

Town of Wright • Gallupville House
Municipal Building & Community Center

PROPOSAL TO THE BOARD

Presented by The Gallupville House Association, June 23, 2021



THE
Gallupville
House
1872

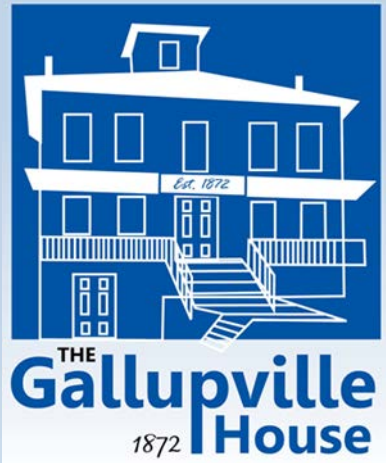


Town of Wright • Gallupville House Municipal Building & Community Center

- Gallupville House Association grew from Town Board decision (1976)
- Gallupville House Association incorporated (1977)
- Years of volunteer, donation, and grant supported improvements made by Gallupville House Association and the community (1977 to 1990's)
- Major improvements made in 1990's with NYS State, Iroquois, and private funding along with hundreds of hours of in-kind volunteer work by residents



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The Gallupville House: Looking Ahead to the Next 100 Years

Town of Wright – Gallupville House
Municipal Building
and Community Center



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MEETS COMPREHENSIVE PLAN

GOALS 7 & 4

7 - PRESERVE TOWN'S
HISTORY AND HISTORICAL
CHARACTER

4: IDENTIFY AND ADDRESS
NEEDED RECREATIONAL,
COMMUNITY SERVICES AND
FACILITIES...IN A COST-
EFFECTIVE MANNER.

Maintain centralization of the
town government offices
within the hamlet of
Gallupville.

- ✓ It's our heritage and culminates a long-term Town commitment.
- ✓ Town already owns building and Court already uses first floor.
- ✓ Repurposing would be consistent with Comprehensive Plan and Ag Plan.



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Additional Benefits

- ✓ Will improve desirability of Town to attract new residents and businesses.

“...the public structures and facilities are a reflection of the community’s pride in itself and of its leaders’ regard for the public. A renovated Gallupville House would be an excellent reflection of that pride and respect.”

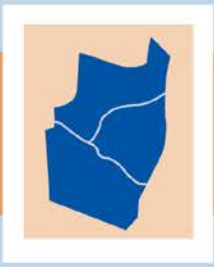
From F. Christian Spies, Town Justice



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Additional Benefits

- ✓ On the National Historic Register, which positively influences grant eligibility.
- ✓ Repurposing and partnership with Gallupville House Association would increase grant success.
- ✓ It's not in the flood plain and could be a safe/secure shelter.
- ✓ Additional acreage available for:
 - ✓ Ample parking/playground location
 - ✓ Room for solar panels – decrease costs.



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Additional Benefits

ARCHITECTURAL AND ENGINEERING STUDIES

The building
deemed
structurally sound:
1975, Marilyn
Kaplan 2018, and
Keith Cramer 2021.

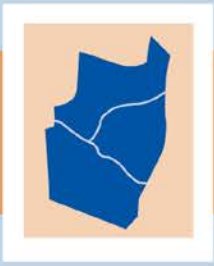
- ✓ Ample interior space (7,600+ sf) for
 - Large meetings, public hearings, jury trials, community events, voting.
- ✓ Maintains main floor for community use.
- ✓ Substantial office space for Town officials:
 - Privacy and security;
 - Multiple appointments or events can occur simultaneously ;
 - Conference space for small meetings;
 - Opportunity for use of meeting technology;
 - Dedicated file and archival space with security.



Town of Wright → Gallupville House Municipal Building & Community Center

And Even More Benefits

- ✓ Plan is ADA compliant with elevator, new stairway, and handicap ramp meeting building code – Seniors could meet here.
- ✓ Will have modern lighting, plumbing, heating, and potable water.
- ✓ The only significant public building left in Town and the only one with public stage area.



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Many Financing Options

NYS grants require % match in cash or in-kind contributions. GHA can seek private grants or volunteer help for this match.

