

**Noble Chateaugay Windpark and Noble Belmont Windpark
Historical Resource Impacts Mitigation Plan
June 8, 2007
(subject to agency approval)**

Background

It has been determined that the proposed Noble Chateaugay Windpark and Noble Belmont Windpark (“Noble” or “Project”) will have an adverse visual impact on National Register Eligible (NRE) properties and the historical landscapes in their Areas of Potential Effect (APE) in their host Towns of Chateaugay and Belmont (and surrounding vicinity) in northeastern Franklin County, New York (Host Communities).

The practicality of direct mitigation of these impacts is limited because of the size of Project facilities and their broad regional visibility. Therefore, Noble will undertake a number of “indirect mitigation” activities that can help preserve historical resources in the affected communities and make them accessible to local residents and visitors. The following discusses the development of a Mitigation Plan that includes activities that are appropriate to the state of preservation of historical resources in the Host Communities.

Development of a Mitigation Plan

Process and Budget. Noble will establish a Plan Committee to oversee the expenditure of Plan Budget funds for each Town and make determinations whether further expenditures are warranted on identified Projects. This Committee would include representatives of NYS OPRHP, DPS, DEC, USACE, the Towns of Chateaugay and Belmont (as appropriate) and Noble.

The proposed total Budgets for historical resource impact mitigation under this proposed Plan are as follows:

Town of Chateaugay	\$194,400
Town of Belmont	\$37,800

During the life of the Project, Noble will make substantial PILOT and Host Community Agreement payments to each host Town. It is our intention that projects commenced under this Mitigation Plan can become vehicles in which each Town can continue to invest over time with some of these Project revenues, to sustain and expand on them.

Consultation with Town Officials. Noble has set up a plan to work with local officials, including Town Supervisors, Historians, Local Historical Societies, and interested Town Council members, to develop some working criteria for Mitigation Plan activities. These officials include:

Chateaugay

The Chateaugay Town Board
Chateaugay Historical Society

Bellmont

The Belmont Town Board

Project Criteria. In consultation with State and Federal agencies, Noble developed a cultural and historical resource Mitigation Plan for its Clinton County Windpark projects in 2006 (“Clinton County Plan”). This Plan proposed as working criteria for any proposed “historical mitigation” Project or activity, that any such Project should:

1. Have historical significance;
2. Serve a public historic purpose;
3. Be a “good investment”; and
4. Be appropriate to the state of preservation of local historical resources.

Candidate Projects. Based on the assessment of local needs and interests with Chateaugay and Belmont officials, Noble proposes a list of candidate local historic preservation Projects, as follows:

Chateaugay

- Archival storage containers and products necessary to correctly archive a historical collection
- Technological equipment required for the collection and maintenance of quality archives for documents, photographs, books, personal papers and artifacts.
- Evaluate the Chateaugay Town Hall for historical restoration;
- Develop a local history curriculum at the Chateaugay Central School District; and
- Buy and install historic property markers.

Bellmont

- Collect and archive local historical records, including photographs;
- Erect a Town Historical Society information kiosk;
- Develop a local history curriculum at the Chateaugay Central School District; and
- Buy and install historic property markers.

Mitigation Plan Activities

Building Preservation Projects. A component of the Mitigation Plan is to initiate, and continue to develop over time, a bricks-and-mortar Project in each community for a structure or site that is historically significant for that community. A historic resource has been identified for the Town of Chateaugay. The approach to studying the resource in Chateaugay, and to its subsequent preservation, will differ based on multiple factors, including but not necessarily limited to scale, physical condition, historic integrity, and proposed end use. Implementation of the historic building/site component of the Plan also requires a flexible approach and will proceed in stages, the conclusion of each stage requiring or confirming a decision as to the next step. For example, initial investigations may indicate that a proposed Project is not feasible or that, for reasons of condition or historic integrity, the proposed Project will not yield as great a preservation benefit as an alternative Project. Collaboration with the Plan Committee and with SHPO to assess options and anticipated outcomes will be crucial throughout implementation of the Plan.

