



# The Upland Journal

A PUBLICATION OF THE CAZENOVIA PRESERVATION FOUNDATION

SPRING 2009

## President's Column

CPF has had a busy and productive year. We continue to work on ways to fulfill our mission to promote and preserve Cazenovia's historic character and its agricultural and natural resources for the benefit of the community.



A major initiative was achieved through the efforts of our Environmental Projects Manager, Judy Gianforte. CPF was awarded a grant from the Land Trust Alliance (LTA), of which CPF is a member, to undergo a guided organizational assessment early in 2009. The assessment process involved all board members with assistance

from an LTA consultant. Twelve LTA standards and 88 practices were studied and reviewed by the board and resulted in a series of recommendations and a work plan for implementation. In his final report, our LTA consultant indicated that: "Probably the most important sign of a healthy organization is a committed board and staff who work well together. It is obvious from our discussions and the questionnaires you completed that your board members are committed and work well together and with your Project Manager. Given your strong board and staff, I have every confidence that you can position CPF for many more on-the-ground successes." Also, he commented on how unique it is to be an organization with success as both a land trust and a preservation organization. His encouragement is gratifying. The board is already undertaking steps to implement the work plan.

Additionally, CPF has continued to create baseline documentation for easements and properties it owns to better protect the intentions of the donors. We have worked on several new easements, including securing

access to Burlingame Road trails thanks to the generosity of Anne and Don Doherty. Marjie Wason-Tormey has agreed to serve as our Volunteer Coordinator. Our active trails committee has added several new trails stewards and is planning to upgrade trail access, signage and maps this summer as well as continue trail maintenance and improvements. We are working with Madison County, DEC, Snow Valley Riders, Trout Unlimited, and several other organizations to begin restoration of the Chittenango Creek stream bank along our South Trail. We offered free Christmas trees to CPF members and CazCares, assisted with window and other exterior repairs to the Depot, on which we hold an easement, and are working with an Eagle Scout to build a post-and-board fence by our Willow Place property to discourage pedestrian and vehicular traffic there. Planning for another summer educational series is under way. And, the final project files for the purchase of development rights on the Critz Farm and Greyrock Farm, on which we will hold conservation easements, have been submitted to New York State for review and closing. We continue to search for ways to collaborate with other community groups so that even more can be accomplished.

The growing numbers of easements entrusted to us—and the need to maintain and improve our many miles of trails for public use—require a significant investment of time and money. CPF is a not-for-profit, volunteer-based organization. Our membership contributes mightily to our operating funds, but, with Judy's able assistance, we are pursuing grants and other funding sources. With continued support and involvement of the community we serve, we will be able to actively continue our efforts.

Thanks to all who participate with us in whatever way you can. You make a difference.

—Barbara Clarke

# National Register offers guide to preserving open spaces

Upon learning that much of Cazenovia is listed on the *National Register of Historic Places* people want to know what the *Register* is and how it affects preservation work and building construction in the Village and Town of Cazenovia.

In 1966, due to increasing development and demolition in historic cities and towns, Congress created the *National Register of Historic Places*. The *Register* lists “districts, sites, structures and objects significant in American history, architecture, archaeology, engineering and culture”.

The *Register* is maintained by the National Park Service, but the nomination process, protection, and administration of listed sites are assigned to the states. In New York, the Office of Historic Preservation—which is within the State Office of Parks, Recreation and Historic Preservation—links communities with the *Register*.

In addition to listing individual structures, the *Register* has the flexibility to designate districts or groups of buildings that reflect the historic, architectural, and cultural characteristics consistent with its mission. For example, initially in 1971 the Lorenzo complex of estate buildings was listed; then in 1978 the Albany Street Historic District was added. About 1979 CPF and some farsighted local officials realized that as more people came to the Syracuse area pressure for additional development would threaten the historic and rural character of the Town and Village.