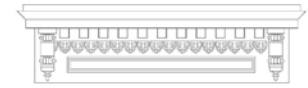
- Grants are Available:
 - NYS Parks
 - Climate Smart Community (Geothermal)
 - Court Grant
- Partnership with Gallupville House Association is critical (because Town is the grant applicant):
 - Increases Grant Success
 - Expands Fundraising Options
 - Committed to Contributing Time, Effort and Funds
- GHA Contributes Donations/Fundraising Campaigns
 - Go Fund Me Page/Direct Requests
 - Foundation Support
- Town Budget and Reserves



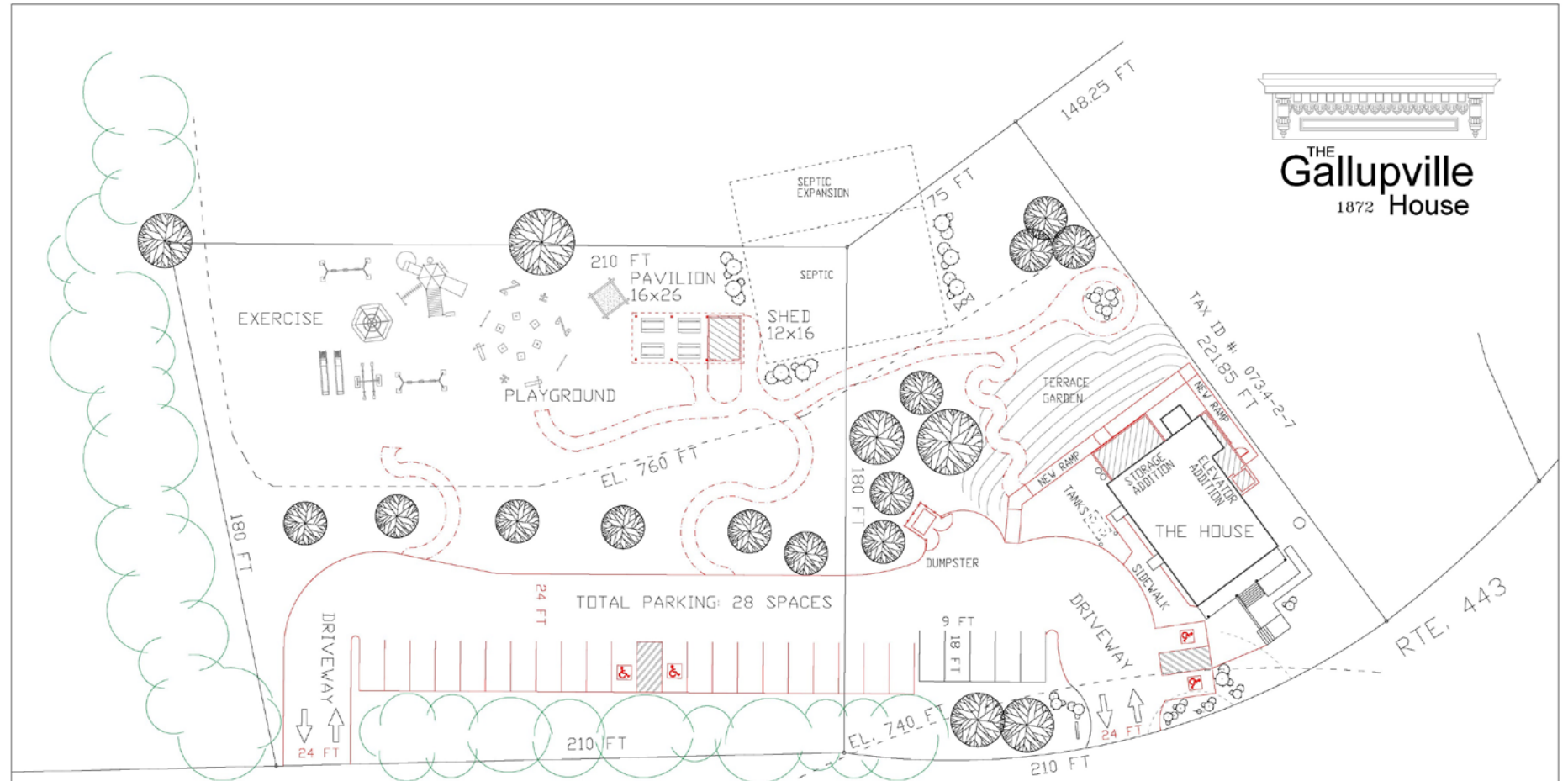
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Land Acquisition

- Already subject to easement to Town of Wright for siting of Gallupville House septic leach field.
- Already provides access to a 175' deep drilled well for Gallupville House.
- Landowner prepared to deed lot to Town of Wright and/or the Gallupville House Association in a way that maximizes its value to the advancement of a municipal building and community center project.
- Would serve as partial match for State grant.