In general, the process for the candidate building/site will begin with a physical inspection, supplemented by historic research, in order to assess the existing conditions, historic significance, and historic integrity of the candidate structure. Following assessment of condition, planning for the building/site may take one (or more) of several possible directions, including design and documents for initial stabilization; a plan for overall conservation, repair, and/or restoration; a plan for rehabilitation and adaptive reuse; or a determination that rehabilitation or restoration is not beneficial and/or feasible, leading to selection of a more beneficial Project.

Noble proposes to retain the services of Argus Architecture and Preservation, PC in Troy, New York (Argus), to develop the reuse plan. Upon approval of this proposed Plan, a formal work proposal will be solicited from Argus. The Clinton County proposal from Argus is attached for reference.

Chateaugay Town Hall. The Town Hall on Main Street, apparently dating from the late nineteenth century, has been identified as a candidate Project. The building had a fire in 1940 leaving only the stone and brick structure standing; it was restored in 1941 and is in need of further restoration.





The proposed approach to these historic resources will encompass all the standing structures as well as associated site features. Historical data and documents provided by the Town will be reviewed and additional historic research undertaken, as required for understanding the history and significance of each structure. A detailed physical inspection will be made of the structures and sites by qualified historic architects and engineers. The Existing Conditions Assessment resulting from the inspection will also assess historic integrity and identify any urgent repairs or stabilization work recommended. Following review of the Assessment, the next step would be either design for urgent work or planning for rehabilitation, and possibly both.

Assuming that, following the Assessment, the Town Hall remains a strong candidate for rehabilitation, the conceptual planning would include the following components: preparing measured drawings of the buildings; preparing a site survey; drafting a program of reuse with the Plan Committee and/or Town representatives; Code and accessibility analysis; a conceptual design for the building and site as pertinent; an outline scope of work; a Project budget; and recommended phasing or sequence of work. Preparation of detailed design and construction documents for the rehabilitation work may then proceed according to recommended phasing and availability of funding.

Archiving. Noble proposes to hire a professional firm, Jettner and Sickler, Consultants, Records Management from Schenectady, New York, to continue to train local residents in archiving techniques, and grant writing, such as Local Government Records Management Improvement Fund (LGRMIF) and other Documentary Heritage Program grants, to sustain the Town's current archiving programs over time. Jettner and Sickler's proposal for the Noble Clinton County Plan is attached hereto as indicative of some of the work they would be asked to propose for the Towns of Chateaugay and Belmont (see Attachments).

Local History Curriculum Development

Noble proposes to fund several Curriculum Days at the local high school, Chateaugay High School, to develop a curriculum on local history.

Funding and Reporting to Agencies. Funding of Plan activities will begin within 60 days of Plan approval and will continue up to budgeted levels in accordance with Plan Committee approvals.

Noble will submit semi-annual reports on Plan progress to OPRHP, the DPS, NYSDEC, and USACE, by Project heading, summarizing program status, expenditures, and estimated dates of completion.

Attachment 1

***JETTNER & SICKLER, CONSULTANTS
RECORDS MANAGEMENT
2369 West Old State Road, Schenectady, New York 12306
(518)355-9084 or (518)673-3161 email: ou52@aol.com***

October 22, 2006

Mr. Mark Lyons
Director, Project Development
Noble Environmental Power
7430 State Route 11
Churubusco, New York 12923

Dear Mr. Lyons:

Thank you for making it possible to meet with you, the Town Historians and Town Clerks of Ellenburg, Clinton and Altona on October 17 in order for us to make the enclosed proposal for the Inventory and written Needs Assessment.

We enjoyed meeting with you and look forward to the opportunity to work with those Towns next summer.

Should you have any questions, please feel free to contact us.

