



VILLAGE OF NEWARK VALLEY

# MUNICIPAL BUILDING EXTERIOR REHABILITATION



# HISTORIC SIGNIFICANCE

## THE JEWEL *and* THE CROWN

Historic landmarks in Newark Valley are added to the National Register

On Aug. 11, as the small village of Newark Valley holds its annual "Newark Valley Days" festival, there will be a special reason for the community to celebrate.

On that day at 2 o'clock near the bandstand on the village green, local and state officials will join with preservationists and the community to recognize two of Newark Valley's most prominent and architecturally significant landmarks.



**ROGER LUTHER**  
Treasurer of the Tier

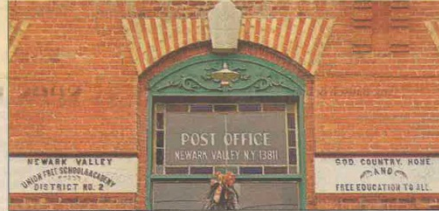
It's official: Several years after starting the process, spearheaded by resident Joan Knapp and the Preservation Planning Group of Newark Valley, the Tappan-Spaulling Memorial Library and neighboring Municipal Building have been added to the state and national Registers of Historic Places. Born in 1880, Lee Roy J. Tappan was the only child of an important and respected family in the village. Growing up, he spent his time engaged in collecting, reading, writing and painting. As a collector, Lee Roy was to become an authority on Indian relics, antiques and Oriental curios. As a writer, he authored many

magazine articles on these subjects, contributed writings to literary magazines and published a book of his poetry.

In 1905, at the age of 25 and suffering from meningitis and tuberculosis, Lee Roy Tappan died. With no surviving immediate relatives, he willed funds to construct a library, to be known as The Tappan-Spaulling Memorial Library. As specified in his will, "an inscription to that effect is to be placed over the main entrance."

Tappan also donated his collection of artifacts, including Indian relics, weapons, china, coins, jewelry and other curios, stipulating that they be "placed in cases in the library building, and never be taken from the building except in case of fire."

Village leaders contracted the prominent Binghamton architectural firm T.L. Lacey and Son to design the new building. Some of the firm's other buildings in the area are the Press Building, Security Mutual and Kilmer buildings in Binghamton. The unique and eclectic design of the library represents a mix of Arts & Crafts and Classical design elements, the most striking features being broad overhanging eaves with exposed rafters, and a distinctive three-stage clock tower rising above the terra-cotta tile roof. The interior includes prominent white oak columns, oak trim and display cases filled with



Photos by Roger Luther

At top left to right, Tappan-Spaulling Memorial Library and Newark Valley Municipal Building. Above, the front entrance to the Municipal Building.



See TREASURES Page 6B

Memorial plaques over the fireplace in the Tappan-Spaulling Memorial Library.



