



**Request for Proposals to
Purchase & Redevelop
91 Chestnut Street
Liberty, NY 12754**



Date Issued: Friday October 7, 2022

Issued By: Sullivan County Land Bank Corp.

Open House: Wednesday, October 19, 2022

Final Due Date: Friday, November 18, 2022

RFP Contact: Jill M. Weyer, Executive Director

Phone: (845) 807-0530

Email: jill.weyer@sullivanny.us

I. Purpose and Background

The Sullivan County Land Bank Corporation ("SCLBC," "the Land Bank") is issuing this Request for Proposals (RFP) for the purchase and redevelopment of the historic Yeager Mansion property located at 91 Chestnut Street in the Village of Liberty, New York ("the Property"). Situated on 0.6 acres, the Property is within walking distance to downtown Liberty, and is centrally located within Sullivan County. Approximately a mile from NY-17 (future I-86), the site has easy access to New York City as well as the entire Catskills Park region. The Yeager Mansion's architectural design and locational assets present a unique and exciting development opportunity.

SCLBC is seeking potential developers to rehabilitate the property and return it to productive use. There is a preference for multi-family housing development, but other potential uses are welcome as long as they meet the requirements explained further down in this RFP under Section XI, Evaluation Criteria. The Land Bank intends to sell the property to the qualified developer whose proposal best meets the needs of the community and supports the mission of the Land Bank.

II. Location and Siting

91 Chestnut Street is located ¼ mile off Main Street in downtown Liberty at the intersection of Hadden Place and Chestnut Street. The building is surrounded by predominantly residential uses but is in close proximity to downtown businesses, services, and employment opportunities. Chestnut Street is a Sullivan County road (CR 52) and, as noted, the property is close to NY-17. Liberty is also served by Coach USA and Sullivan County's public transit service, Move Sullivan.

Additional parcel data, including a tax map, is available at:

<https://gis.sullivan.ny.us/portal/apps/webappviewer/index.html?id=7bc08b0aa879400196398ca1db03937e>

Search for Tax ID / SBL number 108.-9-5 in Liberty.

Information about the area can be found on the Sullivan County Partnership for Economic Development website, at: <https://www.scpartnership.com/choose-sullivan-county/communities/https://www.scpartnership.com/choose-sullivan-county/communities/>

III. Building Descriptions and Conditions

The three story (two story and full basement) building was commissioned by Mr. Benjamin Yeager, head of the Sullivan County Oil Company, as a three-family residence for himself and the families of his two adult children. Designed by prominent local architect Abraham H. Okun, it was completed in 1936 and has approximately 7,932 square feet of living space with a full basement and 3 car garage. A detailed building conditions report is attached to this RFP which includes the original architect's blueprints.

The house has been through various foreclosure cycles and renovation projects. The interior has extensive water damage and in many areas flooring has either been removed or collapsed. The attic is accessed via a ceiling hatch. The tile roof is mostly intact but is collapsed in the areas of the sunporches on the southeast corner and west side of the building. The extensive water damage and water intrusion into the building may be largely attributed to these areas of roof damage.

IV. Development Incentives and Assistance

Depending on the proposed use and ownership of the Property, grants, tax credits and other financial incentives may be available to the purchaser from external sources such as: Opportunity Zone funding, RESTORE NY grants, NYS funding to land banks, and eligible Tax Credits.

The building is not currently designated an historic landmark, but the Land Bank has completed a Historic Inventory and Condition Report (i.e. the building and roof conditions report referenced above) and is working on getting the property listed on the National Register of Historic Places. A copy of the Nomination documentation

is attached. Historic designation will allow the Developer to take advantage of Historic Tax Credits which can defray redevelopment costs by up to 40%.

SCLBC will work with potential developers to identify applicable incentives for the project and assist with submitting proposals for funding.

V. Land Use and Zoning Requirements

The Property is located in a commercial district within the Village of Liberty. The Property is located in the C Zoning District (commercial). The schedule of use, area and bulk regulations for the C district are below:

Schedule of District Regulations					
District Intent	Principal Permitted Uses	Special Uses (§ 87-66)	Accessory Uses (§ 87-13)	Development Standards	
C Commercial: This district is intended to provide areas within the Village for the development of commercial businesses and enterprises that serve the service needs of village residents as well as the traveling public.	Agriculture (§ 87-34) Bed-end-breakfasts (§ 87-40) Cemeteries Essential services Nurseries and greenhouses One-family detached dwellings Personal service shops Places of worship, parish houses and parsonages Public buildings Public parks and playgrounds Retail and service establishments Two-family dwellings (§ 87-10A)	Animal hospitals Auto body repair (§ 87-39) Auto service stations (§ 87-39) Bowling alleys Building supply and lumberyards Business and professional offices Day-care facilities (§ 87-38) Eating and drinking places Funeral homes Health and senior care communities (§ 87-37) Home occupations, standard (§ 87-18) Hotels and motels (§ 87-36) Institutions (§ 87-42) Laundry and cleaning establishments Light Industrial Machine shops Manufactured home parks Multifamily dwellings (§ 87-29) Nursery schools (§ 87-38) Outdoor sales (§ 87-41) Planned unit development (§ 87-28) Printing operations Private community recreational facilities Recreational centers Research and development labs Residential conversions (§ 87-30) Seasonal recreational camp/school (§ 87-35) Theaters Vehicle and equipment sales and service Wholesale and warehousing	Customary incidental uses and structures Minimal-impact home occupations (§ 87-18C) Signs (Ch. 70)	Minimums: Lot area: Lot width: Lot depth: Front yard: Side yard: Side yard combined: Rear yard: Floor area per dwelling unit	4,000 square feet 50 feet 80 feet 20 feet 10 feet 20 feet 10 feet 800 square feet
				Maximums: Building coverage: Building height: Building height:	100% 44 feet 4.0 stories

To access the Village zoning code, please visit: <https://ecode360.com/11980117>

Applications should identify and describe any special approvals or variances that would be needed from the Village of Liberty, if relevant.

VI. Open House and Informational Meeting

The building will be open and available for inspection on Wednesday, October 19, 2022 for bidders who sign up prior to the date and sign a waiver. The open house will begin with an informational meeting at 10:00 AM. Please arrive promptly. Visitors are encouraged to wear appropriate clothing, closed-toe shoes, and bring a flashlight as many windows are boarded over.

VII. Environmental Conditions

No asbestos or lead-paint survey or abatement has been conducted on the property. Due to the age of the building, it should be presumed that both are present. The selected developer will have an opportunity to conduct this due diligence prior to closing.

VIII. Purchase Price

The Land Bank is asking \$100,000. However, all offers will be considered and a lower price may be accepted based on the proposed total investment in the property, and how closely the proposed use is aligned to Land Bank mission and objectives of community stabilization and tax revenue generation.

IX. Post-Sale Restrictions – “Enforcement Mortgage”

The Land Bank will hold a lien against the property secured by a mortgage, which will be discharged once the property is fully renovated and/or redeveloped. The selected purchaser and the Land Bank will agree to a development timeline with performance benchmarks that must be met to avoid financial penalties and/or foreclosure on the mortgage held by the Land Bank. Reasonable delays in the development process are understandable, but the applicant must demonstrate a good faith effort to meet the benchmarks agreed upon by both parties and incorporated into the agreement.

X. Proposal Submission, Review and Selection

Responses to this RFP must be received by 5:00 pm on Friday, November 18, 2022. Submittals may be made either electronically at info@sullivancountylandbank.org or by delivery of a printed copy to SCLBC offices located in the Sullivan County Division of Planning at 100 North St, Monticello, NY 12701.

Proposals should include:

1. A completed Application for Purchase form, found at the end of this RFP,
2. A Narrative describing plans for the property’s rehabilitation and ultimate use,
3. An itemized Redevelopment Plan, with Timetable and Budget,
4. A statement of the Proposer’s Qualifications and Experience, including successfully completed development projects and proposed project staffing, and
5. Demonstration of Financial Capacity to carry out the proposed redevelopment.

All questions and inquiries should be directed to Jill Weyer, Executive Director of the Sullivan County Land Bank, via email at info@sullivancountylandbank.org or by phone at 845-807-0541 by Friday October 21, 2022. All questions and answers will be communicated in writing and will be posted on the Land Bank’s website (www.sullivancountylandbank.org) by 5PM on Friday, October 28, 2022.

Complete proposals will be reviewed by SCLBC staff and board members, and evaluated with respect to the quality of the submission, proposed use(s), purchase price offered, scope of the redevelopment plan, the applicant’s qualifications and capacity to complete the project, the funds available for redevelopment, how the project furthers the Land Bank’s mission and the responses to the specific criteria contained herein or in the Property Purchase Application. Projects that result in multi-family development, and/or an improved ratable for the local tax base will be given higher priority. During the review, SCLBC staff may contact applicants for discussion or necessary clarification regarding a submission.

The selected developer will be awarded an option to purchase, with closing contingent upon their securing construction and permanent financing, commitments for any necessary gap financing, and obtaining the necessary permits for redevelopment of the site.

XI. Evaluation Criteria

All proposals will be reviewed by SCLBC staff and Board members for completeness and evaluated based on the following criteria:

Factor 1: *Operational Plan / Project Viability* (30 points)

- 5 Experience with similar or related projects
- 10 Feasibility of proposal and likelihood of success
- 10 Development team capacity
- 5 Financial capacity

Factor 2: *Development Concept and Municipal Objectives* (25 points)

- 10 Commitment to meet municipal requirements
- 10 Consistency with preservation & design requirements
- 5 Integration with surrounding neighborhood

Factor 3: *Developer Experience and Capacity* (15 points)

- 10 Ability to structure project with public/private financing
- 5 Experience with projects & programs in New York State

Factor 4: *Municipal and Development Collaboration* (20 points)

- 10 Ability to create meaningful economic opportunity through workforce participation of Village residents
- 10 Ability to generate tax revenue & enhance fiscal stability for the Village

Factor 5: *Quality and completeness of the proposal* (10 points)

- 10 All requested information has been submitted and proposal is consistent with municipal & submittal requirements

The developer selected will be awarded an option to purchase, with closing contingent upon their securing construction and permanent financing, commitments for any necessary gap financing, and obtaining the necessary permits for redevelopment of the site.

XII. Dates To Remember:

- **Site visit:** Potential Bidders must pre-register for the site visit by 5:00PM on Tuesday October 18, 2022 by calling 845-807-0527 or emailing info@sullivancountylandbank.org
- **Questions on the RFP:** All questions must be submitted by Monday October 24, 2022 by emailing info@sullivancountylandbank.org
- **Proposals Due:** Full proposals are due by 5:00 PM on Friday November 18, 2022 either by email to info@sullivancountylandbank.org or in person or mail to:
Jill Weyer, Executive Director
c/o Sullivan County Planning
100 North Street
Monticello, NY 12701

XIII. Attachments

1. SCLBC Application Form
2. Building Conditions Report
3. Building Condition Report Appendix (Original Architectural Drawings)
4. Nomination to the National Register of Historic Places Documentation



PROPERTY PURCHASE APPLICATION

Thank you for your interest in purchasing a property from Sullivan County Land Bank Corporation (SCLBC). Our mission is to strengthen neighborhoods by mitigating blight through strategic property acquisition that will create vibrant neighborhoods, increase homeownership, stimulate economic growth and support community development by returning properties to productive use and improve quality of life. All SCLBC property sales must be approved by the land bank Board of Directors, and is initially reviewed by the Disposition Advisory Group. While we consider a variety of factors when making our selection, the following factors impact the board's decision:

- Financial capacity to afford the property and associated property costs (including bills, taxes, repairs, etc.)
- Viable renovation plan for homes that require repairs
- Homeowner occupants who will live in the home as their primary residence
- Current Sullivan County residents who are renting and wish to own

We also consider applicants' reasons for their interest in the property, whether or not the buyer is a first-time homeowner, if the buyer is at or below 100% Area Median Income, and personal experience with home repair. Please note that the Purchase and Sales agreement between the buyer and the land bank contains:

- Affordability Clause: If you resell the home, you must either sell your property to an income-eligible buyer, or there is a profit recapture amount returned to land bank upon sale for a given time period.
- Claw Back Clause: If you do not complete the approved scope of work within 18 months of acquiring the property, or do not adhere to property maintenance standards as agreed upon between the Land Bank and the buyer, the Land Bank has the authority to take back the property.

Minimum requirements for applicants:

- Must not owe back property taxes
- Must not have a history of tax foreclosure
- Must not have a history of repeated code violations, or current outstanding code violations

The applicant understands and acknowledges that there are certain additional closing costs associated with the purchase of a SCLBC property that may include, but not be limited to:

- Attorney Fees
- Deed and Document Preparation
- Record Fees
- Past Due Water/Sewer Bills
- Title Searches
- Abstracts
- Surveys
- Title Insurance
- Inspection reports or testing as requested by the buyer and approved by the SCLBC



The Land Bank is partnering with RUPCO for homebuyer education, and to help applicants identify loan and grant programs that are right for them. If you are applying to purchase a home, please complete the Homebuyer intake form Online <https://rupco.force.com/rupcoft> OR over the phone: (845) 331-9860



PROPERTY PURCHASE APPLICATION

APPLICANT INFORMATION

Entity Applying:

- | | |
|----------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> INDIVIDUAL | <input type="checkbox"/> NON-PROFIT ORGANIZATION (501 C3) |
| <input type="checkbox"/> LIMITED LIABILITY COMPANY (LLC) | <input type="checkbox"/> OTHER: _____ |

Name(s) of Applicants: _____

Permanent Address: _____

Phone: _____

Email: _____

Household Size (how many people live in your home, including you): _____

Gross Annual Household Income (before taxes): _____

Please check all that apply to you:

- First-time Homebuyer (have not owned a primary residence during the past 3 years)
- Veteran
- Plan to rehabilitate this property
- Resident of Sullivan County? If so, number of years: _____

Please check YES or NO for each of the statements listed below. If you answer YES to any of these questions, attach an explanation. Information provided will be independently verified.

- Yes No Are you tax delinquent or mortgage delinquent?
- Yes No Do you have any outstanding code violations?
- Yes No Do you own any other real property? (Attach a list with address, property type and year acquired)
- Yes No Do you have a personal or professional relationship with the Sullivan County Land Bank Corporation, any of its directors, or employees?
- Yes No Do you currently owe anyone or any government agency money as a result of a court case?
- Yes No Have you filed for bankruptcy within the past 7 years?
- Yes No Do you have any outstanding loans in your name resulting in foreclosure, legal judgment, or transfer of title to avoid foreclosure?
- Yes No Have you owned property foreclosed on for tax-delinquency?
- Yes No Have you or a family member previously owned the property for which you are applying?
- Yes No Have you been prohibited from participating in the Sullivan County tax foreclosed auction?
- Yes No Have you completed the RUPCO Homebuyer intake form? (Required if applying to buy a house)



PROPERTY PURCHASE APPLICATION

PROPERTY INFORMATION

Are you interested in acquiring:

- VACANT LOT ADJACENT TO MY PROPERTY
- VACANT LOT NOT ADJACENT TO MY PROPERTY
- SINGLE-FAMILY HOME
- OTHER: _____

Address of property you are interested in buying: _____

Purchase Offer: \$ _____

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A HOUSE/BUILDING

Check all that apply

Redevelopment Plan

- Maintain As-Is (with no renovations)
- Minor Renovations *
- Major Renovations *
- Demolish
- New Construction *
- Other: _____

Management Plan

- Occupy this property as my primary residence
- Occupy this property as secondary residence
- Occupy this property with my own business
- Operate this property as a rental
- Redevelop and re-sell to an owner occupant
- Redevelop and re-sell ("flip")

*If the home requires renovation, have you reviewed the preliminary Renovation Scope of Work? Yes

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A VACANT LOT

Redevelopment Plan

- New Construction
- Property Improvements (i.e. fencing, landscaping, garden/green space)
- Other (explain): _____

FINANCIAL CAPACITY TO PURCHASE/REHABILITATE/MAINTAIN PROPERTY

All purchasers of Land Bank properties must demonstrate an adequate understanding of the amount of rehabilitation and ongoing maintenance needed as well as the associated costs. All applicants are required to provide sufficient documentation demonstrating financial capacity to realize their proposal.

Include one of the following:

- W2
- Three (3) recent pay stubs
- Most recent tax returns

Include at least one proof of financial capacity:

- Bank statement
- Loan Pre-Qualification Letter
- Grant Award/Funding Commitment Letter

PERSONAL STATEMENT

We encourage you to submit a letter with your application telling the Land Bank board a little more about yourself and reasons for interest in the property (i.e. type of structure, location, price, personal connection).

DEPOSIT

Deposit in the amount of \$200 is required to process your application. If your application is accepted, this will be credited toward your purchase price. If your application is not accepted, you will receive a full refund. Personal check or money order must be made out to: Sullivan County Land Bank



PROPERTY PURCHASE APPLICATION

PURCHASER CERTIFICATION

I HEREBY CERTIFY THAT:

1. I understand that back taxes, outstanding code violations or unresolved foreclosures would mean that my application or purchase cannot proceed until such time as those issues are resolved.
2. All information provided in the application is complete, accurate and current.
3. I will maintain the property in accordance with all land use, zoning and property maintenance laws and ordinances.
4. I will pay all costs and fees associated with the property, the closing of this transaction and any future related transactional costs, including any and all delinquent taxes and outstanding water assessments, if applicable
5. I understand the aforementioned fees, taxes, and other costs of closing are good faith estimates and are subject to change at closing.
6. I agree that the Sullivan County Land Bank may decline my offer to acquire this property for any reason. All sales are subject to approval by the Sullivan County Land Bank Corporation's Board of Directors.
7. I agree that if my offer is accepted and I have been provided with a Contract For Sale, I will have three business days to execute the contract. If I do not execute the contract within three business days, the Land Bank reserves the right to cancel the transaction and sell the property to the second buyer. Buyer will have an additional three days from the signing of the sales contract to review it with an attorney and to seek attorney approval. If I do not notify the Land Bank that I do not have an attorney, or that my attorney does not approve the contract within that three business days, I waive that contract contingency and the contract will be deemed approved.
8. I agree to authorize Sullivan County Land Bank Corporation to conduct a background check and have attached the completed authorization form.
9. I understand that all Land Bank properties are sold in "as is" condition and no warranties are made regarding property condition. The applicant assumes all responsibility to investigate, and if necessary repair the physical condition of the properties or of any structures or improvements located on any of the properties.
10. I understand in the event of financial hardship, the Reduced Closing Costs Program may be available.

ADDITIONAL TERMS & CONDITIONS

I understand that the Sullivan County Land Bank Corporation as required by law and/or contract may transfer the property with certain deed restrictions or requirements if applicable. This may include, but is not limited to:

- Restriction where the property shall serve residents with incomes of 100% AMI in Sullivan County or less (as defined by HUD) for a period of 5-10 years. Generally this would occur when certain types of funding



PROPERTY PURCHASE APPLICATION

(e.g. grant funds) are invested in a property to facilitate the return of the property back into active use. The Board of Directors, however, may add this restriction to any Land Bank property if they determine it is in the best interest of the development of the property. Example: An owner occupant purchases a property that has received stabilization funds from the Land Bank and will reside in the home for a specific period of time. At the time of application, the owner would need an income levels of 100% or below of the Sullivan County Family Area Median Income (AMI) which, as of 2018 was \$71,300.

- Restriction requiring the buyer to get written consent from the Land Bank for a sale or transfer during a term of 5-10 years from the date of closing. Example: A homeowner that intends to purchase and rehabilitate a property would be required to ensure that they meet the application criteria for being a responsible property owner and commit to owning the property for 5-10 years, depending on the funding source.
- Enforcement mortgage requiring the buyer to comply with certain project timelines, generally as presented by the applicant in their application or as defined by the Board of Directors. Example: An applicant states that they plan to have at least a portion of the building up and running within 12 months. The plan and timeline will be included in the closing documents. This ensures that properties are not purchased for speculative purposes and that properties will be returned to active use in a timely manner.
- Requirement that certain properties be merged with property already owned by the applicant or multiple Land Bank properties are required to be merged. Example: An approved applicant who purchases a side lot would be required to merge that lot with the property that they already own. Merging lots helps retain the lot as a side lot in the future, can bring non-conforming lots into conformance and consolidates tax and water bills for the owner.
- Requirement for reporting if the application included some activity or program that was part of the rationale for approval. Example: An applicant that is proposing to provide job training for local residents as part of their project. The board may request a report or series of reports regarding the outcomes of that training program.

BY ENTERING YOUR NAME(S) BELOW, YOU CERTIFY THAT YOU HAVE READ, UNDERSTAND AND AGREE TO BE BOUND BY ALL TERMS OF THIS ENTIRE APPLICATION, INCLUDING THE ADDITIONAL TERMS DISCLOSED IN THE ABOVE SECTION. YOU FURTHER CERTIFY THAT ALL OF THE STATEMENTS SET FORTH IN THIS APPLICATION ARE COMPLETE AND TRUE.

Applicant Name: _____

Signature: _____ Date: _____

Co-Applicant Name: _____

Signature: _____ Date: _____



PROPERTY PURCHASE APPLICATION

CREDIT CHECK AUTHORIZATION FORM

I hereby request and authorize the release to Sullivan County Land Bank Corporation, RUPCO, and RDAC for verification purposes, personal and corporate credit reports and information concerning the company/ corporation / partnership and/or the officers and individuals listed below. That information may include but is not limited to:

- Employment history dates; title, income, hours worked, etc.
- Banking [checking/savings/money market] accounts of record
- Mortgage loan rating [open date, high credit, payment amount, loan balance and payment
- Any information deemed necessary in connection with a consumer credit report for the loan application.

This information is for confidential use of this lender in compiling a loan credit report. A facsimile, photographic or carbon copy of this authorization (being a facsimile, photographic or carbon copy of the signature(s) of the undersigned), may be deemed the equivalent of the original and may be used as a duplicate original. We may request a consumer report on each Principal, Officer, or Guarantor signing below in connection with this Application and subsequent consumer reports in connection with updating, renewing or extending the requested credit. Upon your written request, we will provide the name and address of the consumer agency furnishing such a report to us, if any.