Fortunately, at that time, the National Trust for Historic Preservation had decided to develop a practical guide to preserving America’s countryside. Projects exemplifying the various rural preservation problems found throughout the nation were sought for case studies for the Trust’s projected publication, *Saving America’s Countryside, a Guide to Rural Preservation*. Because Cazenovia already had a preservation track record and broad community support, the Trust chose the Village as one of the projects qualifying for detailed study using all the environmental and preservation resources then available. It soon became apparent that a major part of the Village’s charm and viability derived from the surrounding high hills, family farms

and elegant 19<sup>th</sup> century country estates. Without those, essential aspects of its cultural and historic past would vanish; yet the whole Town could not be added as a district to the *Register*. Therefore, the *Register* officials worked out a new category called the “Cazenovia Rural Multiple Resource Area” which included 25 farms and estates individually listed and scattered throughout the Town. Thus, Cazenovia has the distinction of being the prototype for the “Rural Multiple Resource Area” designation.

Preparation of the *National Register* nomination was rigorous, requiring maps, a narrative history, and extensive documentation. The Village was the centerpiece of the nomination because of its history and dense building pattern reflecting various important architectural styles. In consultation with the state’s Historic Preservation Office, maps charting growth over the years were used to establish the historic district boundaries: namely both sides of Lincklaen Street, the Village center and much of western and southern sections of the Village. [A map showing the boundaries can be seen at the Village Clerk’s office. It is too detailed to duplicate here.]

Under the direction of professionals, volunteers compiled brief data sheets with photographs for about 360 buildings within the district. Naturally, in a district not every building is distinguished, but the smaller vernacular styles contribute to the special character of the Village. Some structures scattered throughout do not meet the criteria and they are designated ‘non contributing.’

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In addition to the National Register nomination, other end products were studies and documentation synthesized in the Town of Cazenovia’s *Land Use Guide* that was adopted in 1986.

Local Uses of the *National Register*

**Official Uses:** Not long after the final nomination was submitted the Village used its foresight to incorporate the *National Register* district into its planning and zoning code, thereby giving the included buildings special attention. In 2007 the Mayor and Trustees took

the necessary second step and created the Advisory Commission on Historic Preservation to review Village building applications affecting the Historic District. The commission sends its recommendations to the Village Planning Board. The Town has not yet made any formal provision for historic buildings in its jurisdiction.

**Qualifications for Listed Buildings:** A structure must be at least 50 years old; look much as it did in the past; be associated with events important in the past or with the lives of historically important people; be a significant example of architecture, landscape history, or engineering achievement; or have archaeological importance. It is very difficult to add a building individually if it is already included in an historic district.

**Modifications to Listed Buildings:** Some property owners were worried they could not modify or change a listed structure. As mentioned above, the Village has taken steps in the building permit process to require approval before any changes to a structure are made, thereby making it possible to advise a property owner that his proposal is not appropriate and making reconsideration of the plans possible before irreparable action is taken.

When federal grants are given or federally insured institutions want to modify a listed structure the State Historic Preservation Officer (SHPO) must approve the plans. In a recent case the Oneida Savings Bank wanted to incorporate an historic building adjacent to Memorial Park into its new banking complex. Since the bank is federally insured its plans had to be approved by SPHO. Practical solutions were worked out with the bank.

**Benefits:** Though the nomination process requires meticulous, time-consuming work and sometimes expensive professional time, the process encourages

awareness of the historic values in the community. It also makes residents aware of significant characteristics often taken for granted until outsiders point out their value and charm.

Awareness of special qualities helps homeowners see the importance of seeking expert advice before making irreparable changes.

Buildings on the *Register* qualify to apply for federal grants when funding is available. In addition, the property may be eligible to benefit from certain tax provisions.

**Planning:** Local listings provide a useful basis for establishing historic districts and starting protective preservation programs through either a local government or private preservation organization. Federally licensed and federally assisted projects require planning consideration when listed buildings may be affected.

**Misconceptions:** A common misunderstanding is that listing on the *Register* gives protection from demolition or alteration by an insensitive owner. Unless federal funds are involved there is no safeguard against private alterations, except by local governments. Only local governments can give aspects of the listing legal force in their codes. Although local governments may approve protective legislation, the next set of elected officials may repeal it.

**Other solutions:** The most permanent protections for valuable structures are perpetual preservation easements because once terms are agreed upon future owners are bound by those terms and the not-for-profit holder of the easement is bound to enforce them. Giving an easement does not take the property off the tax rolls.