THE Gallupville House 1872 House



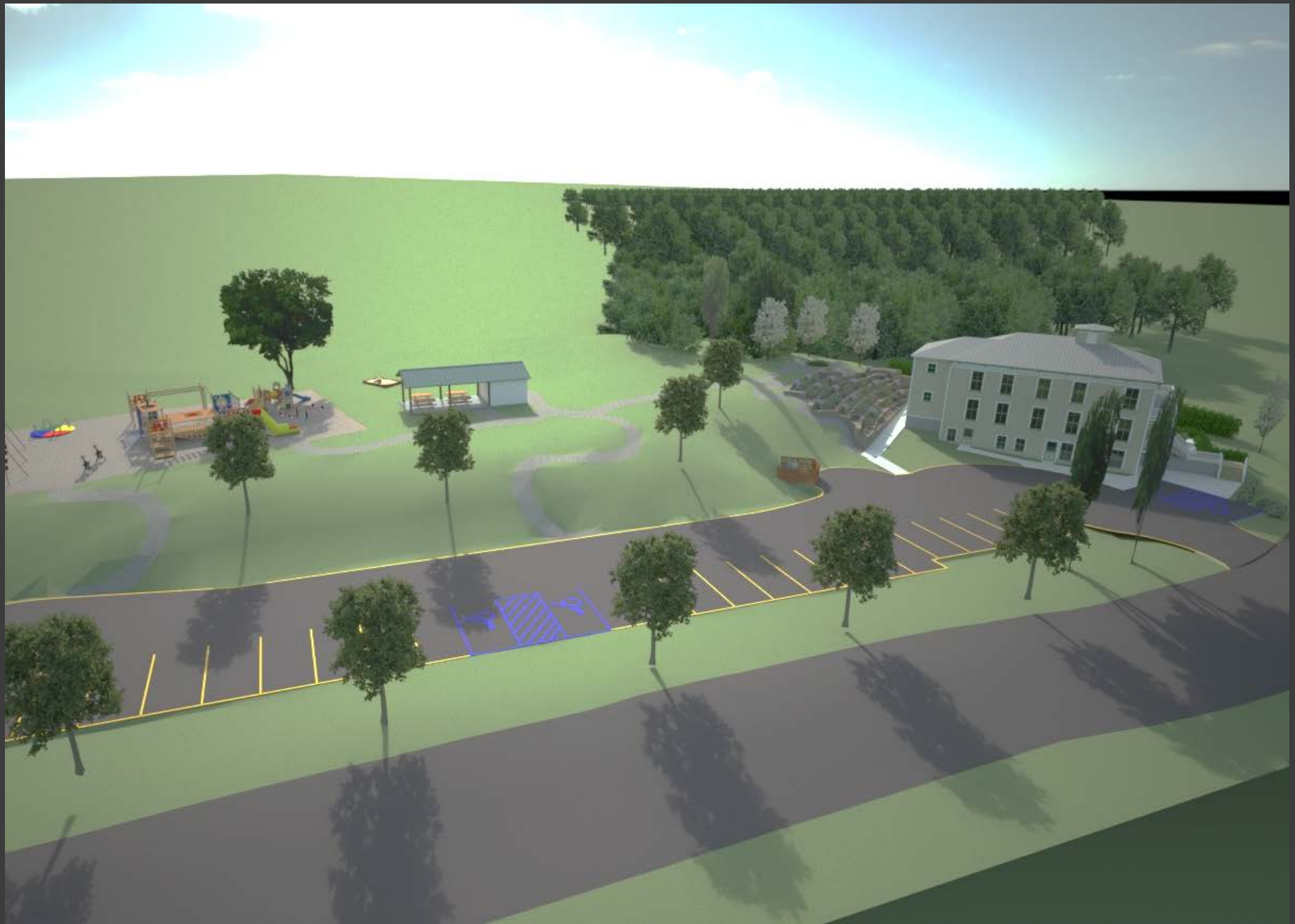
RTE. 443

PARCEL TO BE ACQUIRED
TAX ID #: 0734-2-9
+/- 0.90 AC / 39,204 SQ. FT.