Applicant 1

Name: _____

Signature: _____

Date: _____

Address: _____

Social Security Number: _____

Date of Birth: _____

Applicant 2

Name: _____

Signature: _____

Date: _____

Address: _____

Social Security Number: _____

Date of Birth: _____

SCLBC is not responsible for the information contained in the credit report. The correctness of the information resides with the reporting agency and the requester. Any questions regarding information contained in the report should be directed to the reporting agency.

Building Condition Report
Yeager Mansion

91 CHESTNUT STREET, LIBERTY, NY 12754



PREPARED BY:



31 Front Street
Binghamton, New York 13905
Voice: 607.772.1701 | Fax: 607.772.1129
www.chianisanderson.com

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Preserve New York is a signature grant program of the New York State Council on the Arts and the Preservation League of New York State. Preserve New York is made possible with the support of Governor Andrew M. Cuomo and the New York State Legislature, with generous additional support from The Robert David Lion Gardiner Foundation.

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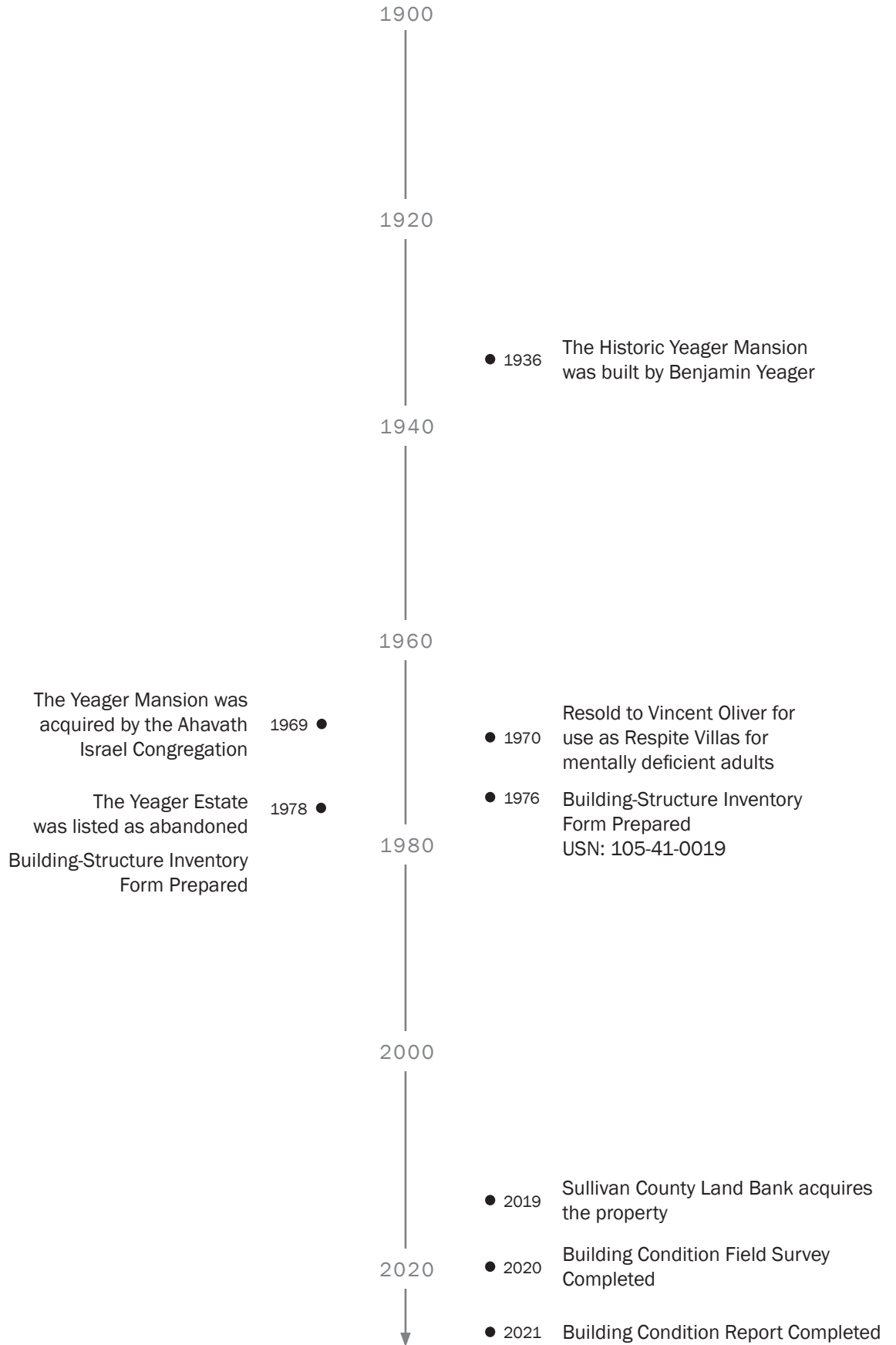
SECTION 1

Overview

Overview

Resources Collected	Architectural Drawings, Drone Photos of the Roof and Exterior, and Building-Structure Inventory Form (provided)
Date of Site Survey	11 September 2020
Building Address	91 Chestnut Street, Liberty, NY 12754 Sullivan County, New York
Possible Hazardous Materials Recommendation	Boiler and Pipe Insulation, Organic Growth and Remediation Plan, Lead Based Paint, Radon Gas, Plaster

Historical Timeline



Introduction

The Architect has been contracted by the Sullivan County Land Bank to provide a Building Condition Report in support of the application for a 2020 Preserve NY grant sponsored by the NYS Council on the Arts and the Preservation League of NYS. The Architect was onsite to survey the structure and collect field data on 11 September 2020. This condition report is not provided to be an all-inclusive reference collection of the structure and its history. It should be understood as an analysis and documentation of the existing conditions of the building and recommendations for rehabilitation. It is suggested to the reader that the 2002 National Register Form (located within the Appendix) be a companion reference to gain a comprehensive understanding of the site and building history. This Building Condition Report is supplemented with current maps and images of the existing conditions as of the time of the report.

This report is to be used by the Sullivan County Land Bank as an official guide for rehabilitation and future planning. It should also be understood that this report is to be used by those whom are not knowledgeable of the structure, to gain an understanding of the current conditions of the buildings, the SCLB's goals for the future and to evaluate the probability of future support for the SCLB's endeavors.

As of the date of the field survey, the building structure was in stable condition and had recently been securely boarded up. Overgrown plantings, brush and organic matter was removed from the building perimeter and mulched onsite.

The following highlights two areas of concern that the SCLB should address in a timely manner.

- 1. Portions of the tile roofing system have failed. As part of the weather/water management system of the building the roof is in need of replacement.**
- 2. Interior building framing has been compromised either by water infiltration or age. Proposed wooden systems will supplement the roof and further reinforce the buildings exterior.**

Both items are documented in detail further in this report within the 'Recommendations' section.

I thank you for the opportunity to provide insightful information that will assist with the redevelopment of this project.

Respectfully Submitted,



Jeffery T. Smith, AIA, NCARB



Description and History of the Site and Structure



Regional Map



Site Satellite Map

Description and History of the Site and Structure

Commissioned by Mr. Benjamin Yeager and design by architect Abraham H. Okun, the three story (two story and full basement) residence was constructed in 1936 and is attributed to an Spanish Eclectic style also referenced to as Spanish Revival with art deco influences. Decorative brick diamond patterning with cast stone details including window and door hoods, a continuous roof cornice, ribboned pilasters at the corners with clay tile roof and wrought iron adorn the building on the primary facades and those areas visible from the street. Non-primary facades are of running bond red brick with soldier coursing brick that matches the primary facades. Primary windows are of metal casement some with transoms and some with quarter round above and there are a few instances of wood windows on the lower floor level and attic. A raised terrace faces Chestnut Street which has precast stone features including a continuous balustrade that wraps the engaged stair and concrete walk to street level.



Front (Chestnut Street South)



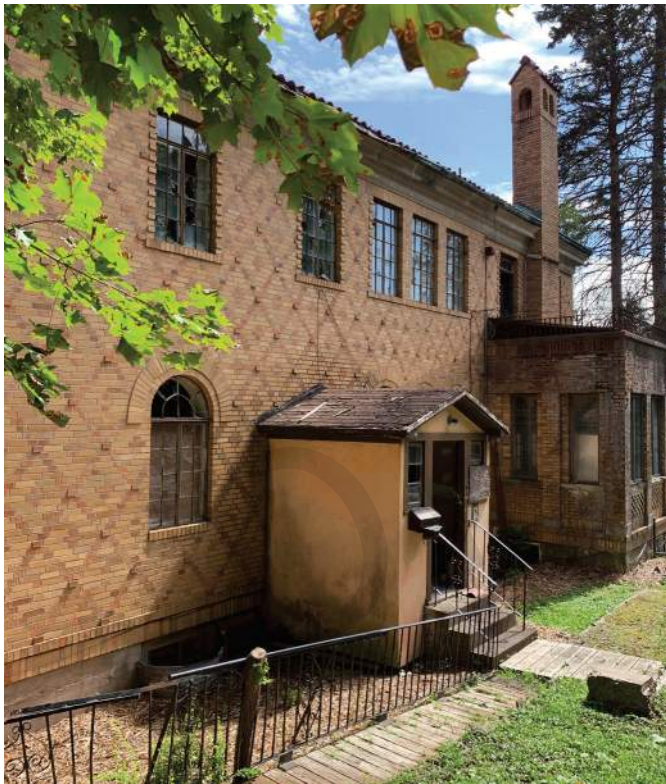
Rear (North)

Description and History of the Site and Structure

The interior underwent some design changes possibly during construction. This is evident by reviewing the proposed architectural plans and then investigating the interior. The lower floor level has an inground pool that is located in the 'Billiards Room'. Although the house has been described as having 4 kitchens, there is scant evidence of where all of those may have been located; the plans show 2 kitchens on the first floor and 1 on the second. There is remnants of detailed plaster wall and ceiling/cornice work, a domed ceiling and plaster wall paneling. Tiling in bathrooms including a mostly intact second floor level bathroom that may have been for the main occupants. Some strip wood flooring and hexagon floor tiles. The interior has extensive water damage and many floors have been removed or collapsed. The attic is accessed via a ceiling hatch. The tile roof is mostly intact. Sunporches on the southeast corner and west building side show extensive water damage and roof collapse and water intrusion into the building may be largely attributed to these areas of the building.



Rear (East)



Side (Hadden Road West)



Side (East)

Centre's Goals for the Building and Site

The County has identified this property as key to the continued downtown revitalization of Liberty. The community has identified this property as an important part of the neighborhood. The following is a listing of goals that have been targeted for this property. The goals are arranged in order of need.

Phase I

- Stabilize the building to limit further water intrusion, damage and decay, further collapse
- Secure the building to limit vandalism and unwanted entry, protect existing original metal and wood windows
- Clean the interior, remove debris, selective demolition of inappropriate alterations (apartments)
- Stabilize the interior by
 - Safing off parts that have missing floors
 - Provide temporary railings
 - Provide temporary lighting
 - Cover earthen floors with vapor barrier and gravel to limit moisture intrusion
- Organize, catalog and safely protect and store artifacts (light fixtures, windows, pool table, furniture, interior and exterior building components, etc)

Phase II

- Appropriately replace/repair the roof system, gutters and downspouts

Phase III

- Issue RFI for Developers/Rehabilitation Partners
- Contract with redevelopment partner with listed development requirements and timeline (taking into account access to historic tax credit eligibility)
- Appropriately repair the building exterior brick, cast stone details, ornamental metal railings
- Appropriately repair the buildings exterior windows and doors.
- Adaptive reuse of the property may include:
 - Boutique Hotel/Events center
 - Community Services Use – therapeutic foster care, single mother rehab
 - Above market rate rental housing units
 - Referencing the building plan as it exists, it appears that the building could support the following living unit count:
 - One, 1-bedroom unit on the lower floor level.
 - Two, 2-bedroom units on the first floor level and two
 - Two, 2-bedroom units on the second floor level.
 - Professional offices

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SECTION 2

Existing Conditions

Existing Conditions - Site

The property is located on Chestnut Street/SR 52 in the Village of Liberty, in the Town of Liberty, Sullivan County NY. Approximately 5 blocks from the Village Center, this part of the street is an incline from the Village center westward to the property. State Route 52 runs generally from west to southeast from the PA border to Carmel NY. The neighborhood is varied forms of residential housing. This structure is prominent amongst the rest.

The front of the residence faces Chestnut Street which is the south side of the property. The house is tabled up off the Chestnut street level. There is a narrow concrete sidewalk in front of the property that is uneven and in a state of disrepair. It is connected to the building front entrance via a narrowed, stepped concrete walk. The west side of the property faces Hadden Road. The building is a corner lot that has two front yards and two side yards. A narrow concrete sidewalk also borders the property along Hadden Road up to the north side of the building. At this point, there are remains of a driveway that accessed the garage area of the building.



Property South from Chestnut Street



Property West from Hadden Road

Existing Conditions - Site



West Chestnut Street



East Chestnut Street



Chestnut Street and Hadden Road North

Chestnut Street has underground storm and sanitary utilities, it is not readily discernible if they are combined. The building has a sanitary pit with connection located in the southeast corner of the building.

Electric service is provided from Hadden Road and is underground into the building.

The building potable water service location into the building was not readily discernible. There is a fire hydrant on Hadden Road which may be indicative of the location for the water service. The final repurpose of the building may necessitate a fire sprinkler system and this service is required to be separate from the potable water service.

No services to the building of any type are active and they cannot be utilized for a temporary or permanent solution.

Existing Conditions - Exterior

A building's exterior is comprised of many key components that protect a building and its occupants. The roof is the main component subject to the most extreme conditions. This roof is predominantly hipped roof system clad with clay tiles. Clay roof tiles are a prominent feature of the building and have a long life expectancy. While this roof is significantly intact, roof edges, flashing, valleys and chimneys have deteriorated and caused damage to areas of the building. There are a few areas of missing tiles and roof valleys where there is evidence of leaks or past leaks. Copper wall flashing is visible and flashing around chimneys is certainly a regular area of concern. The west chimney adjacent to the sunporch shows extensive internal water damage around it.



Drone Photograph - Main Building Roof Mostly Intact

Existing Conditions - Exterior

Sunporches that projected beyond the tile roof, are located on the southeast corner of the building and the west side and have collapsed inward due to extensive water intrusion. The flat terrace roofs failed and caused extensive damage below extending to the lowest level of the building. Temporary roofs have been constructed to limit further damage. Both porches were unable to be accessed or examined closely due to the damage.



Drone Photograph - Temporary Roof over West Porch and Collapsing Gutter System and Incomplete Downspout System

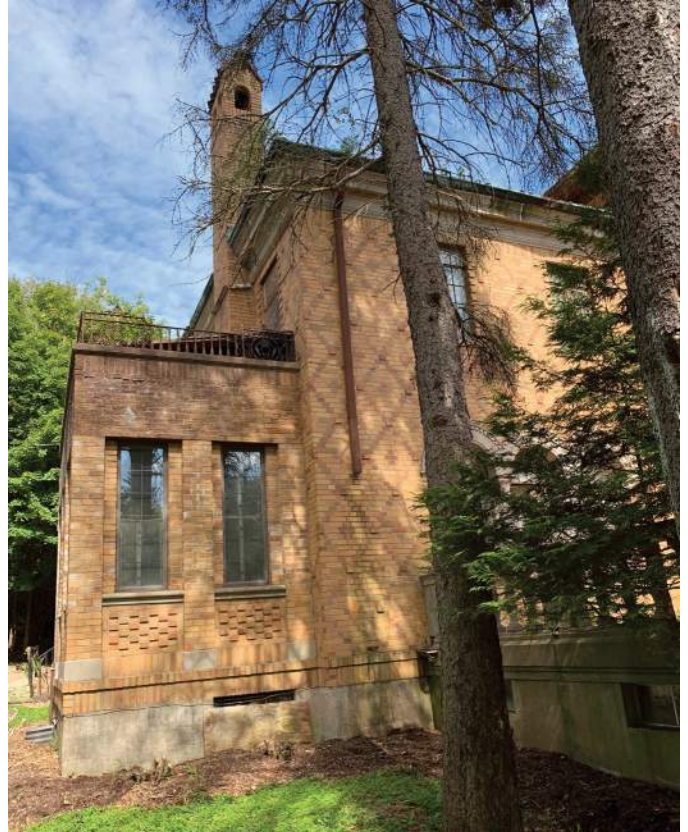


Southeast sunporch with temporary roof above – refer to first floor interior images, first floor windows are a modern enclosure of the porches typical

Existing Conditions - Exterior

Moving water off the roof and away from the building is provided by a gutter system that followed the roof eaves and appear to be copper. Many areas are missing or damaged. Downspouts are also in a similar shape. Some damage may have occurred via snowdrift. The roof edges show signs of deterioration and have caused further building damage.

The brick exterior is a hearty building material that can take a lot of abuse. This exterior brick is in fairly good shape. Where water intrusion has been extreme, such as at the sun porches, some brick repair and rebuilding is necessary. General repointing is necessary elsewhere.



Temporary Roof over West Porch and Incomplete Downspout System



Drone Photograph - Main Building North, Roof Mostly Intact and Collapsing Gutter System and Incomplete Downspout System

Existing Conditions - Exterior



Brick Repair Required at West Sunporch Typical

Existing Conditions - Exterior



Concrete Stair up to Terrace and Main (Front) Building Entrance off of Chestnut Street



Southwest Corner of Terrace and Stair

The main entrance terrace is located on the southern side of the building and was designed with finished living space beneath; once designated as a Gymnasium and Cloak Room but have since been used as the Billiard Room and for pool equipment. The condition of the terrace structural slab could not be determined and the spaces that we were able to access beneath seem relatively dry. The tile topping and of course the cast stone railing system have deteriorated and require extensive repair and replacement.

Existing Conditions - Exterior

The deteriorated cast stone site elements can be molded and recast and set soundly for longevity. Modern cast stone products available are far superior to the system and design mix used when this building was constructed.



Deteriorating Cast Stone Terrace Stair Site Elements



Deteriorating Cast Stone Building Element at Door with Signs of Past Repair

Cast stone can be repaired. It is a very detailed process to match the new repair material to the existing and although the repair may look like it is just surface related, the deterioration can well extend beyond what can be seen. Casting of new stone and removal of the damaged stone can be successfully achieved with a knowledgeable mason. This building will require a combination of repair and replacement.

Existing Conditions - Exterior



Deteriorating Cast Stone Building Element - Showing Signs of Repair at Window Hood Pilaster



Deteriorating Cast Stone Building Element at Sunporch Sill



Main Entrance - Example of Cast Stone Repair and Cast Stone Replacement

The copper sidelights and wood door may be original building pieces. They should both be removed and preserved for repair and reinstall. Although the Architect drawings do not document the lights, the door matches that as drawn on the Front Elevation. Wooden elements damaged by sun, weather and abuse can be repaired via replacement of the damaged parts or by using an epoxy wood restoration system. There is also an existing wood door onto the west sunporch that was not accessible but appears to be in a similar, intact condition. The lights should be protected from theft and vandalism. They may be original to the building and certainly fit in with the Architectural style.

Existing Conditions - Exterior



Basement Garage Door - Wood Surround

The basement level has three garage doors and even though the doors have been replaced, the wooden details around the masonry openings appear to be of an older vintage. The concrete drive that gives access to these doors, slopes dramatically to the building and is a source of interior building moisture. A trench drain may exist in front of the doors and should be made functional.

Existing Conditions - Exterior

The building contains a myriad of steel casement window configurations. They are all in various states of disrepair and decay. There is evidence that as part of a comfort and efficiency campaign in the past, interior storm windows were added. A vast majority of the windows on the first and second level remain and are suitable for rehabilitation. These windows are a main character defining feature of this building and replacement should be strongly discouraged.



Typical Steel Casement Window with Half Round Top



Steel Casement Window Examples in Various Configurations



Basement Level Window Opening

Some windows have deteriorated beyond repair or are missing. A replacement may be considered for these conditions. It appears that the basement level had a mix of wood and steel windows. Very little evidence remains of the steel windows, but steel frames remain. Some basement window openings have been covered over or the window opening has been altered for size and a different window type installed. There are a few wood windows that remain. It would seem intuitive that the steel windows deteriorated at a rapid pace around the building exterior at grade.

Existing Conditions - Exterior



Basement Level Wood Windows

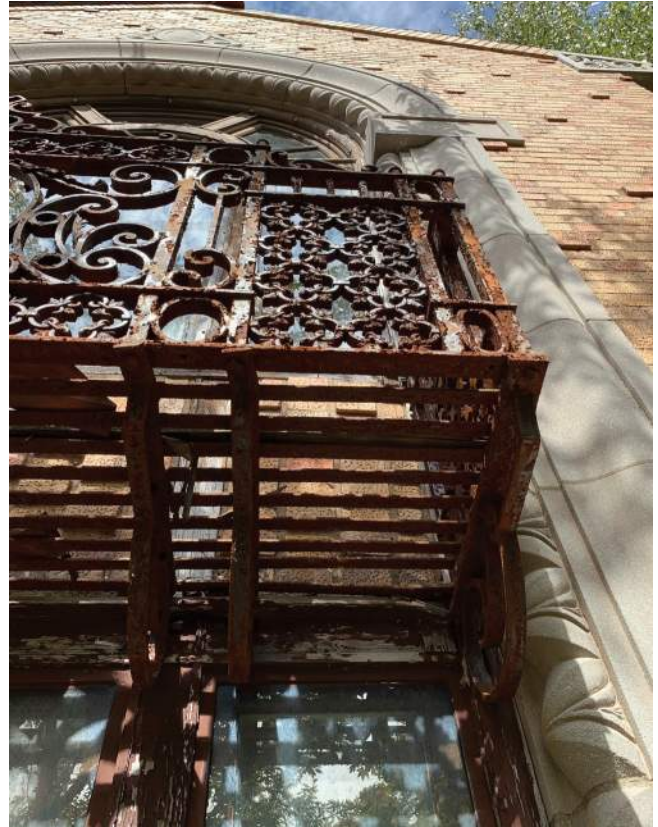


Example of Altered Basement Window Opening and Deteriorated Replacement Window

Existing Conditions - Exterior



2-Story Entrance



Second Level Wrought Iron Balcony

This prominent 2 story entrance feature includes a central door at the first level that entered the Living Room and what appears to be a wrought iron balcony off the main second level bedroom. The balcony may be just for show as the opening size on the second floor is quite low, should it have functioned as a door. This feature was inaccessible from the interior on each level due to floor collapse. It is in a fragile state. Much of the glazing is protected with exterior storm windows. The wooden features are decaying or missing. The balcony may have support of an internal steel framing system that may stabilize this entire unit and that may be compromised due to water intrusion.

