

The Upland Journal

A publication of the Cazenovia Preservation Foundation ~ June 2004



THESE KIDS—THIS TIME/THIS PLACE—THEIR VISION was displayed May 17-29 at the Cazenovia Public Library. The collection of photographs was taken by 7th graders in the Cazenovia school district. Gene Gissin, photographer and CPF board member, spearheaded the project with social studies teachers Wes Cable and Mark Tugaw.

“Professional” citizens aid planning process for Bob Hood building

In this newsletter, we have frequently called attention to the fact that although much of the Village of Cazenovia was placed on the National Register of Historic Places (NRHP) in 1986, the local government has not passed a local preservation law to protect the historic character and historic resources of the Village. The NRHP only offers some protection if federal funds or permits are part of the project. Most alterations and new construction in the Village are financed with private money and need only planning board review. Since the planning board has no experts or technical advisors among its members, it can't always anticipate the full impact of changes on the historic resources of the Village.

In the fall of 2003, Bob Hood, owner of corner

commercial property (Common Grounds) at Sullivan and Albany streets, and Mark Tierno, president of Cazenovia College, announced a cooperative undertaking of major proportions for Mr. Hood's property along Sullivan Street. It extends from the south edge of the college's new Art & Design building to the north wall of Common Grounds. It was to be a three-story building. At a public hearing in December, they presented the proposal to the Village planning board for a change of use i.e. dormitory floors over a commercial level and the design of the new building. The new structure would be owned by Mr. Hood and stay on the tax rolls. It would be leased to the college whose book store would be housed on the ground floor. At a prior meeting, Mr. Hood had been given

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approval for demolition of the little shingled residential scale building (formerly Magpies) in the middle of the property and for a new one-story building on the site. The design for the three-storied edifice was presented as an amendment to the previous plan. Members of the public made a number of critical comments and questioned the height, scale, and design proposed. In particular, questions were raised about views from Albany Street. It became clear that as presented, the design would be fraught with issues of concern. Mr. Hood and Dr. Tierno took the public comments seriously because they were coming from citizens professionally trained in design and planning. Both men stated their desire to produce a building the community could be proud of and that would be compatible with Cazenovia's historic commercial district.

Realizing the issues were worthy and merited consideration, they suggested postponement of a decision and asked professionals with objections to meet with them later in the week. Other interested parties were invited to attend the session with the Hood design team and the architect for the college's Art & Design building. The latter will be adjacent to the new building. One of the critics arrived with a carefully constructed scale model of the proposed building. The model made discussion of views, scale, and changes much easier to understand. Though some thought a two-story building would be more appropriate, Mr. Hood explained that given financing requirements, he had to build either a one-story or a three-story structure. All agreed the existing conditions, a parking lot, and cinder block extension were unsightly neighbors for the Village's historic residential and business districts.

At the meeting, extremely frank comments were made about the design and its shortcomings. These

comments were followed by a lively, detailed, positive discussion about how to make the project compatible. The architect took the comments and redesigned the exterior, incorporating most suggestions. The new design met muster with the critics and was accepted by the planning board. Mr. Hood and Dr. Tierno were extremely pleased at the building's new appearance.

No one likes to lose any building in the Village, but here, weighing the expansion of Village business activities, fulfillment of a college need to house its existing students better, and the architectural compatibility of the new design, CPF was able to endorse the project.

Neither Mr. Hood nor the college were under any official compulsion to expend more time and money on redesigning the building. Yet, because they willingly took advantage of freely offered professional opinions, the citizens of Cazenovia will benefit from the new, but well-proportioned building. The result demonstrates the value of a professional design review. In this case, the applicants willingly encouraged others to criticize, and thereby improve, their project. A formally designated mechanism to provide review and guidance would assist applicants and the planning board in evaluating projects. Often, review by well-trained citizens can offer simpler, less expensive solutions to what appear to be esthetic problems combined with construction difficulties. This project showed how a cooperative effort early on in a design project can reap positive results.

We thank Mr. Hood, Dr. Tierno, and the college board for the effort and consideration they have shown to make this exciting project compatible with the character of the Village.

— Pringle Symonds

Stone culvert repairs complete

With completion of the west end wall repair, the stone culvert at the northern end of the Gorge Trail is now set to handle the deluges and storm runoffs of the next hundred years. Any hiker who observed the near-collapse condition of the arched opening and the large capstone mounted above it must be pleased with the "better than new" look of the repair. The work of our contractor and stone mason, Jim Van De Bogart, has resulted in not only an effective repair but also a structure of some considerable beauty. If you happen to take advantage of our outstanding Gorge Trail for a spring hike, please be sure to walk down the new access trail to the pool below for the opportunity to truly appreciate the work.

