ITHACA LANDMARKS PRESERVATION COMMISSION (ILPC)

NOTICE OF MEETING & AGENDA

The regular monthly meeting of the ITHACA LANDMARKS PRESERVATION COMMISSION will be held at 6:00 p.m. on Tuesday, January 18, 2022. This meeting will be held remotely as permitted by legislation S.50001 and A.40001, which extends virtual access to public meetings granted by the Governor’s Executive Order 202.1.

A live stream is available at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. If you are a member of the public who wants to follow the meeting but do not want to make comments, please simply watch the live stream. If you are a member of the public wishing to make a comment, you should also follow the meeting via the live stream, as well as join the meeting via Zoom. (You will be placed in a waiting room until the Chair opens the public comment period.)

To join the meeting with a smartphone, tablet, or computer go to https://zoom.us/j/92673617267?pwd=b2s3WHFFS3JMOGE0UWUxYW9YWz09.
Or dial in by telephone at +1 646 558 8656 US
Meeting ID: 926 7361 7267
Password: 010679

Written comments can also be emailed to Anya Harris at aharris@cityofithaca.org or sent via USPS to Planning Division; 108 E. Green St.; Ithaca, NY 14850. Please indicate if you would like them to be read into the record.

I. PUBLIC HEARINGS

   A. 222 South Geneva Street, Henry St. John Historic District – Proposal to Modify the East Porch, Construct an ADA Ramp Along the South Elevation, Remove Non-Historic Doors and Windows on the West and South Elevations, Remove Two Historic Windows on the West Elevation, Install a Door with an Associate Stoop and Stairs on the West Elevation

   https://www.cityofithaca.org/DocumentCenter/Index/1416

II. PUBLIC COMMENT ON MATTERS OF INTEREST

III. NEW BUSINESS

   • Advisory Review and Comment: Catherine Commons Development Project, Collegetown

      [Material samples are available for review by the Commission on the Third Floor of City Hall.]

      https://www.cityofithaca.org/DocumentCenter/Index/1415

IV. OLD BUSINESS

   • 310 East Court Street, East Hill Historic District – Proposal to Construct a 2-Story Addition on the North Elevation. [Application TABLED – 12/20/21; Revised materials under separate electronic cover.]

      https://www.cityofithaca.org/DocumentCenter/Index/1402

If you have a disability and would like specific accommodation in order to participate, please contact the City Clerk’s Office at 274-6570 by 12:00 p.m., no later than 2 days (not including weekends and holidays) before the meeting.
• 223 South Albany Street, Henry St. John Historic District – Retroactive Requests for Approval: Removal of 1-Over-1 Wood Sash in Six Windows on the South Elevation and Installation of Six, 1-Over-1 Vinyl Insert Units in the Same Location; and Removal of a Wood Entrance Door on the West Elevation and the Installation of a Fiberglass Entrance in the Same Location [Application TABLED – 12/20/21]
https://www.cityofithaca.org/DocumentCenter/Index/1404

V. APPROVAL OF MINUTES
• 11/16/2021
• 12/21/2021

VI. ADMINISTRATIVE MATTERS
• Elections: Chair and Vice Chair

VII. ADJOURNMENT

ACCESSING ONLINE MEETING MATERIALS:
Online meeting materials, like applications for a Certificate of Appropriateness and supporting materials, are available electronically via the "Document Center" on the City web site (www.cityofithaca.org/DocumentCenter), under "Ithaca Landmarks Preservation Commission" > “Applications for Certificates of Appropriateness” and in the relevant address folder. Please do not hesitate to contact our office if you have any questions or you need any assistance accessing the meeting materials.
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, 222 South Geneva Street is located within the Henry St. John Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 2013, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated January 05, 2022, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by STREAM Collaborative on behalf of property owner PPM Homes, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); and (2) two sheets of product specifications for Therma Tru® 6/8 Classic Craft doors; (3) two sheets of product specifications for Marvin® Ultimate Double Hung G2 windows; (4) nine sheets of photographs and architectural drawings by STREAM Collaborative, titled “Photographs” (A001) [dated 11.30.21], “Photographs” (A002) [dated 11.20.21], “Front Porch Photographs” (A003) [dated 01.05.22], “Existing Floor Plans” (EC101) [dated 08.27.21], “Existing Floor Plans” (EC102) [dated 08.27.21], “Proposed Floor Plans” (A101) [12.29.21], “Proposed Floor Plans” (A102) [dated 12.29.21], “Existing Conditions” (EC201) [12.29.21], “Proposed Elevations” (A201) [12.29.21], and “Front Doorway Elevations” (A401) [01.05.22], and

WHEREAS, the ILPC has reviewed the entry in the annotated list of properties included within the Henry St. John Historic District for 222 South Geneva Street and the City of Ithaca’s Henry St. John Historic District Summary Statement, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves varied alterations to the primary façade and secondary elevations, including modification the non-historic east porch’s columns, frieze, railing, flooring, and Skirting; replacement of the non-historic primary entrance door on the east elevation; construction of an a barrier free access ramp along the south elevation; removal of non-historic doors and windows on the west and south elevations, removal of two historic windows on the west elevation; installation of a door, stoop, and stairs on the west elevation; and the installation of new windows on the west elevation, and

WHEREAS, the issuance of a Certificate of Appropriateness is a Type II Action under the New York State Environmental Quality Review Act and the City Environmental Quality Review Ordinance for which no further environmental review is required, and

WHEREAS, the applicant [has/has not] provided sufficient documentation and information to evaluate impacts of the proposal on the subject property and surrounding properties, and
WHEREAS, a Public Hearing for the purpose of considering approval of the Application for a Certificate of Appropriateness was conducted at the regularly scheduled ILPC meeting on January 18, 2022, now therefore be it

RESOLVED, that the ILPC has made the following findings of fact concerning the property and the proposal:

As identified in the City of Ithaca’s Henry St. John Historic District Summary Statement, the period of significance for the area now known as the Henry St. John Historic District is 1830-1932.

As indicated in the individual property entry in the annotated list of properties included within the Henry St. John Historic District, 222 South Geneva Street was constructed ca. 1865 and is an example of substantial Italianate-style residence.

Constructed within the period of significance of the Henry St. John Historic District and possessing a high level of integrity, the property is a contributing element of the Henry St. John Historic District.

The project impacts the non-historic east porch that was added between 1954-1975, outside of the district’s period of significance, and the south and west elevations that are not significantly visible from the public way.

In consideration of this and all approvals of proposals for alterations, new construction, or demolition in historic districts, the ILPC must determine that the proposed exterior work will not have a substantial adverse effect on the aesthetic, historical, or architectural significance and value of either the landmark or, if the improvement is within a district, of the neighboring improvements in such district. In considering architectural and cultural value, the Commission shall consider whether the proposed change is consistent with the historic value and the spirit of the architectural style of the landmark or district in accordance with Section 228-6 of the Municipal Code. In making this determination, the Commission is guided by the principles set forth in Section 228-6B of the Municipal Code, as further elaborated in Section 228-6C, and by the Secretary of the Interior’s Standards for Rehabilitation, and in this case specifically the following principles and Standards:

Principle #2 The historic features of a property located within, and contributing to the significance of, an historic district shall be altered as little as possible and any alterations made shall be compatible with both the historic character of the individual property and the character of the district as a whole.

Standard #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features and spaces that characterize a property will be avoided.
Standard #9  New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard #10  New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

With respect to Principle #2, Standard #2, and Standard #9, the modifications to the east porch, construction of an accessible ramp, replacement of the non-historic primary entrance door, removal of non-historic windows, removal of two historic windows and the installation of a door and stoop, and the installation of new windows [will/will not] remove distinctive materials and [will/will not] alter features and spaces that characterize the property.

Also with respect to Principle #2, and Standard #9, the proposed porch modifications, ramp, and doors [are/are not] compatible with the massing, size, scale, and architectural features of the property and its environment.

With respect to Standard #10, the ramp [can/cannot] be removed in the future without impairment of the essential form and integrity of the historic property and its environment.

RESOLVED, that, based on the findings set forth above, the proposal [will/will not] have a substantial adverse effect on the aesthetic, historical, or architectural significance of the Henry St. John Historic District, as set forth in Section 228-6, and be it further,

RESOLVED, that the Ithaca Landmarks Preservation Commission determines that the proposal [meets/does not meet] criteria for approval under Section 228-6 of the Municipal Code, and be it further

RESOLVED, that the ILPC [approves/denies] the Application for a Certificate of Appropriateness.

RECORD OF VOTE:
Moved by: 0
Seconded by: 0
In Favor: 0
Against: 0
Abstain: 0
Absent: 1
Vacancies: 1
Notice: Failure on the part of the owner or the owner’s representative to bring to the attention of the ILPC staff any deviation from the approved plans, including but not limited to changes required by other involved agencies or that result from unforeseen circumstances as construction progresses, may result in the issuance by the Building Department of a stop work order or revocation of the building permit.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Ithaca Landmarks Preservation Commission (ILPC)
Planning & Economic Development Division
City of Ithaca, 108 E. Green St., 3rd Floor, Ithaca, NY 14850
Bryan McCracken | Ph: 607-274-6555 | bmccracken@cityofithaca.org
www.cityofithaca.org/boardscommittees/ilpc/index.cfm

Date: 2022.01.05
Building Permit Application # (REQUIRED): 42267

Applicant's Name: STREAM Collaborative
Phone: 607.216.8802

Applicant's E-Mail address (REQUIRED):
o noah@streamcolab.com

Property Address: 222 S Geneva St, Ithaca NY 14850

Owner's Name (if different from Applicant): PPM Homes
Owner's Mailing Address: 116 W. Buffalo St, suite 1A, Ithaca NY 14850

Proposed Work Includes (check all that apply):

- New Construction
- Site Changes (paving, fencing, patios, etc.)
- Addition
- Signage
- Accessory Structure
- Demolition
- ALTERATION: Primary Structure
- ALTERATION: Accessory Structure

Submittal Requirements
All documents are to be sent to the attention of Bryan McCracken at the above address.

STAFF-LEVEL REVIEW:
Submit one (1) hardcopy and one (1) electronic copy of application and attachments. See City of Ithaca Historic District & Landmark Design Guidelines for a description of work that is eligible for this expedited review process.

ILPC REVIEW:
Submit eleven (11) hardcopies and (1) one electronic copy of application form and all attachments. Complete applications must be received by 4:00 p.m. on the last Tuesday of the month, 14 days prior to the regular ILPC meeting at which the application will be reviewed. ILPC meetings are held the second Tuesday of each month.

Applications must be accompanied by thorough documentation of existing conditions and proposed changes, including (as applicable): photographs of existing conditions; site plans showing location and dimensions of proposed change; drawings or sketches showing proposed changes on each affected elevation; description of design details and materials to be used (manufacturer's data sheets may be used); samples of proposed materials; scale drawings of any proposed signs including colors, typeface, and illumination details; historic photographs, if the intention of the project is to return a property to a documented prior condition; and a statement from a qualified contractor or design professional attesting to the physical condition of any element that is proposed for replacement due to deterioration.
Description of Proposed Changes (use additional sheets if necessary):

Building was a former group home and is currently a 10 bedroom single family residence classified as a "multiple residence". The property obtained a variance to be converted into a fully code compliant multiple residence with 11 "sleeping units" with private baths and kitchenettes, as well as a large shared kitchen and amenity space. The conversion requires that the existing building comply with current building codes.

List of proposed changes: (see plans)
- Non-original windows on the west and south elevations, which were added to enclose back porches, and are within either 5’ of property lines or 10’ of an egress path will be in-filled with fire-rated construction.
- Two non-original doors and steps to grade, on the west and south elevations, that are no longer needed and are within 10’ of the egress path will be in-filled with fire-rated construction.
- Two original windows in an interior corner on the back of the building, facing west, will be eliminated to install a rated egress door as a required second exit from the first floor, and to fire protect an area of assisted rescue. A deck and steps to grade will also be added here.
- Two original windows <10’ from the egress path will be fitted with interior fire shutters to create protected openings.
- A wood ramp with wrought iron railings will be built along the south side of the house to meet accessibility requirements.
- A new window with trim and divided lite pattern matching the original windows will be added on the west elevation in a location 10’ above the egress path.
- Porch will be reconstructed from the roof down with detailing more appropriate to the Italianate aesthetic.
- Front door will be replaced with an ADA compliant door more appropriate to the Italianate aesthetic.