Although wrought iron details are not in significant quantity on the exterior of the building, this balcony detail is an important feature that should be preserved. A glimpse of railing can be seen on the top (second level) of west and southeast sunporches. This report refers to the material as 'wrought' but further investigation is required to determine the exact material and can then be used to implement a rehabilitation plan.

Existing Conditions - Exterior



Wood Framed Platform on Rear of Building

The building has undergone some changes of use and alterations. This wood framed platform may have been constructed when there was an attempt to turn the building into multiple apartments. At first glimpse, it should be removed. However it is placed on the 'rear' of the building, not in prominent view and may be suitably located to provide needed egress from the building or accessible access into the building, depending on the redevelopment plans that are to be realized.



Concrete Stair

This concrete stair may be original to the structure and is shown on the Architects plan although in a different configuration with a basement stair beneath. The concrete is deteriorating and in need of further evaluation and stabilization/repair.

Existing Conditions - Exterior



Area of the Terrace in need of Repair

Water intrusion, freeze thaw and general age affect some of the parge coating along the basement foundation. As part of the terrace repairs, the damage can be stabilized and patched and repaired.

Existing Conditions - Interior

The building plan is in the shape of an 'L'. The stem is in the north south configuration and the arm runs east west. Throughout this portion of the report, plan location descriptives will be added to help clarify the location being described or shown in the images. Please also refer to the Architectural Drawings included in Appendix A.

The building's interior is a mix up of conditions that document the buildings multiple uses over its lifespan. Much remains that are original parts of the structure when it was built and are documented in the Architects plans. Alterations that may have been made by the Yeagers after construction was completed, including the indoor pool with adjacent shower room. Adaptations to the building for use as an adult care home and more recent work that renovated a portion of the lower and first floor level of the north 'wing' of the building into an apartment including a wooden exterior deck.

Much of the building's interior finishes such as ceilings on the lower and first floor level and floors on each level have been extensively damaged or removed. The buildings interior shows extensive signs of water damage. As noted elsewhere in this report, roof leaks at the sunporches and chimneys caused damage beneath those areas. There is evidence that some leaking also occurred around the attic dormers and there was failure of valley flashing. But the roof system as a whole remains mostly intact above the structure and may not account for all of the extensive interior damage. It is suspected that the building may have sustained leaks from internal piping that rained within the building and went unchecked. Being that the building was closed up and that some of the wood floors were covered with sheet flooring, it could not properly dry out and the resulting moisture led to collapse and extensive damage to the ceilings/ flooring and floor structure in particular.



Water Damaged Wood Flooring

Existing Conditions - Interior, Lower Floor Level

The lower level floor had sizable windows designed in window wells on the north and northwest building sides and this would have provided a comfortable position to build out part of this level for living area. The attempt at an apartment maintains some of these openings although they have been modified in size.



Apartment Kitchen with Window Boarded over



Apartment Living Area with Boarded Windows, Northwest Corner of Building



Original Lower Floor Level Window Opening Modified and Replaced

Existing Conditions - Interior, Lower Floor Level

The rooms on the first floor level above the apartment have their floors and ceilings mostly intact. The spaces were bedrooms and not subject to the same water damage seen elsewhere.



*Bedroom Above Apartment Living Area,
Northwest Corner of Building*



Lower Floor Level Lobby

The building interior has undergone extensive debris removal that included damaged plaster and finishes. Typical lower-level interior conditions are depicted in the next few photographs. These show additional damage and collapse as well as evidence that the removal was not fully completed.

Existing Conditions - Interior, Lower Floor Level

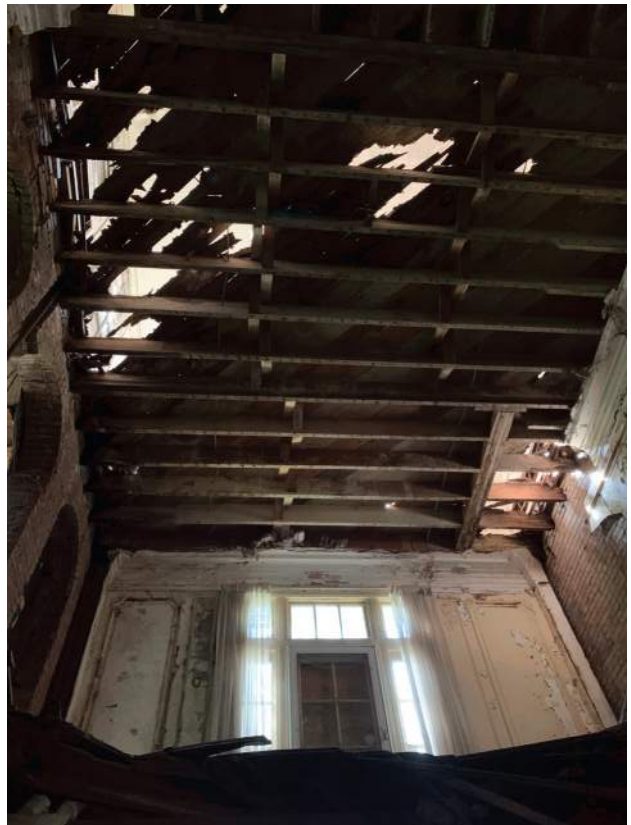


Laundry Room Showing Extensive Water Damage

The first floor level living room floor, above the pool, has completely collapsed and the second level floor above that shows extensive damage. In this area, the water damage (photograph above) may mostly be attributed to the southeast sun porch leaks and then collapse.



View From Pool (Billiard Room on Plans) with Laundry Room in Background and First Floor Level Above



View From Pool (Billiards Room on Plans) to First Floor Living Room Above and 2 Story Entrance in Background

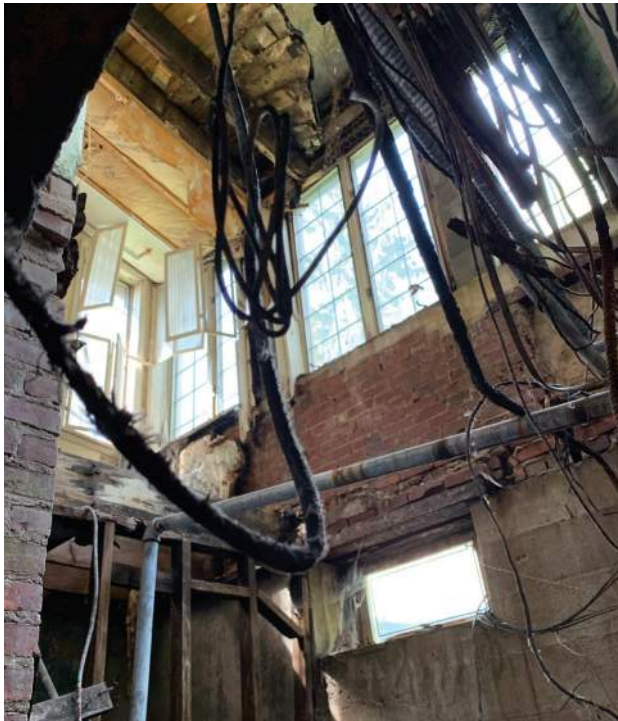
Existing Conditions - Interior, Lower Floor Level



View From Lower Floor Level Beneath Southeast Sunporch and Temporary Roof Structure Located at Second Floor Level



Typical Garage Condition



View From Lower Level Beneath West Sunporch and Temporary Roof Structure Located at Second Level

The west sunporch lead not only leaked from the flat terrace, but around the west chimney causing damage and collapse of the interior beneath and around the porch.

Existing Conditions - Interior, Lower Floor Level

Building electrical and mechanical systems.



Central Boiler and Water Heater



Water Filtration System



Main Electrical Service Distribution

Existing Conditions - Interior, First Floor Level

As per the Architects plans, this level was arranged to have two 2 bedroom living quarters. Both with side entrances as well as front entrances from the main entrance terrace facing Chestnut Street. A common entrance lobby provides access to the west living space as well as up a stair to the second floor level.



Bedroom with Water Damaged Floor and Collapsing Ceiling Joist Structure Above



Domed Second Floor Level Reception Room Ceiling in the Background

How did the joists get damaged and the plaster above remain unscathed? Notice the absence of plaster adjacent to the dome. This is located beneath a valley in the roof that may be leaking. If the wood floors were covered with sheet flooring, this could have further exacerbated the condition.

Existing Conditions - Interior, First Floor Level

Typical bathroom conditions show moisture damage but are mostly intact. Below this bathroom is the garage that shows damage most likely from pipe leaks.



Sink Area of First Floor Level Bathroom



Shower Area of First Floor Level Bathroom



Bathtub Area of First Floor Level Bathroom



Toilet Area of First Floor Level Bathroom

Existing Conditions - Interior, First Floor Level

Typical kitchen in living quarters with floor and ceiling mostly intact.



Existing Conditions - Interior, First Floor Level



View from First Floor Level Kitchen into Southeast Sunporch



Southeast Sunporch

Existing Conditions - Interior, First Floor Level



Southeast Sunporch



Pool Bath Beneath Southeast Sunporch



First Floor Level Living Room

Existing Conditions - Interior, First Floor Level

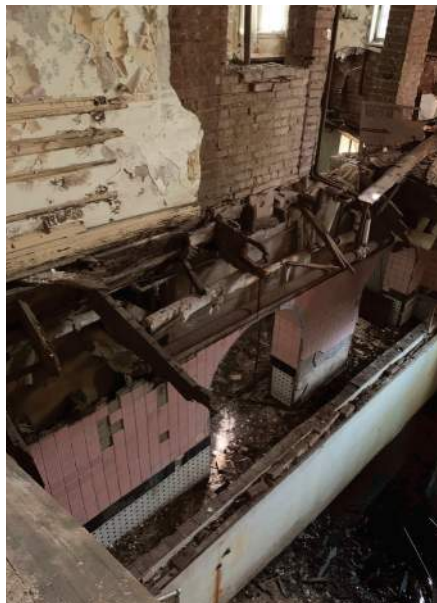


Living Room Floor and Exposed Brick at Southeast Corner

As an example of water intrusion and the damage that it causes, this Living Room area of the building is on the first floor level in the east living unit and has a front entrance from the main entrance terrace. The southeast sun porch was leaking and certainly contributed to the damage on the east side of the room, but what caused the washing of the plaster wall and exposing the brick on the southeast corner of the room? An image of this same area on the second floor level shows an intact ceiling but a rotted floor area around an inwall radiator.



First Floor Level Living Room Ceiling Condition at Southeast Sunporch



Looking into Pool and Pool Bath



First Level Ceiling Evidence that Pipe Leaks Have Caused Damage

Existing Conditions - Interior, First Floor Level



Decorative Column Cap



Lobby Stair Detail

The vestibule and lobby are located in the core of the building at the first floor level. This area, with painted plaster, wrought iron, decorative columns, and archways, really highlight the buildings architectural style on the interior. This area provides access to both first floor level living units and is the main access to the second floor level unit. It appears that original finishes remain mostly intact.



Lobby Stair



Lobby Looking North

Existing Conditions - Interior, First Floor Level



Lobby Stair Railing and Decorative Column



Tile and Step at Vestibule to Lobby Doorway



Lobby Stair Riser and Skirt Board

Existing Conditions - Interior, First Floor Level



Original Hardware on Existing Front Door (Vestibule)



Odd Floor Level Change From Vestibule to West Living Unit

Existing Conditions - Interior, First Floor Level



View Towards West Sunporch



View Towards West Sunporch



Tripartite Windows Facing Chestnut Street

The floor in the living room of the west living unit is intact with some damage in the corner adjacent to the lobby stair. This damage can be followed up through the attic and is caused by drainage issues with the roof above.



Roof Drainage Damage and View to Second Floor Level Living Area

Existing Conditions - Interior, First Floor Level



West Sunporch



Plaster Component



Intact Plaster Wall Panels

The west sunporch condition is similar to that of the other. The water damage has extended into the main building.

Existing Conditions - Interior, First Floor Level



Water Damage in West Living Unit Kitchen

West living unit kitchen and dinette conditions that show evidence of water damage as well as modern adaptations of the space. The dual hanging light fixture may be original and should be protected.



West Living Unit Kitchen



View from Dinette into Kitchen

Existing Conditions - Interior, Second Floor Level



Second Level Solarium Looking Towards Chestnut Street



Second Level Stairhall Ceiling



Second Level Solarium



Second Level Solarium Water Feature

As per the Architects plans, this level contains 1 living unit with 4 bedrooms. The main entrance is from the first floor level lobby stair. This lobby is topped by a 4 sided tower that projects above the roofline. This tower shares a common wall with Bedroom No. 1. Bedroom No. 1 is topped with a gable roof. It is in this area where failure of the roof flashing system has caused damage to the second floor level of the lobby designated as stairhall and solarium on the building drawings.

Existing Conditions - Interior, Second Floor Level

Interior spaces not adjacent to the sunporches or flashed roof areas or plumbing lines are mostly intact.



West Living Unit Bedroom



West Living Unit Bedroom



Wood Floor



Wall Base Trim



Original Wall Covering Uncovered

Existing Conditions - Interior, Second Floor Level



*Bedroom No. 1 Damaged Floor Around Inwall Radiator
Beneath a Roof Gable and Exterior Wall Intersection*



*Bedroom No. 1 Damaged Floor Along Exterior Common
Wall with Southeast Sunporch*



*Bedroom No. 1 Bathroom Tiled Dome Ceiling Feature,
Walls and Ceiling Arch*

Bedroom No. 1 may have been the primary, master bedroom for the building owners. It has an attached tiled bathroom with a tiled dome ceiling feature.

Existing Conditions - Interior, Second Floor Level



The second floor level southwest bedroom is mostly intact. It is isolated from areas such as sun porches, roof flashing or plumbing lines. Areas that show evidence of water damage pictured at left.

Southwest Living Unit Bedroom

Existing Conditions - Interior, Second Floor Level



Second Floor Level Steel Casement Window with Interior Storm



Domed Reception Room Ceiling and Wall Damage Beneath Roof Valley Flashing

Existing Conditions - Interior, Second Floor Level



Labeled as Bedroom No. 3 on the plans, this room was divided and shows evidence of being partially tiled. The tile may be indicative of a fourth kitchen.

Existing Conditions - Interior, Second Floor Level



Living Room with Extensive Wall and Floor Damage Around Chimney and West Sunporch



Living Room Damaged Floor Beneath a Roof Exterior Wall Intersection



Evidence of Sheet Flooring on Top of Wood Trapping Moisture and Magnifying the Damage

Existing Conditions - Interior, Second Floor Level



Second Floor Level North Wall of Kitchen Showing Missing Tiles and Roof Edge and Ensuing Damage



Second Floor Level Intact Original Kitchen Casework

There is a small and narrow stairhall that leads to an exit on the west side of the building towards Hadden Road. It is a switchback stair with 2 intermediate landings. The stair provides a secondary exit for the second floor level and ties into a side secondary exit for the west living unit on the first floor level.



Stairhall on Second Floor Level



Stair Intermediate Landing



Stair Lower Run with Exit to Hadden Road

Existing Conditions - Interior, Attic

Attic access is gained through the kitchen pantry of the second floor level. The structure consists of long spans of wood framing for the ceiling and roof. In the darkness of the attic, holes in the roofing system were readily evident.

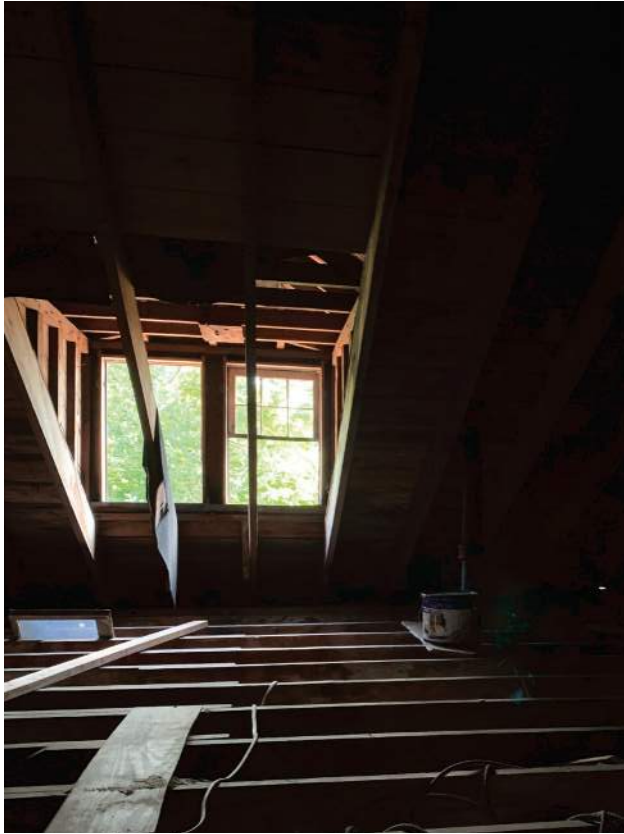


Above North Wall of Second Level Kitchen



Above West Sunporch

Existing Conditions - Interior, Attic



East Facing Dormer Interior View

The east facing dormer is missing wood windows. Some of the missing components fell inward and can be found beneath the openings. At the time of the survey, it was surprising to not find evidence of pigeons or bats inhabiting the attic area.



Rubble and Window Components

Existing Conditions - Interior, Attic



East Facing Dormer Exterior View



North Facing Dormer with Windows Intact

Looking at the east dormer from the exterior, there is missing roof tile on the left of the photograph. This is directly above the damaged noted within the Reception Room domed ceiling.

Existing Conditions - Interior, Attic

The general roof structure is wholly intact and readily visible damage is limited to areas noted previously in this report. There are areas where some additional bracing has been added. Most likely installed as a 'temporary' measure, the roof structure has seen additional stresses due to the interior deterioration of the building, constant moisture and prolonged snow loading.



Attic Bracing Above Reception Room Dome



Bedroom No. 1 Framing for Bathroom Dome Ceiling

One interior character defining feature of the building are the domed/decorative ceilings on the second floor level. From what was observed, these remain mostly intact and should be protected throughout all rehabilitation activities.

Existing Conditions - Interior, Attic



Steel Channel and Angle Sections

Attic space above the main entrance tower was not easily and safely accessible for this report. Steel structure was observed above the tower junction where the Solarium and Living Room adjoin. This may be lintel structure for the Solarium windows that face west. This glimpse of steel may also foretell the structural system for all openings in the exterior wall .



View to First Floor Level and Damage at Roof and Exterior Wall Intersection

This report traces some paths of damage leading from areas of the roof to lower levels. This path is traveling through the first floor and located directly beneath a junction in the tower roof and tower walls and main building roof.

Architectural Artifacts

Artifacts and materials that should be salvaged and stored safely include this pool table that may have been from the Yeager's Billiard Room.



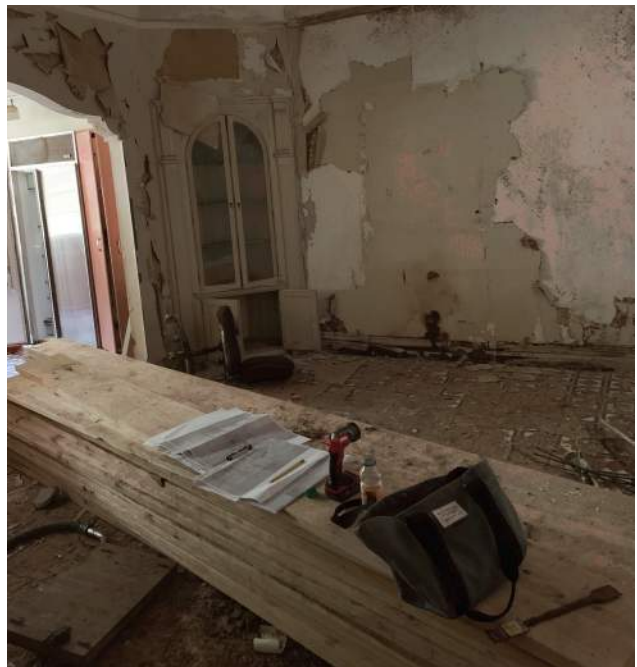
Makers Mark on Pool Table Frame



Pool Table Slate



Copper Rear Light Fixture at Entrance Not Shown on Plans



Valuable Lumber

Architectural Artifacts



Miscellaneous Materials and Radiator Covers



Wood Brackets



Steel Casement Windows and Parts



Dual Kitchen Light Fixture

Pests



A Location in the East Wing of the Second Floor Level, Where the Flooring and Walls Seem to be Original and Intact, Shows Signs of Powder Post Beetle Activity

During the field survey, many hours were spent within and around the building. No signs of past or current vermin or creatures were encountered. Regular review of the building should be performed and that review should include noting signs of infestation of any kind. If found, that situation should immediately be addressed.

