or private?**

National Registry for a private entity could result in historic tax credits. For a public entity such as the town, historic registration nomination could increase our chance of receiving grants.

**Would interior need to be used in a way that it was historically intended?**

If on registry – does not care what use is – but cannot change interior structure of building significantly. As far as timeline, it can take 6-9 month or year to complete a nomination.

**Is there a cost to get on registry?**

Engineering reports and potential consultant fees (PHA is using a consultant to assist with the process, which can lead to much greater success at nomination)

**3. Next Steps:**

Lauren mentioned that potential partnering organizations and stakeholders are waiting to hear how the visioning plan is taking shape. Once we move from just concepts to actual recommendations, we can really start to advance these discussions.

Laruen will email the presentation to group and post to the project website as well. Our next meeting we will continue to discuss Focus Areas picking up where we left off, with areas 1 and 2.

Rob – There has been interdepartmental discussion of what stabilization work Highway staff can provide during their slow season to help mitigate the costs and what types of efforts need to be bid out. As part of the scope of work, TRW will prepare bid documents as needed.

**5. Other Business: n/a**

**6. Public Comment: none**

**Meeting adjourned at 9:10 am.**