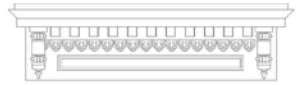
GALLUPVILLE HOUSE
TAX ID #: 0734-2-8
+/- 0.70 AC / 30,492 SQ. FT.
PROPERTY CLASS CODE: 652 GOVT. BUILDING

 SITE PLAN- PROPOSED
SCALE: 1/16"=1'-0"

THE GALLUPVILLE HOUSE
913 STATE ROUTE 443
SCHOHARIE, NY 12157
KEITH A. CRAMER, ARCHITECT
95 HURST AVE., ALBANY, NY 12208
(518) 438-8352 cramerkeith@msn.com
MAY, 12, 2021







THE Gallupville House

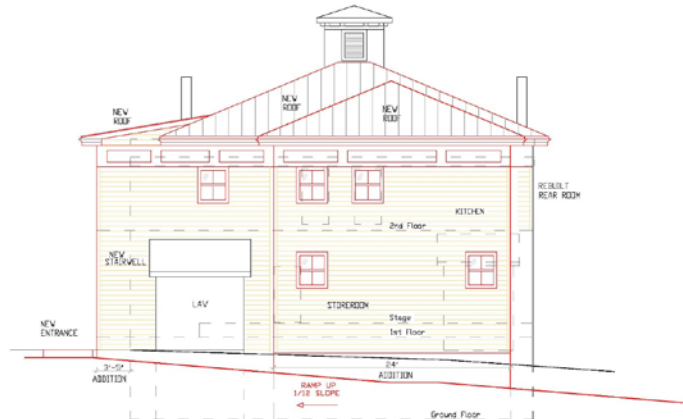
1872 House



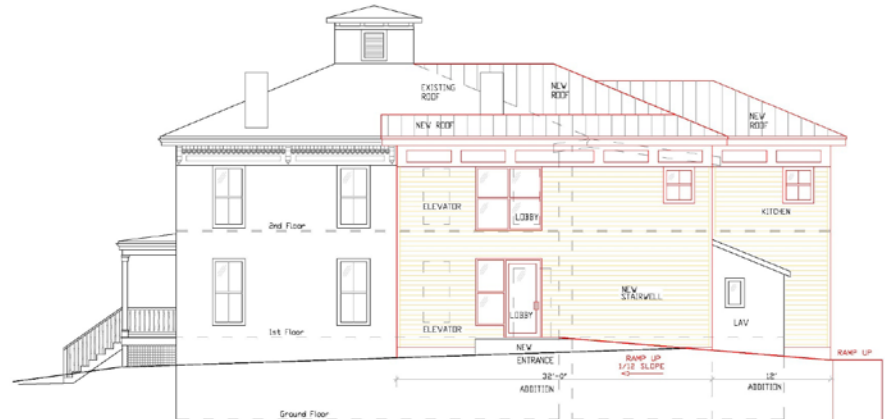
NEW WEST/LEFT ELEVATION
SCALE: 3/16"=1'-0"



NEW FRONT/SOUTH ELEVATION
SCALE: 3/16"=1'-0"