Sincerely,

Alicia Jettner & Kathy Sickler.
Records Management Consultants

Enclosures
AJKS: kfb

Attachment 2

**JETTNER & SICKLER, CONSULTANTS
RECORDS MANAGEMENT
PROPOSAL
For
NOBLE ENVIRONMENTAL POWER
Altona, Ellenburg, Clinton, New York
October, 2006**

The Consultants, Alicia Jettner and Kathy Sickler, d/b/a Jettner & Sickler, Consultants, is a records management consulting group which has worked on records management Projects for local governments throughout New York State and Connecticut. Ms. Jettner has a Masters Degree in Public History and has completed Ph.D. course work for History: Public Policy, with Information Services Policy as her cognitive field. She has 16 years experience as a Records Management Consultant. Ms. Sickler, former Town Clerk of a municipality with a population over 30,000, has 25 years experience in Records Management and Office Administration and has received international recognition for outstanding leadership in Records Management (International Institute of Municipal Clerks). Both consultant resumes and reference lists are attached to this proposal. The following proposal is based on the site visits to the Altona, Ellenburg, and Clinton Town Halls on October 17, 2006, and interviews with the Town Clerks and Town Historians during these visits.

SCOPE OF SERVICES:

Town of Altona: Maintains a total of 328.75 cubic feet of records.

Town of Ellenburg: Maintains a total of 138.5 cubic feet of records.

Town of Clinton: Maintains a total of 253.5 cubic feet of records.

- **INVENTORY:** Consultants will inventory records of the three Towns and collect data on a laptop computer. Data to be collected: Record Series Title, Date Span, Volume, Archival Designation, Retention Period, Retention Schedule Number, current location, BOX ID (to be assigned by consultant if located in a box), and destruction-eligible date (if applicable). The data base CD original will be provided to the Town Clerk. All records will be inventoried to determine which are archival and which preservation needs for the archival records will be required.
 - **Archival designation:** The consultants will work with the Town Historian(s) to develop criteria for designation of Archival/historical records.
 - **Destruction lists:** A helpful and immediate outcome of the inventory process will be the creation of individual destruction lists that identify obsolete records which may be immediately removed from Town holdings. Use of this list by the Town Clerk will assist the Town in removal and help free up record storage space for permanent and historical record holdings. When no records management procedures have been in place, usually about 30% of record holdings will be designated as obsolete and can be removed and destroyed according to New York State Retention and Disposition Schedule MU-1.

PRODUCTS: An inventory control system for the records holdings in CD format. The CD can be utilized by the Town Clerk(s) as an index to records and maintenance of the destruction/disposition schedule MU-1. A full or half day (whichever is necessary) meeting with each of three Town historians to develop criteria for Town archival records.

- **NEEDS ASSESSMENT:** The Needs Assessment will include appraisal of:
 - Storage needs;
 - Preservation and conservation needs for historically significant records Archival, recommendations related to enhancement of service to the Public Access, and retrieval tools for archival collections;
 - Preservation tools such as microfilm, and/or photocopying; and
 - Funding and staff needs.

This includes recommendations for development and enhancement of an Archival Program for each of the three Towns.

NOTE: *A Needs Assessment report cannot be provided without the inventory information and on-site visits.*

PRODUCT: A written Final Needs Assessment Report will be submitted to each of the three Towns. All three Needs Assessment Reports will be submitted to Noble Environmental Power.

- **TRAINING:** The Consultants will provide training to the Town Historians in care and handling of archival records, preservation methods, and arrangement and description of archival records.

PRODUCT: The Town Historians for each of the three Towns will receive one day of training each.

- **GRANT WRITING:** Grant writing services include information gathering, budget form and grant form completion, and writing of the narrative portion of the application. The Consultants will submit the applications to the appropriate Town Clerk or Historian. The Town is responsible for obtaining the appropriate signatures on the application(s) and copying the required quantity for submission. Consultant services for grant writing for the New York State LGRMIF are \$2,000 each OR \$5,000 if one large cooperative grant is to be prepared for all three. Consultant services for grant writing for the National Archives is \$3,000 per grant because the Federal grant applications are longer and more labor intensive.

FEE STRUCTURE:

The fee structure is based upon the quantity of records to be inventoried, required time for on-site inventory, criteria development, training, and required off-site days to produce the remaining scope of services.

Fees:

1. **Inventory** of Town records for three inclusive Towns\$9,250
 Archival designation, with 3 Town Historians to develop
 criteria
 Site visits to Town Halls and private homes of Town officials
 to gather inventory information,
 Creation of **destruction lists** of obsolete records,
 Creation and delivery of 3 **CD database(s)** to each Town
 Clerk.