Reasons for Proposed Changes (use additional sheets if necessary):

See explanations above and on plans.
— REQUIRED PUBLIC NOTIFICATION —

Upon application for a Certificate of Appropriateness, a public notice of the proposal must be posted by the owner or owner’s representative on the property for a minimum of 10 days. This notice must remain in place until a decision to approve or deny the Certificate of Appropriateness has been made. The notice must be placed at or near the property line in the front yard, so it is plainly visible from the street, and, in cases where a property has frontage on more than one street, an additional sign must be placed at or near the property line on any additional street frontage.

Standard signs for this purpose are available for purchase from the City of Ithaca, Division of Planning and Economic Development, at a cost of $10.50 each. Alternatively, an applicant may create their own signs, as long as the following required content is included and the signs have dimensions of at least 18”x23”:

PROPOSED EXTERIOR OR SITE ALTERATIONS TO THIS PROPERTY WILL BE REVIEWED BY THE ITHACA LANDMARKS PRESERVATION COMMISSION ON [INSERT DATE], BEGINNING AT 5:30 p.m. IN [INSERT LOCATION OF MEETING]. PUBLIC COMMENT MAY BE SUBMITTED IN ADVANCE OF, OR DURING, THE ABOVE-REFERENCED PUBLIC HEARING. FOR MORE INFORMATION CONTACT: BMccRACKEN@CITYOFITHACA.ORG, 607-274-6555.

Applicant’s Statement:

I understand incomplete applications cannot be processed and will result in delay. This application is complete to the best of my knowledge and includes the following attachments (check all that apply):

☑ photographs of existing conditions
☑ site plans showing location and dimensions of proposed change
☑ drawings or sketches showing proposed changes on each affected elevation
☑ description of design details and materials to be used
☐ samples of proposed materials
☐ scale drawings of any proposed signs, including colors, typeface, and illumination details
☐ historic photographs, if the intention of the project is to return a property to a documented prior condition
☐ statement from a qualified contractor or design professional attesting to the physical condition of any element proposed for replacement due to deterioration
☐ other (specify): ____________________________

Applicant’s Signature (REQUIRED): ____________________________ Date: ____________________________

STAFF USE ONLY:
Date Received: ____________________________
Staff Review: ☐ yes ☐ no Approved: ☐ yes ☐ no Referred to ILPC: ☐ yes ☐ no
ILPC Review: ☐ yes ☐ no
Date of Public Hearing: ______________
D1  EXISTING FIRST FLOOR PLAN

222 S Geneva St
MULTI-FAMILY RENOVATION

IF THIS DRAWING IS PRINTED ON 11x17 PAPER, SCALE IS HALF OF WHAT IS INDICATED
D1 EXISTING SECOND FLOOR PLAN

IF THIS DRAWING IS PRINTED ON 11x17 PAPER, SCALE IS HALF OF WHAT IS INDICATED
D1 PROPOSED FIRST FLOOR PLAN

ILPC MARKUP

IF THIS DRAWING IS PRINTED ON 11x17 PAPER, SCALE IS HALF OF WHAT IS INDICATED
IF THIS DRAWING IS PRINTED ON 11x17 PAPER, SCALE IS HALF OF WHAT IS INDICATED.

PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

PROPOSED EAST ELEVATION
1/4" = 1'-0"

PROPOSED WEST ELEVATION
1/4" = 1'-0"

222 S Geneva St
MULTI-FAMILY RENOVATION

C3

D1

B1
IF THIS DRAWING IS PRINTED ON 11x17 PAPER, SCALE IS HALF OF WHAT IS INDICATED

D1 EXISTING FRONT DOORWAY DETAIL 1" = 1'-0"

B1 PROPOSED FRONT DOORWAY DETAIL 1" = 1'-0"
### 6/8 Classic Craft

#### 3/4 Lite 2 Panel

Daylight Opening:
- 2551 24-9/16" x 50-1/16" (non wrought iron)  (1228 sq.in.)
- 2551 24-1/2" x 50" (wrought iron)  (1225 sq.in.)

Available in:
- Classic Craft Mahogany

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### 3/4 Scroll Top Oval Lite 2 Panel

Daylight Opening:
- 1538V 14-5/8" x 37-3/8"  (419 sq.in.)

Available in:
- Classic Craft Oak
Section Details: Operating

Scale: 3" = 1' 0"

Double Hung

Head Jamb and Sill

Frame Size

Daylight Opening

Jambs

Single Hung

Frame Size

Daylight Opening

Jambs

Lower Sash

Upper Sash

Marvin Architectural Detail Manual
Lite Options

5/8" SDL

5/8" SDL W/Spacer

7/8" SDL

7/8" SDL W/Spacer Bar

1 1/8" SDL

1 1/8" SDL W/Spacer Bar

1 15/16" SDL

1 15/16" SDL W/One Spacer Bar

1 15/16" SDL W/Two Spacer Bars

2 13/32" SDL

2 13/32" SDL W/One Spacer Bar

2 13/32" SDL W/Two Spacer Bars
222 South Geneva Street  ca. 1865

Description:
222 South Geneva Street is located mid-block on the west side of the street. The McGraw House assisted living facility is located across the street to the east. It is a two-story wood frame house built in the Italianate style ca. 1865. The wide and deep house covers most of its narrow lot. The house is rectangular in plan with a two-story, bay-front wing on the south and lower additions on the west that extend the line of the north façade to the west. A flat-roofed, one-story, full-width porch extends across the east, primary, façade.

The three-bay wide house has a flat or very low-pitched hipped roof with a central hipped-roof square cupola. Both the main section of the house and the cupola have deeply overhanging eaves with regularly spaced paired Italianate-style wood brackets. The cupola brackets are a scaled down version of the primary brackets. Each side of the cupola has a group of three tall, narrow, round arch-topped windows and a tall, tapered finial extends up from the center of the cupola.

Walls are clad in asbestos shingle siding and the foundation is stone. The east porch has a brick base. Windows are 2/2 and are topped with slightly projecting lintels supported by pairs of brackets that are scaled down versions of the roof brackets. The main entryway is in the south bay of the east façade. The slightly recessed doors have a top light and are flanked by an Italianate-style paneled door surround.
The north façade runs seven bays deep with regularly spaced windows. A lower, flat roof addition projects to the west from the west façade.

The south façade has a double deck bay window addition projecting south from the center of the façade. The three-bay window faces east. There are pairs of brackets between the first and second stories of the window and under the flat roof of the addition.

A paved driveway runs along the south façade, terminating at the bay window.

**Significance:**
Contributing. Architecturally significant.

222 South Geneva Street is architecturally significant as an example of a substantial Italianate-style residence. Though clad in asbestos siding, it retains a high level of architectural integrity, retaining its original form and massing, large cupola, decorative wood brackets, windows, doors, and door surround.

The house is on portions of lots 28 and 29 of the lots laid out south of Green Street by Simeon DeWitt. The 44’ wide property originally extended from Geneva Street to Albany Street. The lot was subdivided in east and west lots in 1919.

The house was built for Abel Burritt, who owned the property from 1835-88; Susan Burritt owned it from 1888-1919. The date of construction is not known, but a house is shown on the map of Ithaca in the 1866 *Atlas of Tompkins County*. Abel Burritt was a real estate agent, fire and life insurance agent, and a notary public.

The Practical Business School was located on the first floor in 1929. From 1934-45, the house was owned by the Ladies Union Benevolent Society, who owned other properties in the district and currently own 213 South Geneva Street. The 1961 Sanborn map indicates that the house had been divided in multiple apartment units.

**Alterations:**
The *Ithaca Daily Journal* reported in 1888 that the house was having an addition constructed, but the Sanborn maps do not indicate the construction of an addition between 1888 and 1893; they do indicate that the bay window was added between 1893 and 1898. The full-width east porch was added between 1954 and 1975, replacing a single-bay portico constructed between 1904 and 1910.

**Sources:**


January 12, 2022

Mr. Edward Finegan, Chair  
Members of City of Ithaca Landmarks Preservation Board  
108 E. Green Street  
Ithaca, NY 14850

Re: Catherine Commons

Dear Mr. Finegan and Members of the Board,

Thank-you for this opportunity to present the proposed Catherine Commons project. Catherine Commons is a proposed approximately 360-unit residential development located in the City of Ithaca in central Collegetown. Twelve parcels have been aggregated on the west side of College Avenue to form the 1.45 acre Catherine Commons site. In addition to the residential use, the project also includes approximately 2600 SF of commercial space, a fitness center for residents of the project and extensive streetscape and public realm improvements. The construction of this high-quality project will enhance the surrounding neighborhood by focusing density in the heart of the Collegetown neighborhood and providing notable architecture and public space improvements that elevate the environment and character of Collegetown. The project will provide numerous improvements to the streetscape and public realm which contribute to the redevelopment of Collegetown into a unique, diverse, commercially viable and mixed-use community.

Attached to this letter are documents that describe and illustrate the project in detail:

- Catherine Commons Preliminary Site Plan Review Application Report, August 17, 2021; updated December 7, 2021; Portions excerpted for the ILPC
- Catherine Commons Design Review, City of Ithaca, December 15, 2021

These documents include detailed site plans, building elevations and renderings of the project proposal. This letter outlines additional information that is of interest to this Board.

Overview of City Review Process

The proposed Catherine Commons project was initially presented to the City of Ithaca Planning Board for Sketch Plan Review on April 27, 2021. The design was revised in response to Planning Board comments and a complete Preliminary Site Plan Review (SPR) application was submitted to the Board on August 17, 2021. The Planning Board declared itself the Lead Agency for purposes of SEQRA on September 28, 2021 and held a public hearing on October 26, 2021 to obtain public comment on the project. The project is located in Collegetown and is subject to the Collegetown Design Guidelines. On December 15, 2021 a Design Review Application was submitted demonstrating that the project is consistent with the Collegetown Design Guidelines. The Planning Board conducted their Design Review of the project at the December 21, 2021 Planning Board meeting as well as at the special meeting of the Planning Board on January 13th, 2022. The Planning Board has responded favorably to the project and has also made numerous recommendations and suggestions for improving the project which the Applicant has
incorporated. The project has undergone extensive design modifications since it was initially presented to the City. Revisions made in response to Planning Board comments include:

- Design revisions to increase the transparency/amount of glass at the ground floor;
- Design revisions related to façade treatments to increase the articulation and modulation of the architectural façade with projecting and recessed windows and other elements;
- Buildings 2a and 2b on Catherine Street were substantially redesigned to create a distinction between the Catherine Street and College Avenue architecture so that the Catherine Street buildings provide a better relationship with the surrounding neighborhood;
- The architectural bridges that connect buildings 2a and 2b were changed from enclosed architectural connections to open air bridges to reinforce the sense of transparency between the buildings, thereby breaking down the scale so that the buildings are in character with the surrounding neighborhood.

In addition, the Applicant has been working closely with the City of Ithaca Engineering Department to coordinate the Catherine Commons project with the City’s reconstruction of College Avenue. The Applicant has attended numerous meetings with City of Ithaca staff to discuss how the design of College Avenue could be optimized to meet the City’s goals and how this project could contribute to those goals including expanded sidewalks and public space and the establishment of street trees. The Applicant’s design team evaluated the City of Ithaca’s plans for reconstruction of College Avenue and made recommendations for curb realignments and stormwater changes in order to increase the number of street trees and provide an improved overall aesthetic for the character of the neighborhood.

**Historic Resources**

There are two existing local landmarks located near the project. The Grandview House is located on the east side of College Avenue across from the project, and the John Snaith House is located on the south side of Cook Street across from the project. The East Hill Historic District is located downhill, to the west of the project. The project site itself does not include any historic resources and no changes to historic resources are proposed. The Catherine Commons Preliminary Site Plan Review Application Report, August 17, 2021; Updated December 7, 2021 documents these historic resources. Visual simulations are provided that illustrate the Catherine Commons project in context with the nearby historic resources.

