



Portville Historical & Preservation Society
PO Box 59, Portville, New York 14770-0059

ANNUAL TRUSTEE MEETING

June 6, 2015, 11 a.m., Bedford Corners

AGENDA:

□ Call to Order

□ Roll Call

Trustees:

Bill Anderson (2016)

Terri Batt (2015) – *renew term to 2018*

Tom Chaffee (2014) – *renew term to 2017*

Becky Mayo (2014) – *renew term to 2017*

David Pupo (2015) – *renew term to 2018*

Sam Shields (2015) – *renew term to 2018*

Phil Smith (2016)

Helen Worth (2016)

Vacant (2017) – *nomination for Mary Frair Kichman*

Officers:

Cindy Keeley, Pres. (2015) – *renew office to 2017*

Gail Feuchter, V.P. (2015) – *renew office to 2017*

Ronda Pollock, Secty (2015) – *renew office to 2017*

Bob Fairbanks, Treas. (2015) – *renew office to 2017*

□ Old Business

2013 Board Meeting Minutes (Ronda Pollock)

(No meeting in 2014)

□ New Business

Election of Officers for 2015-2017 Term

Nomination and Election of Trustees for 2014-2017 Term

Election of Trustees for 2015-2018 Term

2013-2014 Annual Activity Reports (Ronda Pollock)

2013-2014 Annual Curator Reports (Terri Batt)

2013-2014 Treasurer Reports (Bob Fairbanks/Cindy Keeley)

Renovations Financial Review and 2015 Budget

- Status on School House
- Status on Grange Building
- Status on the Charles Eshelman Estate

2015 Programs, Events, and Fund-Raising Ideas

Volunteer Acknowledgment

□ Adjournment

2013-2015 Accomplishments and Next Steps

□ Bedford Corners School House -

Landscaping completed in the Fall of 2013:

- ✓ Denny Cornell provided bulldozer equipment and removed topsoil from the schoolhouse yard. He brought in many loads of bank run soil and rock for the flagpole pad, sidewalks, and parking area. He trenched, backfilled, graded, and contoured the property. Terry Keeley provided backhoe equipment and dug trenching in front of the school for electrical conduit and behind school for drainage. The Village gave us some extra dirt for excavating and leveling in front of the ramp.
- ✓ Matt Faulkner and Dale Cornell cut down the large tree on the Deer Creek side and removed the stumps on both sides of the driveway. Denny groomed the rise in the driveway for better visibility entering and exiting.
- ✓ Terry laid the electrical conduit, pulled the wire for the flagpole light, and installed a junction box on the front left corner of the building. Haberly Electric ran new electrical wire from the inside panel to the junction box and installed 2 dedicated circuits, one for the flagpole light and one for a GFCI outlet at the junction box. (The previously installed wiring could not be used.)
- ✓ For the flag pole, Terry and Denny layered bank run, dug the hole, 3' wide x 5' deep, and installed a cylinder in quikcrete to hold the flag. Terry built a pressure treated 2 x 6 wood form to hold the layer of sand under the bricks. In a single pour, concrete filled the hole and the 5 ½" thick concrete pad with extra wire mesh for strength. Ron Nolder helped with the concrete pour, delivered by Hanson's.
- ✓ Terry made another form and mixed concrete for a base for the flagpole light. He installed the light which was purchased from Maynard's.

Completed in Spring of 2014:

- ✓ Terri Batt, Terry Keeley, and Cindy Keeley installed the crushed limestone path, lined with paving bricks donated by Anne Dusenbury and the Keeleys. The bricks are salvaged street pavers from Main Street.
- ✓ Sand was used to level the brick patio and bricks were installed in a predetermined pattern. Denny Cornell and Cindy installed the bricks.
- ✓ Denny and his brother Dale Cornell borrowed Matt Faulkner's boom truck to raise and install the flagpole with the help of Terry Keeley.
- ✓ Denny completed leveling the topsoil and added more from his property. He and Dale spread the grass seed and hay from his blower.
- ✓ Plants were added in the gardens. Hostas were donated and planted by Mowrers around the brick patio. Ronda and Tom Pollock planted 2 bushes with red mulch and annuals in front of the school. Gail Feuchter donated many plants. She and Cindy planted the 2 large beds in the back.
- ✓ Ron and Bob Nolder and Bob Bish were hired to scrape and paint the exterior of the building.
- ✓ Thom Torrey painted the green shutters.
- ✓ Mark Weitzel made and donated the sign for the front of the schoolhouse.