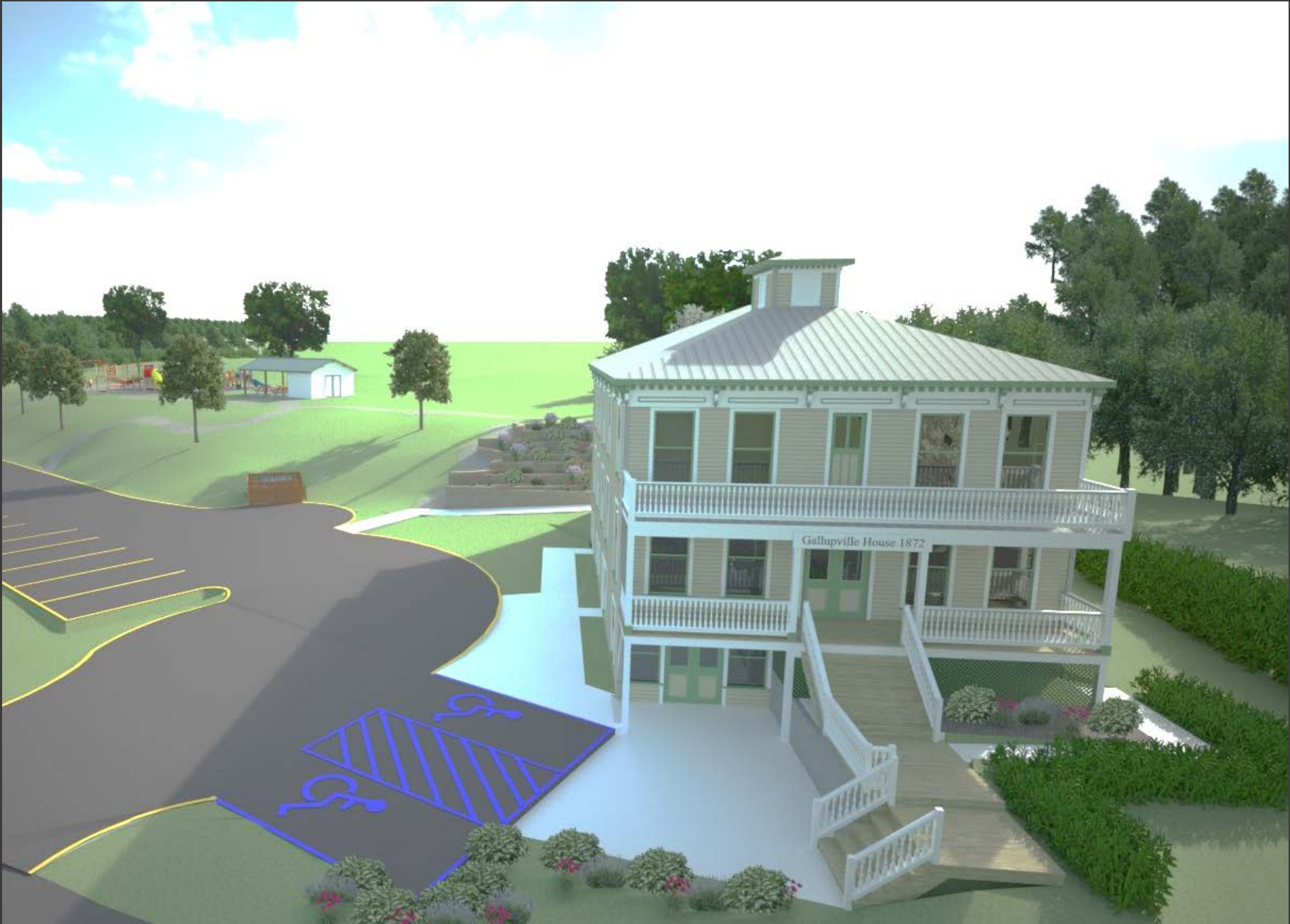


NEW REAR/NORTH ELEVATION
SCALE: 3/16"=1'-0"

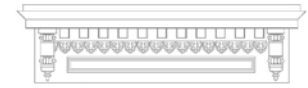


NEW EAST/RIGHT ELEVATION
SCALE: 3/16"=1'-0"