2. **Needs Assessment** Reports for three inclusive Towns\$9,000

3. **Training** three Town Historians in preservation care of archival
 records.....\$3,000

4. Travel:
 Lodging\$1,400
 Travel (Meals and Mileage) expenses\$1,500

 TOTAL (without grant-writing services)\$24,150

5. Grant writing services (to be determined)
 A. LGRMIF, New York State..... \$2,000 each.
 Or, Cooperative for all three Towns\$5,000

 B. Federal..... \$3,000 each

 TOTAL to be determined. Who will pay for what grant application.

NOTE: Jettner and Sickler will be available to start and complete the scope of services June through August 2007 only.

Provided contracts are signed and start dates established by December 2006, a 5% discount may be applied to items 1 and 2 above.

Attachment 3

Alicia A. Jettner RESUME

45 Reed Street
Canajoharie, NY 13317
(518) 673-3161

EDUCATION:

State University of New York at Albany: pending Ph.D. History; Public Policy; enrolled September, 1994. Course-work completed 1999.

Masters Degree: History; May, 1987. Oral Field Exam: passed with distinction May, 1987.

Certificate of Advanced Study in Public History: 1987.
Course-work included Archives/Records Management, Historical Agency Management and Interpretation of Historical Resources.
Awarded S.U.N.Y. Benevolent Association Research Grant: January, 1987.

State University of New York at Oneonta: B.A. Degree: Dual Major: Anthropology/Studio Art: 1984. Anthropology/Archeology; Northeast Native American Culture. Archeology Field School: SUNY at Oneonta, Summer 1983.

CERTIFICATES: New York State Archives:

- How to Manage Local Government Records,
- Inventory Techniques,
- Planning Workshop,
- Introduction to Archives,
- Archival Records.

EXPERIENCE: Jettner & Associates: Principal, 11/90-present. Consultant in Public History.

Jettner & Sickler: Principal: Records Management Consultants: 2002-present.

- Records Management/Archival Projects: 1990-present: see separate attachment.
- Fort Plain Museum: 1991-2000. Grant writing, expansion of museum, archeology, educational program development, accession of collections.
- Hall of History, Empire State Aerosciences Museum and Charlton Historical Society: Grant writing, planning for museum expansion and program development. 1995-2000.
- Mayfield Historical Society: 1995-99, 2003.
- Helderberg Workshop: Archeology field instructor: 1995-97.
- Environmental Consulting Associates: research for Stage 1A Environmental Impact Statements: 1993-97.
- Cooper, Erving Savage, Nolan & Heller: historical research: 1993.
- Dutch Barn Preservation Society: Supervision of a feasibility study for development of historic structure/land easement program: 1992-93.
- Rachel Bliven: subcontracted research for Saranac Lake National Register Nomination and Research for Kingston Visitor Center exhibit: 1991.
- Hudson-Mohawk Institute: "Roll on River" workshop series for senior citizens: 1991.

EXPERIENCE: (continued)

Maggie Boepple Associates, Ltd.: Administrative/Legislative Assistant: 1989-90.

NYSOPRHP: Division for Historic Preservation; Historic Preservation Program Assistant: 1987-89. Writing and Editing National Register Nominations and presentations to the State Review Board for Historic Preservation.

Crailo State Historic Site: Park and Rec. Aide: 1985-87. Responsibilities included: research, interpretation of site, educational programming, and collections care.

Bureau for Engineering, City of Albany: Cartographic Consultant: archival processing of historic maps: 1986.

County of Albany; Deputy County Historian; exhibit preparation for official Albany City Tri-centennial exhibit at Albany City Hall; design, educational content and installation: 11/85-1/86.

Hartgen Archeological Associates: 1984-1985. Included Archeological field survey and laboratory work.

Albany County Historical Association: research Assistant: 1984-1985.

Albany City Records Library: historical research, archival processing, 1979-1980.

City of Albany Bureau for Historical Services: historical archeology: 1977-1979.