Recommendations

For the purposes of this section, the work proposed is considered Rehabilitation in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Rehabilitation “acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property’s historic character” and is defined as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”

RETAIN REPAIR REPLACE DO NO HARM

CRITICAL RECOMMENDATIONS

- I. ROOF - After a detailed review of the existing conditions and a refresher via extensive photography, it is clear that much of the buildings current condition is due to water infiltration. A tile roof is an excellent and long lasting barrier to the elements. A gutter and downspout system collects the precipitation from the roof and transfers it away from the building. Large areas of the roof, that are uninterrupted with penetrations or intersecting roofs, dormers and projecting walls, have protected the building for its entire life. Key areas of the roof, change in direction, penetrations etc rely on a number of roofing components to maintain weather tightness. It appears that in these areas, the roof system is failing. Throughout this report, there is notation of ‘roof flashing’ or just ‘flashing’. A majority of the water infiltration is penetrating the roof because of the failure of the flashing in these areas. One would assume that the flashing material would be copper. Copper has a long service life and the gutters and downspouts appear to be made of copper. Because the building has been empty and the heating system decommissioned, snow may have collected that causes not only damage to the gutters but accumulated beyond the extents of the flashing and therefore leaked into the building. This structure was minimally insulated so when the heating system was on, it would have created snow melt and assisted with moving water off of and away from the building.

There is clear evidence that tracks paths of damage from the roof to lower levels of the building. The roof perimeter gutter system has also been compromised and does not pitch or catch precipitation in all areas. The downspouts around the building are not continuous to grade or tied into an undergrade drainage system. Both of these components may be made of copper and are routinely a target of theft. Water, in all forms, is not moved off of or away from the building and that exacerbates the dampness inside the building. The lower levels being more so than the upper levels.

Very temporary systems could be installed in some areas to lessen water damage until the entire project is undertaken.

Recommendations

- II. ROOF FRAMING – New work on and around the roof system could further disrupt the existing structure and it is recommended that this structure be supplemented with additional framing. The framing appeared stable and was adequate for the time when it was installed. Based on changing weather and additional loads that the building is subjected too additional framing will greatly extend the buildings performance onto the future. Further investigation is required to understand the full extent of the work necessary.

Items to consider include:

- Adding additional support at dormers and hip ridges (rafters)
- Repairing damaged wood members throughout
- Remove temporary bracing and install permanent framing
- Supplementing rafters and ridges; shortening the spans
- Provide collar ties and ridge ties

Further stabilization and support of the domed ceiling areas should also be considered to protect these important architectural features.

- III. SUNPORCHES - Roof terraces for the sunporches, have severely failed and brought a significant amount of destruction to the framing and living areas below as well as to the supporting masonry. Although the sunporches have been 'temporarily' covered to further limit damage, this work needs to be addressed with a permanent solution.

Also of note, the main entrance terraces at the first-floor level are concrete and are located above building habitable area. These areas shall also be considered for further remediation to keep ahead of the significant damage that could be experienced should these areas of the building fail. Further evaluation is required for a better assessment.

- IV. STRUCTURAL FRAMING - This report documents many areas of the building where the floor and ceiling structural system has been compromised. Horizontal framing system for floors and ceilings not only are supported by the exterior masonry walls but provide lateral support for these walls. As the floors collapse or even sag, this affects the stability of the exterior masonry walls. If the roof is repaired, future damage to the remaining framing systems will be greatly reduced. However, construction of new floor framing in all areas where it has rotted/collapsed should proceed quickly behind the roof work if not in advance of the roof work. There are materials onsite that can be used for the new framing system and may have been targeted to do so under a previous project.

Recommendations

GENERAL RECOMMENDATIONS

- I. MATERIALS SURVEY - Before any rehabilitation work is undertaken, a hazardous materials survey is required. Some suspected materials were observed while onsite. These materials may need an expert in the field to remediate them appropriately. Other materials may be able to be disposed of during construction processes by a certified contractor team and the survey will provide recommendations accordingly.
- II. 3V – Vandalism, Vagrancy, and Vermin should be a routinely monitored situation. As of the date of the field survey, the site immediately around the building perimeter has been cleared of debris and organic matter. This keeps plants etc from transmitting moisture and insects to the building and also provides a visible perimeter that increases the effectiveness of the neighborhood watch or drive by observation. The building lower-level openings were boarded up or secured to minimize the chance of unlawful entry. The Architect suggests that a routine visit to the site and a walk around will assist with quickly addressing vandalism and vagrancy. It is recommended that an integrated pest management plan be implemented. A good resource for planning is the Cornell College of Agriculture and Life Sciences NYS Integrated Pest Management website (<https://nysipm.cornell.edu/community/homes-and-other-buildings/>). Any change in the buildings condition should be immediately addressed.
- III. HOUSEKEEPING – There are some items noted in this report, that are valuable to the building and should be saved/protected for reuse within the completed building rehabilitation project. This is not a comprehensive listing of historically valuable items. All of these items should be collected, inventoried and stored in a secure location. The rest of the building should have all rubble and debris, extra materials, leftover items located interior and exterior, removed, and disposed of. “No Smoking” and “No Trespassing” signs should be posted and hazardous areas of the building should be limited from general access.
- IV. CAST STONE AND MASONRY – Definitely one of the character defining features of the structure, the cast stone and masonry are important to the aesthetics as well as integrity of the building exterior. Cast stone can be repaired. The integrity of the entire stone piece needs to be understood to better determine if repair is possible or if removal and replacement is necessary. Removed pieces can be used to make mold. If critical recommendations are undertaken as noted above, the disintegration of the cast stone will be lessened and the repair/replacement can be implemented over time. Some masonry work is necessary specific to the sunporch scope of work. Cast stone along the terraces and stairs can be addressed outside of the scope of the building rehabilitation but is a key piece of the properties historic character and context.
- V. WINDOWS AND DOORS - Definitely character defining features of the structure, the rehabilitation process (time and cost) for these items can be more efficient as the types, condition and repair/rebuild details necessary are better understood. The steel casement windows throughout, and other prominent window and door components should not be considered for replacement. Basement windows and exterior doors that have already been removed and replaced or are severely damaged may be eligible. More investigation and study are necessary.

3

SECTION 3

Cost Estimates

Cost Estimates

OPINION OF PROBABLE CONSTRUCTION COSTS

Building Data

Building Area	Size
LOWER FLOOR LEVEL - Interior	4,814sf
FIRST FLOOR LEVEL - Interior	4,094sf
FIRST FLOOR LEVEL - Terrace	658sf
SECOND FLOOR LEVEL - Interior	4,026sf
SECOND FLOOR LEVEL - Sunporches	289sf

Report Recommendations

Description of Work	Estimated Cost
MATERIALS SURVEY – Pre-renovation hazardous material survey and report; NYS licensed environmental engineer	\$7,500 - \$10,000
ROOF - Tile Roof Removal and Salvage, Repair Damaged Sheathing Framing, Flashing and Roof Edge Replacement Use Copper, Install Salvaged and New Tile, Repair/Replace Copper Gutters and Downspouts To Grade, Misc Framing and Sheathing Repair	\$230,000- \$280,000
ROOF FRAMING – Supplement Existing Roof Framing With Ridge and Collar Ties, Provide Additional Ridge Bearing Points, Provide Gable End Bracing, Provide Rafter Repair(s)	\$40,000
SUNPORCHES – Masonry Repair, New Framing and Sheathing and Water Proofing, Salvage Railings, Make Watertight	\$30,000
STRUCTURAL FRAMING – Remove Damaged Floor/Ceiling Framing, Utilize Existing Masonry Pockets, Install New Framing and Subfloor	\$190,000- \$210,000

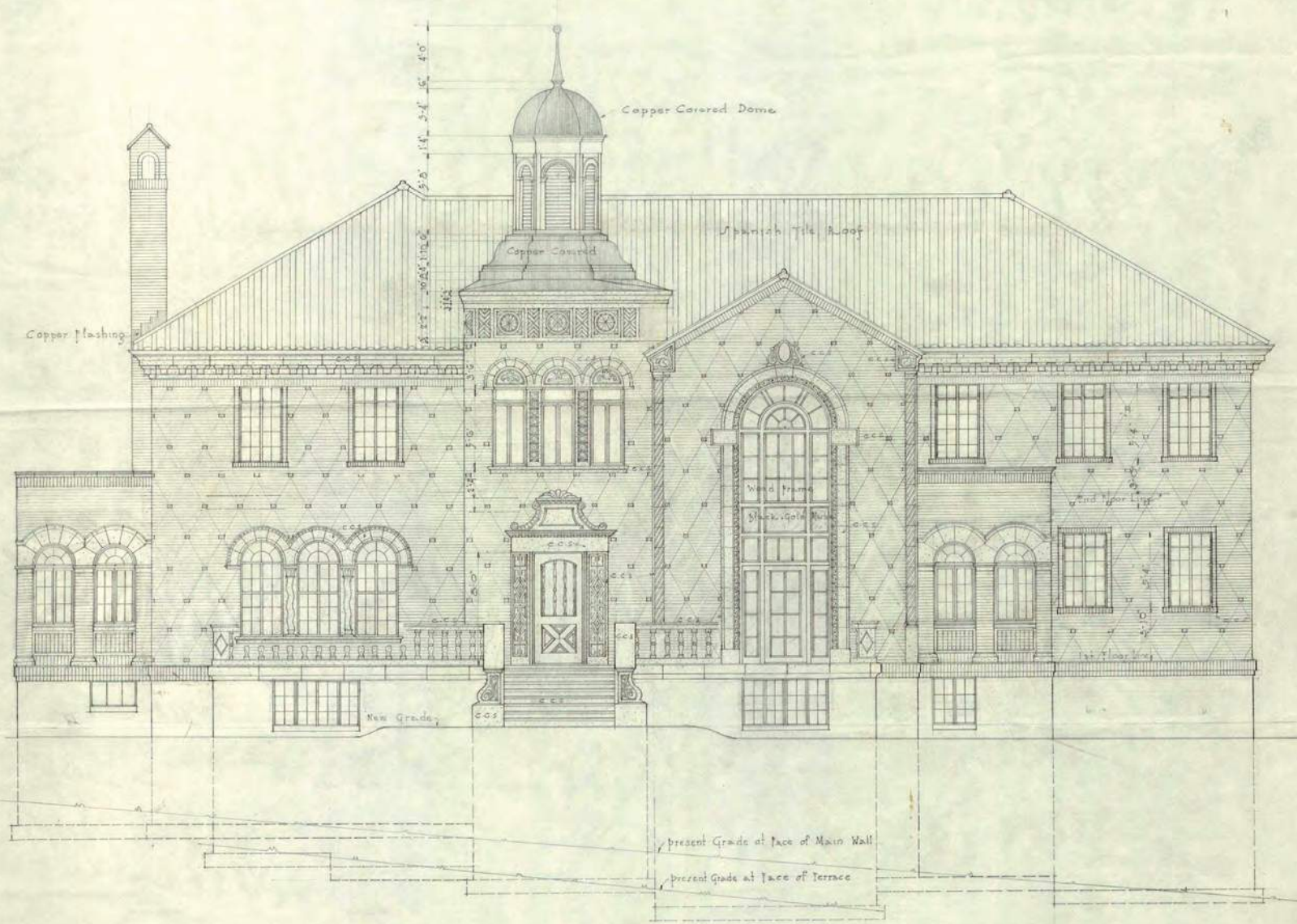
Opinion of Probable Construction Cost Notes:

1. Recommendations above are listed in a hierarchical manner from most urgent to least urgent. Caution should be taken if choosing work based on cost and not importance.
2. Not all recommendations are included in the above listing.
3. Cost ranges are shown to address different methods and materials to achieve the same outcome, to account for unknown conditions behind concealed construction and to capture a wide-ranging scope of work, design and construction services. It is recommended that cost escalation in the amount of 7% be added to each cost item for each additional year that the recommendations are not implemented.
4. Hazardous materials remediation extent and cost is contingent upon the report. The reporting engineers can advise on remediation estimates.

4

SECTION 4

Appendix

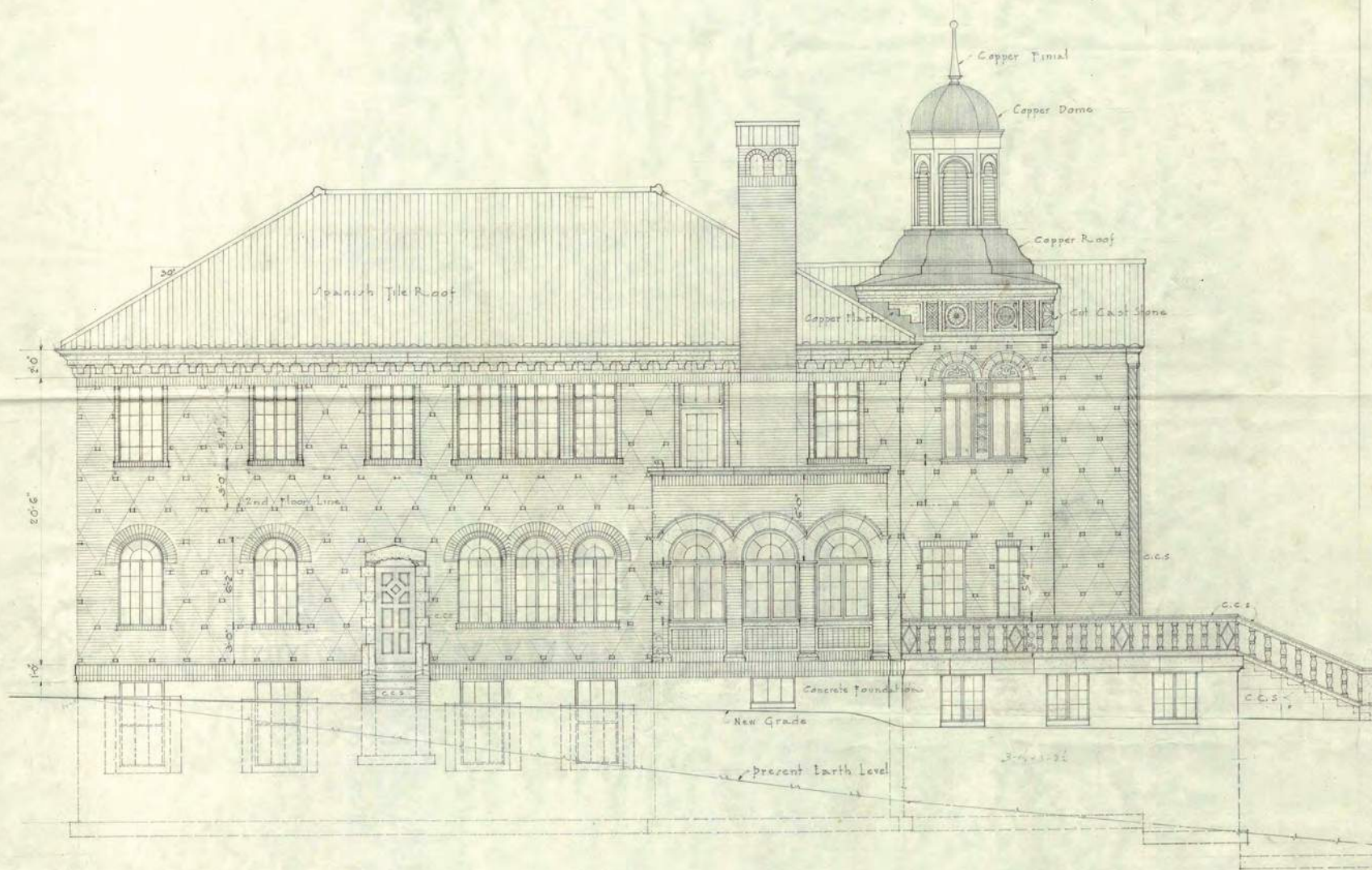


FRONT ELEVATION
Scale 1/8" = 1'-0"

JOB NO 80
SHEET No 1
DATE 3/10/32
DR BY A

PROPOSED RESIDENCE
FOR
DEN YAGER ESQ.
AT
LIBERTY N.Y.

A. H. OKUN, C.E.M.A.
Architect & Engineer
27 COTTAGE ST.
MONTICELLO N.Y.

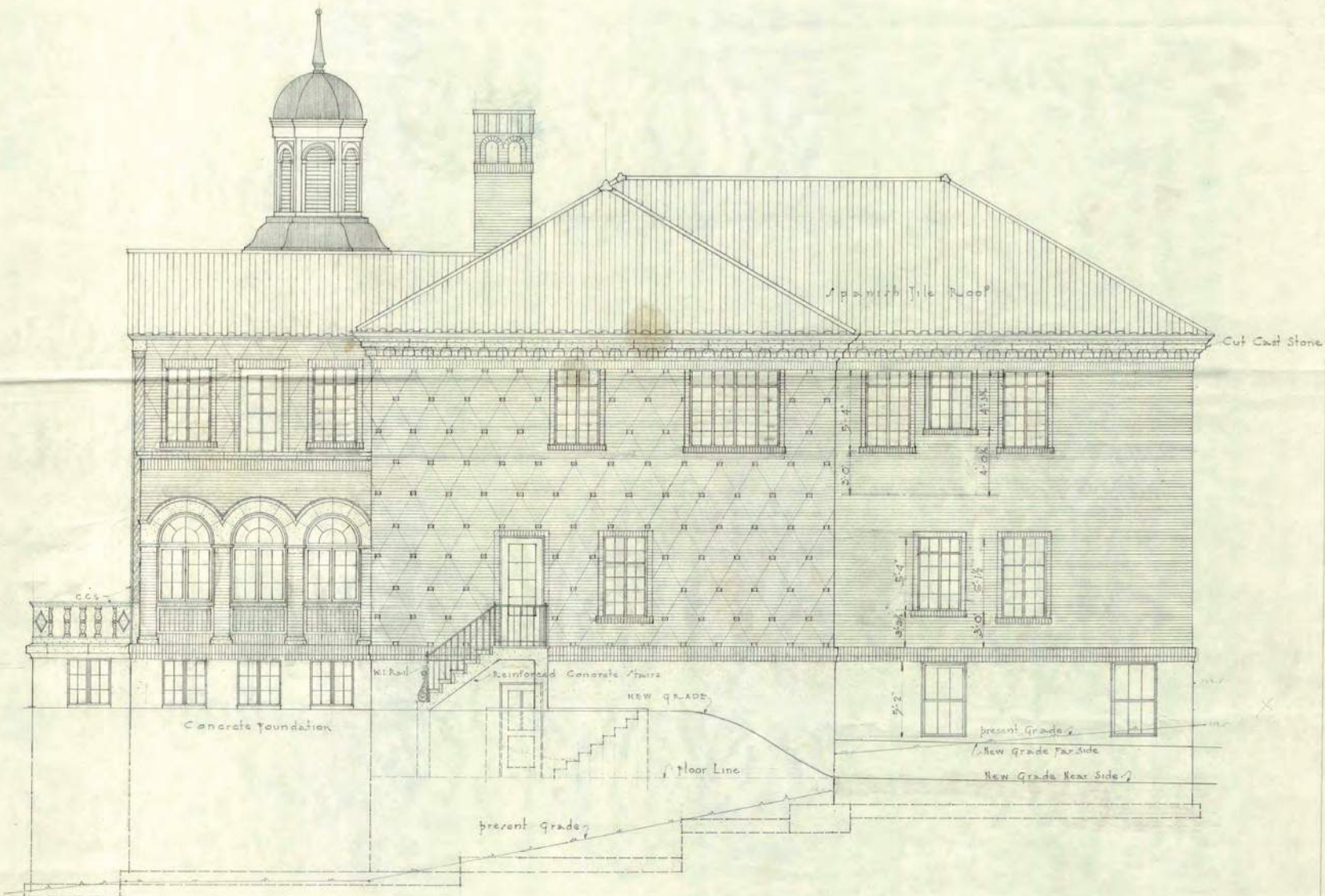


RIGHT SIDE ELEVATION
Scale 1/4"=1'-0"

JOB NO 80
SHEET NO 2
DATE 3/10/02
DR. BY A.

PROPOSED RESIDENCE
FOR
DEN YAGER ESQ.
AT
LIBERTY N.Y.

A. H. OKUN C.E.M.
Architect & Engineer
27 COTTAGE ST.
MONTICELLO, N.Y.

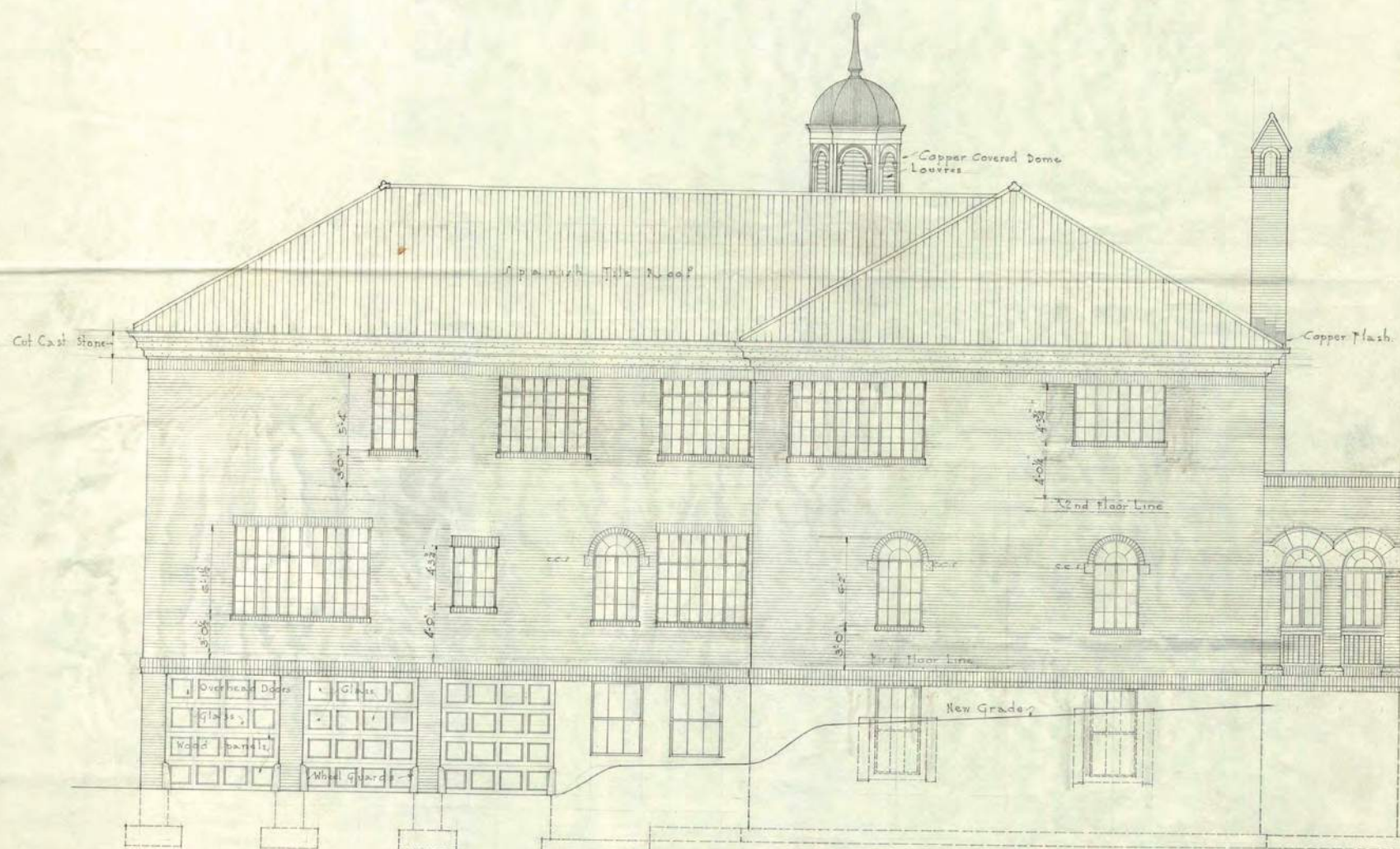


RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"

JOB No 80
SHEET No 3
DATE 4/10/12
DR BY A

PROPOSED RESIDENCE
FOR
DEN YAGER ESQ
AT
LIBERTY N.Y.