As stated above, the project is subject to the Collegetown Design Guidelines. The Guiding Principles of the City of Ithaca Collegetown Design Guidelines, March 2017, states “The guidelines...promote maintenance of traditional character while encouraging architectural creativity and contemporary design.” Numerous elements of the design of Catherine Commons contribute to a project that is contemporary while being compatible with the nearby historic resources and include, in part, the following:

- The overall quality of the architectural and urban design will result in an overall enhancement to the Collegetown environment. The area is currently characterized by poorly maintained student housing and an aging deteriorated streetscape. There are few street trees and there is no overall coherent streetscape design. Streetlights are missing or damaged. This project will include the complete reconstruction of the streetscape for the extent of the project and it is being coordinated with the City of Ithaca’s College Avenue reconstruction project so that the end result
will be a coordinated, visually cohesive environment. This will result in an improved aesthetic environment for the historic resources.

- The Catherine Commons project will utilize higher quality architectural materials than are typically used in Collegetown. These materials and systems will enhance the overall appearance and character of the buildings and provide increased longevity. Primary materials include terra cotta tiles, pre-finished standing seam wall panels, diamond-shaped pre-finished metal wall and roof shingles, and composite metal panels.

- Colors used in the architecture were selected to be compatible with the surrounding context and with nearby historic structures. The colors are illustrated in the attached Design Review booklet and physical material samples are available for inspection at the Planning Department at City Hall.

- Architectural detailing creates modulation and articulation of the façade surfaces, resulting in shadows, and visual interest. Varying solid to void and window patterns provides further visual interest.

- The Catherine South building 3a – located across from the Grand View House – includes contemporary rowhouses with individual unit entrances with metal stoops and canopies. This is a contemporary interpretation and reference to the stoop at the Grand View House.

- The John Snaith House is located on the south side of Cook Street. An open space which is used for socializing by the residents of the John Snaith House is located on the north side of the House, resulting in a substantial setback from Cook Street and providing distance and separation from the new development. The Catherine South building 3b is set back to a 2-story height at the street level to create an open public plaza. The articulation of the building at the ground floor responds to the open court of the John Snaith House. The setback, combined with the extensive use of transparent glass, mitigates and breaks down the building mass at this location. The stepped terraces of the public plaza space facing Cook Street expresses permeability and openness and creates a human scale at the street level. See attached site plan.

- A shadow study was completed and is included in the attached Catherine Commons Preliminary Site Plan Review Application Report, August 17, 2021; Updated December 7, 2021 (page 24). The shadow study documents shadows created by the project during four different times of the year: Vernal Equinox (March 21), Summer Solstice (June 20th), Autumnal Equinox (September 22), and the Winter Solstice (December 21). There is effectively no increase in shadows on either structure.

- A visual assessment study was conducted to understand the visibility of the project from multiple viewpoints throughout the City and is included in the attached Catherine Commons Preliminary Site Plan Review Application Report, August 17, 2021; Updated December 7, 2021 (page 50). Ten viewpoints were identified where the project is likely to be most visible from the public ROW. Photographs of existing conditions are included along with views of the proposed project inserted into the view. Views that include the Grandview House, the John Snaith House, and views from locations in the East Hill Historic District were analyzed to understand how these views will change. According to the document Collegetown Historic Resources Worthy of Detailed Research, by Mary Tomlan and John Schroeder, May 13, 2009, the Grand View House includes a tower to increase visibility from downtown – but the building is not visible from downtown today and the proposed project does not block views of the building.
The visualizations illustrate that the proposed buildings fit in with the surrounding urban context and Collegetown neighborhood.

**Requested Variances**

A number of variances are being requested and are summarized in the chart below. A height and floor variance is being requested for the buildings facing College Avenue, where the density is the greatest. The two requested height and floor variances will result in an actual visual difference of 6 feet and 4 feet as compared to what is allowed under existing zoning. The requested additional floors within the proposed height is also an imperceptible change, managed by superior design and project elements that fully mitigate any potential impacts. No height variances are requested for proposed buildings on Catherine and Cook streets.

The visual assessment study illustrates the differential between the height of the building as allowed by zoning and the proposed height.

**SUMMARY OF AREA VARIANCES REQUESTED**
The following chart summarizes the variances per the City Code.

<table>
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<tr>
<th>ZONE</th>
<th>CODE REQUIREMENT</th>
<th>PROPOSED BY APPLICANT</th>
<th>VARIANCE REQUESTED</th>
<th>NOTES</th>
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<tr>
<td>CR-3</td>
<td>Off-Street Parking 1 space per unit = 13</td>
<td>2</td>
<td>-11</td>
<td>Shuttle provided; parking available at Collegetown Terrace and TCAT stop incorporated</td>
</tr>
<tr>
<td>CR-3</td>
<td>Rear yard setback 20’</td>
<td>5’</td>
<td>15’</td>
<td>Will appear as a side yard consistent w/existing neighborhood character</td>
</tr>
<tr>
<td>CR-4</td>
<td>Rear yard setback 20’</td>
<td>5’</td>
<td>15’</td>
<td>Will appear as a side yard consistent w/existing neighborhood character</td>
</tr>
<tr>
<td>MU-1</td>
<td>Max Bld 5 stories 70 feet</td>
<td>7 stories 78 feet</td>
<td>2 stories 8 feet</td>
<td>Additional 5’ parapet allowed which results in only 4’ actual visual differential</td>
</tr>
<tr>
<td>MU-2</td>
<td>Max Bld 6 stories 80 feet</td>
<td>8 stories 90 feet</td>
<td>2 stories 10 feet</td>
<td>Additional 5’ parapet allowed which results in only 6’ actual visual differential</td>
</tr>
</tbody>
</table>
We appreciate your consideration of this matter and look forward to reviewing the project proposal with you at the January 18th, 2022 meeting.

Sincerely,

Kathryn Wolf, RLA
Principal
August 17th, 2021

JoAnn Cornish, Director of Planning and Development  
Department of Planning and Development  
City of Ithaca  
108 East Green Street  
Ithaca, NY 14850-5690  
Re: Catherine Commons Preliminary Site Plan Review Application

Dear JoAnn and members of the Planning Board:

Coll-Cath Associates, LLC and Cook Coll, LLC intend to redevelop multiple parcels on College Avenue, Catherine Street and Cook Street in the City of Ithaca. The project will move Collegetown toward the City’s vision for Collegetown as expressed in the City’s Comprehensive Plan and the 2009 Collegetown Urban Plan & Conceptual Design Guidelines.

Enclosed please find the project synopsis, supporting narrative, and SEQR forms. Site and architectural plans are provided as an attachment.

If you have any questions or require further information, please do not hesitate to call. We are looking forward to reviewing this project with the Board in the months to come.

Sincerely,

Kathryn Wolf
Principal
Project Consultants

Novarr-Mackesey & Integrated Acquisition & Development
Developers

ikon.5 Architects
Architect

Trowbridge Wolf Michaels Landscape Architects, LLP
Landscape Architect

T.G. Miller, P.C., Engineers and Surveyors
Civil Engineer

Thornton Tomasetti
Structural Engineer

Beardsley Architects & Engineers (Light Gauge)
Light Gauge Framing Design

IPD Engineering
MEP Engineers

Taitem Engineering, PC
Energy Consulting

Stopen Engineering, LLP
Geotechnical Engineers
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Location & Zoning
Project Location & Zoning

Catherine Commons is a proposed approximately 360-unit residential development located in the City of Ithaca in central Collegetown. Twelve parcels have been aggregated on the west side of College Avenue to form the 1.45 acre Catherine Commons project site. In addition to the residential use, the project also includes commercial space along College Avenue, a fitness center for the project at the corner of College Avenue and Cook Street, extensive streetscape improvements and public plaza space, and a small parking lot accessed off of Cook Street. The project is designed to be in substantial conformance with existing zoning, with some exceptions. The Catherine Commons project will significantly improve the quality of the urban fabric in Collegetown.

Figure 1: Location Map in Context with Collegetown
The properties are zoned Mixed Use (MU2 and MU1) and Collegetown Residential (CR4 and CR3). The requested variances pertain primarily to the College Avenue frontage in the MU2 and MU1 zones. The principal variances being sought are to allow an increase in the number of building floors and an increase in building height along College Avenue. The proposed buildings in the CR4 and CR3 zones are in conformance with the existing zoning and no height variances are being sought for the buildings in these zones. A variance is being sought to allow fewer than the required number of parking spaces in the CR3 zone. Minor rear yard setback variances are being sought in the CR-3 and CR-4 zones. A detailed description of the variances is included in Appendix B: Zoning Analysis.
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Project Proposal
Existing Conditions

The 2009 Collegetown Urban Plan & Conceptual Design Guidelines identifies certain conditions in Collegetown as “characterized by poor urban design,...indifferent architecture and a very inconsistent mix of building heights” (see Part One, pg. 35). Nearly all of the existing buildings that are the focus of this proposal are older wood frame buildings that have been cut up into as many apartments as possible with the front porches of some enclosed to create more bedrooms and satisfy only the bare minimum of space requirements as dictated by the Building Code. Most of the buildings sideyards and rear yards have been turned into driveways and parking lots. All have major deferred maintenance items and are not in a condition where the developer is comfortable leasing the units. The existing structures are currently vacant and their prior use was predominantly student housing.

The Catherine North site is composed of three adjacent properties along the west side of College Avenue north of Catherine Street in zone MU2 and four adjacent properties along the north side of Catherine Street in zone CR4. The aggregated parcels for this site total approximately .81 acres. There are currently seven older and vacant wood frame homes on the site, which were previously rental properties.

The Catherine South site is composed of the four properties along the west side of College Avenue between Catherine Street and Cook Street in zone MU1 and one property along the north side of Cook Street in zone CR3. The aggregate parcels are approximately 0.64 acres. There are currently four older, vacant wood frame houses on the site, which were previously rental properties. Environmental abatement on these buildings is largely complete and the buildings will be removed as part of this project.

Figure 3: Existing Buildings to Be Removed
Catherine Commons
Ithaca ReUse/Historic Ithaca Salvage Update
January 10, 2022

All projects undertaken by the applicant that involve demolition of existing buildings in the City of Ithaca, are coordinated with Ithaca ReUse and Historic Ithaca in an effort to save as much usable building materials as possible. Beginning in the Fall of 2019 Ithaca ReUse started removing doors, door trim, window trim and other hardwood trim from the existing houses on the Catherine Commons site. Prior to that, Ithaca ReUse went through all the buildings to salvage as many appliances and left behind dressers, bookcases etc. The work of removing these architectural components of the buildings and a good portion of all the oak flooring in these houses has continued up to the present time.

In the Fall of 2020 the project development team was contacted by Felix Heisel, Director Circular Construction Lab at the Department of Architecture at Cornell, seeking permission to access these structures for an architectural class project centered on determining the feasibility of ‘deconstructing’ these houses. Throughout the Fall semester, Mr. Heisel and his students conducted in depth surveys of several of these houses that resulted in a detailed listing via plans and sections of all the existing material from framing members to interior finish trim. This work continued in the Spring and Fall of 2021 at which point in time they had also developed a priority of houses to deconstruct.

Concurrent with the work of the Circular Construction Lab the project development team has had multiple meetings with Ithaca ReUse to determine which house or houses could be feasible for a deconstruction effort. As part of this work, Ithaca ReUse brought in David Bennink, Owner ReUse Consulting/Building Deconstruction Institute, to evaluate each building relative to prioritizing them for deconstruction in terms of being “easier, safer and faster to deconstruct”. Based in part on his assessment and advice from the Circular Construction Lab we have agreed with Ithaca ReUse that 206 College Ave would be deconstructed. Working in conjunction with Gorick Construction, the demolition contractor, we now have a contract in place with Ithaca ReUse whereby they will deconstruct 206 College Ave with Dave Bennink acting as on site consultant. This work has started as of Monday, January 10 and is scheduled to be complete by January 18.
Overall Project Description

Site Design
Streetscape improvements, open space and pedestrian amenities will be provided extensively throughout the project. Portions of the proposed buildings along College Avenue will step back as much as 41’ at the first and second floors to increase sidewalk widths and create more open space by utilizing private property. Several ADA compliant plaza spaces will be created as a result. A new bus stop will be located on College Avenue near Cook Street and a covered, protected plaza space will be incorporated into the architecture to function as a public bus stop.

