

TOWN OF ULYSSES
RESTRICTIVE COVENANTS TO BE INCLUDED IN THE DEED CONVEYING THE REAL
PROPERTY LOCATED AT 5020 JACKSONVILLE ROAD, TAX PARCEL NO. 25.-4-26 AND
5036 JACKSONVILLE ROAD, TAX PARCEL NUMBER 25.-4-27

Approved by the Town Board by resolution 2017-189 on 10/18/17

This conveyance is subject to the following restrictions which shall run with the land:

1. The Building. The structure of the former Jacksonville Methodist Episcopal Church (hereinafter referred to as “the Building”) shall not be demolished and shall be preserved in accordance with these restrictions.
2. Roof: The following roof features shall not be altered: the gable with an entablature consisting of the cornice, frieze and architrave on the front and side elevations of the Building, and the gable end returns on the rear elevation of the Building. No new dormers visible from the public right of way shall be added. If solar panels are added to the roof, they shall be added in a minimally intrusive way and using a method that could be reversed in the future.
3. Exterior building materials: Only wood, and no other materials, shall be used on the exterior of the building. The horizontal wooden clapboard shall be maintained and replaced only in kind with wood.
4. Foundation: The simple rough coursed stone shall be replaced in kind and not covered with cement, concrete or other materials.
5. Main Elevation/Facade: The following features of the Building shall not be altered and shall be maintained:
 - a. The triangular gable end on the front facade and its orientation facing Jacksonville Road.
 - b. The center doorway and full story windows.
 - c. The entrance ornament, consisting of a full entablature with dentil molding and Doric pilasters.
 - d. The six-panel double doors. In the alternative, the doors shall be replaced with replica wooden six-panel double doors.
6. Windows: The windows, including the exterior and interior casing and moldings, and the metal hardware for window shutters shall be retained and maintained. Any component replacement shall be in kind (for example, wood shall be replaced only with wood).
7. These restrictions shall be enforceable by the Town of Ulysses.
8. Prior to the performance of any work on the Building that is subject to these restrictions, and prior

to the issuance of a building permit for any such work, the applicant shall apply to the Town Board of the Town of Ulysses, or the Town officer or employee designated by the Town Board by resolution, for a Certificate of Historic Compliance verifying that the proposed work complies with these restrictions. The Town Board or its designee may, at its sole discretion, retain an historic preservation specialist as a consultant to evaluate the applicant's plans. The cost of the consultant shall be paid by the applicant.