— Jack Teitsch

The Oaks expansion plan approved; CPF objects

At a special meeting April 29, the Village planning board voted to approve the proposed 6,600-square-foot outbuilding in the northeast corner of The Oaks property, 12 Ledyard Ave. CPF and others opposed the structure as out of scale and character with the neighborhood of elegant, 19th-century mansions and Lorenzo state historic site. In addition, such a size will set a detrimental precedent for lakefront property. The meeting lasted three minutes. The board's attorney will draft a document for the next regular meeting stating the reasons for the decision.

— Pringle Symonds



Fifty area residents helped map Cazenovia's future at two community "visioning" workshops in May. Scott Shannon — SUNY/ESF faculty and CPF board member — hosted both workshop sessions. ESF partnered with Town and Village governments and the Greater Cazenovia Area Chamber of Commerce for the program.

Route 20 East update: CPF thanks members

When CPF moved to prevent "big box" development on the former Ambrose property on Route 20 East, most of the purchase price was financed through a note and mortgage with Key Bank. The bank required that we provide written personal guarantees of payment of the principal and interest on the loan. Many CPF members stepped forward, and thirty such guaranties were signed, some by couples, some by individuals, guaranteeing various percentages of principal and interest.

The loan came due in November, 2003, and CPF renegotiated it for the amount of the now reduced principal, and was able to secure the release of all thirty of the guaranties, through payment of an extension fee, which was donated by a member of the Board.

We then approached the former guarantors and asked if they would contribute their same share of interest for another year. Fully twenty-seven agreed to do so. CPF owes a great debt of gratitude to the generous guarantors, as well as to Key Bank for its public-spirited assistance, with special thanks to Bridget Cunningham. Thanks go also to Bond, Schoeneck & King, which discounted its fee for the legal work on the loan extension.

Finally, the Board also wishes to thank those individuals who contributed to the purchase of the Ambrose property by making no-interest loans to CPF. When asked to extend repayment by another year, all of the lenders graciously agreed to do so.

— James Evans, President

Trails map hot off the press!

A wonderfully detailed, four-color Trails Map has been mailed to all CPF members. Join up and we'll send you one too!

While you're mapping out your spring and summer excursions, consider becoming a volunteer to assist with trail maintenance. If you're interested, contact Tony Marschall, 655-2559.

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**CPF names new directors,
six award winners**

At its annual meeting May 12, CPF named four new directors: Barbara Clarke, Tom Pratt, Charles Read, and Julia Smith Shotzberger. Awards presented:

- Robert C. Webster Award to Mary Pringle Symonds for her dedication as a leader of the CPF Board, chairman of the Land Use Committee, and co-chair of CAPP
- Architectural Award to Timothy & Shari O'Shea for reconstruction of their front porch at 49 Sullivan St., effectively integrating the house into the character of neighboring residences
- Two Commercial Awards: William R. Hall of Stearns & Wheler in recognition of his stewardship of Carpenter's Pond and willingness to act as a catalyst in community planning projects in the Town and Village of Cazenovia and to Donald Ferlow, also of Stearns & Wheler, acknowledging his willingness to share his expertise in water resource management and community planning with the Village and Town of Cazenovia
- Two Craftsmanship Awards: James Van De Bogart for his masonry work to reconstruct the 1800s stone culvert under the Gorge Trail, and to Paul Parpard for design and execution of hand-carved signage at the Gothic Cottage and at the west entrance to the Village

We would welcome you as a new, or renewing, member of CPF! Membership contributions are necessary for CPF to continue its work in the community, such as this newsletter. Contributions are tax deductible.

Make your contribution payable to Cazenovia Preservation Foundation and mail to:
CPF, P.O. Box 627, Cazenovia, NY 13035-0627.

CPF Annual Memberships

- | | |
|---------------------------------------|-------------------------------------|
| Conservator membership — \$1,000+ | Sponsor membership — \$50 - \$99 |
| Benefactor membership — \$500 - \$999 | Sustaining membership — \$25 - \$49 |
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Name _____

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

I wish to become more involved in CPF I have circled my area of interest.
Trails Stewardship Education Architecture Grant Writing Agricultural Easements