Schoolhouse Project Costs:

Flagpole Costs:

✓ Ext. Wiring (Home Depot)	81.88
✓ Hardware and PVC (North Pro)	180.49
✓ Hardware (Home Depot)	55.62
✓ Bricks (David Pupo)	840.00
✓ '59 Brick Engraving (Crandall)	1700.00
✓ Flagpole Light (Maynard)	181.29
✓ Concrete (Hanson)	500.00
✓ #8 Gravel (IA Construction)	38.48
✓ Bagged Concrete (North Pro)	53.12
✓ Bagged Concrete (North Pro)	58.68
✓ Installation (Denny Cornell)	0.00
✓ Labor by PHPS Volunteers	0.00
Total	3689.56 (4208.12 from '59)

Landscaping Costs:

✓ Crushed Limestone (Boehmer)	966.00
✓ Bank Run (Denny Cornell)	0.00
✓ Excavating (Denny Cornell)	0.00
✓ Topsoil (Denny Cornell)	0.00
✓ Sand (Portville Concrete)	54.00
✓ Sand (Portville Concrete)	18.00
✓ Plants (Miller)	120.75
✓ Mulch (Donated by Paper City Transfer)	00.00
✓ Exterior Paint (Home Depot)	244.90
✓ Exterior Paint (Home Depot)	391.84
✓ Brushes (Home Depot)	46.89
✓ Painting Labor	600.00
✓ Gutters & Install	440.00
✓ Pump Hoses (Worth Smith)	123.10
✓ Hostas (donated by Mowrers)	00.00
✓ Perennials (Home Depot)	160.66
Total	3166.14

□ Bedford Corners School House –

□ **Interior projects completed in the winter/spring/summer of 2014:**

- ✓ Framed jambs and hung 2 matching old doors for storage rooms in woodshed room (doors donated by Anne Dusenbury).
- ✓ Added trim to all areas inside both the school room and woodshed room and repaired notches and replaced rotten areas.
- ✓ Removed old flooring in entrance vestibules and replaced with new pine flooring (materials donated by Keeleys); replaced door thresholds.
- ✓ Scraped, scraped, and scraped some more. Sanded and painted wainscoting; painted ceilings and walls, trim and base moulding.
- ✓ Rewired and installed lighting.

- ✓ Sanded main room floor. Repaired damaged sections. Sealed both room floors with basecoat and topcoat polyurethane.
- ✓ Arranged desks and stove, etc. for the dedication ceremony on July 13, 2014. Honored guest was Senator Cathy Young. Thanked Class of 1959. Reception followed.
- **Interior projects completed in the spring of 2015:**
 - ✓ Brett Martin requested that PHPS sponsor his project for his Eagle badge. We agreed on a list of tasks which would meet the requirements.
 - ✓ Brett and his parents, Tammy and Russell, coordinated all the volunteers and we provided most of the supplies. They put in over 100 hours.
- Work Completed:**
 - ✓ Paint was scraped from the 2 front doors (interior) and 2 vestibule doors (both sides), then they were primed and painted white.
 - ✓ The window moulding was scraped, primed and painted white.
 - ✓ Wainscoting on the front platform was scraped, primed and painted blue.
 - ✓ The platform was cleaned and given one coat of polyurethane basecoat.
- **Next Steps:**
 - ✓ Install stove piping to ceiling for pot-belly wood stove.
 - ✓ Apply second coat of paint to walls and wainscoting, trim in woodshed.
 - ✓ Install picture moulding, slate chalkboards, maps, flag, bell and decorations. Add doorknobs. Remove all but one of the pianos.
 - ✓ Finish restoration of old desks and benches; finish platform floor.
 - ✓ Create a docent led tour for the summer and following school year.