A. H. OLUN C.E.M.A.
Architect & Engineer
27 COTTAGE ST.
MONTICELLO, N.Y.

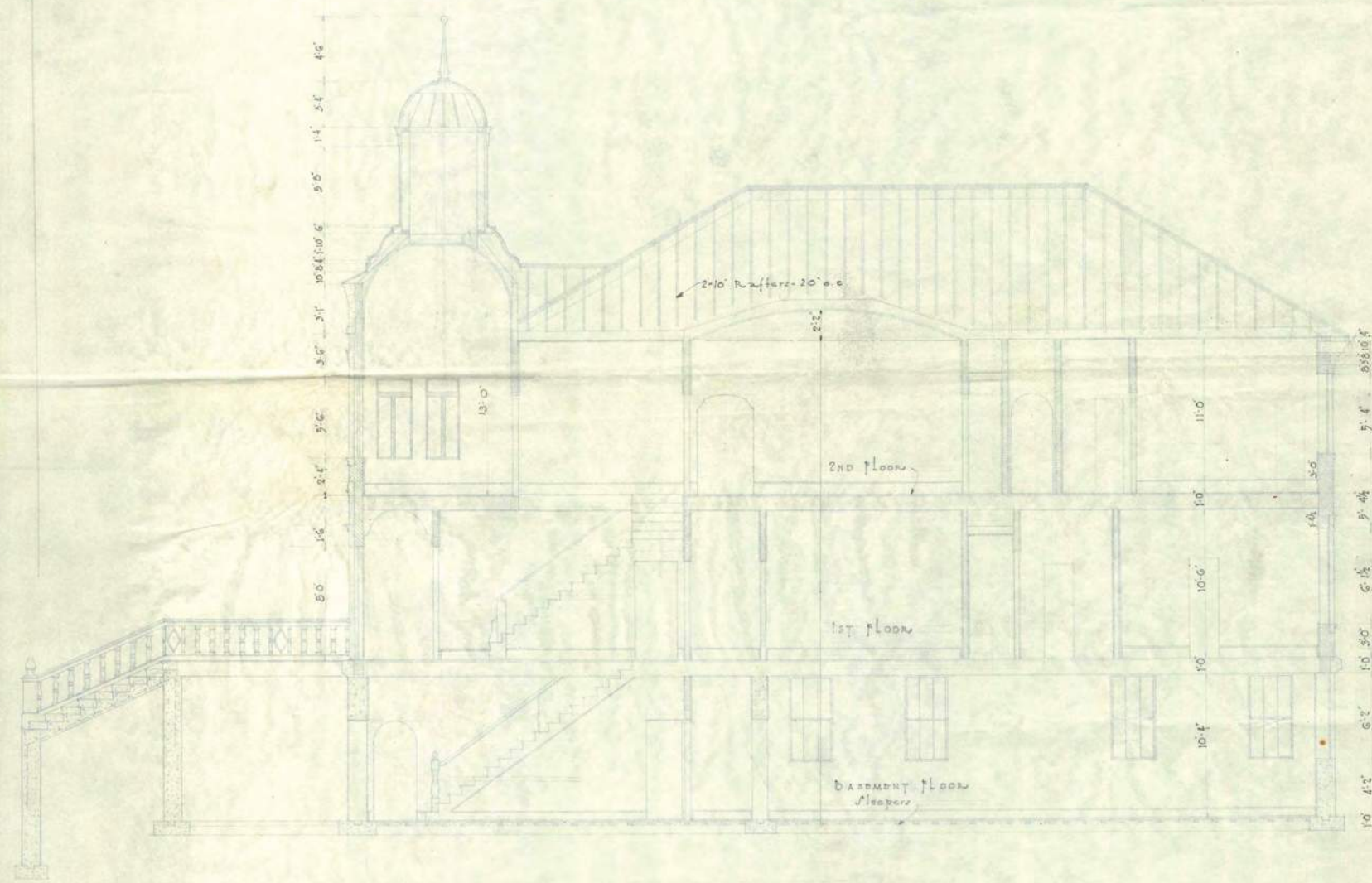


REAR ELEVATION
SCALE 1/4" = 1'-0"

JOB No. 80
SHEET No. 4
DATE 1/10/12
DR. BY A.

PROPOSED RESIDENCE
FOR
DEN YAGEN ESQ
AT
LIBERTY N.Y.

A. H. OKUN, C.E.R.A.
Architect & Engineer
27 Cottage St.
Monticello, N.Y.

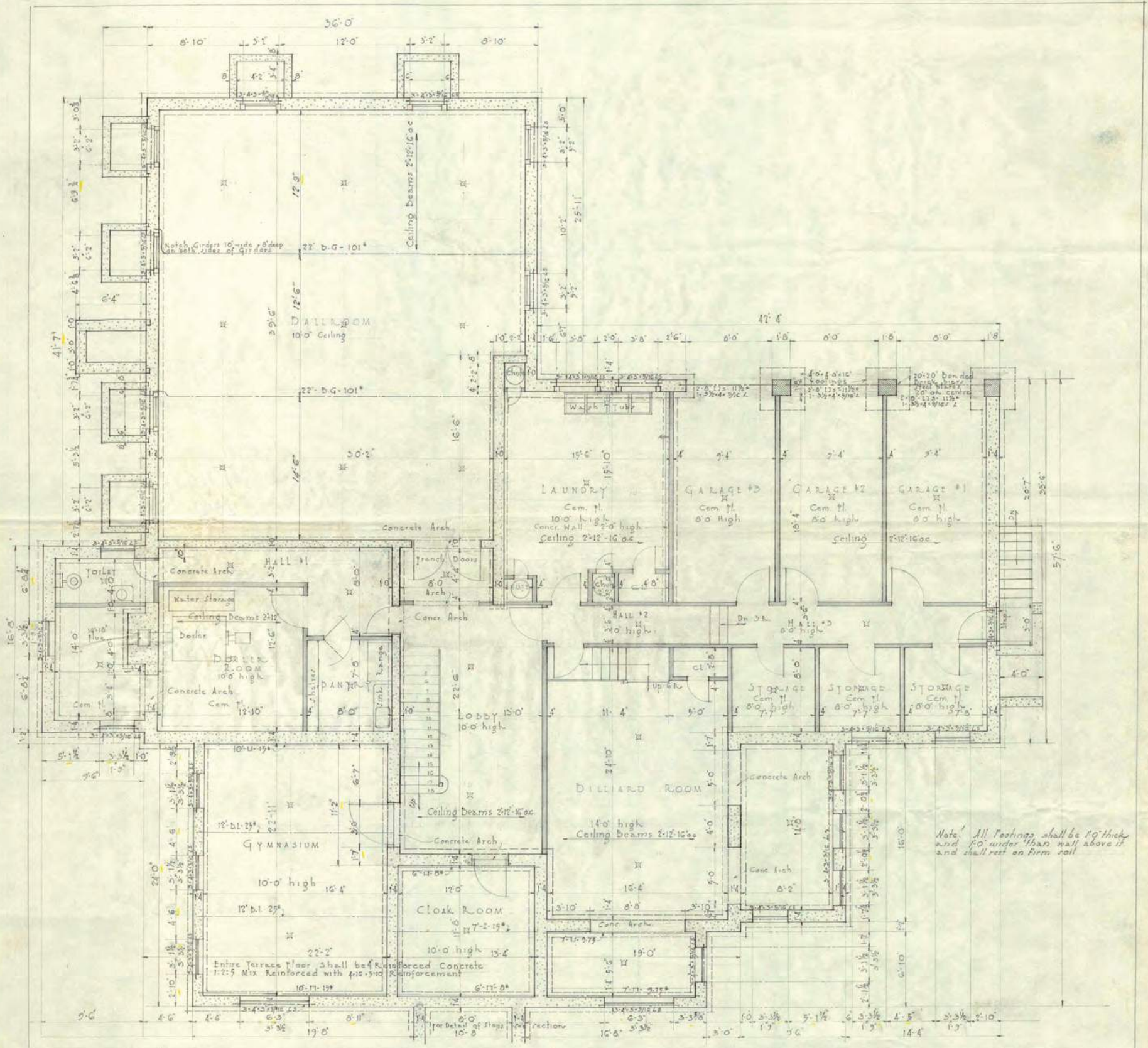


LONGITUDINAL SECTION
Scale 1/4" = 1'-0"

Job No 80
Sheet No 5
Date 4-10-24
Dr. by A.

PROPOSED RESIDENCE
FOR
DEN YAGER ESQ
AT
LIBERTY NY

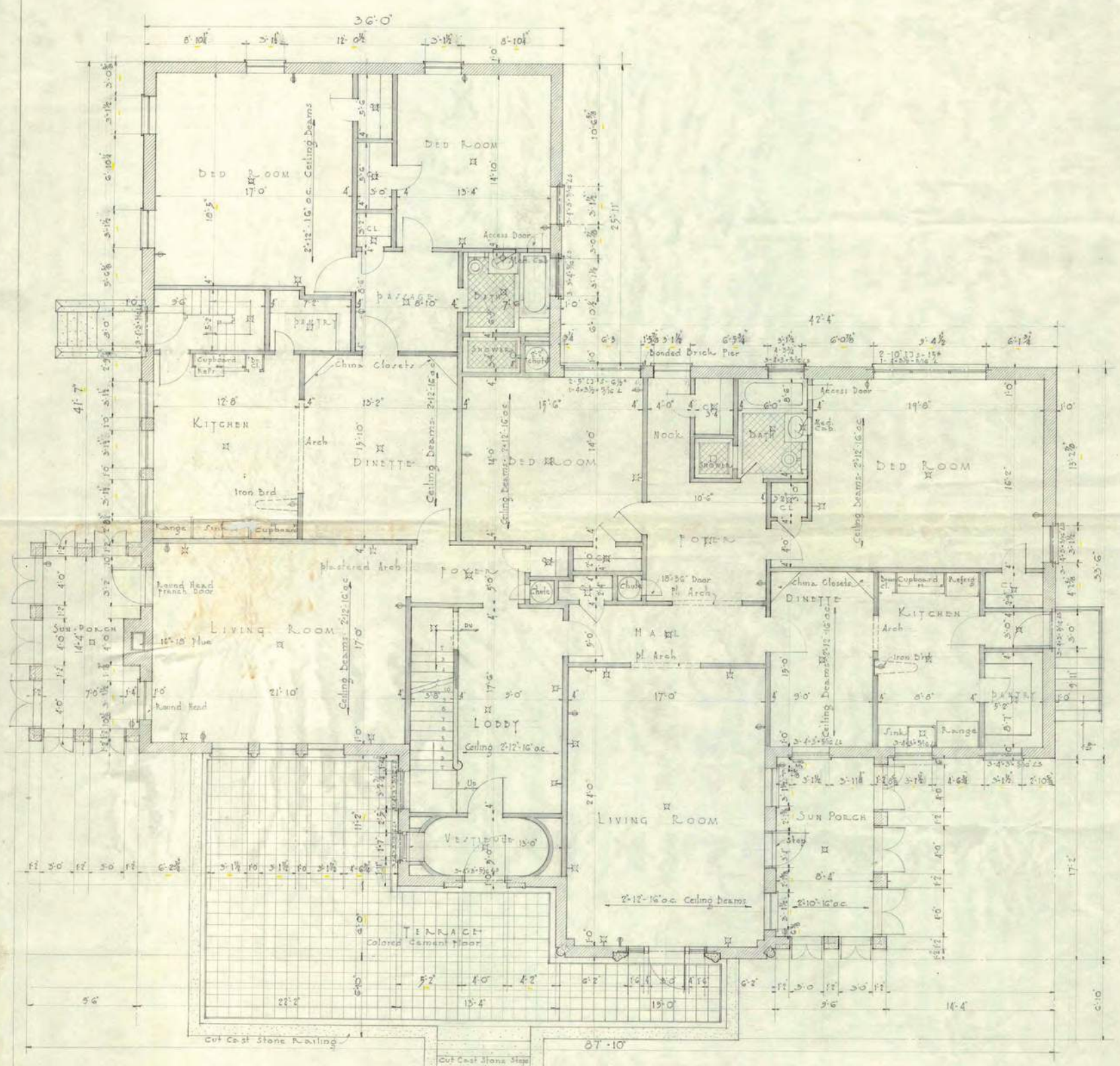
A. H. OKUN C.E.
Architect & Engineer
27 COTTAGE ST.
MONTICELLO, N.Y.



JOB NO. 80
 SHEET NO. 6
 DATE 3/15
 DR. BY A

PROPOSED RESIDENCE
 FOR
 DEN YAGER, ESQ.
 AT
 LIBERTY, N.Y.

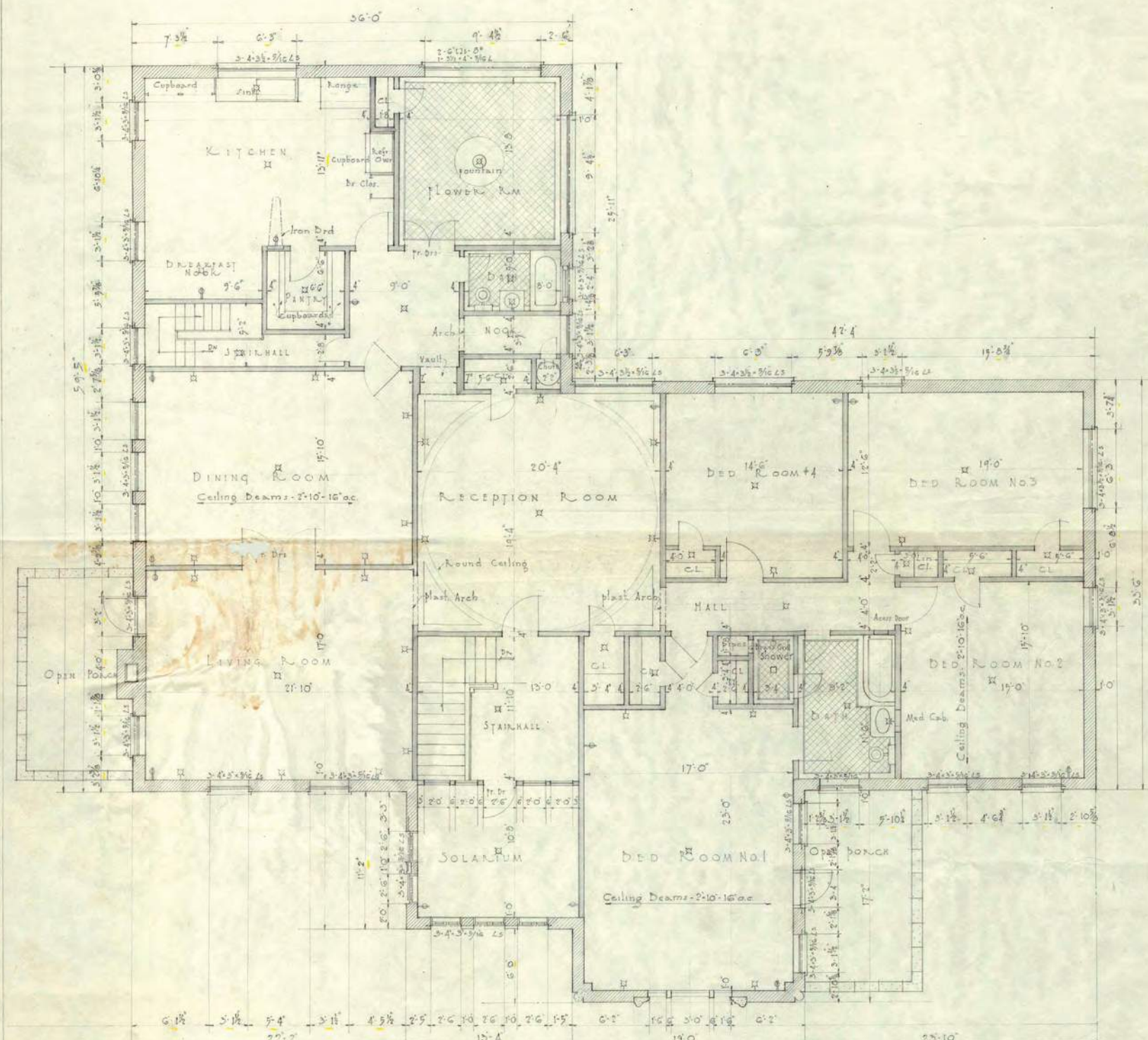
A. M. OKUN, C.E.R.A.
 Architect & Engineer
 27 COTTAGE ST.
 MONTICELLO, N.Y.



JOB NO 80
 SHEET NO- 7
 DATE 3/1/22
 DR. BY A

PROPOSED RESIDENCE
 FOR
 DEN YAGER ESQ.
 LIBERTY, N.Y.

A. H. OKUN, C.E.R.A.
 Architect & Engineer
 27 COTTAGE ST.
 MONTICELLO, N.Y.

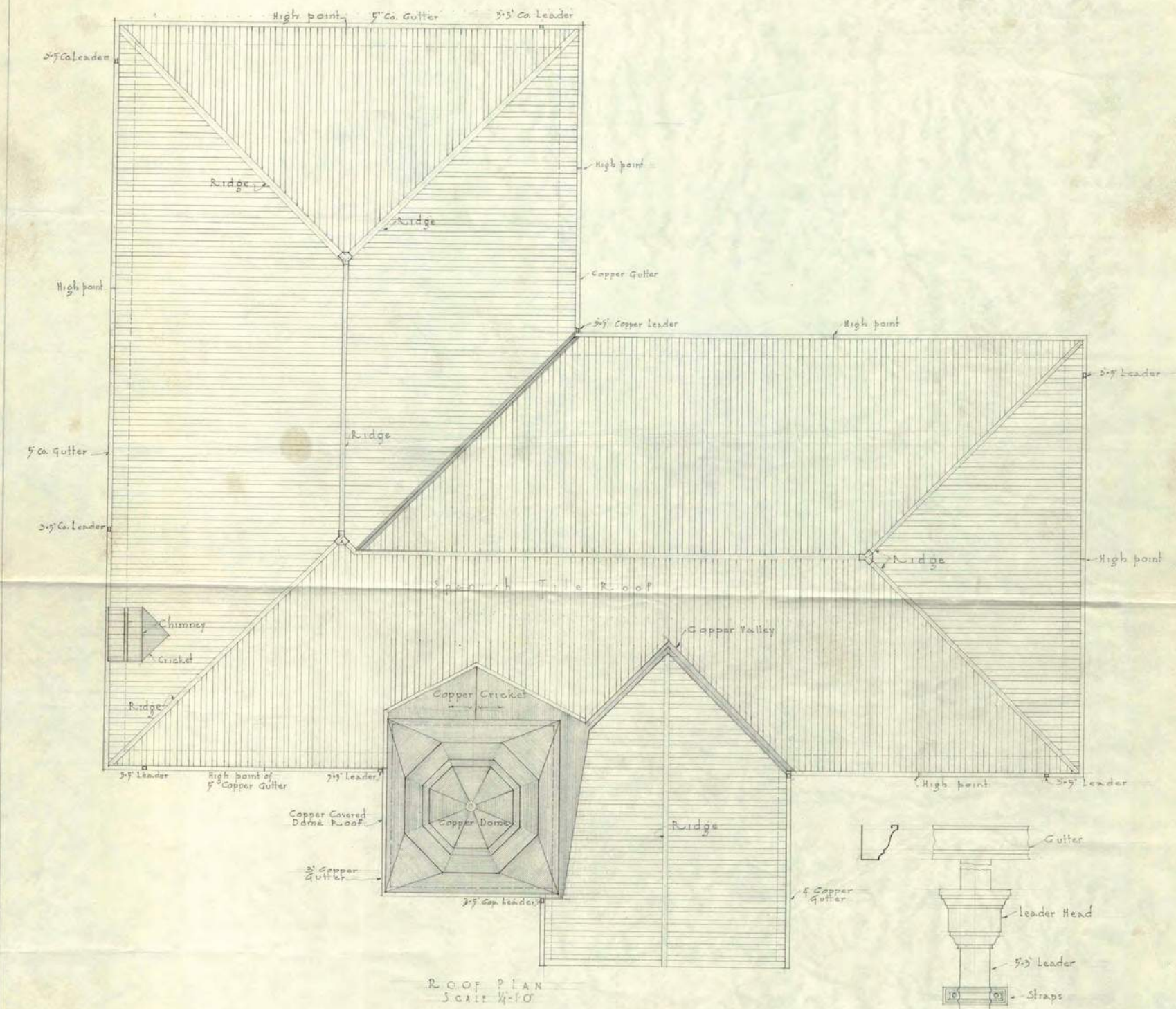


78'-4"
SECOND FLOOR PLAN
Scale 1/4" = 1'-0"

JOB No 00
SHEET No. 8
DATE 3/1/32
DR. BY A

PROPOSED RESIDENCE
DEN YAGER ESQ.
LIBERTY N.Y.