AFFILIATIONS:

- Center for Applied Historical Research: Advisory Committee Member: 2004-present.
- New York State Association of Local Government Records Officers: member: 1991-present.
- Dutch Barn Preservation Society: Charter Member and Trustee: 1986-1994.
- Fort Plain Museum: Trustee: 1995-2000.
- Hudson-Mohawk Institute: Advisory Board: 1989-1996.

SKILLS: Computer skills, writing, grant writing, organizational skills, exhibit preparation, educational program development and implementation, brochure development, records management, teaching (workshops), and research.

Attachment 4

Kathleen M. Sickler, CMC/RMC
CONSULTANT, RECORDS MANAGEMENT
2369 W. Old State Road, Schenectady, NY 12306, Ph: (518) 355-9084

OBJECTIVE

To assist clients with developing and/or managing a complete record management program for their municipality.

PROFESSIONAL SUMMARY

Over twenty years experience with office management: Highly efficient Project management, organization, and planning skills. Have designed and implemented policies and procedures necessary for office and inter-office success. Have effectively: solved problems, accomplished multiple deadlines, and achieved both short- and long-range goals. Adept at: culturally diverse environments, planning, and strong interpersonal skills. Excellent: team player with a positive attitude and sincere desire to assist others. Have been responsible for record management grant writing and administration of received grant funds. Have served on State Archives grant review panels. Experience with multi-media environments.

MANAGEMENT AND LEADERSHIP

Board of Directors: New York Association of Local Government Record Officers (NYLAGRO) 1994-2000
President: Albany-Schenectady Town Clerks' Association 1999-2000
President: Guilderland Public Library 1999, member 1991-'99
First Chairman – Capital Region Annual Archives Dinner: 1996, member –'99
Member – Association of Record Management Administrators (ARMA): 1995-'96, 2002, 2003, 2004
Member – International Institute of Municipal Clerks: 1990 – present
Certified Municipal Clerk: 1993 – present
Registered Municipal Clerk: 1999 - present
Invited contributor – Governor's Task Force Committee: 1998-'99
Invited contributor – NYS Office of Technology, electronic policies: 2000

PRESENTER – SPEAKER

NYALGRO – various record management topics
New York State Town Clerk's Association – Campaigning, CSEA relations
NY Association of Town Clerks' – Albany-Schenectady – various topics
Bryant and Stratton Business School – Human relations, interoffice relations

AWARDS

New York State Archives: 1999 Cheryl Steinbeck for outstanding leadership in Records Management
International Institute of Municipal Clerks 1998 for utilizing technology and manual systems in Records Management
Elected 4 consecutive terms as Town Clerk, for population exceeding 30,000

EXPERIENCE

Eight years of: Staff development, evaluation, recruiting, interviewing, administration and supervision, fund raising, public service
Nine years procuring Record management grant and municipal funds that enabled: inventory, needs assessment, planning, development and implementation of 2 record centers, various microfilm programs, software procurement, cost benefit analysis, and workflow analysis.

RECORD MANAGEMENT EDUCATION

State Archives Certificates (sampling):

- “How to Manage Local Government Records”
- “Conducting a Physical Inventory”
- “Introduction to Micrographics Quality Control Procedures”
- “Appraisal of Archival Records”
- “Developing an Archival Program”
- “Removing the Mystery from Micrographics”
- “Managing Electronic Records”
- “Preservation of Archival Records”
- “Records Management Program Planning & Development”
- “Introduction to Business Process Analysis”
- “Managing Your Current Records”
- “Developing Information Policy” (2)
- “Electronic Document Solutions”
- “Intergovernmental Business Via the Internet”
- “Implications of Legal Discovery”
- “Managing Records in an Automated Environment”
- “Using the Internet to Provide Government Services”
- “Managing the Records on Your PC”
- “Electronic Document Imaging”
- “Business Process Analysis”
- “Conducting a Needs Assessment”

New York Association of Local Government Record Officers (NYALGRO)

Past Board member, attended all training schools 1991-present

Academy for Advanced Education – International Institute of Municipal Clerks (IIMC)

12 hours – Records Management

24 hours – Leadership, Diversity, & Other personnel issues; Assertiveness Training

Former Freedom of Information Officer (FOIL) 8 years

Notary Public

Attachment 5

JETTNER AND SICKLER, CONSULTANTS RECORDS MANAGEMENT CLIENT LIST

INVENTORY/PLANNING:

- Village of Schoharie, NY: 2002-2003
- Town of Hunter, NY: 2002-2003
- Town of Cobleskill, NY: 2002-2003
- Town of Kinderhook, NY: 2003-2004
- Town of Ghent, NY: 2003-2004
- Town of Carlisle, NY: 2004-2005
- Town of Conesville, NY: 2004-2005
- Town of Halcott, NY: 2004-2005
- Town of Southington, CT: 2005-2006, 2006-2007
- Town of Coxsackie, NY: 2005-2006
- Catskill Central School District, NY: 2005
- Village of Kinderhook, NY: 2005-2006
- Town of Warren, NY: 2005-2006
- Town of Delaware, NY: 2005-2006
- Town of Windsor, NY: 2006-2007
- Town of Stratford, CT: 2006-2007
- Town of Charlton, NY: 2006-2007
- Town of Bloomfield, CT: 2006-2007
- Town and City of Torrington, CT: 2006-2007

INACTIVE RECORDS:

- Town of New Scotland, NY: 2001-2002
- Town of Oneonta, NY: 2002-2003, 2003-2004
- Village of Schoharie, NY: 2003-2004
- Town of Hartwick, NY: 2003-2004
- Town of Ghent, NY: 2004-2005
- Town of Cairo, NY: 2004-2005
- Town of Kinderhook, NY: 2004-2005
- Town of Gilboa, NY: 2004-2005
- Town of Carlisle, NY: 2005-2006
- Town of Albion, NY: 2005-2006
- Town of Charleston, NY: 2005-2006
- Town of Conesville, NY: 2005-2006
- Catskill Central School District, NY: 2006-2007

ACTIVE RECORDS:

- Town of New Scotland, NY: 2002-2003
- Town of Oneonta, NY: 2004-2005
- Town of Oneonta; Court, NY: 2005-2006

HISTORICAL RECORDS:

- Town of Kinderhook: 2004-05
- Town of Gilboa: 2005-2006
- City and Town of Hartford, CT: 2006-2007

MICROFILM:

- Town of Copake, NY: 2002-2003
- Town of Cobleskill, NY: 2003-2004
- Town of Bethlehem, NY: 2004-2005
- Town of Kinderhook, NY: 2005-2006

ELECTRONIC DOCUMENT IMAGING:

- Town of New Scotland, NY: 2004-2005
- Town of Cobleskill, NY: 2004-2005
- Town of Kinderhook, NY: 2006-2007
- Town of Mata, NY: 2006-2007
- Village of Corinth, NY: 2006-2007
- Village of Schoharie, NY: 2006-2007
- Town of Ghent, NY: 2006-2007

DISASTER PLAN DEVELOPMENT:

- Town of New Scotland, NY: 2003-2004
- Town of Conesville, NY: 2006-2007

Attachment 6

JETTNER AND ASSOCIATES: ARCHIVES AND RECORDS MANAGEMENT PROJECTS:

INVENTORY/PLANNING PROJECTS:

Albany County Hall of Records: 1991-1992
Town of Bethlehem: 1992-1993
Troy Housing Authority: 1998-1999
Town of Waterford: 1992-1993
Averill Park Central School District: 1993
Village of Waterford: 1993-1994
Fonda-Fultonville Central School District: 1993-1994
Greenville Central School District: 1993-1994
Town of Greenville: 1994-1995
City of Little Falls: 1994-1995
Berkshire Union Free School District: 1995-1996
Village of Nassau: 1995-1996
Enlarged Troy City School District: 1996-1997
Village of Castleton-on-the-Hudson: 1997-1998
Oswego County: 1998-1999 (Fire Districts included)
Town of Ballston Spa: 1998-1999
Cairo-Durham Central School District: 1998-1999
Town and Village of Richmondville: 2000-2001
Town of Cairo: 2001-2002

INACTIVE RECORDS PROJECTS:

Town of Guilderland: 1993
Town of Bethlehem: 1993-1994, 1997-1998, 1999-2000, 2003-2004
Town of Waterford: 1993-1994
South Glens Falls Central School District: 1993
Albany Water Board: 1995-1996
City of Little Falls: 1995-1996, 1996-1997
Town of Greenville: 1995-1996
Berkshire Union Free School District: 1996-1997, 2001-2002
Village of Nassau: 1996-1997
City of Rensselaer: 1996-1997, 1997-1998
Enlarged Troy City School District: 1997-1998, 1999-2000
Village of Castleton-on-the-Hudson: 1998-1999
Cairo-Durham Central School District: 1999-2000
City of Schenectady: 2000-2001, 2001-2002
Town of Princeton: 2000-2001
Town of New Scotland: 2001-2002
Town of Richmondville: 2002-2003

MICROFILM PROJECTS:

Town of Guilderland: 1996-1997, 1997-1998, 1999-2000
Berkshire Union Free School District: 1997-1998, 1998-1999, 1999-2000
Enlarged Troy City School District: 1998-1999
City of Schenectady: 2001-2002
Town of Bethlehem: 2001-2002
Cairo-Durham Central School District: 2002-2003, 2003-2004

ARCHIVAL/HISTORICAL RECORDS PROJECTS:

Town of Bethlehem: 1994-1995, 2000-2001
Fort Plain Museum: 1994 (DHP grant)
City of Gloversville: 1994
City of Hudson: 1994
South Glens Falls Central School District: 1994-1995
Town and Village of Waterville: 1995-1996
Town of Greenville: 1996-1997
Montgomery County: Department of History and Archives: 1997-1998, 1998-1999
Oswego County: 2000 (31 local governments participated)
Town of Cairo: 2003-2004

ACTIVE RECORDS PROJECTS:

Town of Guilderland: 1997-1998 (Water Department)

INDEXING PROJECTS:

Town of Waterford: 1998-1999
Berkshire Union Free School District: 2000-2001

DISASTER PLANNING/TECHNOLOGY:

Town of Guilderland: 1994-1995, 1995-1996
Town of Bethlehem: 1998-1999

COURT INITIATIVE PROJECTS:

Town of Moreau: 1998-1999 (cooperative with eight local governments)
Montgomery County, County Clerk: 1999

ELECTRONIC DOCUMENT IMAGING:

Town of Cairo: 2005-2006, 2006-2007

Attachment 7

ARGUS

Noble Clinton County

Historic Resources Impacts Mitigation Plan

Approach to Proposed Building Preservation Projects

A major component of the Mitigation Plan is to initiate, and continue to develop over time, a bricks-and-mortar Project in each community for a structure or site that is historically significant for that community. Candidate historic resources have been identified for each of the three Towns included in the Mitigation Plan. The approach to studying the resources in each Town, and to their subsequent preservation, will differ based on multiple factors, including but not necessarily limited to scale, physical condition, historic integrity, and proposed end use. Implementation of the historic building/site component of the Plan also requires a flexible approach and will proceed in stages, the conclusion of each stage requiring or confirming a decision as to the next step. For example, initial investigations may indicate that a proposed Project is not feasible or that, for reasons of condition or historic integrity, the proposed Project will not yield as great a preservation benefit as an alternative Project. Collaboration with the Plan Committee and with SHPO to assess options and anticipated outcomes will be crucial throughout implementation of the Plan.

In general, the process for all candidate buildings/sites will begin with physical inspection supplemented with historic research, in order to assess the existing conditions, historic significance, and historic integrity of each candidate structure. Following assessment of condition, planning for each building/site may take one (or more) of several possible directions, including design and documents for initial stabilization; a plan for overall conservation, repair, and/or restoration; a plan for rehabilitation and adaptive reuse; or a determination that rehabilitation or restoration is not beneficial and/or feasible, leading to selection of a more beneficial Project. A specific approach to each of the three candidate properties is proposed below.