Schoolhouse Interior Costs:

✓ Lamp Wire (Home Depot)	6.72
✓ Carpentry April 2013 (Jon Clark)	1020.00
✓ Hardware (North Pro)	46.82
✓ Sanders (A-1 Rents)	349.13
✓ Sanding Disks (A-1 Rents)	40.92
✓ Disc Sander (PCS)	0.00
✓ Cast Iron Register (Home Depot)	16.48
✓ Carpentry July 2014 (Jon Clark)	400.00
✓ Quarter-round Trim (Home Depot)	139.44
✓ Hardware and Paint Supplies (North Pro)	81.41
✓ Interior Paint (Sherwin Wms)	302.02
✓ Interior Paint (Sherwin Wms)	33.14
✓ Paint and Supplies (Sherwin Wms)	181.81
✓ Paint Supplies (Sherwin Wms)	78.87
✓ Halogen and Wiring (Home Depot)	81.88
✓ Lighting (Home Depot)	188.70
✓ Spray Paint (Home Depot)	14.60
✓ Interior Electrical Labor – Volunteer	0.00
✓ Interior Painting Labor – Volunteer	0.00
✓ Interior Floor Refinishing – Volunteer	0.00
Total	2981.94

□ The Grange

Preparation for roofing – volunteer work (including Americorps):

- ✓ Removed the Heidelberg Printing Press, Large Paper cutter, Lead Type sets and three sets of its furniture and racks. Now at Angelica, Inc.
- ✓ Removed all the extra printing paper to Westons Transfer Station.
- ✓ Removed and disposed of old wood debris, magazines and newspaper.
- ✓ Cleaned and organized most of upstairs meeting room and most of kitchen
- ✓ Cleared out the room upstairs in the back lean-to section for construction.
- ✓ Cleared out the storage room off the kitchen downstairs.
- ✓ Terry Keeley used his backhoe to dig a French drain along the back of the building. He installed drain PVC to the creek. Bill Stern hauled many loads of gravel from IA Construction to complete the drainage.

Hired Work:

- ✓ Ron Nolder, Bob Nolder and Bob Bish were hired to demolish the addition on the back of the Grange that housed a storage room and 2 bathrooms. They moved all the equipment out of the room then cut out the wooden floor in the back portion of the building and removed all the soil that had accumulated there. A cement foundation was found below.
- ✓ When beadboard was removed, the walls were missing studs so additional support was added in the lower walls to support the 2nd story floor and the roof. The ceiling joists were jacked up and reinforced. A header was installed over the wide opening into the front room for structural support. A sill was added and the building bolted down to it.
- ✓ They replaced interior doors with donated exterior doors on kitchen, and old women's and men's bathroom entrances to seal the building.
- ✓ Replaced rotted back doors on the back with French patio doors.
- ✓ Repaired and sealed off the old wood storage room under the stairs so that it can be used as storage and accessible from the inside.
- ✓ The chimney was removed to below the roof; some brick remains inside.
- ✓ Water had penetrated inside the second story around the chimney causing severe rot to the structure so this wall and beams were cleaned up and reinforced with new wood.
- ✓ Ron framed a structure that increased the pitch of the back section of the roof to prevent backflow of ice and snow. They installed new plywood underlayment, flashing, ice block, and metal drip edge under the asphalt shingles. Gutters were added.

Next Steps for the Grange – too many to list them all:

- ✓ The back of the building has house wrap but no siding. This should be completed before any other work. We have lumber to mill for it.
- ✓ Drainage around the front of the building needs to be addressed. The slope from the highway drains water toward the building and creates moisture under the structure. A french drain should be installed.
- ✓ Clean out of two other Printing Presses, Copy Machine and other printing equipment that we do not need for displays (issue: Salvage vs. Repurpose)
- ✓ Cleaning mildew off siding of grange and house; painting.
- ✓ Create a list of upgrades that can be funded with NYS grant money.

Grange Project Costs:

✓ Demo Permit (Portville Town)	25.00
✓ Roofing Permit (Portville Town)	25.00
✓ Waste Removal (Casella) + Gas	489.50
✓ Waste Removal (SDS Olean) + Gas	293.01
✓ #2 Rock for French Drain (IA Constr.)	267.76
✓ Delivery Rock (Bill Stern)	0.00
✓ Ron Nolder and Crew – Labor	5000.00
✓ Hardware and PVC (North Pro)	257.98
✓ Lumber and Shingling Matl (Union Sls)	4587.84
✓ Lumber and Building Matl (Union Sls)	2438.03
✓ Lumber and Building Matl (Union Sls)	245.35
✓ Knobs Re-keyed for Doors (Austin)	143.40
✓ Patio Door, Wire, Locks (Home Depot)	649.88
Total	14,422.75

- Eshelman House work completed inside in 2013:
 - ✓ Completed downstairs storage area, still need to refinish the floor
 - ✓ Completed attic insulation and floor to provide storage area. We decided to wait on blown-in wall insulation to the first floor exterior walls from the attic.
 - ✓ Last 2 heating vents with ductwork were installed in kitchen pantry and storage room to complete our contract with Ron Kelley Heating.
 - ✓ Library was emptied of all books.
 - ✓ Wallpaper has been stripped in all rooms on both floors except 2 ceilings.