Catherine North Site
The Catherine North site consists of three buildings. The use is proposed as residential with commercial space on the ground floor along College Avenue.

Catherine South Site
The Catherine South site consists of three residential buildings and includes a fitness center for the project. The Catherine South site will include townhouse units with individual entrances and front porches along College Avenue to create a more vibrant streetscape.

Building Use & Square Footage Summary

- Total number of units: 360 +/- 
- Commercial GSF: 2,600 (includes possible use of Basement Space)
- Fitness GSF: 1,600
- Overall GSF: 265,000

Contextually, a first rate, high aspiring building will fit well in Collegetown. While Collegetown offers no consistent architectural language to suggest a specific architectural expression, a number of conditions adjacent to the project site at College Avenue and Catherine Street do offer clues that can inspire and influence design thinking. The most significant of these potential influences are the scale and masonry materiality, the residential massing and design features of the existing buildings in Collegetown.
Figure 5: Illustrated Site Plan - Catherine North Site
Updated 12/7/2021
Catherine North

Three interconnected buildings are proposed for the Catherine North site. Building 1 (along College Avenue) is proposed at 8 stories/90 feet and will include first floor active use, including commercial space with multi-family residential use in the floors above. Buildings 2a and 2b on Catherine Street are proposed at four stories/44 feet 10” with multi-family residential use. All three buildings will be connected via open bridges. Three principal points of entry to the complex are proposed on College Avenue and four entrances are proposed on Catherine Street.

The first floor of building 1 along College Avenue is aligned with the adjacent building line established by the 312 College Avenue residential building and then is set back from the property line to provide additional circulation and socialization space at the street level. The first floor is a transparent glass wall and includes a lobby and concierge desk and commercial space.

The proposed building faces on College Avenue and Catherine Street will be clad with a combination of terra-cotta (clay tile) shingles, metal panels and insulated glazing. The College Avenue building faces will include insulated one and two-story window openings, and residential sized windows to activate the façade. The varied depth of the transparent openings, the variation in window size and placement, and the terra-cotta texture and color are intended to create a façade that is active, transparent, and minimize the scales of the buildings. Contextually, the materials and color provide connectivity to the College Avenue buildings of the 400 block.

Along College Avenue, the mass of Building 1 is broken down by introducing a continuous vertical glazed element that breaks the horizontal massing. The street level is activated by a glass enclosed commercial space within a loggia that promotes pedestrian activity and social interaction. The west elevations, which face the smaller scale multi-family buildings, will be clad in double height scaled metal panels evenly space to reduce scale and stacked windows to create repetition, symmetry, and order.

All three buildings will be connected via open metal pedestrian bridges along Catherine Street at the upper floors. The ground level will remain open, allowing both a physical and visual connection to the interior courtyard and creating residential scaled volumes along Catherine Street. The buildings on Catherine Street, similar to existing residences, are set back 10 feet from the property line to provide a landscaped front court that provides access to the main entrances. The building façades along Catherine Street will differ from College Avenue, respecting the transition to the neighborhood scale.

Please refer to the pages following, which include an illustrated site plan, first floor building plans, a streetscape rendering, and building elevations.
Figure 6: Illustrated Site Plan - Catherine South Site
Updated 12/7/2021
Catherine South

Plans for this site include three buildings that step down in height as grade falls along both College Avenue and Cook Street. Buildings 3a and 3b are proposed at 7 stories/78 feet with multi-family residential use and a Fitness center at the southern end of the site. Building 4 is proposed at 3 stories/34 feet 10" with a pitched roof and multi-family residential use.

The first two floors of Buildings 3a and 3b along College Avenue are proposed to step back from the property line at both the Catherine and Cook street intersections, increasing the available open space and providing additional circulation and amenity space at the street level. Two principal points of entry to the building are proposed on College Avenue. Additionally, the townhouse units along College Avenue include individual entries with front porches, creating a vibrant street dialogue with the urban residents.

The building façade for 3a along College Avenue is proposed as a terra-cotta (clay tile) shingle checkerboard. The patterning is intended to create an active solid/void pattern on the elevation, grounded by individual townhouse entry stoops at the street level along College Avenue. The windows will be arranged to create a visually active façade by staggering mullion spacing and metal panels.

At the southern end of the site, building 3b’s façade is proposed as a baked enamel aluminum clad grid frame infilled with windows and dark metal panels to promote a light transparent massing. The grid cladding will continue along Cook Street, and wrap the corner to the west. The western elevations of building 3a will be clad in the same manner.

Building 4, located on Cook Street, is a standalone three-story house that will provide a transition to the existing buildings. The façade will have a ground level porch, and be set back from the street to align with its neighbor to the west. This building will be more residential in form and scale and will include a pitched roof. The building will be clad in baked enamel aluminum panels with residential scaled windows and a combination of dormers and roof cutouts to be complimentary with the vernacular architecture.
Proposed Design Views

The design proposes that 1-2 stories at the ground floor are substantially pulled back from the City ROW at the Cook and Catherine Street corners to improve visibility and openness and to create plaza spaces that will allow for an active social street life that is the life-blood of a thriving neighborhood. This is the positive change to Collegetown that the City has stated is desirable in numerous planning studies. Due to minimal sidewalk widths within the public ROW, the only way to achieve these benefits is by eliminating SF on the first two floors. The creation of this high quality public space is made feasible by the modest increase in height being requested as a variance.

Figure 7: Proposed View: College Avenue looking north at Catherine Street. Ground floor building space reduced to allow creation of public plaza with sculptural bench.
Proposed Design Views

Figure 8: College Avenue and Cook Street Proposed View
Comparison of As-of-Right (AOR) & Proposed Extents of Streetscape Enhancements

Current sidewalk widths are inadequate for the density of the existing pedestrian population and this project will address this by substantially expanding the pedestrian zone at the street level. This will encourage a positive active street life which is beneficial to commercial activity and safety and promotes the neighborhood character envisioned by the City’s plans.

Figure 17: Proposed Additional Streetscape Enhancements

Figure 18: AOR Full Buildout to ROW
Building Shadow Studies

The yellow line represents the extent of shadow cast by an AOR building. The thickened yellow line represents additional shadow depth that would be created by the proposed buildings. The overall impact is nominal and consistent with other buildings along College Avenue.

Figure 19: Proposed Building Heights - Vernal Equinox, March 21
The yellow line represents the extent of shadow cast by an ADR building. The thickened yellow line represents additional shadow depth that would be created by the proposed buildings. The overall impact is nominal and consistent with other buildings along College Avenue.
Building Shadow Studies

The yellow line represents the extent of shadow cast by an AQR building. The thickened yellow line represents additional shadow depth that would be created by the proposed buildings. The overall impact is nominal and consistent with other buildings along College Avenue.
Figure 22: Proposed Building Heights - Winter Solstice, December 21

Building Shadow Studies

The yellow line represents the extent of shadow cast by an ADR building. The thickened yellow line represents additional shadow depth that would be created by the proposed buildings. The overall impact is nominal and consistent with other buildings along College Avenue.
Addendum to FEAF
**Impact on Aesthetic Resources**

This section contains images and descriptions of existing, as-of-right (AOR) and proposed views of the project. Please refer to Figure 23 for these viewpoint locations. Photographs of existing conditions were taken during the late winter and summer of 2021.

The components of the proposed project are similar to the current development patterns. The proposed buildings are adjacent to existing residential facilities in Collegetown and the City of Ithaca. Proposed building heights fit in with existing buildings in the Collegetown neighborhood.

The location and direction of each view included in the study are marked on the Figure 23 Viewpoint Diagram. Proposed views were simulated for this analysis by overlaying geolocated computer modeling of the proposed project on geolocated photography.
Impacts

Figure 23: Viewpoints Diagram
Viewpoint 01: Looking East on Seneca Street

Existing View

The view looking east along Seneca Street is taken at the intersection of Seneca and Cayuga streets. In the foreground is Seneca Street with adjacent parking on the north and south sides visible. In the mid ground, the Hilton and Tompkins Trust buildings are visible to the north and south, adjacent to Seneca Street. In the far background, at the top of the hill, the roof line for the 312 College Avenue building is visible.

Proposed View

The foreground and midground will remain unchanged. In the background the roof line for the 312 College Avenue building is visible, as well as the roofline of the proposed building.

AOR View

The red dashed line has been superimposed on the proposed view to illustrate the allowed parapet height AOR.

Figure 24: Existing View
Impacts

Figure 25: Proposed View

Figure 26: Proposed View with AOR Height Indicated
Impacts

Viewpoint 02: Looking East from Intersection of Catherine and Eddy Streets

Existing View

The existing view looks east from the intersection of Catherine and Eddy streets. In the foreground, 211 Eddy Street is visible to the south and 102 Catherine Street to the north. In the background, Jason’s Grocery & Deli is visible.

Proposed View

The foreground and midground will remain unchanged. The proposed buildings will be visible in the background, as will Jason’s Grocery & Deli.

AOR View

The red dashed line has been superimposed on the proposed view to illustrate the allowed parapet height AOR.

Figure 27: Existing View
Impacts

Figure 28: Proposed View

Figure 29: Proposed View with AOR Height Indicated
Viewpoint 03: Looking East from Intersection of Seneca and Eddy Streets

Existing View

The existing view looks east from the intersection of Seneca and Eddy streets. In the foreground 241 and 220 Eddy Street are visible.

Proposed View

The foreground and midground will remain unchanged. In the background, a small part of the proposed building is visible between 241 and 220 Eddy Street, but it is partially screened by the existing tree.

AOR View

Same as proposed view - the height of the building is not visible in the view.
Figure 31: Proposed View

Figure 32: Proposed View - AOR View Same as Proposed
Viewpoint 04: Looking South from Intersection of College Avenue and Dryden Road

Existing View

The existing view looks south from the intersection of College Avenue and Dryden Road. In the foreground to the west is the vacant Collegetown Center building. In the midground 312 College Avenue is visible, and in the background the rolling hills and forested condition can be seen of South Hill.

Proposed View

The foreground and midground will remain largely unchanged, aside from increased plantings in the form of street trees in tree grates. In the background to the west, a portion of the proposed building will be visible. Views to the forested hills on South Hill will remain unchanged.

AOR View

The red dashed line has been superimposed on the proposed view to illustrate the allowed parapet height AOR.

Figure 33: Existing View
Viewpoint 05: Looking West from Intersection of College Avenue and Catherine Street

Existing View

The existing view looks west from the intersection of College Avenue and Catherine Street. In the foreground to the north 302 Catherine Street is visible, and in the foreground to the south 240 Catherine Street is visible. In the midground can be seen various other houses along Catherine Street as well as utility poles and overhead wires. Views of the forested hills of West Hill are visible in the distance.

Proposed View

In the foreground both proposed buildings will be visible to the north and south. The background will remain unchanged.

AOR View

Same as proposed view.

Figure 36: Existing View
Figure 37: Proposed View

Figure 38: Proposed View - AOR View Same as Proposed
Viewpoint 06: Looking South from College Avenue

Existing View

The existing view looks south from College Avenue. Multi-family houses are visible in the foreground and midground to the west and the Grandview House, a local landmark, is visible to the east. Utility poles and overhead wires are visible along the east side of the street. The forested hills of South Hill are visible in the distance.

Proposed View

The City of Ithaca’s reconstruction of College Avenue will include the removal and burying of overhead wires and installation of street trees. These measures will improve views of the Grandview House. The foreground and midground of the eastern part of the street, and the background will remain unchanged. To the west, the new building will be visible, as well as new street trees and tree grates. Views to the forested hills of South Hill will remain.

AOR View

The red dashed line has been superimposed on the proposed view to illustrate the allowed parapet height AOR.