A. M. OWEN, C.E.R.A.
Architect & Engineer
27 COTTAGE ST.
MONTICELLO, N.Y.



JOB NO 80
SHEET NO 9
DATE 3/1/22
DR BY A

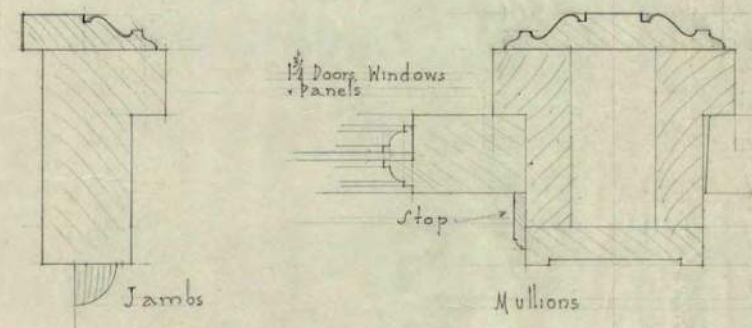
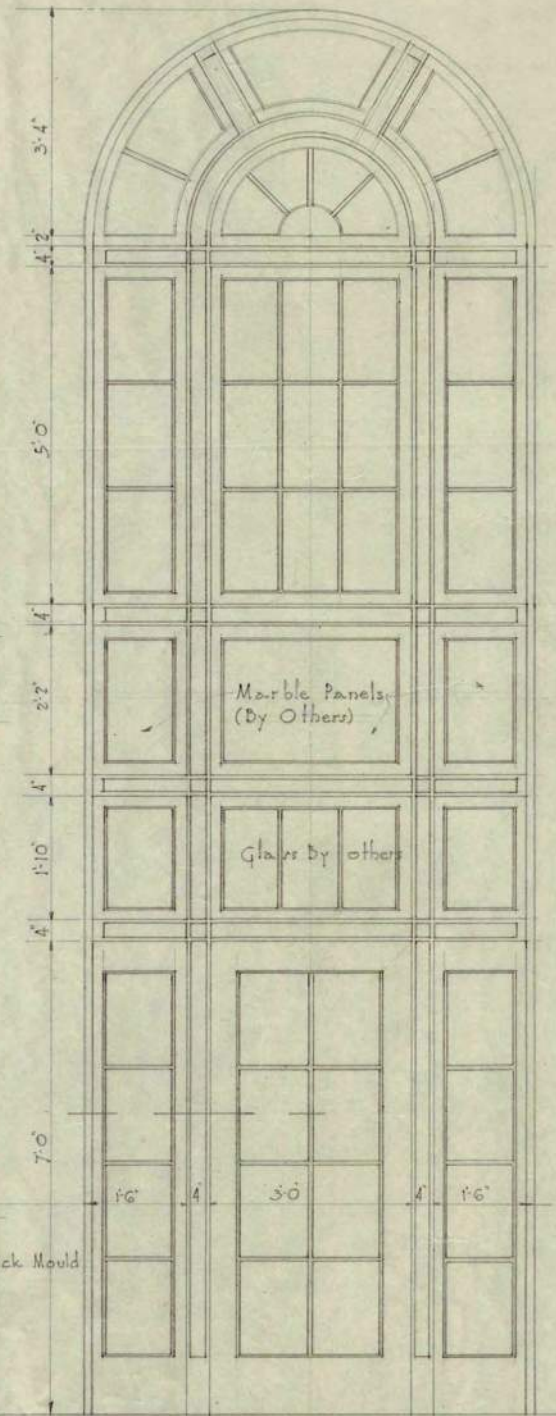
PROPOSED RESIDENCE
FOR
DIN YAGER Esq
AT
LIBERTY, N.Y.

A. H. OKUN C.E.R.A.
Architect & Engineer
27 COTTAGE ST
MONTICELLO, N.Y.



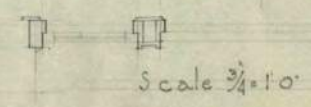
Floor Line

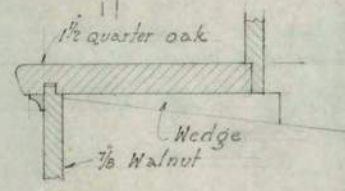
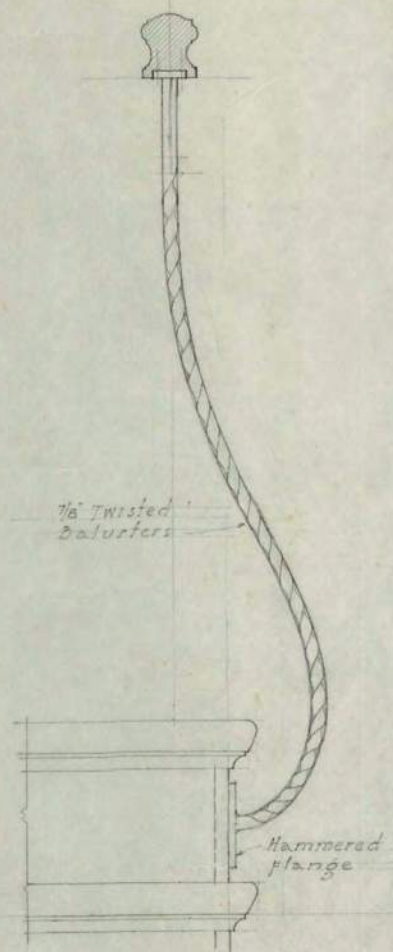
Ceiling Line



Scale Half Size

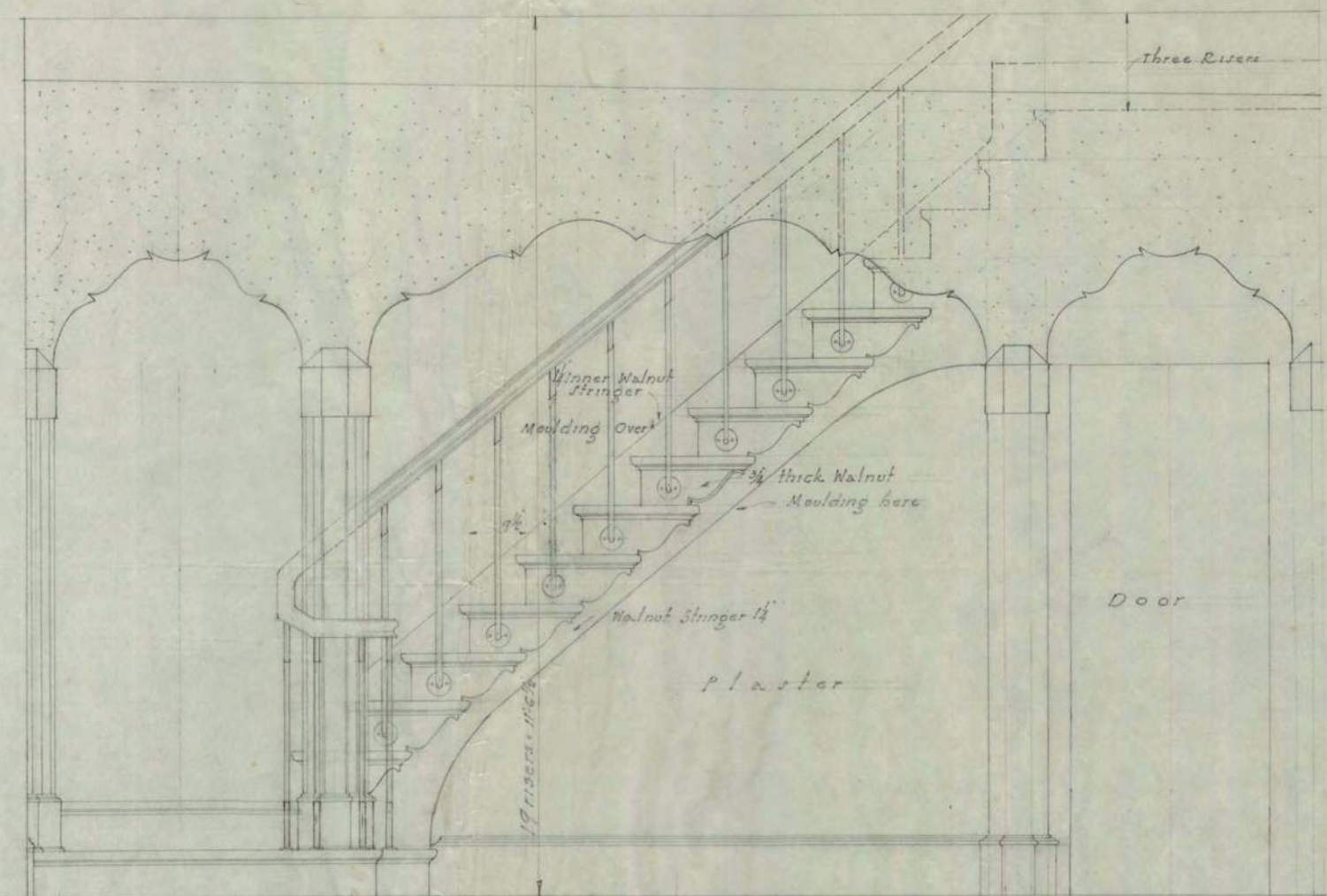
DETAILS OF WOOD WINDOWS - YAGER
 A. H. Okun Arch.
 5/7/32



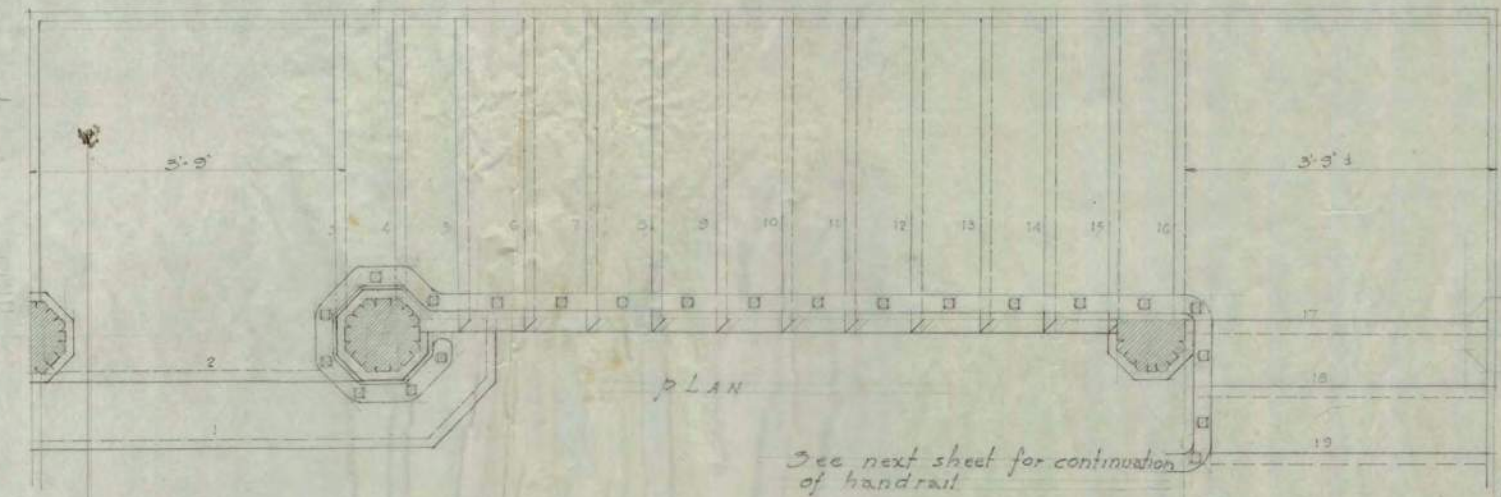


DETAIL OF RISERS & TREADS

NOTE: Contractors shall verify and check all dimensions at building. Balusters by Ornamental Iron Contractor.



FRONT VIEW

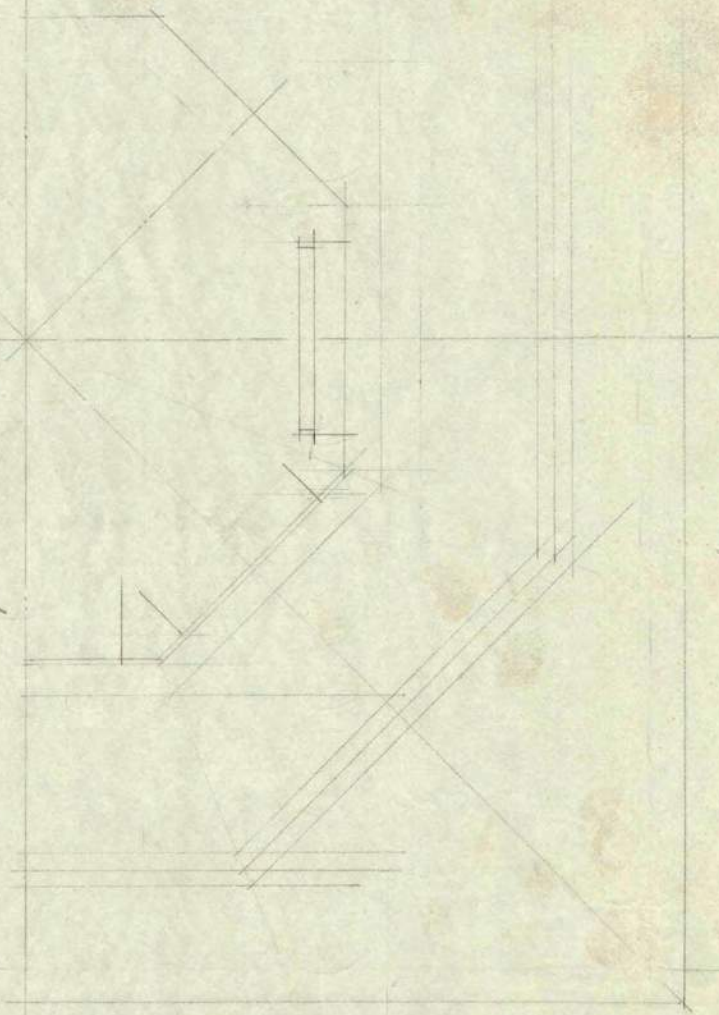
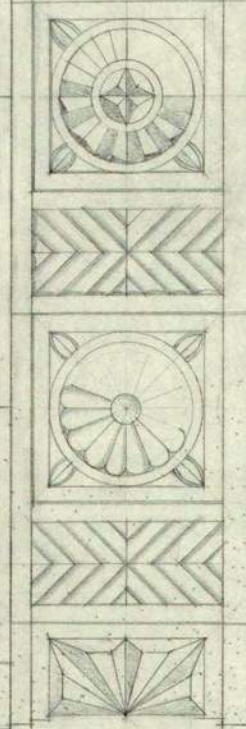
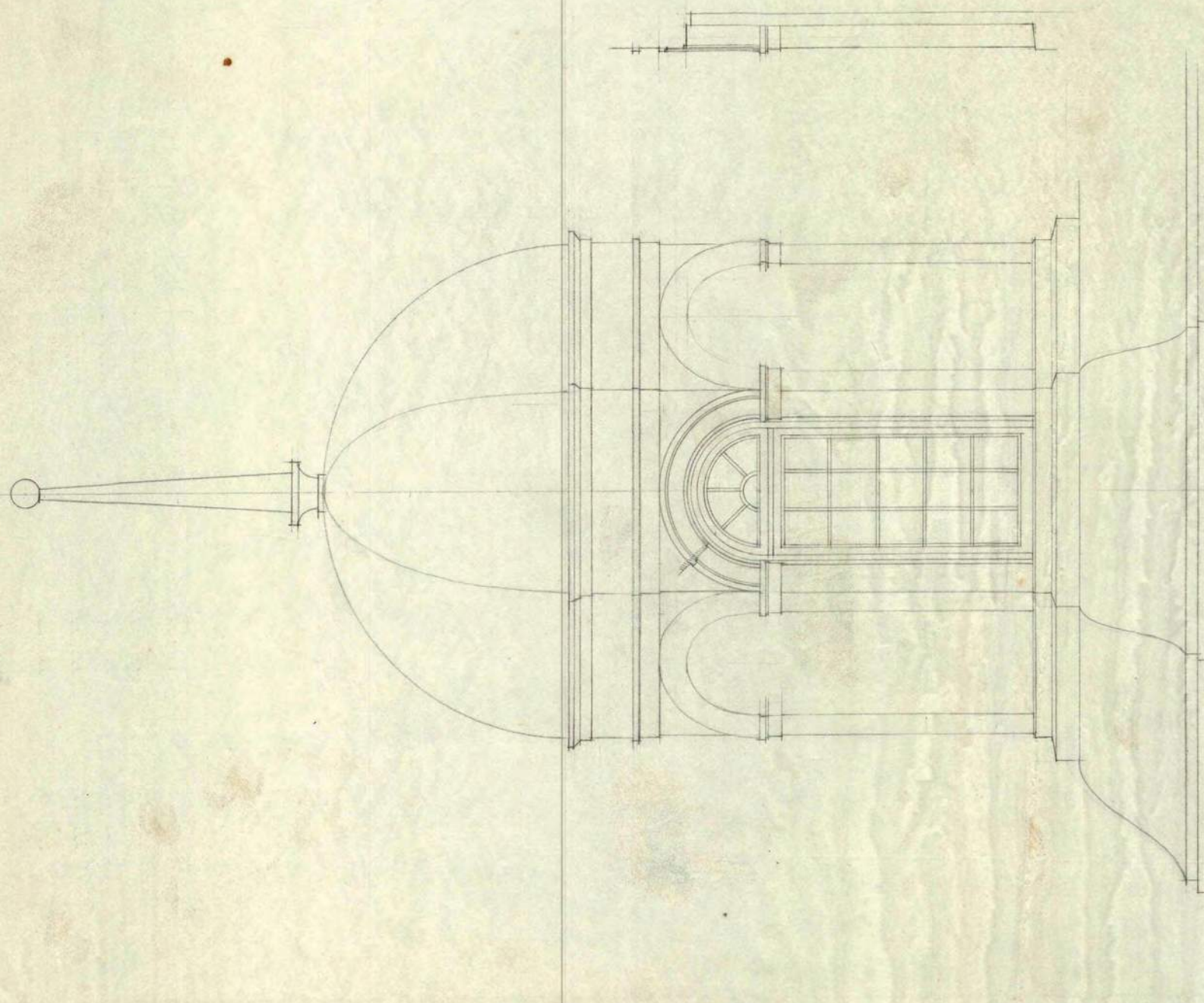


PLAN

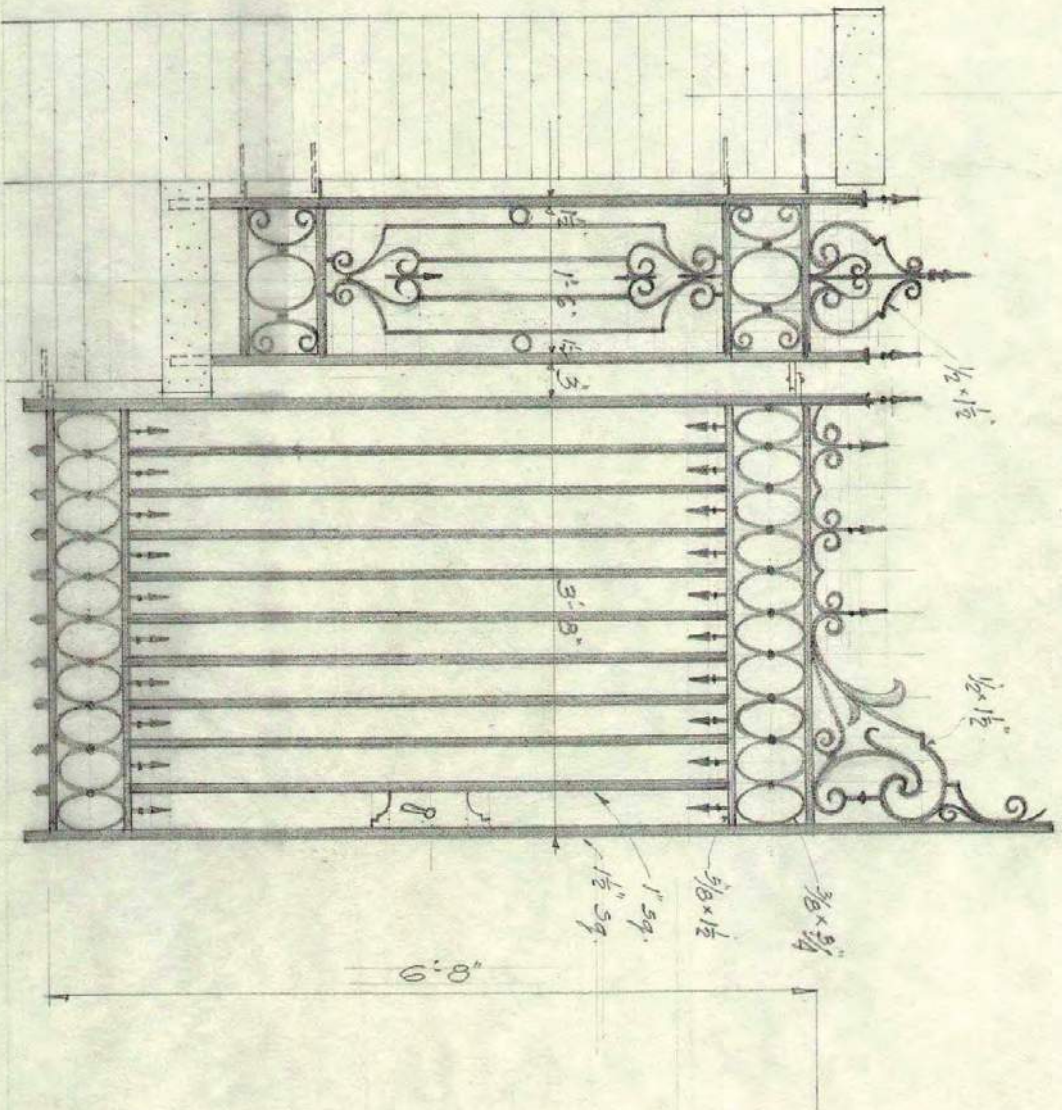
See next sheet for continuation of handrail