- Eshelman House work completed inside in 2014:
 - Bathroom:**
 - ✓ Installed donated oak wainscoting in front room off kitchen for new bathroom.
 - ✓ Installed donated oak window and door moulding and trim; modified an old door to fit 36” opening and added framing, installed lever door handle; made window shutters out of old louver doors; installed a mirror over the sink and framed it with oak moulding.
 - ✓ Installed donated marble sink, new faucets and drain; installed donated toilet and replaced tank components; installed new grab bars for ADA compliance.
 - ✓ Finished drywall repairs to underlying plaster, sanded and painted.
 - ✓ Electrical: spray painted and installed donated ceiling fan and blades, installed vanity sconce, vent fan cover.
 - ✓ Constructed a display cabinet out of an old oak cabinet in the basement, modifying for wall display, added hinged doors, knobs, movable shelves.
 - ✓ Repaired leak in water line in the basement and got the water running for sink and toilet, now totally operational.

Kitchen:

- ✓ Installed donated oak wainscoting in front room off kitchen for new bathroom.
- ✓ Modified and installed an old door to fit the storage room off the kitchen.
- ✓ Repaired damaged wainscoting near dining room entry.
- ✓ Applied skim coat over drywall and sanded for better finish.

DiningRoom:

- ✓ Patched ceiling around light fixture; patched old heating vent holes in ceiling.

Front Hallway:

- ✓ Patched ceiling around curved stairway moulding. New dry wall had been installed to replace the damaged ceiling the previous year.

Attic:

- ✓ Modified an old door to fit small attic access; installed latch; added a threshold and made matching trim.

House Project Expenses:

✓ Bathroom Fixtures (Home Depot)	365.60
✓ Parts for Bathroom Plumbing (North Pro)	71.74
✓ Parts for Bathroom (North Pro)	31.12
✓ Bathroom Fixtures (Home Depot)	56.68
✓ Carpentry and Plumbing (Jon Clark)	2937.50
Total	3462.64

□ Fundraising Projects:

✓ **Quilt Raffle:**

PHPS is sponsoring a quilt raffle over the summer to raise money for Bedford Corners. Terri Batt made a beautiful quilt using the fabric that we found at the Eshelman estate. She carefully designed a “plus” pattern that features fabrics dating back to the 1930s. Each plus is made of a unique fabric with no duplicates. The quilt has a machine-pieced top and is hand-quilted and finished. Tickets are \$20 for 20 chances to win. Our target is to sell a minimum of 50 tickets (\$1000). The quilt will be displayed at the library. Please promote the sales to your friends/family to reach our goal.

✓ **Schoolhouse Brick Sales:**

To date we have sold 172 bricks, 150 of them are installed in the patio and 22 ready to be ordered. The class of 1959 ordered 63 bricks for a total of 235. We have been billed for 198 so far at \$25 per brick for engraving. Approximate profit so far is about \$4000. We have about 450 more bricks to sell which could net between \$11,250 (50/brick) and \$15,750 (60/brick), based on the current pricing model. Anyone (trustee or officer) who has not purchased a brick, please consider supporting this project!

✓ **New York State Grant – Senator Young:**

We want to ask for a minimum of \$250,000 to have enough money to complete the Grange and house sooner than we can do it at a strictly volunteer level. Some of the larger budget items include electrical rewiring and panel for the Grange, heat and insulation, finishing the siding, landscaping, decks, and parking areas, etc. The house will also need to have the septic replaced before too much longer. We have also considered adding on to the garage to have a large enough space to store our wagons and buggies. A small addition is expected to cost a minimum of \$25-30,000, or more, depending on the size.

✓ **Gala suggestion:**

Last year, Mary and Cindy attended a fund-raising gala for the Wellsville Balloon Rally. They had wine sampling, buffet style appetizers, and an extensive Chinese Auction. The event was held on the library patio and the baskets and food were inside. They had live music and the event was very nice. We have discussed wine tasting in the past but we have been unable to get enough enthusiasm to actually sponsor an event. Things to consider are a budget for expenses, a location, a date, volunteers, etc.