Town of Altona

McGregor Power House Complex

The candidate historic resource, located northeast of Altona in Feinberg Park, is the portion of the McGregor-LaSell hydroelectric complex currently owned by the Town. The hydroelectric facility was built from 1921 through 1923 by William Miner and included two dams, two powerhouses, and approximately three miles of penstock on the Chazy River. On the Town property are the six-story McGregor Power House, an adjacent switchgear building, penstock structures, and the LaSell dam, which impounded water for the downstream LaSell Power House. (The LaSell Power House is on private property.) In the late 1990s, the Town of Altona began to explore the idea of repairing and reusing the 1923 Mission Revival style McGregor Power House as some type of community-cultural center. The Mitigation Plan proposes to undertake a feasibility study for the stabilization and rehabilitation of the Power House as a community center.

Argus's approach to this historic resource will encompass all the standing structures as well as associated site features of the hydroelectric complex that are on the Town property. Historical

data and documents provided by the Town will be reviewed and additional historic research undertaken, as required for understanding the history and significance of the complex and its parts. A detailed physical inspection will be made of the structures and site by Argus, Clark Engineering (civil and structural engineering), and Lewis Engineering (mechanical, electrical, and plumbing). The Existing Conditions Assessment resulting from the inspection will also assess historic integrity and identify any recommended urgent repairs or stabilization work. Following review of the Assessment, the next step would be either design for urgent work or planning for rehabilitation, and possibly both.

Assuming that, following the Assessment, the Power House remains a strong candidate for rehabilitation, the conceptual planning would include the following components: preparing measured drawings of the Power House (and possibly the switchgear building and other components); preparing a site survey; drafting a program of reuse with the Plan Committee and/or Town representatives; Code and accessibility analysis; a conceptual design for the building and site, as pertinent; an outline scope of work; a Project budget; and recommended phasing or sequence of work. Preparation of detailed design and construction documents for the rehabilitation work may then proceed according to recommended phasing and availability of funding.

Town of Ellenberg

Schoolhouse

A one-room former schoolhouse, apparently dating from the nineteenth century, has been identified as a candidate Project. Currently, the building is located on Spear Hill Road and is privately owned. The owners have indicated their desire to give the building to the Town if it can be moved. Although Argus has not yet seen any historical documentation on this structure, its apparent age, its current at-risk status, and the relative scarcity of this historic building type make it *prima facie* a good candidate for preservation.

Assessment of condition and historic research will, again, be the first steps in the approach to preserving this structure. In this instance, measured drawings of the building would also be prepared as part of the Existing Conditions Assessment, so that the building is at least documented if it cannot be moved. If physical condition, historic integrity, and historic significance confirm the suitability of the building to be moved and conserved, the next steps will be investigation and identification of a suitable site for relocating the building, identification of a feasible use, and developing a plan and budget for moving the structure, which may also require some stabilization prior to moving. Assuming the prognosis for moving the building is positive, and considering the size of the building, Argus would then prepare detailed design and construction documents for a single-phase rehabilitation of the schoolhouse.

Town of Clinton

Town Hall

A key public building in the Town and the hamlet of Churubusco, the circa 1900 Town Hall, has undergone significant alteration over the years, diminishing its presence and disguising its historic character. The Town Hall has been identified as a candidate Project not because it is an engaging historic structure but because of its potential for retrieving a piece of the history of the

Town both through the uncovering of historic fabric and through housing local historical collections.

Historic research will be the first step in assessing the Town Hall, including obtaining any historic photographs that show its historic appearance. Inspection of the building will include not only as-is conditions but investigations beneath the alterations to determine the extant historic fabric, both interior and exterior. Concurrently, the suitability of the building to house and display historic collections will be evaluated. If the assessment indicates that retrieving the historic building is feasible, then measured drawings, a scope of work, a budget, and conceptual plans for restoration will be prepared. Detailed design and construction documents would follow, in accordance with anticipated funding.

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With respect to all the candidate Projects, there are also opportunities throughout the process to engage the communities beyond committee involvement in preservation activities and learning. For example, Clinton County Community College students could be engaged (and instructed) in such activities as preparing measured drawings or conducting historic research. For another example, both skilled and unskilled volunteers can effectively undertake some types of work on historic resources, including but not necessarily limited to cleanup, removal of alterations, carpentry, and painting. In our experience, engaging people, especially young people, in hands-on involvement is a very good long-term investment in preservation and should be included in the implementation of the Mitigation Plan to the extent feasible.