Figure 39: Existing View
Figure 40: Proposed View

Figure 41: Proposed View with AOR Height Indicated
**Viewpoint 07: Looking West from Intersection of Cook Street and College Avenue**

**Existing View**

The existing view looks west at the intersection of Cook Street and College Avenue. In the foreground to the south is 140 College Avenue, the John Snaith House, a local landmark, and to the north is 202 College Avenue. In the midground 135 Cook Street is visible. In the background are the forested hills of West Hill.

**Proposed View**

The south side of the street will remain largely unchanged. To the north, the proposed building will be visible in the foreground and the midground. Views of the forested hills of West Hill will remain unchanged.

**AOR View**

Same as proposed view.

---

*Figure 42: Existing View*
Figure 43: Proposed View

Figure 44: Proposed View - AOR View Same as Proposed
Viewpoint 08: Looking North from College Avenue

Existing View

The existing view looks north on College Avenue. In the foreground to the east are The Lofts at 201 College Avenue and to the west, 136 College Avenue. Extensive overhead wires and utility poles are visible.

Proposed View

The most significant change in the foreground is the removal of the utility poles and placement of overhead wires underground. To the east, the midground and background remain the same aside from the addition of a few street trees and tree grates. The proposed building will be visible in the midground and background to the west.

AOR View

The red dashed line has been superimposed on the proposed view to illustrate the allowed parapet height AOR.
**Viewpoint 09: Looking West from Intersection of Bryant, Harvard, & Delaware Streets**

**Existing View**

The existing view looks west at the intersection of Bryant, Harvard & Delaware streets. In the foreground are 216 Delaware Avenue, 218 Delaware Avenue, and 302 Bryant Avenue. The forested hills of West Hill are visible in the background.

**Proposed View**

The foreground and midground remain the same. In the background, the roofline of the proposed building is visible, and the horizon line of West Hill is visible beyond.

**AOR View**

The red dashed line has been superimposed on the proposed view to illustrate the allowed parapet height AOR.
Figure 49: Proposed View

Figure 50: Proposed View with AOR Height Indicated
Viewpoint 10: Looking West from Delaware Avenue

Existing View

The existing view looks west from Delaware Avenue. In the foreground 210 and 212 Delaware Avenue are visible. The GrandView cupola is visible between the buildings. In the background, a portion of West Hill is visible.

Proposed View

The foreground and midground remain the same. In the background, the roofline of the proposed building is visible.

AOR View

The red dashed line has been superimposed on the proposed view to illustrate the allowed parapet height AOR.
Figure 52: Proposed View

Figure 53: Proposed View with AOR Height Indicated
**Impact on Cultural Resources**

The East Hill Historic District, which is locally and nationally designated, is located to the west. The proposed project properties are located outside of the historic district. Two properties in Collegetown are designated as Local Landmarks, the Grandview House at 209 College Avenue and the John Snaith House at 140 College Avenue. The Grandview house is located across the street on the east side of College Avenue, and the John Snaith House is across the street to the south (Cook Street) from the proposed project.

The Grandview House, with its period architecture, is an 1888, 5-story, wood-frame house. The building includes a contemporary addition on the back and is currently used as a rental property. (Source, *Collegetown Historic Resources Worthy of Detailed Research*, 2009, Mary Tomlan and John Schroeder).

The John Snaith House is significant for its connection to the person who designed and lived in the home, John Snaith. A native of England, Snaith designed and erected this home himself. He developed and built several homes on East Hill, in Albany and to the south in Pennsylvania. After Snaith moved away, the home served as a boarding house and bed and breakfast. Today, the John Snaith House is used as a rental property. (Source, *Collegetown Historic Resources Worthy of Detailed Research*, 2009, Mary Tomlan and John Schroeder).

No changes to properties in the historic district or to the individually designated Grandview or John Snaith houses are proposed. The project will be visible from the historic resources. See discussion of visual impacts/impact on aesthetic resources.
Figure 54: Existing Cultural & Natural Resources Diagram
Catherine Commons

Design Review
City of Ithaca

December 15, 2021
SITE PLAN  |  CATHERINE COMMONS

CATHÉRINE COMMONS
City of Ithaca Design Review
BUILDING 1 | CATHERINE COMMONS

EAST ELEVATION AT COLLEGE AVENUE

CATHERINE COMMONS
City of Ithaca Design Review
BUILDING 1 | CATHERINE COMMONS

SOUTH ELEVATION AT CATHERINE STREET

- TERRACOTTA - COLOR 1
- STANDING SEAM WALL PANEL - COLOR 1
- ALUMINUM CURTAIN WALL

CATHERINE COMMONS
City of Ithaca Design Review
BUILDING 1 | CATHERINE COMMONS

WEST ELEVATION

- TERRACOTTA SHINGLE - COLOR 2
- STANDING SEAM WALL PANELS - COLOR 2
- MECHANICAL LOUVER

- VINYL WINDOWS
- STANDING SEAM WALL PANELS - COLOR 3
- MECHANICAL LOUVER

- ALUMINUM CURTAIN WALL
- TERRACOTTA SHINGLE – COLOR 1

CATHARINE COMMONS
City of Ithaca Design Review
STANDING SEAM WALL PANEL – COLOR 1
TERRACOTTA COLOR 2
ALUMINUM WINDOW

BUILDING 1 | CATHERINE COMMONS

NORTH ELEVATION
SOUTH ELEVATION AT CATHERINE STREET

- TERRACOTTA SHINGLE - COLOR 3
- STANDING SEAM WALL PANELS – COLOR 1
- MECHANICAL LOUVER
- METAL COPING
- ALUMINUM CURTAIN WALL
- OPEN AIR BRIDGE W/STEEL SLATS
- PAINTED STEEL STAIR & ENTRY CANOPY
- PAINTED STEEL RAILING

EAST ELEVATION

- TERRACOTTA SHINGLE - COLOR 3
- RECESSED METAL ACCENT PANEL – COLOR 3
- STANDING SEAM WALL PANEL

BUILDING 2A | CATHERINE COMMONS

CATHRINE COMMONS
City of Ithaca Design Review
1 | SIDEWALK AT STOOP

- **STEEL ENTRY CANOPY**
- **ENTRY STEPS & LANDING**
- **Catherine Street**
- **LIGHT WELL**
- **PROPERTY LINE**

2 | TYPICAL SIDEWALK @ LIGHTWELL

- **STEEL ENTRY CANOPY**
- **PLANTING STRIP**
- **CONCRETE RETAINING WALL W/ STEEL GUARDRAIL**
- **Catherine Street**
- **PROPERTY LINE**
- **LIGHTWELL & STOOP**

**BUILDING 2A**

CATHERINE COMMONS

City of Ithaca Design Review
BUILDING 2B  |  CATHERINE COMMONS

SOUTH ELEVATION AT CATHERINE STREET

- TERRACOTTA SHINGLE - COLOR 3
- STANDING SEAM WALL PANELS – COLOR 1
- MECHANICAL LOUVER

EAST ELEVATION

- RECESSED METAL ACCENT PANEL
- VINYL WINDOWS
- STANDING SEAM WALL PANEL – COLOR 3

- TERRACOTTA SHINGLE - COLOR 3
- STANDING SEAM WALL PANEL – COLOR 2
**NORTH ELEVATION**

- RECESSED METAL ACCENT PANEL
- VINYL WINDOWS
- STANDING SEAM WALL PANEL – COLOR 3
- TERRACOTTA SHINGLE COLOR 3
- ALUMINUM STOREFRONT

**WEST ELEVATION**

- STANDING SEAM WALL PANEL – COLOR 2
- ALUMINUM CURTAIN WALL BAY
SITE PLAN  |  CATHERINE COMMONS

CATHHERINE SOUTH

CATHERINE STREET

COOK STREET

ACCESSIBLE PARKING & SERVICE

BIKE RACK

BUS STOP

BIKE RACK

FITNESS CENTER

CATHHERINE SOUTH

3a

3b

4

GENERATOR
CATHERINE COMMONS
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BUILDING 3A & 3B

EAST ELEVATION AT COLLEGE AVENUE

- COMPOSITE METAL WALL PANEL – COLOR 1
- VERTICAL METAL ACCENT FIN
- TERRACOTTA SHINGLE COLOR 2
- STANDING SEAM WALL PANELS – COLOR 4
- ALUMINUM STOREFRONT
- METAL COPING
- ALUMINUM CURTAIN WALL
- MECHANICAL LOUVER
- CONCRETE COLUMN
- ALUMINUM CURTAIN WALL
- PAINTED STEEL STOOP & CANOPY
- LIGHTWEIGHT STONE PANEL
- ALUMINUM CURTAIN WALL

BLDG 3A

BLDG 3B
BUILDING 3B & 4 | CATHERINE COMMONS

CATHERINE COMMONS
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SOUTH ELEVATION AT COOK STREET

BLDG 3B
BLDG 4

ALUMINUM STOREFRONT
COMPOSITE METAL WALL PANEL – COLOR 1
VERTICAL METAL ACCENT FIN
STANDING SEAM WALL PANELS – COLOR 4
ALUMINUM STOREFRONT
ALUMINUM CURTAIN WALL
PAINTED STEEL GUARDRAIL

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BLDG 3A & 3B | CATHERINE COMMONS

WEST ELEVATION

STANDING SEAM WALL PANELS – COLOR 1
VINYL WINDOWS
COMPOSITE METAL WALL PANEL – COLOR 2
VERTICAL METAL ACCENT FIN

COMPOSITE METAL WALL PANEL – COLOR 1
STANDING SEAM WALL PANELS – COLOR 4
VINYL WINDOWS STOREFRONT

ALUMINUM CURTAIN WALL
BUILDING 3A | CATHERINE COMMONS

NORTH ELEVATION AT CATHERINE STREET

- VERTICAL METAL ACCENT FIN
- STANDING SEAM WALL PANELS – COLOR 4
- ALUMINUM STOREFRONT
- METAL COPING
- TERRACOTTA SHINGLE COLOR 2
- COMPOSITE METAL WALL PANEL – COLOR 2
- LIGHTWEIGHT STONE PANEL
- CONCRETE COLUMN

CATHERINE COMMONS
City of Ithaca Design Review
1. SOUTH ELEVATION AT COOK STREET

2. EAST ELEVATION

3. NORTH ELEVATION

4. WEST ELEVATION

- Metal Accent Trim
- Stucco
- Standing Seam Wall Panels – Color 1
- Pre-Finished Metal Shingles
- Vinyl Windows
- Front Porch

BUILDING 4 | CATHERINE COMMONS

CATHERINE COMMONS
City of Ithaca Design Review
MATERIALS & DETAILS

- TERRACOTTA SHINGLE COLOR 2
- STANDING SEAM WALL PANELS
- METAL COPING
- MECHANICAL LOUVER
- ALUMINUM CURTAIN WALL
- ALUMINUM WINDOW
- ALUMINUM STOREFRONT
- PAINTED STEEL CANOPY
- PAINTED STEEL STOOP
- LIGHTWEIGHT STONE PANEL
- CONCRETE COLUMN
- COMPOSITE METAL PANEL

BUILDING 1 – CATHRINE NORTH
BUILDING 3A & B – CATHRINE SOUTH
**MATERIALS**

**CATHERINE COMMONS**

- **ANTIQUE PEWTER**
- **SANTIAGO ROSE**
- **SLATE RED**
- **FIELD GREEN**
- **TERRACOTTA SHINGLES**
- **THERMAL FINISH GRANITE PANEL**
- **PRE-FINISHED STANDING SEAM WALL PANEL**
- **DIAMOND-SHAPED PRE-FINISHED METAL ROOF & WALL SHINGLES**
COLLEGE AVENUE STREETSCAPE | OVERVIEW

COLLEGE AVENUE CORRIDOR
- HARDSCAPE
- STREETLIGHTS
- STREET TREES
- STRUCTURAL SOIL
- TREE GRATES
- BIKE RACKS
- BUS STOP

LIGHT POLE
SleekVision-Lumec

TREE GRATE
Urban Accessories - Jamison

BIKE RACKS
Stainless Steel ‘Ring Rack’ - Landscape Forms
COLLEGE AVENUE STREETSCAPE | PLANT PALETTE

CRIMSON SPIRE OAK
Quercus robur x alba ‘Crimschmidt’

MUSASHINO ZELKOVA
Zelkova serrata ‘Musashino’

PRINCETON SENTRY GINKGO
Ginkgo biloba ‘Princeton Sentry’

STREET KEEPER HONEYLOCUST
Gleditsia triacanthos ‘Draves’
CREATE A VIBRANT PUBLIC SPACE
• EXPAND PUBLIC REALM
• PERMEABILITY
• OPEN SITE LINES
• PROGRAM TO ACTIVATE SPACE
• DURABILITY
• VISUAL INTEREST
CATHARINE COMMONS | PROVIDE A VARIETY OF SEATING
2021 Historic District Summary Statement Update and Boundary Justification

In 2018 and 2019, nineteen properties along the northwest boundary of the East Hill Historic District were surveyed with funding assistance from the Certified Local Government Sub-grant program. The survey area was selected based on the following: the existing northwest boundary of the historic district appeared to be arbitrarily drawn, with no clear connection to historic or existing geographic, political or real estate development patterns or features; and all of the properties within the study area, upon initial visual inspection and historical research, appeared to relate stylistically and historically to the properties located in the existing East Hill Historic District. The boundary of the survey area, as represented in the attached map, regularizes and provides a justifiable reason for the western boundary of the historic district and was drawn based on clear geographic and historical features. In general, it is bounded on the west by east curb line of the 300 and 400 blocks of North Aurora Street and on the north by the south rim of Cascadilla Creek. Treman Triangle Park was excluded from the survey area due to its development as part of Cascadilla Park Road during the late 19th and early-20th century. The properties on the west side of the 300 and 400 blocks of North Aurora Street were also excluded from the survey area as their stylistic expression and use more closely relate to the architectural and historic significance of the properties within the DeWitt Park Historic District.