—Pringle Hart Symonds

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*Based in part on four articles written in 2000 for the Cazenovia Republican by the late Peg Ladd and Saving America's Countryside, a Guide to Rural Preservation prepared under the auspices of the National Trust for Historic Preservation.*

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## Attention Village Residents:

Bill Carr, Village Zoning Code Enforcement Officer, requests that **before starting construction work** you check with the Village Clerk to determine if you need a building permit. If you also live in the Historic District, you also will need review by the Advisory Commission on Historic Preservation. This will save you and the Village a lot of time.

# Annual Meeting set for May 13<sup>th</sup>

Highlights of a busy year—including new membership initiatives, strategic organizational planning, and thousands of hours on easements and trails—will be featured at the CPF Annual Meeting. It will be at 7:30 p.m. Wednesday, May 13<sup>th</sup>, at the Presbyterian Meeting House, 27 Albany Street.

Prize winners for several traditional awards also will be announced that evening.

Another anticipated yearly report is from the nominating committee:

Three board members have been recommended for a second three-year term: Barbara Clarke, Jim Evans, and Jim Jurista. Peter Holmes and Simon Hurley have been nominated to serve first terms.

The recommended slate of officers for 2009-2010 is: President: Barbara Clarke; Vice President: Pringle Symonds; Treasurer: Don Stehle, and Corporate Secretary: Carlos Gavilondo.

After serving the two consecutive three-year terms permitted by the bylaws, Eric Byers and Scott Shannon are leaving the board. Both contributed generously of their time and tirelessly of their expertise.

—Pringle Symonds, chair, nominating committee

## Kudos, Thanks, Mucho Gracias to:

Kevin Mann for design of the house tour invitation, Walks 'n' Talks poster, and this newsletter

Jennifer Bailey for preparation of a CPF display board

Amy Kochem for help in organizing the summer Walks 'n' Talks

Eagle Scout Mike Hazer who is working on a post-and-board fence on CPF's Willow Place property.

Trail Stewards for help in monitoring and spring clean-up of CPF trails

Leah McNeil, Cazenovia College student, for her brochure and map on roadside invasive plants

## Summer trails work planned

As part of its mission to protect lands around Cazenovia for the benefit of the public, CPF owns and/or maintains about 14 miles of trails. A growing group of active CPF trail stewards monitor and maintain these trails, in most cases through regular visits to an 'adopted' trail section.

Routine stewardship can include clearing fallen branches, pruning and reporting blow-downs or needed repairs. This spring, Stewards have been asked to develop a list of desired improvements such as access, signage, and maps as the first stage of planning a concerted effort this summer to increase the use of this valuable community resource.

Three CPF trail work hikes will be planned for the summer to follow through on top priority maintenance or improvements. In just a couple of hours a coordinated group of volunteers and trail stewards can make a big difference. The first work hike will develop the new Burlingame Road parking area.

Please join us! Check the CPF website at [www.cazpreservation.org](http://www.cazpreservation.org) for work hike days and details, or contact Judy at 877-1742.



Mike Hazer (right) is helped by fellow Boy Scouts Corey Anderson and Tom Shaw in the construction of a fence at the entrance to CPF property on Willow Place. The fence plus trail work around Carpenter Pond and the Willow Patch are being completed by Hazer for his Eagle Scout badge.

To see a current listing of CPF accomplishments, please visit our website: [www.cazpreservation.org](http://www.cazpreservation.org).



## Erosion takes its toll on CPF's South Trail

CPF's owns 14 miles of trails, 4 1/2 of them on the abandoned Lehigh Valley Railroad bed in the north-south corridor from Bingley Road to New Woodstock. This "South Trail" traverses woodlands, tree plantations, and fields from Ballina Road to New Woodstock. The Snow Valley Riders Snowmobile Club uses it as part of their extensive trail network and also provides winter maintenance. Summer users are primarily walkers.

Between Ballina and Thompson roads, Chittenango Creek meets the trail at a 90-degree angle, making full force impact directly onto the eroding bank. This has caused severe erosion of the streambank and, now, the trail.