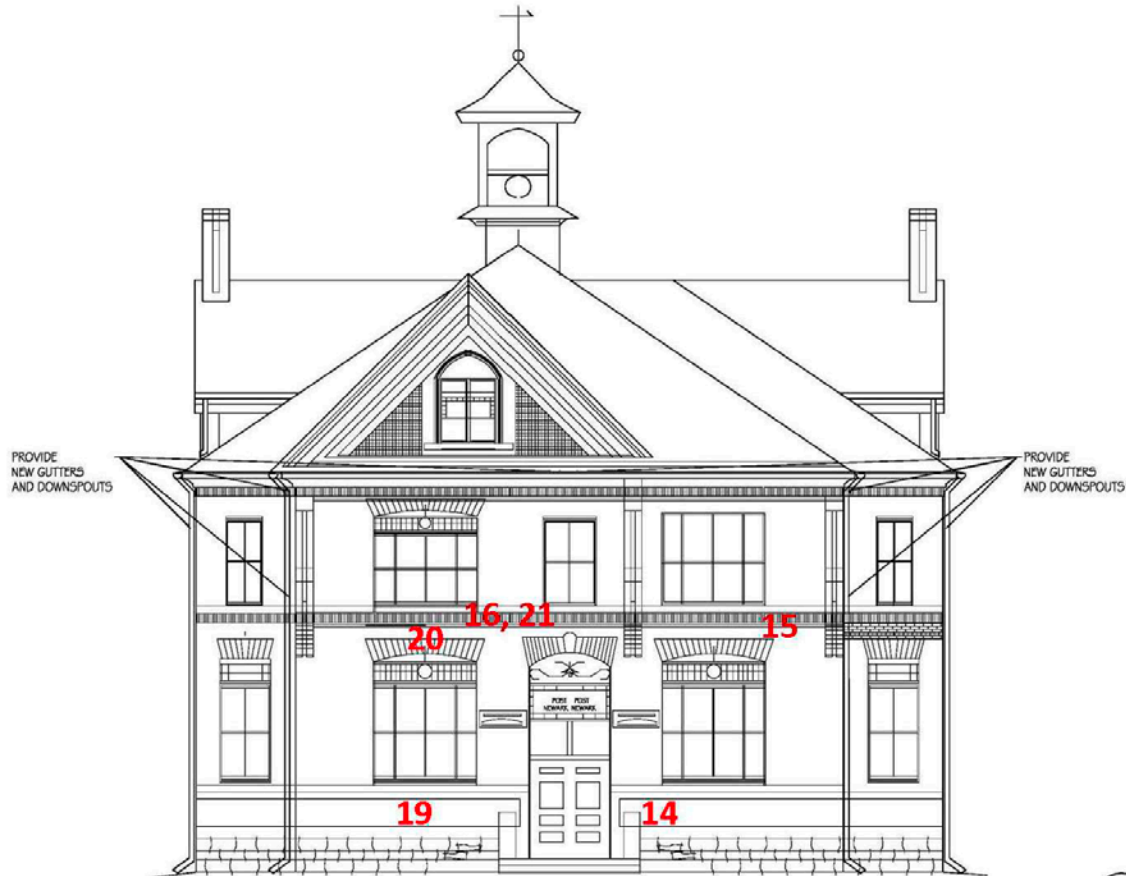


# BACKGROUND

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- ✘ CAPITAL IMPROVEMENT FUND STARTED IN 2002
- ✘ 2004 CRAWFORD & STEARNS TECHNICAL ASSISTANCE REPORT
- ✘ NATIONAL REGISTER OF HISTORIC PLACES 2006
- ✘ FIRST ATTEMPT IN 2012 CFA – DENIED – NO SITE PLAN
- ✘ DISCUSSED PROJECT WITH REGIONAL GRANTS ADMINISTRATOR
- ✘ CREATED ENGINEERED ELEVATIONS OF BUILDING
- ✘ TOOK PICTURES OF PROBLEMS SPOTS
- ✘ TIED PICTURES TO THE ELEVATIONS
- ✘ ACQUIRED SUPPORT LETTERS FROM ALL TENANTS, INCLUDING POST OFFICE, AND MUNICIPALITIES

# ELEVATION SCHEMATIC



2 WEST ELEVATION  
1/4" = 1'-0"

DRAWN BY:  
CHECKED BY:  
DATE: 4/23/13  
SCALE:  
REVISION:

Professional Engineer or Architect or  
Paid Surveyor or Licensed Engineer or  
Professional Geologist or Professional  
Designer F.O.P. of the New York State  
Professional Seal

Copyright: 2013

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HORNESBURGH, NY

ELEVATIONS  
VILLAGE OF NEWARK VALLEY  
MUNICIPAL BUILDING  
VILLAGE OF NEWARK VALLEY

A-1

PROJECT NO:  
2530-013



# ELEVATION PROBLEMS

Village of Newark Valley Municipal Building  
WEST Elevation Project Pictures

14



15



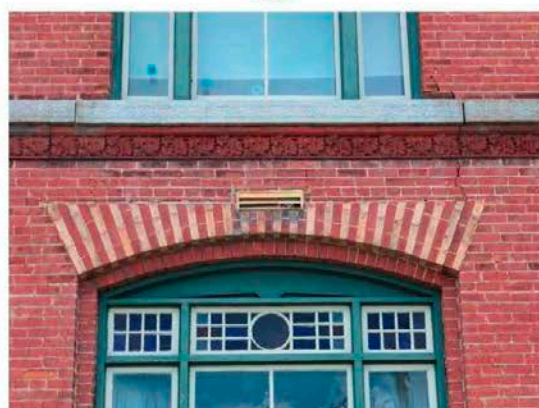
16



19



20



21



# BUDGET

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- × 50/50 MATCH
- × 2012 - \$165,000 CAPITAL IMPROVEMENT + 165,000 OPRHP
- × 2013 - \$190,000 CAPITAL IMPROVEMENT + 190,000 OPRHP
- × ADDED \$5,000 FOR ELEVATIONS COST



# CONSTRUCTION BUDGET

## EXPENSE SUMMARY SHEET

Project # EPF-137802

Grantee Village of Newark Valley

Payment Request # 1

Project Name Municipal Building Rehabilitation

Contract Period: 12/18/13 to 12/17/18

Page # 1 of 1

Work Element from Appendix B of contract	Description of work, materials, services	Contractor/vendor/ employee	Invoice/Bill #/ Date	Check #/Date	\$ Amount Applicable To Grant
Contract Administration	SEQR Legal Notice	Tioga County Courier	62246 7/24/13	6259 8/13/13	\$5.70
Pre-development Planning	Schematic Elevations	Hunt Engineers	34201 7/19/13	6280 9/10/13	\$1,454.22
Pre-development Planning	Exterior Conditions Assessment	Crawford & Stearns	7167 9/15/13	6305 10/8/13	\$1,998.25
Contract Administration (Sign)	Project sign	NYS Dept Correctional Svcs	517645 6/5/14	6597 7/8/14	\$116.84
Pre-development Planning	Asbestos survey	Atlantic Environmental Consulting, LLC	8572 7/25/14	1065 8/12/14	\$1,370.00
Pre-development Planning	Asbestos roof design	Atlantic Environmental Consulting, LLC	8644 10/24/14	1066 10/27/14	\$1,500.00
Pre-development Planning	Pre-bid services	Crawford & Stearns	7345 10/16/14	1067 10/27/14	\$15,680.00
Contract Administration	Bid advertisement	Gannett CNY Newspapers	1616925 10/17/14	6737 11/10/14	\$92.15
Pre-development Planning	Bid Phase Svcs	Crawford & Stearns	7387 12/31/14	1068 1/7/15	\$1,770.00
Construction	General conditions Cupola	CNY Builder Services LLC	Pay App 1 5/14/15	1071 6/9/15	\$35,701.00
Construction	General conditions, General masonry,	CNY Builder Services LLC	Pay App 2 6/8/15	1071 6/9/15	\$97,005.00
	roofing & water control cupola, side porches				





# ROADBLOCKS

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- ✘ HAD TO PRIORITIZE NEEDS DUE TO BUDGET CONSTRAINTS
- ✘ COULD NOT INSTALL GUTTERS AND DOWNSPOUTS
- ✘ WHY NOT???????????
- ✘ PROPERTY TAX CAP = REIMBURSEMENT CASH FLOW DID NOT ALLOW PROJECT COMPLETION
- ✘ BORROWED BRIDGE LOAN VIA R.A.N.

# RESULTS