At its conclusion, the intensive-level survey confirmed the earlier observations that the properties within the study area fit seamlessly within the architectural and historical context of the East Hill Historic District. All were built during the district’s period of significance, 1830-1932. Most of the properties are excellent representations of high-style and vernacular interpretations of popular 19th and early-20th century American architectural styles, and their histories include the same themes that make the resources in the existing East Hill Historic District historically significant. Important themes include the establishment and expansion of Cornell University, designs by prominent local architects, and the growth of Ithaca from a small rural village to an internationally recognized city. The Statement of Significance for the East Hill Historic District was updated to specifically reference some of the properties found within the survey area, demonstrating how they cohere with the themes and styles of the original East Hill Historic District.

Statement of Significance

The East Hill Historic District is a fine collection of architecturally and historically significant nineteenth and early twentieth century residential, commercial and institutional buildings in Ithaca, New York. The architectural styles employed reflect the neighborhood’s prestige and influence and the prominence Ithaca gained after Cornell University and the New York State College of Agriculture and Life Sciences were founded. The district includes Ithaca’s finest, most intact examples of popular American architectural styles that include the Greek Revival, Gothic Revival, Italianate, Second Empire, Shingle, Queen Anne, Renaissance Revival, Colonial Revival, and Arts and Crafts. These buildings were constructed between 1830 and the 1930s and represent Ithaca’s growth from a small industrial community to its twentieth century role as an internationally known, distinguished educational center. The architectural and historical significance of the East Hill Historic District are inextricably intertwined. The district’s residents were entrepreneurs, professional people, politicians and Cornell University faculty members and students; many were the social, economic and political leaders of Ithaca. The district is further significant for the great concentration of the work of one of Cornell University’s first students of architecture, whose prolific practice included commissions throughout upstate New York, from 1871 to 1920.

Ithaca’s terrain is marked by a valley, the "Flats" surrounded by steep hills on the west, south and east and Cayuga Lake to the north. Although scattered pioneer settlements were noted by 1797, the impetus for a permanent community came after the New York State Legislature awarded the Revolutionary War Military Tracts. Simeon DeWitt, the Surveyor General of New York State, had acquired military tracts that amassed most of the delta area at the head of Cayuga Lake. In 1806, DeWitt platted a series of streets in a north-south gridiron pattern on the dry, flat land between Cascadilla and Six Mile Creeks. These holdings, which included
the base of East Hill, proved to be the easiest to develop because the remaining land was marsh and swamp. This initial plat provided access to the hydropower source of Cascadilla Creek and became the focus for the community's industrial development. These fledging factories and manufacturing works flourished with the completion of the Bath-Jericho Turnpike (an extension of the Catskill Turnpike) through Ithaca in 1804, and the Owego Turnpike in 1811. By 1824, seven turnpikes served Ithaca. The turnpike routes came into Ithaca by crossing East Hill and leaving through the Inlet Valley. The community's initial growth was triggered by these turnpikes.

As the lots in the "Flats" began to be built up, Simeon DeWitt platted additional land at the base of East Hill between Buffalo and Seneca Streets into parcels that measured 66 feet by 132 feet. These lots were available for purchase in 1829 and by 1834 development had extended to Schuyler Street. The community that was once clustered in the "Flats" at the base of Cascadilla Creek bounded by Aurora Street on the east, began to spread west in a linear pattern along State Street to the inlet of Cayuga Lake. In 1821, the New York State Legislature recognized Ithaca as an incorporated village with a population of 859 and by 1836 the community had grown to 3,923 residents.

The village's pioneer industries prospered, and new markets were sought in the region. Local citizens rallied for better transportation systems to connect the village to other areas by water and rail. The most enthusiastic support was generated for improvements to connect Ithaca to the major railroad lines. The Ithaca and Owego Railroad, which used horse drawn carriages, was chartered and commenced operation in 1834. Although other routes to Geneva, Auburn, Catskill and Elmira were chartered during the next decade, the only rails laid until 1870 were to Owego. National financial panics, impassable topography and the failure of independent railroad companies to build the proposed lines all, contributed to major trunk lines bypassing Ithaca. Ithaca did establish a railroad system by 1870 that linked the village to other terminals. However, the boosterism that pushed for Ithaca to become an upstate New York hub for railroad transportation soon waned. Other communities gained the initial advantage needed to secure themselves as regional market centers, which left Ithaca to rely upon the resources of hydropower and, later, education for an economic base.

Ithaca's premier resource was hydropower. Pioneer industries harnessed waterpower along Fall and Cascadilla Creeks, establishing grist, flour, paper, cotton and saw mills to satisfy local demand for these commodities. In 1826, beyond the industrial center in the "Flats" Otis Eddy built a cotton factory on 22 acres on East Hill at the village limit. Eddy's enterprise was successful and by 1834, a spinning and an iron machinery manufacturing plant had been added. Surrounding this bustling employment center were approximately 20 residences that housed the workers. However, subsequent economic panics forced the mill and other operations to be abandoned in 1838 (demolished in 1865). No material remains of this enterprise are known to survive. One of the few remnant dwellings from the milling era heyday is the property at 110 Osmun Place. This residence was associated with Howard C. Williams, a competitor of Otis Eddy.

North of Williams Street, the Morse family built their first manufacturing operations, a machine shop, cabinet shop, tow-press mill and oil mill. These efforts, like Eddy's cotton factory, were not large enough to compete with the more established mills along Fall Creek. No physical evidence of these mid-nineteenth century manufacturing plants is extant. However, later generations of the Morse family returned to the neighborhood and built their homes along Edgewood Place in the 1890s. One industrial structure from a later manufacturing period does survive along Cascadilla Creek. This three-story brick structure dates from the 1870s and is nestled down into the gorge wall, presenting a three-story street façade composed of projecting and receding blocks at 120 Highland Place. (This structure has been converted into apartments and has undergone alterations.)

The community's demands upon water resources also required that a reliable supply of potable water be distributed equitably throughout the village. Ithaca relied upon private entrepreneurs to provide water during the nineteenth century. The first effort to bring water to East Hill and the "Flats" occurred in 1842, when
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Judge Alfred Wells ran pipes from Six Mile Creek to the stone quarry at the northwest corner of Quarry and State Streets (site of East Hill School, 111 Stewart Avenue). The existing excavation was proposed as the reservoir, but this project was abandoned after gaining a more accessible source from Williams Springs, located on two lots on the north side of East Buffalo Street. The springs were approximately 30 feet deep and water was gravity fed into a system of iron pipes laid down Buffalo Street to Aurora Street, south to State Street and west to Albany Street. This process relied upon no mechanical purification; rather, it generated a supply of raw water from Cascadilla Creek, which was filtered solely by Eddy Pond's raceways and then percolated through the springs. By the 1850s a new water system was in place that extended service to more households on East Hill and to the city's industrial core.

The transportation systems of turnpikes, limited rail service and barges, encouraged Ithaca's manufacturing base to broaden beyond the earlier subsistence phase. In the 1830s through the late 1840s, numerous small industries, ranging from flour and plaster mills, iron foundries agricultural implements, woolen factory, tool and engine manufacturers and furniture factories, started to export products on a regular basis. East Hill's scattered settlements near Eddy Street, Terrace Place, and at the base of East Seneca and Buffalo Streets gradually were connected by the official opening of streets: East Seneca Street in 1827 followed by East Buffalo Street in 1840. These routes were once considered impassable to teams of horses, due to the continuous steep grade. Stewart Avenue was eventually regraded to accommodate a rest stop before ascending to Eddy Street.

The combination of industry, turnpikes, retail services, a municipal water system and direct access up East Hill fostered the neighborhood's development. The residences on East Hill that date from the 1830s and 1840s are primarily concentrated on the 400 block of East Seneca and East Buffalo Streets. These Greek Revival style residences are modest, two-story dwellings with the gable end facing the street and wide cornice returns. The structures are generally three bays wide, with an entrance laid out to open onto a side hall, rather than centered. The doorway frequently was surrounded by sidelights and transom, as exemplified by 420 East Seneca Street. The ornamentation was subdued, often consisting of a plain pediment over the entrance, such as at 411 East Seneca Street. A few residences are more ornate examples of the Greek Revival Style: 607 East Seneca Street displays a wide, heavy cornice with returns, molded pediment window heads and attic frieze windows on the long axis; 110 Osmun Place, the Howard C. Williams house has wide cornice, returns, thin, strip pilasters at the corners, 'eared' window enframements and incomplete pedimented portico. These vernacular Greek Revival style residences reflect East Hill's initial development and the financial resources of settlers who chose to build at the eastern fringe of the community. Only three temple-fronted Greek Revival style residences survive in Ithaca, and these buildings are located in the "Flats," two blocks west of the central business district, on Geneva Street. These properties may be proposed for National Register listing individually.

The random nature of settlement along East Hill in the 1840s and 1850s was characterized by few residences near the village limit on Eddy Street. Except for isolated properties near Osmun Place and Williams Street that were associated with milling activities, the neighborhood retained a rural quality. The major force that spurred dense development on East Hill was the selection of Ithaca as the site for New York State's land grant college. Additional financial support and a vision to establish an educational institution that would serve the agricultural and mechanical arts needs of the state were brought forward by Ezra Cornell. In 1865 the State Senate incorporated Cornell University, an institution founded with private and public funds. To ensure that an adequate campus could be built for the university, Ezra Cornell presented a gift of two hundred acres of farmland on East Hill (northeast of the district across the Cascadilla gorge) to the university board of trustees. When Cornell University admitted the first class of 412 students in 1868, East Buffalo Street had only 8 houses above Stewart Avenue. Some students were able to find a room on campus; however, most students rented rooms in the downtown neighborhoods. This pattern of housing students off campus became the policy of the university and was reinforced by the directive from university president Andrew D. White to promote boarding students with the townspeople to enhance the educational and social experience of attending the university. This policy persisted throughout the last quarter of the nineteenth century, and
became a more prevalent practice after the funds for additional classrooms diminished, generally causing the limited dormitory space to be converted to instructional use. The housing shortage was apparent one year after the university opened and was publicized in an 1869 Cornell Era article that stressed the necessity for village residents to build more houses near the university campus and rent rooms to students. The large two and one-half and three-story residences that began to be built in the late 1860s represent the local citizens response to the housing shortage.