CPF has partnered with a wide array of community and government groups for the design, permitting, and construction necessary to protect the water quality of the creek, to provide enhanced trout habitat and fishing access, and to restore the trail to passable condition. The Madison

County Planning Department and Soil and Water Conservation District both have committed funds to the project and are working to complete the design and the DEC permit application this month. Restoration work is scheduled for August and will include measures to protect the adjacent wetlands and the stream's water quality.

Private partners in the project include Snow Valley Riders, Trout Unlimited, the Izaak Walton League, Project Watershed, and the landowners, all of whom have committed in-kind time and/or resources valuable to completion of the \$62,000 project. CPF will provide construction funds and project coordination as well as volunteer work during site preparation and final planting. A grant request has been submitted for the balance of necessary funding

—Judy Gianforte

May is Historic Preservation Month. To mark this special occasion CPF has invited current members to attend a fundraising event featuring tours of six homes in Cazenovia that are of historic or special interest.

# Calendar of Events

Thursday, May 7<sup>th</sup>

7 p.m.

Community Room, Cazenovia Public Library

**“Main Street Preservation: An Economic Tool In Upstate New York”**

Jayne Breschard of the Genesee/Finger Lakes Regional Planning Council will present successful local planning strategies to revitalize historic, small town main streets in Central and Western New York. Sponsored by the Village of Cazenovia, Historic Preservation Committee; free and open to the public. For more information, please call 655-3041.

Saturday, May 9<sup>th</sup>

10am - 12 noon

**Free Architectural Walking Tour Of Historic Cazenovia**

Enjoy an informative tour of some of Cazenovia’s outstanding landmarks and vernacular architecture with Jerry Munger and Ted Bartlett. Advance reservations are required for this “rain or shine” tour; begins at the main lobby of the Cazenovia Public Library. Sponsored in partnership by the Cazenovia Public Library, the Cazenovia Historic Preservation Committee, CPF, and Lorenzo State Historic Site. Please call 655-3200 for more information.

Wednesday, May 13<sup>th</sup>

7:30 p.m.

Presbyterian Meeting House, 27 Albany  
**CPF Annual Meeting**

Bylaws require this yearly get-together of CPF members, but anyone interested in the organization is invited to attend, learn more about it, and get involved!

Saturday, May 16<sup>th</sup>

**Walks ‘n’ Talks**

See poster in this issue for details

Saturday, May 23<sup>rd</sup>

**Walks ‘n’ Talks**

See poster in this issue for details

Thursday, May 28<sup>th</sup>

7 p.m.

Community Room, Cazenovia Public Library

**Digging in the City of Brotherly Love**

Cazenovia native Rebecca Yamin, PhD, of John Milner Associates, will share her experiences as an urban archaeologist in Philadelphia and sign copies of her 2008 Yale University Press book, *Digging In The City Of Brotherly Love*. Sponsored by The Friends of Lorenzo and the Cazenovia Public Library; free and open to the public. For more information, please call 655-3200.

Saturday, June 13<sup>th</sup>

**Walks ‘n’ Talks**

See poster in this issue for details

Saturday, June 27<sup>th</sup>

**Walks ‘n’ Talks**

See poster in this issue for details

Wednesday, July 8<sup>th</sup>

**Walks ‘n’ Talks**

See poster in this issue for details

Saturday, July 18<sup>th</sup>

**Walks ‘n’ Talks**

See poster in this issue for details

Saturday, August 8<sup>th</sup>

**Walks ‘n’ Talks**

See poster in this issue for details

Saturday, August 22<sup>nd</sup>

**Walks ‘n’ Talks**

See poster in this issue for details

**March 2010**

**Reprise of *Guess Who’s Coming to Dinner***

Fundraiser for CPF

## Picture perfect!

Last autumn, CPF provided a grant to Gene Gissin, owner of the former Lehigh Valley Railroad Depot on William Street, for much-needed repairs to ensure the structural integrity of the building that houses his photography studio. CPF holds exterior and interior architectural easements on the property, thereby protecting and preserving the property for the community.