DETAIL OF STAIR FOR YAGER HOME
Scale 1/4" = 1'-0"



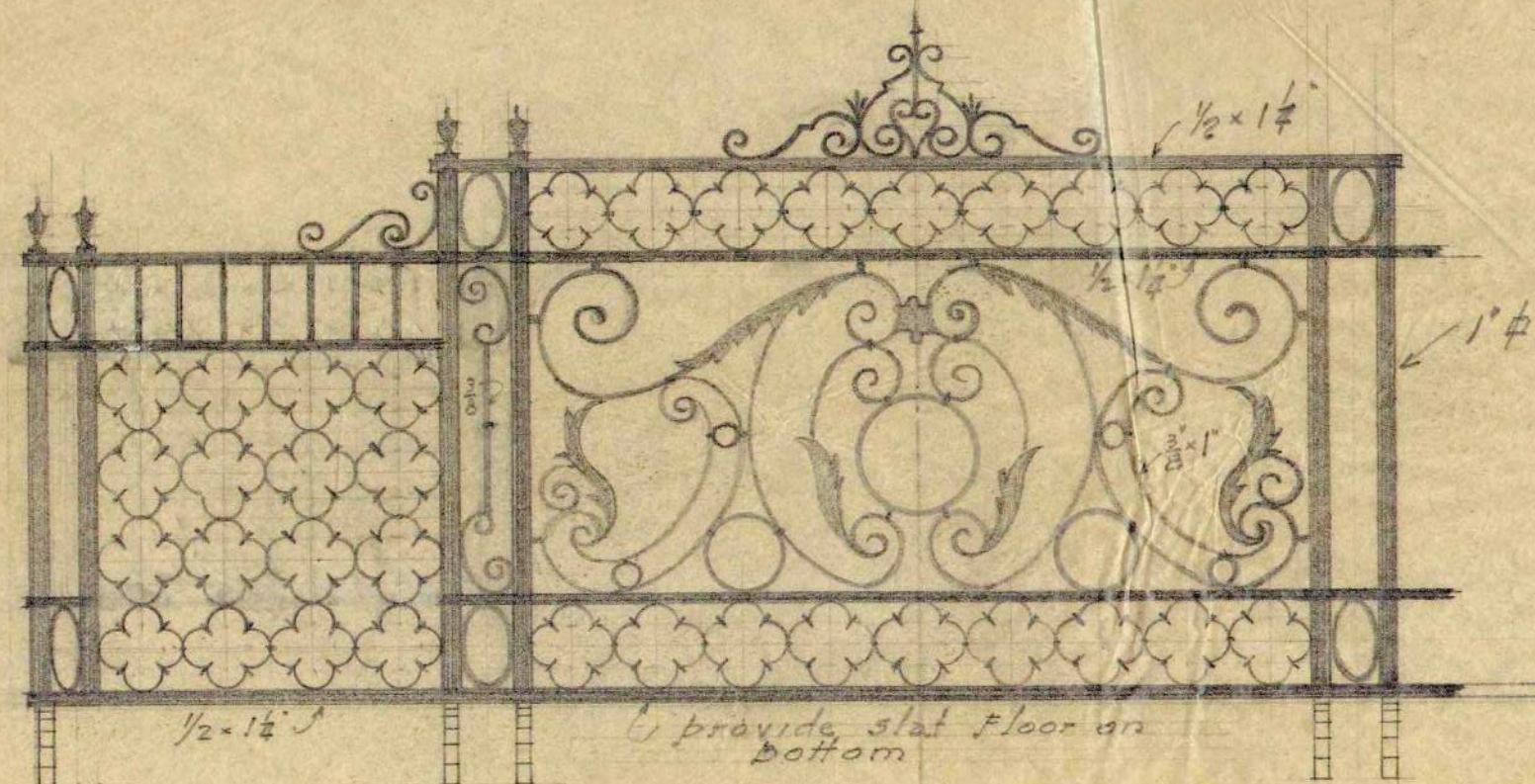


*Symmetrical Around \perp
Reqd two leaves as shown*



*ENTRANCE GATE TO YAGERS HOME
Scale $\frac{3}{4} = 1' - 0"$*

Symmetrical Around



1/2 x 1 1/2"

provide slat floor on bottom

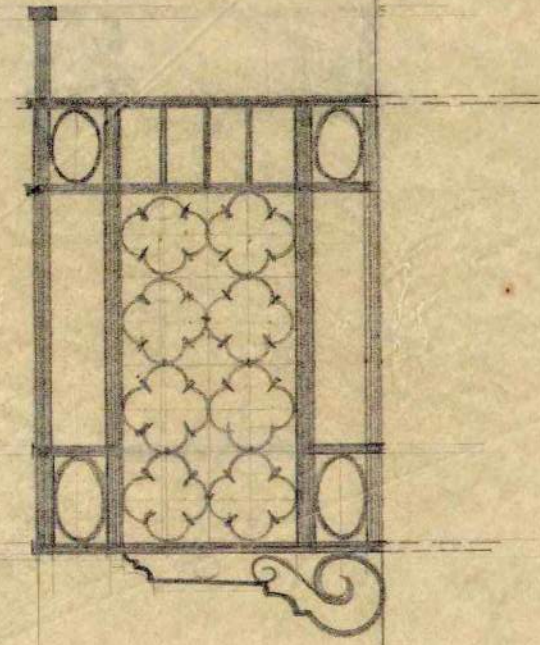
18"

4"

18"

18"

4"



16"

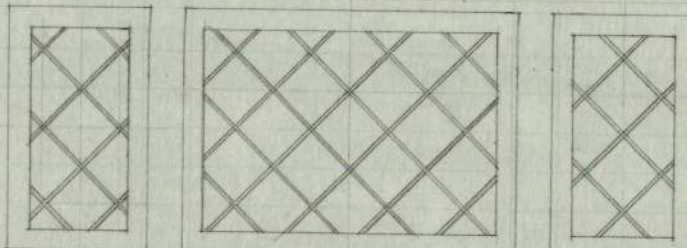
FRONT VIEW

SIDE VIEW

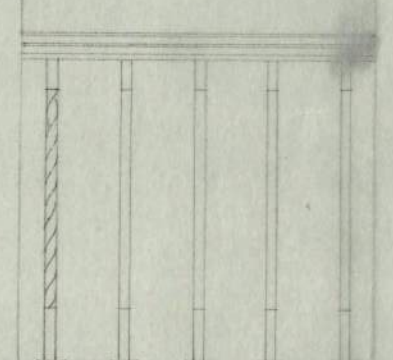
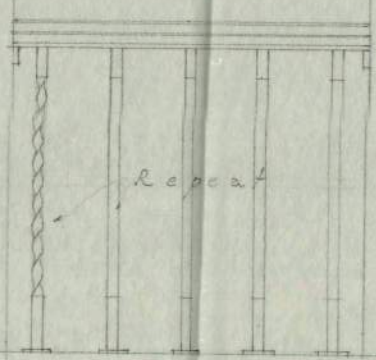
DETAIL OF BALCONY FOR BEN YAGER
scale 1/2" = 1'-0"

A. H. Okon - Architect - Monticello, N.Y.

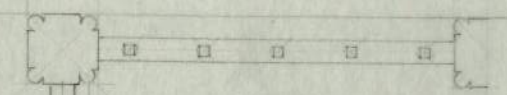
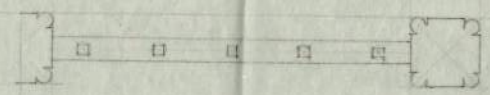
5/10/33



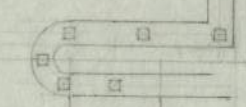
DETAIL OF TILE INSERTS UNDER BALCONY

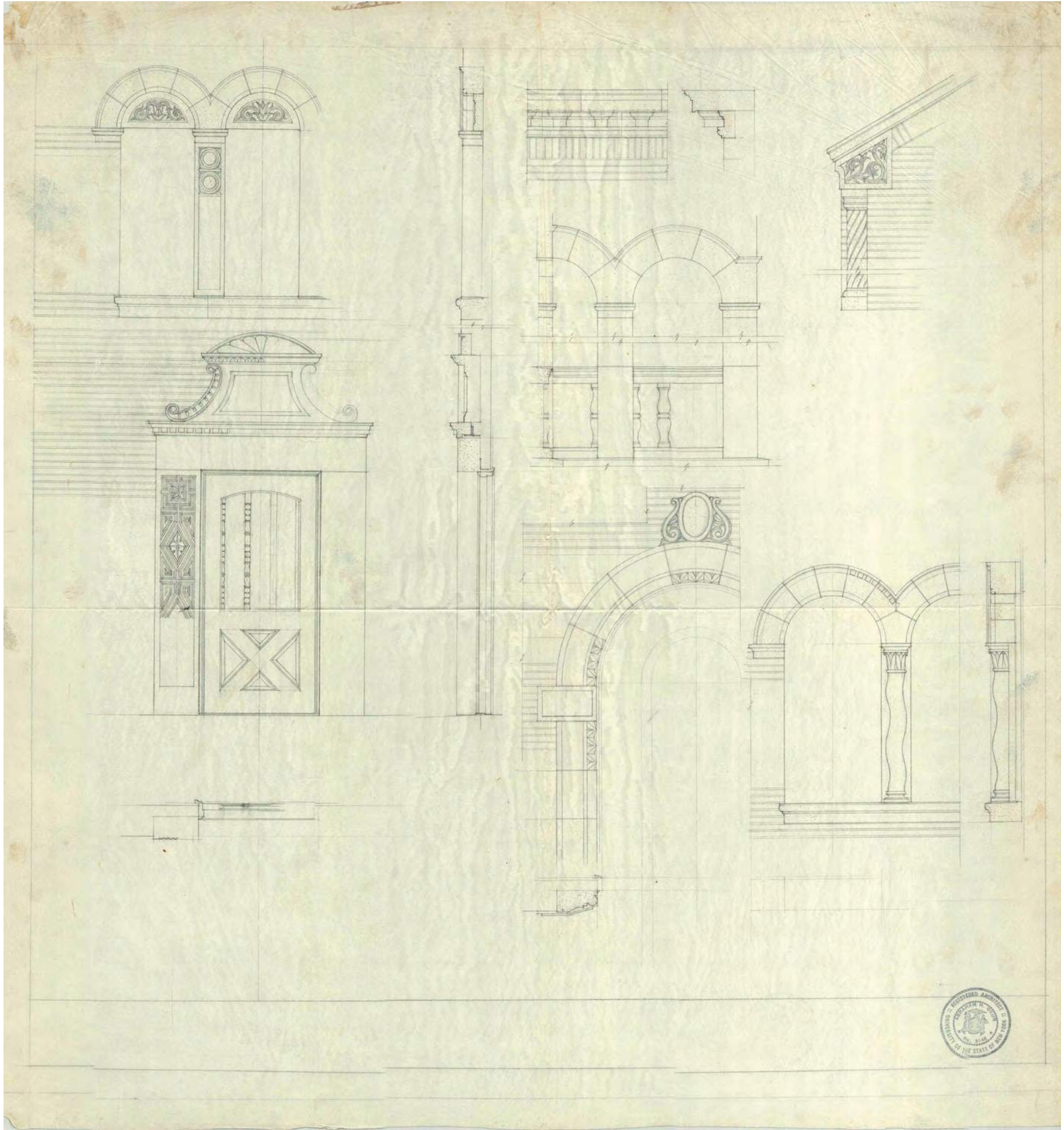


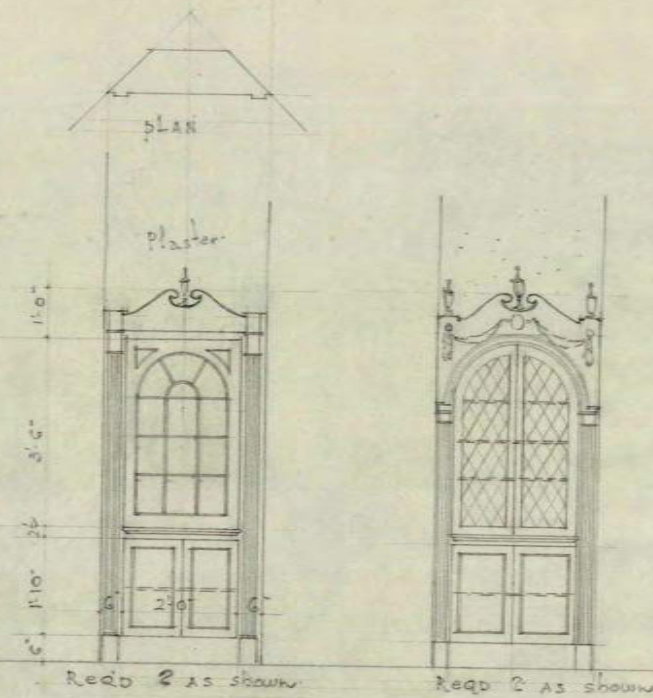
ELEVATION



DETAIL OF BALUSTERS AND RAILING OF STAIRWELL AND SOLARIUM
Scale 1/10



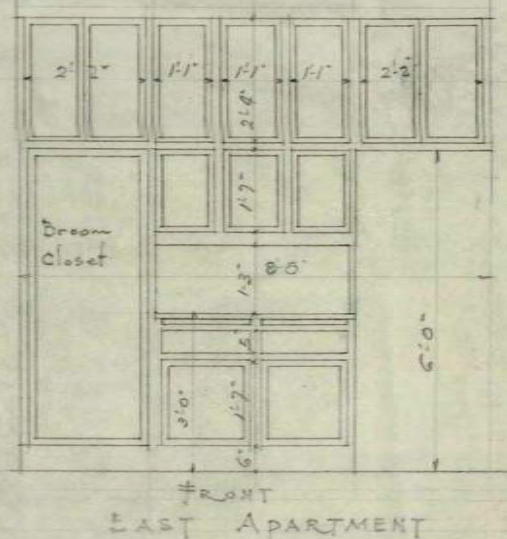
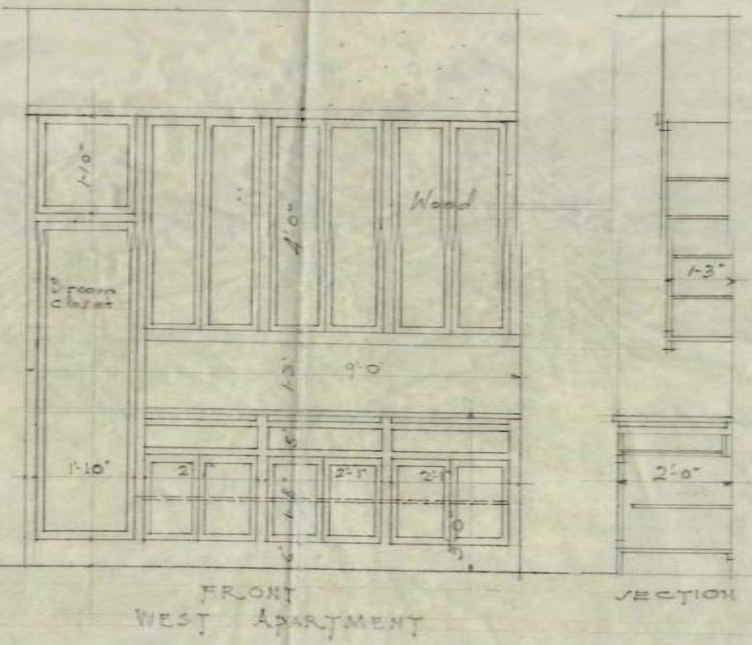
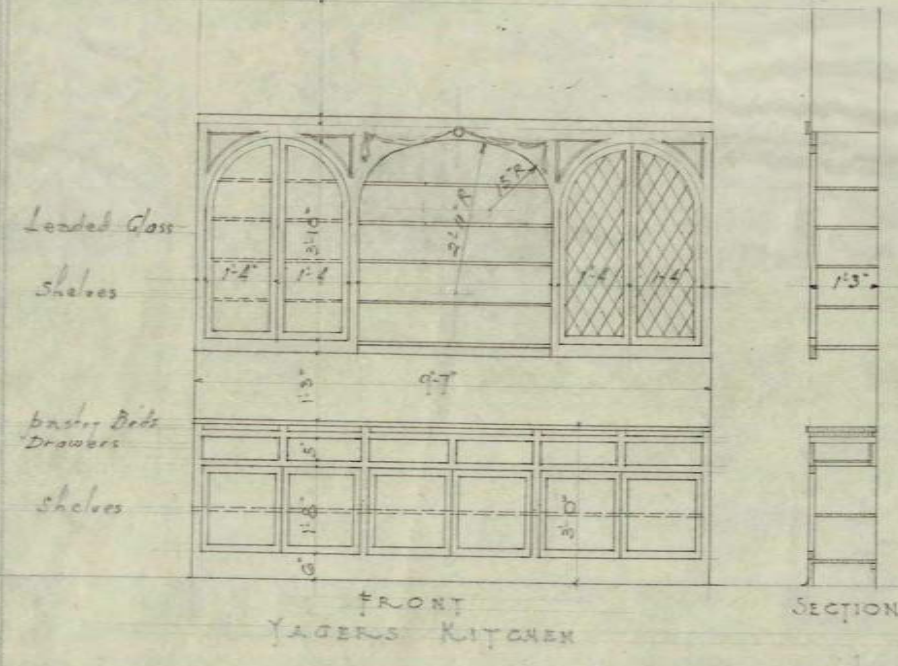
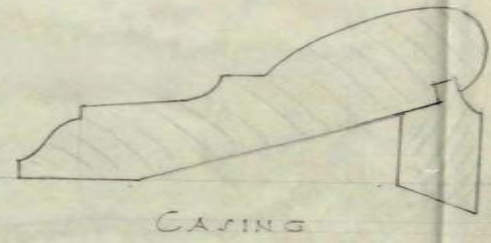
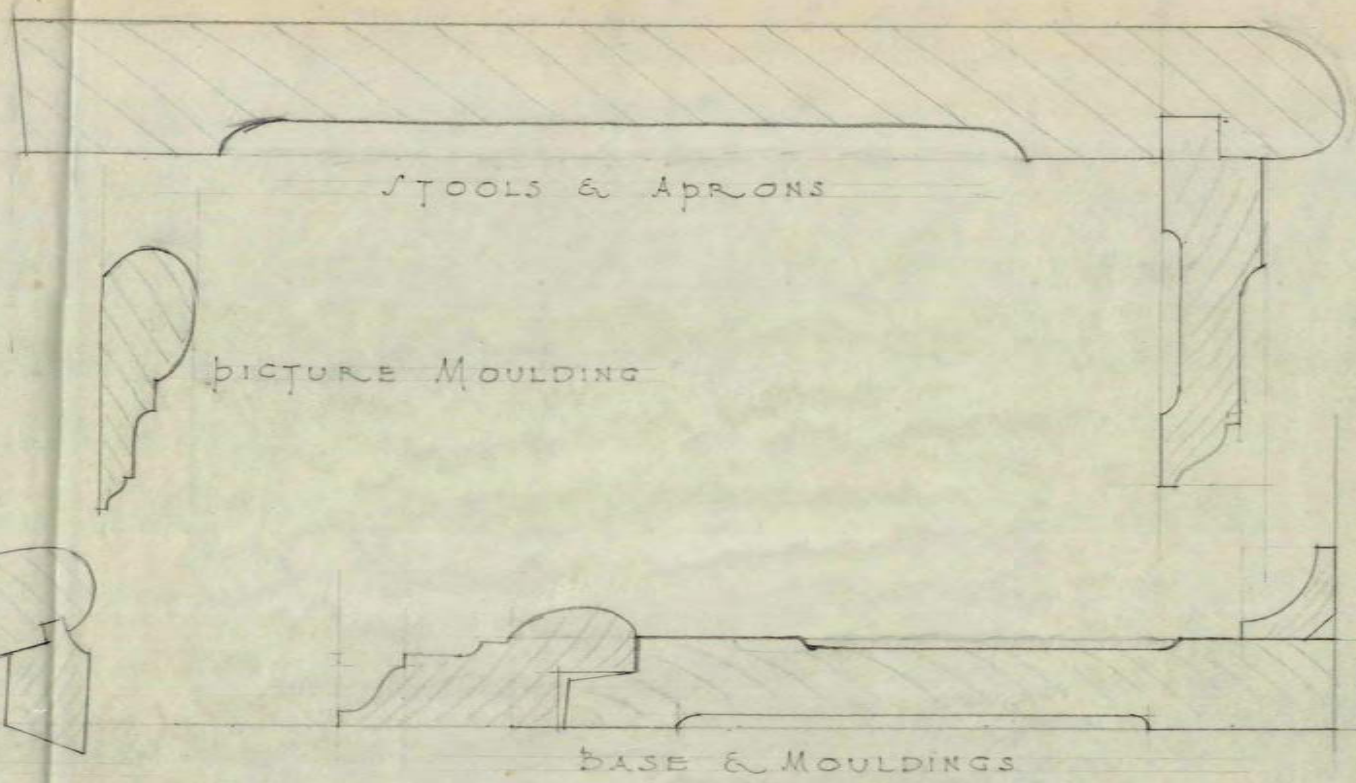




