

F. GCHA - Gardiner House Restoration (X006)

March 23, 2011

General Project Plan

- Grantee:** Greenlawn - Centerport Historical Association (“GCHA”)
- ESD Investment:** A grant of up to \$50,000 to be used for a portion of the cost of renovations and construction of a roof and cupola for the Gardiner House.
- Project Location:** 900 Park Avenue, Huntington, Suffolk County
- Project Completion:** June 2011
- Grantee Contact:** Erika Burke, Vice President
31 Broadway
Greenlawn, NY 11740
Phone: (631) 754-1180 Fax: (516) 622-3669
- Project Team:**
- | | |
|--------------------|--------------------|
| Project Management | Simone Bethune |
| Affirmative Action | Gowshihan Sriharan |
| Environmental | Rachel Shatz |

Project Description:

Background

The Greenlawn - Centerport Historical Association is a local not-for-profit historical association. Established through a New York State Charter in 1976, GCHA’s mission is to research, collect, record, preserve, and educate on the history of the local Huntington community, and the community at large. GCHA has a permanent office at the Russell Branch Research Center, in Greenlawn. It also owns and maintains two historically significant premises - the Suydam House, a colonial era home in Centerport, and the Gardiner Farm, a three-acre property, including barns, outbuildings and a farmhouse built in 1750 and expanded over the years. The GCHA’s not-for-profit Gardiner Farm illustrates the farming life which typified the area as late as the 1950s.

In 2003, the GCHA was bequeathed an historic farmhouse and several outbuildings located on three acres of active farmland. This property, the Gardiner Farm, was continuously owned by members of the same family for over 200 years. The original modest farmhouse dates back to approximately 1750 and was added onto over the years. The farm represents a time capsule of Long Island farm life in the early 20th century. GCHA acknowledges how rare and unusual an historic find this is, and is working to preserve and maintain the farm. The farm and outbuildings require constant maintenance and repair.

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The Project

The following repairs are essential to the protection of the interior of the house:

- 1) Replacement of the existing roof, which is currently leaking into the interior of the house;
- 2) Reconstruction and replacement of the cupola which was previously a part of the roof structure;
- 3) Construction and replacement of the shutters on the farmhouse, consistent with the materials and style of the shutters appropriate to an historic farmhouse;
- 4) Removal and replacement of gutters; and
- 5) Labor to reinforce existing rafters.

GHCA has chosen Mel Sammis & Son, Inc. of East Northport, a contractor with whom they worked previously. The work is intended to commence in the spring of this year.

Upon completion of the project, the Grantee will furnish a final report describing the impact and effectiveness of the project.

Financing Uses	Amount	Financing Sources	Amount	Percent
Demolition	\$2,305	ESD Grant	\$50,000	98%
Reconstruction of Cupola	14,395	GHCA Equity	833	2%
New Roofing Installation	19,483			
Existing Rafter Reinforcement	2,660			
New shutter construction	11,990			
Total Project Costs	\$50,833	Total Project Financing	\$50,833	100%

Environmental Review:

Due to the site's inclusion on the National Register of Historic Places, ESDC will ensure that continued consultation be conducted with the NYS Office of Parks, Recreation and Historic Preservation pursuant to the requirements of Section 14.09 of the State Historic Preservation Act.

Statutory Basis – Community Capital Assistance Program:

The project was authorized in accordance with Chapter 84 of the Laws of 2002 and reappropriated in the 2010-2011 New York State budget.

Disclosure and Accountability Certifications:

The Grantee has provided ESD with the required Disclosure and Accountability Certifications. Grantee's certifications indicate that Grantee has no conflict of interest or good standing violations and, therefore, staff recommends that the Corporation authorize the grant to the Grantee as described in these materials.