The need to provide housing for university faculty, staff, and students created unique business opportunities for enterprising community members, particularly women. Two-thirds to three-fourths of the boarding house proprietors listed in Ithaca’s business directories between 1870 and 1920 were women. At a time when financial opportunities were limited for women, participation in the rental housing industry allowed them to augment their family income or to fully support themselves and their children. Their involvement ranged from accommodating a few roomers or boarders within the family home, as was the situation at 319 North Aurora Street, to the full-scale development of rental real estate. The residences at 706 East Buffalo Street (1905), 125 Highland Place (1885), and 321 North Aurora Street (1891) are among the purpose-built rental houses constructed by women during the major building booms in the 1880s and 1890s.

The major building booms on East Hill did not take place until the succeeding decades when the university and the local manufacturing establishments experienced considerable expansion. The East Hill residences constructed prior to the major building booms of the 1880s and 1890s exhibit detailing and forms inspired by the Gothic Revival, a style which never became clearly-articulated or extensively practiced by Ithaca’s building trades. A few examples of the vernacular interpretation of this style survive on East Hill and are characterized by steeply pitched roofs with dormers accented with finials and pointed arch window heads. The residence at 112-114 Parker Street exhibits such detailing.

During the 1870s the Victorian Gothic style entered the design vocabulary of the architects and builders. Several excellent examples of this style possess the strong vertical proportions, steep and complex rooflines and decorative gable ornamentation typical of this style. The Judge Marcus Lyon house, built in 1875, at 440 East Buffalo Street is executed in brick. The Henry W. Sage residence (1877-1880), at 512 East State Street is an imposing red sandstone structure featuring a strong profile, a profusion of gable dormers, and robust trusswork at the gable peaks and supporting the porch that spans the main facade. The Francis Miles Finch house at 3 Fountain Place fully achieved the High Victorian Gothic style with vertical proportions highlighted by a progression of dormers and bays, massive wood trusswork supporting a wrap-around porch, and more delicate turned and sawn ornamental work outlining the gable ends and framing the second story balcony. Executed in wood, this residence was built around an existing Greek Revival dwelling still visible at the east (rear) facade. Both the Sage and the Francis Miles Finch homes were designed by William H. Miller.

The district contains a number of well-preserved Italianate residences constructed in wood or brick. At 712 East Seneca Street the clapboard structure has the characteristic low hipped roof, broad overhanging eaves with dentil cornice and paired consoles. Bas-relief panels enrich the thick, molded lintels and the composition is crowned with an arcaded cupola. Another clapboard residence at 426 East Buffalo Street has carved, heavy brackets supporting the overhanging eaves and the more delicate architrave window heads mark the four-bay rhythm that punctuates the main facade. A tall cupola pierced by three round arch windows per side, rises above the hipped roof. At 407 North Aurora Street the characteristic elements of the style are accentuated with several distinctive features, including wide corner pilasters and paired windows with shouldered surrounds and lancet-arch-muntined sashes. Of particular interest is the facade-width porch with delicate structural and decorative members of cast and wrought iron, a unique element in the district and the City of Ithaca as a whole. Two examples of the Italianate style executed in brick are located at 512 East Seneca Street and 111 Osmun Place. The 512 East Seneca Street residence is three bays wide with cast-iron lintels and sills. Ornate pendant brackets support the hipped roof overhang, as well as adorning the turned porch posts. The 111 Osmun Place residence’s composition is of a projecting and a receding block. The tall, rectilinear windows with heavy, molded round and flat jack arch window hoods enliven the facade. Paired
carved brackets support the overhanging eaves. Although a square or rectangular mass with hipped roof is a dominant Italianate form within the district, several examples, such as 611 East Seneca Street, are composed of projecting and receding blocks, sheltered by a low-pitched gable roof. The broad overhanging eaves are punctuated with dentils and paired brackets. Typical stylistic details also include heavy segmental arch hoods that crown windows and doors. At 414 East Buffalo Street the massive corner tower and low-pitched gable roof show the influence of the Italian Villa style. This residence displays a wealth of exuberant detail, such as the ornamental trusswork in the gable peak and a mixture of molded round arch window hoods and architrave lintels with delicate brackets. A more traditionally detailed towered example of the Italianate style sets at 309 East Court Street. With its double entrance doors, segmental arch framed windows, and mansard roof, this residence’s tower exhibits all of the key details and characteristics of this stylistically significant element. Other expressions of the Italianate style are at 523 East State Street and a more modest, yet ornate residence with two-story projecting bay, paired carved brackets and attic’ balconette located at 108 Terrace Place.

The Second Empire style was not as popular on East Hill during the nineteenth century, as the Italianate, the later Queen Anne, and various revival styles. Nevertheless, many fine examples of this style survive in Ithaca, featuring the typical mansard roof, decorative window heads and a wide verandah supported by finely detailed porch posts and balustrade. An excellent wood-framed example of the Second Empire style is located at 313 East Court Street. The residence retains its characteristic patterned slate-tiled mansard roof, barrel arch windows with hooded surrounds, and finely detailed entrance porches. Another example is located at 211 Stewart Avenue. Executed in brick, this imposing structure is crowned by a mansard roof pierced by dormers with pediments and tall corbelled chimneys. The three-bay facade creates a rhythm with the dormers, sandstone lintels and sills.

The 1870's and 1880's were marked by extensive public improvements undertaken in the district and throughout the city. During this period, East Hill residents became vocal proponents for establishing schools, grading streets, laying of sidewalks and curbs and a municipal water and sewer system. The water and sewer systems came later in East Hill's development, and although many of the district's residents continually petitioned for municipal service, it was not until after the typhoid epidemics in 1894 and 1903 that sewers were laid underground and the city assumed ownership of the waterworks.

The district's residents played an active role in Ithaca's social, educational, financial and political life and their key positions attested to the importance East Hill had in Ithaca's maturation. Adam S. Cowdry (408 East State Street), was a village trustee from 1857 to 1869. In 1873, he was elected village president and implemented street paving programs, the waterworks franchise, and the construction of an iron bridge over Cascadilla Creek at Tioga Street. This residence at 408 East State Street was built for Jacob McCormick who combined a lucrative career in oil, grist and plaster milling and foundries with local politics. As village president his accomplishments included: laying flagstone sidewalks on principal streets, grading and opening Schuyler Place, and activities with the Board of Health. Major public works programs and municipal expansion escalated under the presidency of John Barden (423 East Seneca Street, William H. Miller, architect) and Daniel Burdick (403 East Buffalo Street, William H. Miller, architect). Barden's 1882 term was marked by the creation of a Paving Commission that would surface major streets in brick and macadam and construct a bridge to span Six Mile Creek near Stewart Avenue. During Daniel Burdick's 1887 administration, Ithaca was incorporated as a city. During this transition from village to city, Burdick accomplished the long-awaited construction of an electric street railroad system and the acquisition of park lands.

Daniel W. Burdick and the attorney Jared T. Newman (440 East Buffalo Street, Mayor of Ithaca in 1907) organized the Renwick Park and Traffic Association which purchased a trolley amusement park at the city's edge on Cayuga Lake. This enterprise was later leased to Wharton Studios, a silent film company. It was acquired by the city in 1923 and renamed Stewart Park. Newman's greatest contribution to the city's development occurred during his involvement with the Cornell Heights Land Company (1901). In concert with the extension of trolley lines up East Hill, Newman laid a major development tract northeast of the
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historic district and north of the Cornell campus. This tract included a 30-acre country club and two exclusive subdivisions, Cornell Heights and Cayuga Heights, laid out with curvilinear streets and wide boulevards. Newman also had extensive holdings in the street railway companies and the Ithaca Telephone Company.

The village limits were extended east beyond Eddy Street in 1888 when Ithaca was incorporated as a city. Under the leadership of David B. Stewart, Ithaca's first mayor, extensive public improvements took place. Stewart Avenue (formerly Factory Street) was extended north from Williams Street to University Avenue in 1888. An iron bridge spanning the Cascadilla Gorge created access to the valuable land at the western edge of the university. Stewart's administration is most recognized for advocating a comprehensive system of street paving and sewers. Ithaca's paving program took over a decade to complete, surfacing principal streets with brick or macadam. Although an active campaign for public works projects was articulated by East Hill residents, several streets were never deeded to the city and exist as private ways. These streets (Fountain Place, Glenn Place, DeWitt Place and Edgewood Place) which abut Cascadilla Gorge, are very narrow in width and do not possess continuous sidewalks. Fountain Place still retains the circular carriage turn that allows vehicles to re-enter Buffalo Street by driving around a park-like circle.

Private horse car lines operated from Cornell University to the central business district by the 1870s. However, the agitation for more dependable transportation escalated and after a series of false starts, the first street railway track was laid in the "Flats" in 1884. It was not until 1893 that a streetcar line ascended the grade of East State Street to Eddy and along Oak Avenue. By 1900 an additional line on Stewart Avenue and a spur line to the university campus had been laid, giving East Hill more direct transportation links than any other part of the city. Once inaccessible, East Hill became the most prestigious Ithaca neighborhood in the 1890s, marshalling support for extensive municipal improvements: the location of the city hospital, all streets paved in brick or medina sandstone and bridges to link the neighborhood to the north and south.

The architectural expression that reflects the district's development from village to city is the Queen Anne style. The buildings executed in this style were generally wood, with fine detailing on the major facades. The Queen Anne style residences present strong profiles that result from multiple gables and a rich textural variety achieved by combining surfacing materials. Characteristically the style was quite eclectic, blending motifs from other styles such as the Stick style and Shingle style. Many Queen Anne residences had circular or angular towers, multiple gables and intricate porches that present complicated silhouettes and facades. The district's Queen Anne style residences are predominantly clapboard and enlivened with shingles, stucco, carved panels, and stained-glass windows. The most outstanding Queen Anne style residence is located at 804 East Seneca Street. The features characteristic of the style as interpreted in this structure are: an interplay of clapboard and shingle surfaces, asymmetrical massing, a sunburst motif panel in the gable end, a conical roofed second story porch that merges with the first story wrap-around porch. A shingled carriage barn (now converted to apartments) is at the rear of this property. The property at 409 East Buffalo Street has a complex roofline, rectangular corner tower, projecting window bays and carved bracket supports at the eave overhang. The materials for this residence are clapboard and shingle. Other residences take on a more compact, box-like form, as in the restrained Queen Anne style structure at 810 East Seneca.

A few good examples of the Shingle style are found in the district, but they are not as numerous as Queen Anne style residences, which were built in more modest, vernacular interpretations as well. The finest example of East Hill's Shingle style is the Judge Samuel D. Halliday house, designed by William H. Miller in 1890. This three and one-half story shingle residence has a long sweeping gable roof that shelters a two-story extension on the east. The windows are rectangular and banded by wood belt courses. Other Shingle style residences in the district are 512 Edgewood Place and 308 Eddy Street.

The building booms in the last quarter of the nineteenth century shaped the dominant character of East Hill and established the pattern of building large, two and one-half and three-story structures to be constructed on the available lots. While many financial panics occurred during this period, Ithaca fared well due to a strong local economy and the steady growth of Cornell University, which opened a veterinary college in the 1890s.
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Ithaca broadened and diversified its industrial base, moving from supplying local markets to those of a more regional, and in some cases, a national nature. Agricultural implements, calendar clocks, glass, pianos, organs, building materials, carriages and guns were among the items manufactured in Ithaca. Ithaca's population grew as well, from 5,658 in 1865 to 11,079 by 1890. Yet the pattern of housing students with village residents persisted and provided East Hill property owners and local builders with a captive market. Newspaper accounts during the 1870s and 1880s promoted and encouraged the building booms on East Hill. The Democrat in 1874 recorded that despite hard times, improvements were apace. In 1881, the Ithaca Daily Journal noted that along East Hill "every other house will 'keep' students this year." The building booms that took place on East Hill were not sufficient to sate the demand created by university students and faculty. By 1889 the Ithaca Daily Journal constantly addressed the need for East Hill residences on the paper's editorial page, and in April of that year stated:

A number of building notes on our local page show that East Hill is enjoying a considerable boom. But considerable as it is, it is by no means sufficient to supply the demands of a rapidly growing university. Cornell has added an Increase of 200 students every year for 4 years, and this increase is likely to broaden rather than narrow for many years. To accommodate this extra number, what are a dozen houses, or even a score of houses? . . . There can be no better investment for Ithaca capital than in real estate near the university, and it is not enterprise, but simple common sense to take advantage of the opportunity.