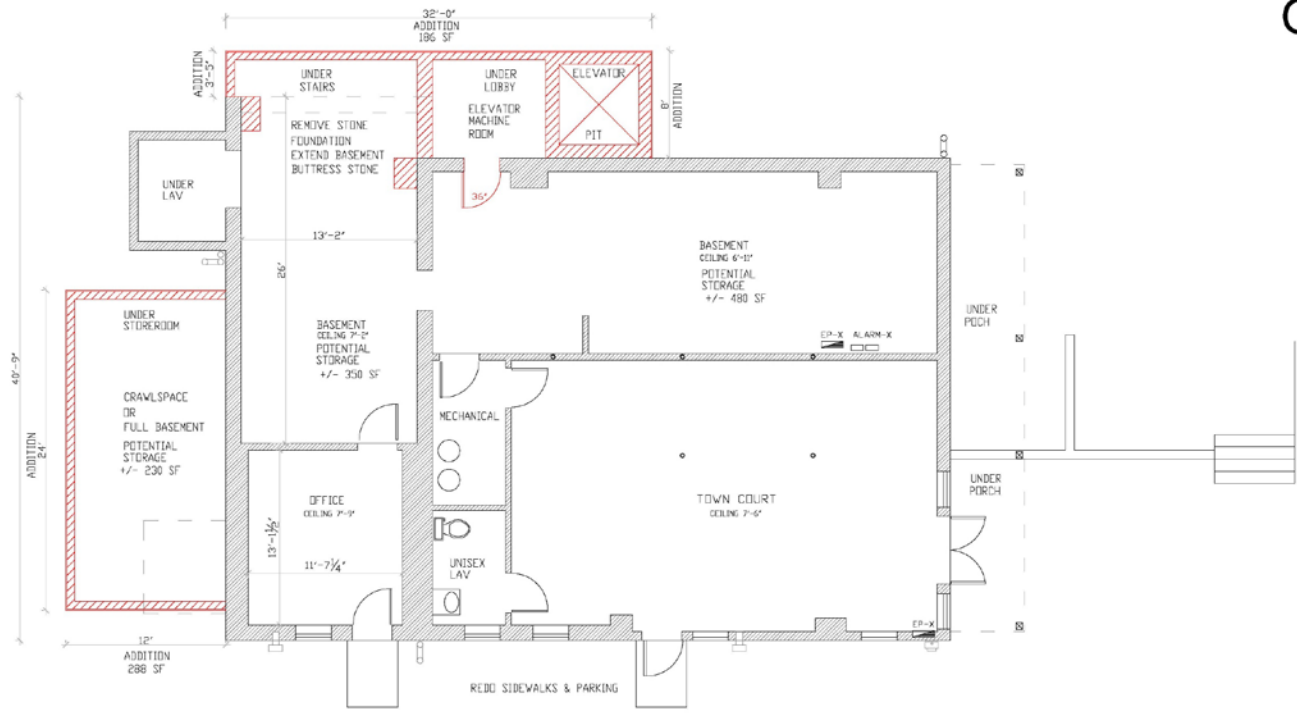
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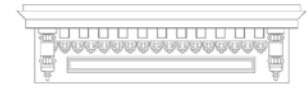
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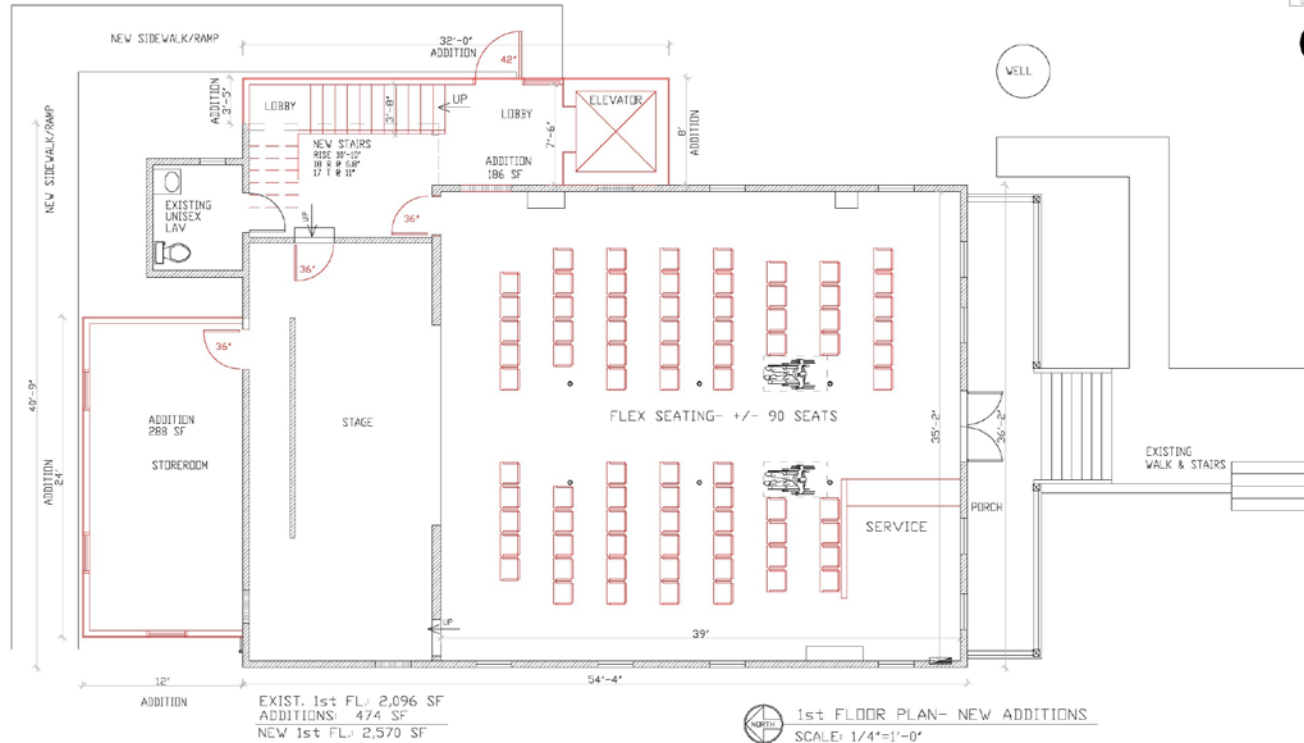
EXIST. GROUND FL: 2,100 SF
ADDITIONS: 474 SF
NEW GROUND FL: 2,574 SF