Rotting windowsills and casings as well as wood clapboards required replacement. Other necessary repairs included replacing broken glass panes with original color-stained glass, replacing damaged clapboards, insulating main windows, painting consistent with the original Lehigh Valley Railroad paint scheme, and installing stationary wood storm sashes.

Mr. Gissin provided his own labor for the project as well as a generous financial investment. Board member Brian Coughlin served as CPF liaison for the renovation project. The Depot has been updated, terms of the easement are intact, and the building remains in the good hands of a dedicated and committed proprietor.



# Free trees brighten CPF member interest

On two sunlit, winter Saturday mornings in December, CPF offered its members free Christmas trees. The beautifully shaped white and blue spruce trees were located on CPF property off Burlingame Road. Easy access to the lot was made possible by the generosity of CPF's good neighbors, Anne and Don Doherty, who permitted use of a portion of their property for parking and an access corridor into the lot. The Dohertys have since donated an easement allowing continued limited parking and manageable access through their property to CPF trails.

The trees were selected and cut by those taking advantage of the offer. They were transported to the road behind two handsome horses guided by Luke and Piper Gianforte, children of the event organizer, Judy Gianforte, CPF's Environmental Projects Manager. CPF volunteers helped load the trees onto cars.

Those who participated experienced an old fashioned Christmas tradition and enjoyed the beauty of the Cazenovia countryside that CPF is working to preserve.



*Giddyup! Dorothy Riester, center, and her niece Betinna Frisse, left, happily hitch a ride from the tree lot back to the road with Piper Gianforte. Current CPF members received coupons for free cut-your-own trees, a well-received "first" for the organization.*

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## Welcome aboard, Jackie!

CPF is pleased to introduce its new board secretary, Jackie Terwilliger.

Jackie lives in the beautiful countryside of Cazenovia and currently serves St. Peter's Episcopal Church as the Parish Office Manager. In her spare time, she enjoys gardening, reading, basket weaving, playing hand bells, sewing, quilting, and volunteering. Activities that are most important to her are those with her husband, Paul, and their son and daughter, both of whom live in the Boston area. Jackie reports that she enjoys being associated with CPF and looks forward to learning more about the Cazenovia area through her work with the organization.

We are fortunate, also, that June Haley, who has been with us for several years, continues to capably serve CPF as secretary to the Land Use committee.

## Volunteer Coordinator... what's that?

Marjorie Wason-Tormey, who is nominated to become a new CPF board member, also has agreed to take on the job of Volunteer Coordinator, another first-ever for the organization.

Q. What's the Volunteer Coordinator do?

A. CPF new or renewing members mail in their dues with an information sheet with the requisite name, address, employer's matching gift, etc. At the bottom it encourages members to get more involved and circle their area of interest for volunteering. Options include trail work, easement stewardship, educational programs, architectural review, special events, and fundraising. The Volunteer Coordinator will collect that information and keep everyone "coordinated" and in the loop to make sure the prospective new volunteer gets put to work! The job promises to keep CPF's member/volunteers fully connected to CPF.

# The Upland Journal

Cazenovia Preservation Foundation

P.O. Box 627

Cazenovia, NY 13035

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## **Board of Directors:**

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Eric Byers, *Corporate Secretary*

Brian Coughlin

Jim Evans

Carlos Gavilondo

Jim Jurista

Al Marshall

Jana McDonald

Ted Northrup

Wendy Taylor

Marjorie Wason-Tormey

**Join us, be a part of important new projects, and be included in all CPF events and activities!**

We welcome you as a new, or renewing, member of CPF! Your contribution is tax deductible.

Make your contribution payable to Cazenovia Preservation Foundation and mail to:

CPF, P.O. Box 627, Cazenovia, NY 13035-0627.

Conservator membership — \$1,000+

Sponsor membership — \$50 - \$99

Benefactor membership — \$500 - \$999

Sustaining membership — \$25 - \$49

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Membership donation

Name \_\_\_\_\_

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*Please enclose your employer's matching gift form, if applicable.*

I'd like to get more involved in CPF. I have circled my area of interest.

Trail Work    Easement Stewardship    Educational Programs

Architectural Review    Special Events    Fundraising