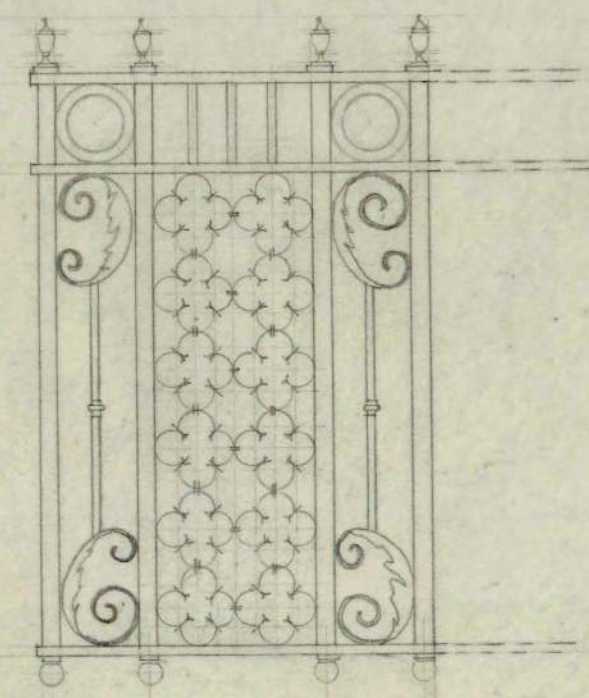
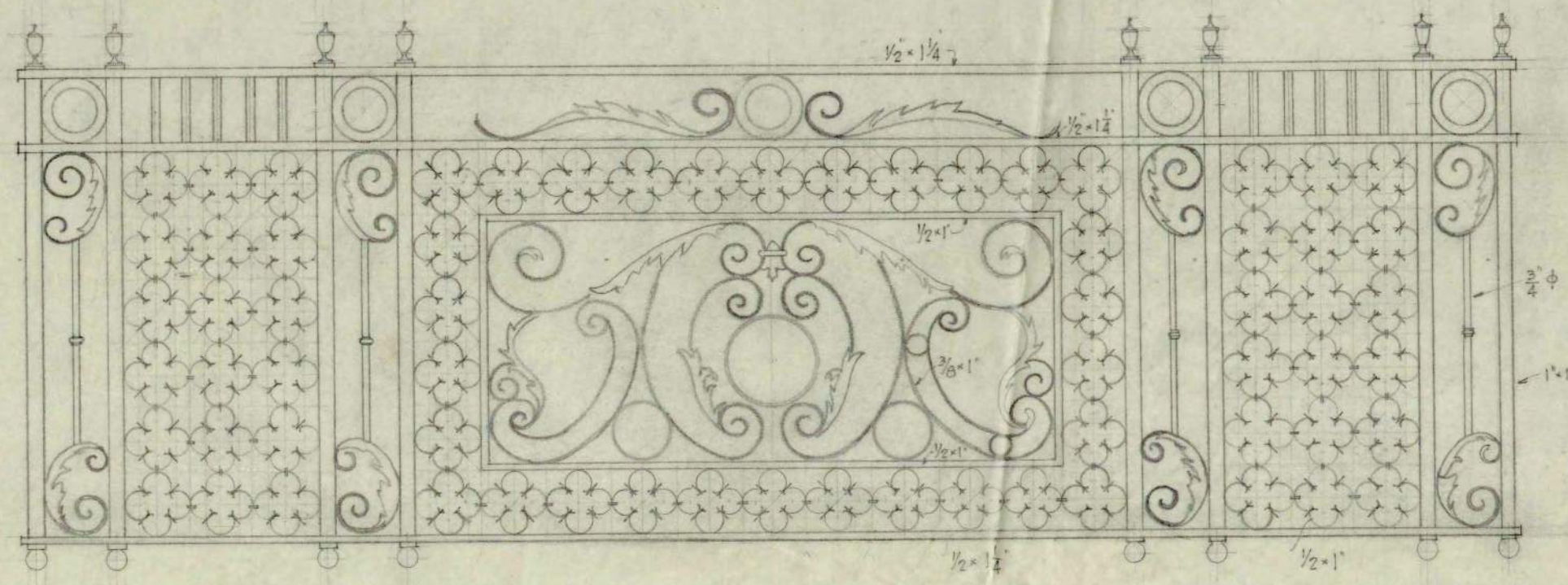
REQD 3 CHUTE DOORS
TO FIT 17x25 Rough open
with casing

REQD 5 BATH ACCENT DOORS
TO FIT 12x20 Rough open
no casing

REQD 2 DOORS TO FIT
14x28 Rough opening
NO CASING



A. H. Allen
Architect



FRONT VIEW
Scale 1/2" = 1'-0"

SIDE VIEW

DETAIL OF W. I. BALCONY



BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 105-41-0019
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Ted Bessette DATE: 8-20-76

1977 01 01

YOUR ADDRESS: Government Center
Monticello, N.Y. 12701 TELEPHONE 914-794-3000, ext. 224

ORGANIZATION (if any): Sullivan County Park & Recreation Comm.

IDENTIFICATION

- 1. BUILDING NAME(S): Residence
- 2. COUNTY: Sullivan TOWN/CITY: Liberty VILLAGE: Liberty
- 3. STREET LOCATION: 91 Chestnut Street
- 4. OWNERSHIP: a. public b. private
- 5. PRESENT OWNER: _____ ADDRESS: _____
- 6. USE: Original: residence Present: residence
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
Interior accessible: Explain private

DESCRIPTION

- 8. BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
e. cobblestone f. shingles g. stucco other: _____
- 9. STRUCTURAL SYSTEM: (if known) a. wood frame with interlocking joints
b. wood frame with light members
c. masonry load bearing walls
d. metal (explain) _____
e. other _____
- 10. CONDITION: a. excellent b. good c. fair d. deteriorated
- 11. INTEGRITY: a. original site b. moved if so, when? _____
c. list major alterations and dates (if known): _____

12. PHOTO:

13. MAP:



14. THREATS TO BUILDING: a. none known b. zoning c. roads
 d. developers e. deterioration
 f. other: vandalism
15. RELATED OUTBUILDINGS AND PROPERTY:
 a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: not maintained
 j. other: _____
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
 a. open land b. woodland
 c. scattered buildings
 d. densely built-up e. commercial
 f. industrial g. residential
 h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
 (Indicate if building or structure is in an historic district)

Located in an area of two story early wood frame houses

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

Grandest residence in the area.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: _____

ARCHITECT: _____

BUILDER: _____

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

21. SOURCES:

22. THEME:



BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY
UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Robert Mannino DATE: 7/12/78
YOUR ADDRESS: 340 E 57th St TELEPHONE: 751-7552
NYC NY 10022
ORGANIZATION (if any): _____

IDENTIFICATION

1. BUILDING NAME(S): Jaeger Estate
2. COUNTY: Sullivan TOWN/CITY: Liberty VILLAGE: _____
3. STREET LOCATION: 91 Chestnut (Previously called 100)
4. OWNERSHIP: a. public b. private
5. PRESENT OWNER: above ADDRESS: Vacant
6. USE: Original: Summer residence Present: On corner
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
Interior accessible: Explain large french doors
massive patios.



DESCRIPTION

8. BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
e. cobblestone f. shingles g. stucco other: tile roof, stained cement, wrought iron
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints
b. wood frame with light members
c. masonry load bearing walls
d. metal (explain) _____
e. other _____
10. CONDITION: a. excellent b. good c. fair d. deteriorated
11. INTEGRITY: a. original site b. moved if so, when? _____
c. list major alterations and dates (if known): remodeled kitchens (2) of 4 in house.



13. MAP:

photo shows some of the house. Not all there a 2 wing off center section.

I'll send more photos soon. The inside is so spectacular with a fountain on the 2nd fl.

14. THREATS TO BUILDING: a. none known b. zoning c. roads
d. developers e. deterioration
f. other: Neighborhood changing due to developers

15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn b. carriage house c. garage Bunderhouse
d. privy e. shed f. greenhouse
g. shop h. gardens
i. landscape features: Bates and Pillars
j. other: on embankment

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land b. woodland
c. scattered buildings
d. densely built-up e. commercial
f. industrial g. residential
h. other: Village

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)

Liberty is historically a resort town that thrived in the 30's-50's. Grossingers is several miles from the house.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

Unique Art Deco trim and design. Villa styled homes were in there frame in the 20's in the USA. Grossingers is of a similar style. Mansion of the 1920-50

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: _____

? ARCHITECT: _____

BUILDER: _____

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

Since Art Deco has become so popular New York should preserve all the wealth of this style it has. The Golger mansion is truly representative of high living during that era. Complete with an indoor pool this fabulous home has lovely workmanship, bathrooms etc.

21. SOURCES: That can never be duplicated.

Even the brickwork has a pattern that is Deco. The lantern on the front porch repeat the wrought iron Spanish influenced trim.

22. THEME:



NEW YORK STATE PARKS AND RECREATION, AGENCY BUILDING #1, EMPIRE STATE
PLAZA, ALBANY, NEW YORK 12238 - ORIN LEHMAN, COMMISSIONER

PRELIMINARY INFORMATION FORM FOR A BUILDING/STRUCTURE* PROPOSED FOR
NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES

1. Name of Building:
Common: Yeager Estate
Historic: _____

2. Location:
Street and number: 91 Chestnut Street
City/Town: Liberty County: Sullivan
Congressional District: _____
Congressional Representative: _____

3. Classification:
Ownership: Public Private Both
Status: Occupied Unoccupied
Accessible to the Public:
 Yes, but restricted to certain days or hours (explain):
we would open it during certain hours
Present use: none

4. Owner of Property:
Name: Robert Mannino
Street and number: 340 E. 57th St. (8A)
City/Town: NYC State: NY 10022

5. Location of Legal Description:
Courthouse/Registry of Deeds: _____
Street and number: _____
City/Town: _____ State: _____

6. Representation in Existing Architectural or Historical Surveys:
Title of Survey: _____
Date of Survey: _____ Federal State County Local
Depository for Survey Records: _____
Street and number: _____
City/Town: _____ State: _____

Title of Survey: _____
Date of Survey: _____ Federal State County Local
Depository for Survey Records: _____
Street and number: _____
City/Town: _____ State: _____

*Other forms are available for historic districts and archeological sites.

7. Description:

A. Condition: Excellent Good Fair Deteriorated
Ruins

B. Site: Original Moved

If structure has been moved please enclose photographs showing structure on original site, and state location of original site, date of move, and reason for move: _____

C. Interrelationship of Building and Surroundings:

Describe surrounding landscape, relationship of all structures on property to the topography and to each other, and nature of streetscape or surrounding neighborhood.

At one time, Chestnut Street was "the" street to live on in Liberty. Currently the neighborhood has deteriorated, causing the grandness of this mansion to be tarnished. The house is built on a hill, with a bank and entrance gates to sidewalk. The houses directly around are not as well kept as they should be. A low income housing is being built 2 blocks away which I feel would ruin the area.

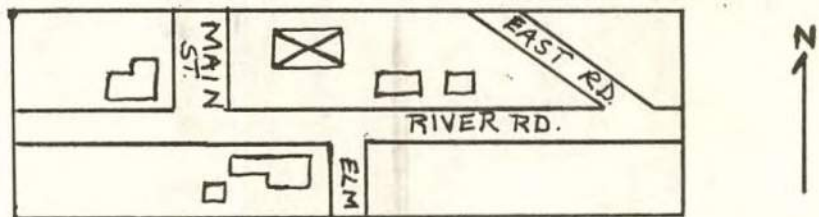
Please Enclose with this form completed Building/Structure Inventory Forms for all outbuildings on the property.

D. Shape of Plan:

Please draw a sketch indicating shape of plan and names of nearby streets. Include related outbuildings and a north arrow. Show relationship to surrounding buildings. Use additional sheet.

Example:

Chestnut St.
Hadden Place

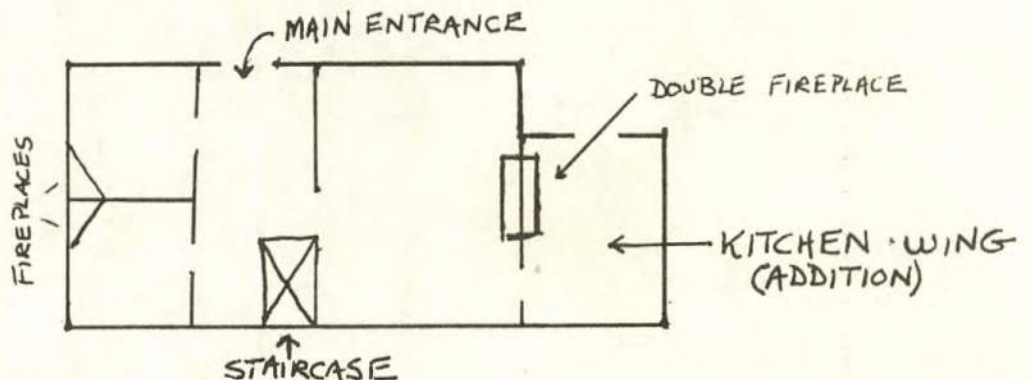


E. Floor Plan:

Please draw a sketch of each floor and attach to this application. Include a north arrow.

Example:

This is very involved, as the house has 32 rooms. We will be glad to send a copy of original plans.



Mechanical Systems:

Describe any important systems. Provide dates when electricity, plumbing, etc., were installed, if this information is available.

Alterations and Additions:

Provide detailed description of all alterations or additions including dates or periods. Describe nature, extent, and dates of any restoration. Identify architect if known. Attach additional sheets if more space is needed.

7. H. Photographs:

Please Enclose informational snapshots showing all sides of the building, important interior features, and close up views of significant exterior and interior features. Note: inventory forms for outbuildings require snapshots of exteriors.

Please Enclose three(3) copies each of several views of the site to accompany the National Register Nomination Form. These should be professional quality, glossy, black and white prints must be recent (i.e., no older than two years) and should include a general exterior view, a view showing the environment or context in which the property is located, and views of significant exterior features.

IMPORTANT: Please identify each photograph on a separate piece of paper and carefully attach to the photograph with a paper clip. Do not write on the back of the photographs. Do not staple identification data to photographs. Note location of negatives.

10. Geographical Data:

Size of property in acres: 1½

Please Enclose with this submission an original U.S. Geological Survey Map (7.5 Minute Series) with the property clearly, but lightly, marked in pencil.

For a property of more than ten acres in area, please enclose a plot plan with dimensions for each side of the lot and please mark precise boundaries lightly in pencil on U.S.G.S. map.

For a property of more than ten acres provide a verbal boundary description including street names, property lines, geographical features, etc. _____

11. Form Prepared By:

Name: _____
Street and number: _____
City/Town: _____ State: _____
Telephone: _____ Date: _____

Please Note: A survey must normally occur prior to nomination of an individual property. Please confer with the Historic Preservation Field Services prior to submitting this application. (518-474-0479)

The information provided in this application should be as complete and as accurate as possible. An incomplete application must be returned, thereby causing long delays in the review of the property for nomination.



HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN: _____

IDENTIFICATION

Property name(if any) _____

Address or Street Location _____

County _____ Town/City _____ Village/Hamlet: _____

Owner _____ Address _____

Original use _____ Current use _____

Architect/Builder, if known _____ Date of construction, if known _____

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Explain: _____

ATTACHMENTS

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn map indicating the location of the property in relation to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Prepared by: _____ Address _____

Telephone: _____ Email _____ Date _____

(Continued on reverse)

PLEASE PROVIDE THE FOLLOWING INFORMATION

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.



Condition:

The property has been vacant since the 1980s. Multiple leaks, a hole in the roof and lack of temperature and humidity regulation have created some significant issues. These include structural damage to the floors and roof as well as deterioration of the plaster. Defects in the gutter system have exacerbated some of the aforementioned issues and also created some exterior brick deterioration and biological growth. In addition to neglect, the property has been vandalized which has resulted in multiple broken windows.

Alterations:

All of the documented exterior renovations were made prior to 1960 making them significant in their own right. Only alterations that were documented either through land records or newspaper articles have been included within this section. The complete extent of alterations done to the building has almost certainly not been documented.

Exterior alterations include the addition of a 752sf deck in 1936, a 160sf covered porch and a 192sf enclosed porch in 1950. Interior alterations include the addition of an indoor swimming pool and card room in the basement of the building in 1941 and the conversion of the building from three apartment units to four apartment units.

Narrative Description:

The Yeager Mansion is located at 91 Chestnut Street in the Town of Liberty, NY. The building is on a corner lot with Chestnut Street defining the southern edge and Hadden Road defining the west side of the property. The building is orientated to the south but primary access is now gained through a side door on the west side, accessed from Hadden Road.

Benjamin Yeager purchased the 135'x 265' lot on the corner of Chestnut and Lincoln from the Harry Beck, Dr. Singer and the Dr. Ravesky Estate in 1931. That same year Yeager commissioned Abraham H. Okun who designed the Spanish Eclectic Style mansion. Construction of the mansion was completed in 1936 at a cost of approximately \$30,000. The result was an 18 room, two story, masonry construction building and a full basement. The interior was divided into three apartments; two apartments on the first floor and one apartment on the second floor. The two first floor apartments were intended to be occupied by Benjamin's daughters and the single second story apartment by Benjamin Yeager and his wife.

An aerial photo comparison to a 1924 Sanborn map, corrected in 1941 indicates that the building has not been altered substantially. It maintains the same general "L" shape as it did at the time of construction. One of the most significant alterations was the interior addition of a swimming pool and connecting card room in the basement circa 1940.

The south façade fronts onto Chestnut Street and is the most elaborate. A poured concrete stepped walkway curves up a gentle slope before transitioning to wide concrete steps connecting to the front porch. The floor of the porch is red brick in a herringbone pattern. The porch has no overhead cover and features a terracotta balustrade. The front entrance is a large wood door with an elaborate terracotta door surround. It features a geometric pattern with a floral design in the center and dental molding along the lintel which is

topped with a mission style parapet shape. The windows on this façade all have arched transoms with an arched terracotta surround.

The building has a hip roof and is constructed using red, Spanish style clay barrel tiles. The same material is used for the coping along the ridge of the roof. There are two hipped dormers on the rear of the building which have the same tile roof but have brick patterned asbestos siding. The gutter system appears to be a more modern addition or replacement and is brown aluminum. The building has a large cornice that varies in style around the building but appears to be uniformly constructed of terra cotta. There is a single chimney present on the exterior of the structure. It is located on the western façade and is constructed of the same buff brick as the exterior wall.

The exterior walls are constructed of brick. However, there are two distinct brick types and patterns. The building facades fronting on Chestnut and Hadden Road are buff brick and are set in a diamond pattern. There are slight color variations in the brick which highlights the geometry and there is a brick header relief at each of the four corners of each diamond. The north side of the building has buff brick on the northern most portion of the building but the diamond pattern does not continue. The north side of the building that sits farther to the south and the east sides are red brick constructed in a common bond. There is a horizontal belt course uniformly encompassing the building that delineates the exposed foundation from the first floor. It has a row of vertical headers atop of the vertical band of buff stretchers. There is a single chimney present on the exterior of the structure. It is located on the western façade and is constructed of the same buff brick as the exterior wall.

The buildings windows vary significantly but the most common window type is true divided-lite casement window. There are a number of variations within this type which include eight lite with a four lite transom, eight lite with an arched transom and two lite with a two-lite transom. The windows on the lower

level vary but are most elaborate on the front façade. The left side of the front entrance is a set of three 16 lite windows with a fan transom window. They are divided by engaged columns that mimic a colonnade and with lotus capitals. Each of the arches above the window has the same dental molding seen on the front door. To the right of the entrance is a two-story Palladian window with a wrought iron Juliette balcony. The windows at the rear of the building have buff brick sills and lintels. A single buff brick header belt course acts as both the second floor window lintels and the visual division between the exterior walls and the beginning of the cornice. While some of the window muntins appear to have been replaced the originals are made of a ferrous metal, as evidenced by a significant amount of rust in some areas, which have been painted black.

The foundation of the building is primarily aboveground with some areas completely exposed due to the grade changes on the property. The foundation is poured concrete with multiple hopper windows on each side of the building. At the rear of the building is a three bay garage with white aluminum doors. Access was provided off of Hadden Road by a narrow driveway.

The interior of the structure is significantly deteriorated but through the deterioration it is clear that the interior walls are also masonry construction with a lath and plaster finish. There is also clear evidence that the building was constructed for multi-family use as two of the kitchens are still partially intact. Generally there is at least partial evidence of many original details including a significant amount intact plaster details, arches, decorative paint, wallpaper and hardwood flooring.

Development Timeline 91 Chestnut:

12.10.1931:

- 135'x 265' lot on the corner of Chestnut and Lincoln from the Harry Beck, Dr. Singer and the Dr. Ravesky Estate.
- To build 18 room house of the "Spanish castle" type
- Cost of \$25,000-\$30,000
- Two apartments on the first floor and one apartment on the second floor. Two first floor apartments to be occupied daughters and the single second story apartment by Benjamin Yeager and his wife.

01.14.1932:

- Tillie and Sarah Yeager to marry Samuel Albert and Jack R. Korbin
- Benjamin Yeager is the head of the Sullivan County Oil Company.
- Mansion currently under construction where the three couples will live.

07.13.1933:

- Yeager family moves into their mansion in Liberty

10.04.1940:

- Swimming pool completed in the basement.
- Adjoining the new swimming pool is a card room and bar grill. "Yeager's expected to entertain lavishly".

Benjamin Yeager:

-President of Sullivan County Oil Company

-President of Maimonides Hospital, Liberty, NY

-Townsmen, Village of Liberty

Improvements:

Porch-open/deck	752.00 sq ft	Good	Fair	1936
Indoor Swimming Pool	Unknown	Unknown	Unknown	1940
Conversion from 3-4 units	Unknown	Unknown	Unknown	1941
Porch-enclosed	192.00 sq ft	Good	Fair	1950
Porch-covered	160.00 sq ft	Good	Fair	1950
Paving-asphalt	400 x 4	Average	Good	1960