 GROUND FLOOR PLAN- NEW ADDITIONS
SCALE: 1/4"=1'-0"

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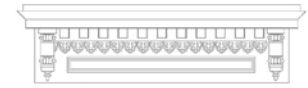
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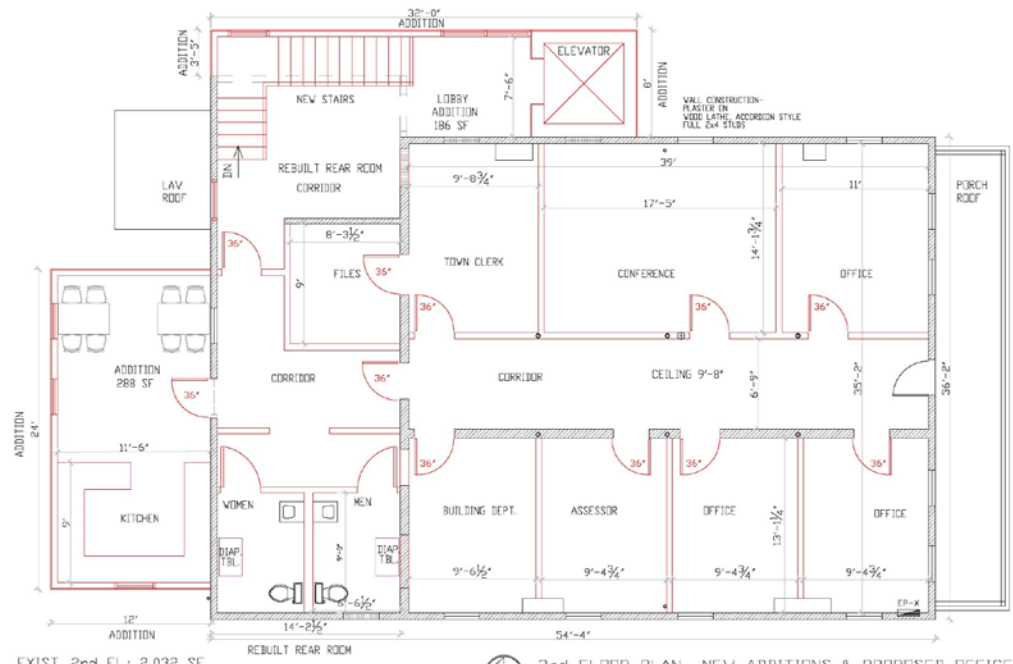
EXIST. 1st FL: 2,096 SF
EXIST. 2nd FL: 2,032 SF
EXIST. GROUND FL: 2,100 SF
TOTAL EXIST. BUILDING: 6,228 SF

TOTAL NEW ADDITIONS: 1,422 SF
NEW 1st FL: 2,570 SF
NEW 2nd FL: 2,506 SF
NEW GROUND FL: 2,574 SF
TOTAL NEW BUILDING: 7,650 SF

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THE Gallupville 1872 House



EXIST. 2nd FL: 2,032 SF
ADDITIONS: 474 SF
NEW 2nd FL: 2,506 SF

 2nd FLOOR PLAN- NEW ADDITIONS & PROPOSED OFFICE.
SCALE: 1/4"=1'-0"

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