Local entrepreneurs responded to the constant plea for more housing on East Hill by developing the upper blocks of East Seneca, East Buffalo and Williams Streets. The larger scale of boarding and rooming houses and multiple residency shaped the appearance of the district's northeastern limit during the close of the nineteenth century. The streets between Stewart and Eddy still had vacant lots in the 1880s and 1890s, yet these sites were along the steepest point of East Hill's slope. The proximity to the university compelled local investors to develop these parcels into multiple residences and large two and one-half and three-story boarding houses. Located at 202 Stewart Avenue, is an intact three-story clapboard and shingle Colonial Revival residence built as a boarding house. Along East Buffalo and East Seneca Streets other boarding houses were constructed. The most intact expressions of these building types are located at: 708 East Seneca Street, a two and one-half story stucco residence designed in a chalet mode; 614 East Buffalo Street, a three and one-half story Colonial Revival residence (some alterations); and 715 East Buffalo Street, a well-preserved Colonial Revival residence with a symmetrical three-bay facade of clapboard and shingles. Because the demand for rooming and boarding houses was so intense during this period, three major brick residential blocks were constructed on Eddy Street. These buildings have storefronts on the first floor and residential use on the upper floors. Located at 402-04, 414-16 and 418-22 Eddy Street, these brick structures are articulated with sandstone and limestone, pressed tin cornices, segmental arch windows and brick belt courses. The unified presence these buildings project results from similarity of materials and construction dating from 1894 to 1897.

The Colonial Revival style took a strong hold on architectural tastes in the district. There are a number of fine clapboard Colonial Revival style residences on East Hill that are characterized by a two and one-half story block, with the main facade on the long axis divided into either three or five vertical sections and a central entrance beneath the portico. Ornamentation included Palladian windows, Adamesque detailing, beaded cornices, and fluted corner pilasters. A fine example of this style is the residence at 314 East Buffalo Street, which has an elaborate swan’s neck pediment portico and stained-glass Palladian window. Other examples include 506 East Seneca Street, 102 Highland Place, and 108 and 110 Ferris Place.

The architect with the most profound influence on residential design and who brought the greatest degree of stylistic sophistication during the district's emergence as Ithaca's preeminent neighborhood was William H. Miller. Among East Hill's and the city's finest buildings are those designed by William H. Miller, one of
Cornell University’s first students of architecture. Miller's career spanned a 50-year period beginning in 1871, with some 200 documented commissions wide range of architectural typologies, including residential, ecclesiastical, institutional, educational and commercial. Although Miller practiced primarily in upstate New York, his association with clients such as Henry W. Sage and Andrew Dickson White brought him to work in cities such as Washington, D.C.; Newport, Rhode Island; Ann Arbor, Michigan; and Cheyenne, Wyoming. This geographic diversity points to Miller's skill and is further attested to by his published renderings in professional periodicals; for example, *The American Architect and Building News*. Several of Miller's apprentices and partners, most notably Clinton Vivian, Oran Waltz, Edward Green and William Gibb, also left their personal design upon East Hill.

Miller never developed an independent design mode, rather he relied upon styles popular during the late nineteenth century. Using these as a basis, he borrowed from a variety of sources to create his architectural statements. His Henry Williams Sage mansion at 512 East State Street exhibits Victorian Gothic massing in sandstone, with robust wood ornamentation.

Henry Sage, who owned extensive lumber tracts in the mid-west and Canada, was elected to the Cornell University Board of Trustees in 1870. Sage is recognized for restructuring the university's financial holdings, resulted in an endowment of over $5,000,000, and for garnering power for the trustees. Sage returned to Miller to design numerous Cornell University buildings, as well as those for family members. The William Henry Sage mansion (1877-1878), 603 East Seneca Street is an eclectic Victorian Gothic residence in which Miller combined brick, stone and tile in an exuberant design. Another Sage family member, Mrs. Caroline B. Wood, lived in a Miller-designed residence at 505 East Seneca Street. This 1886 house combines elements of the British Queen Anne style in a brick and shingle composition, enlivened with decorative half-timbering and graceful porches. Although the Thomas B. Campbell House (1883-84), 316 East Court Street, has received some alterations, Miller's Queen Anne style design is still apparent in the proportions, design elements, and ornament, including oriel windows, half-timbering, stained glass and patterned brickwork faintly visible through the paint.

Miller's work is interspersed along the streets of East Hill. The George W. Wood House (1872-1873), 522 East State Street, is a relatively sedate Victorian Gothic residence when compared to the Sage residences or to the 1877 improvements Miller made upon the Francis M. Finch House at 3 Fountain Place. The Finch residence, in a spirited Victorian Gothic mode, displays picturesque massing of gables, dormers and bays, all executed in wood. Although both the Sarah M. Converse House (1874) and 105 DeWitt Place have received some alterations, Miller's sense of Gothic proportions and ornaments are still visible.

Miller’s major work in 1880 was the design of the East Hill School at 111 Stewart Avenue. Miller and partner Edward Green adapted a floor plan and elevation submitted for the project competition. The completed design exhibited detailing that Miller used throughout his career and throughout Ithaca—courses of tar dipped brick banding the building, square corner tower entrance and a complex gable on hipped roof. The corner tower configuration and hipped roofline appears on an earlier building, Alpha Delta Phi Fraternity (1878) at 503 East Buffalo Street. The floral and fan-like motifs along the massive cornice make reference to the ornamentation on the Sage houses.

The stylistic diversity of Miller’s work is apparent in the Prof. Joseph E. Trevor House (1894), 808 East Seneca Street, and the Rev Alfred E. Goodnough House (1886), 514 East Buffalo Street, both chalet style residences; the eloquent Romanesque Revival style residence at 2 Fountain Place, designed for George R. Williams in 1890; and the Queen Anne style alterations he designed for the Hoyt-Livermore House (1890; remodeled 1894), 313 North Aurora Street. These houses, as well as Miller’s own residence at 122 Eddy Street are evidence of the deft hand in the execution of popular nineteenth century styles.

A number of Miller’s former apprentices set up their practices in Ithaca and designed various residential and institutional buildings on East Hill. Clinton L. Vivian worked under Miller from 1882 to 1892, then left that
office to form a partnership with Arthur Gibb. The firm Vivian and Gibb design commercial buildings in downtown Ithaca and the pavilion complex and boathouse in Stewart Park outside of the historic district. In 1900, Clinton Vivian established his own practice, designing residences in popular late 19th century styles with a particular focus on the Colonial Revival style. (Two major examples of Vivian’s work are located in the DeWitt Park Historic District, listed in 1971. The Queen Anne residence at 407 North Cayuga Street was designed by the firm of Vivian and Gibb. The Williams House at 306 North Cayuga Street, a three-story Colonial Revival structure, employs brick at the first story level and clapboard above. A fine elliptical portico is surmounted by an drum-like bay detailed with Ionic pilasters and a beaded cornice.) Examples of Vivian’s work in the historic district are the Frank L. Morse House at 514 Edgewood Place, the Virgil D. Morse residence at 512 Edgewood Place, and 218 Eddy Street. Vivian’s commissions, like those of William H. Miller, frequently were for Ithaca’s most prominent citizens. Frank L. Morse patented a rocker joint chain for bicycles preceded by earlier chain drive inventions. In 1898 Morse Chain was incorporated, and a four-story factory was constructed on South Hill (1906). The firm’s prosperity was due to diversification into the production of aircraft parts and machine tools. The Frank L. Morse House is characteristic of Vivian’s Colonial Revival style work. This residence and 218 Eddy Street feature classically inspired details, like swag and garland motifs above windows and scroll pediments. The Shingle style residence for Virgil D. Morse at 512 Edgewood Place exhibits asymmetrical massing that is contained by the long sweep of the roof. Virgil Morse is most known for organizing the Ithaca Savings and Loan Association in 1915 to provide home construction loans to those of limited means.

Arthur Gibb and Ornan Waltz formed a partnership in the first decade of the twentieth century. Their firm was highly successful, receiving numerous commissions for bank and other commercial buildings, residences, and two Ithaca City School Buildings. A major public project that the firm designed in the district was the Ithaca City Hospital at 115 Quarry Street. The three-story brick hospital design combined elements of the Prairie School and Arts and Crafts styles into a composition of a central block, flanked by pavilions to the east and west. A low hipped roof, supported by massive rustic brackets, and limestone and brick belt courses join to achieve a horizontal emphasis. Gibb and Waltz also designed the surgeons' quarters at 106-08 and 110-12 South Quarry Street. These Arts and Crafts style bungalows are clad in stucco with a decorative half-timbering effect in the gable ends. Noted stone, pierced patterns on wood porches and chamfered posts enliven these residences.

Edward B. Green did not remain in Ithaca for any considerable time, in addition to East Hill School, the residence at 711 East Seneca Street represents Green’s designs in the district. Nestled on the hill, the two and one-half story clapboard and shingle Colonial Revival residence is marked by a gable roof that sweeps down to shelter the first story, carved brackets that support flared tiers of the gable end and rich detailing with classically inspired elements. After leaving Ithaca, Edward B. Green entered into a partnership with William S. Wicks, first in Auburn, New York, and then in Buffalo. Among their noted works are the Albright Knox Art Gallery (1905) and the Buffalo Savings Bank (1900-01), both in Buffalo, and the Museum of Art in Toledo, Ohio.

One residence within the historic district is known to have been the work of Clarence A. Martin, Dean of the Cornell University School of Architecture. Martin’s other Ithaca designs include Comstock and Caldwell Halls of the New York State College of Agriculture at Cornell. (listed on National Register in 1984). At 103 Sage Place, Martin designed a three-story residence for Liberty Hyde Bailey, the Dean of the New York State College of Agriculture from 1903-1941. This residence is a free interpretation of the Arts and Crafts and Swiss Chalet modes. The three-story brick residence is constructed of brick with stucco and half-timbered effect accenting the gable end. Crowning the residence is a broad red barrel tile gable roof with overhanging eaves supported by carved knee braces and exposed rafter ends. This striking composition is also historically significant for its association with Liberty Hyde Bailey. Bailey has been credited with marshalling state support for establishment and expansion of the New York State Agriculture College and a series of experimental stations throughout New York. Bailey authorized some 300 articles, books, and journals and is internationally renowned for his horticultural research. Bailey’s concern for educating New York’s rural
society brought forth newsletters communicating recent innovations to the farming community, as well as a popular journal, *Country Life in America*, that had national dissemination.

The East Hill Historic District contains the finest architecturally and historically significant buildings reflecting Ithaca's growth from 1830 to 1920. The district presents a record of Ithaca's expansion up East Hill, as well a great display of popular American architectural styles from the nineteenth and early twentieth centuries. The district also represents the major building booms that took place at the turn of the century after Cornell University and the New York State College of Agriculture became major educational institutions of national and international renown.

Major Bibliographic References


Maps of the City of Ithaca, N.Y. by K.P. Crandall, Engineer, 1893 (corrected 1902) and 1899 (corrected to 1909).


History of Tompkins County, New York; With Illustrations and Biographical Sketches. Philadelphia: Everts & Ensign, 1879.
HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

IDENTIFICATION
Property name (if any)  **John Snaith House**
Address or Street Location  **140 College Avenue**
County  **Tompkins**  Town/City  **Ithaca**  Village/Hamlet:
Owner  **Po Family Limited Partnership**  Address  **18 Smugglers Path Ithaca, NY 14850**
Original use  **Single-Family Dwelling; Rooming House**  Current use  **Multiple Dwelling**
Architect/Builder, if known  **John Snaith**  Date of construction, if known  **1874; rebuilt in 1894-95 after fire**

DESCRIPTION
Materials -- please check those materials that are visible

- Exterior Walls:  
  - [ ] wood clapboard  
  - [ ] wood shingle  
  - [X] brick  
  - [ ] poured concrete  
  - [ ] concrete block  
  - [ ] vinyl siding  
  - [ ] aluminum siding  
  - [ ] cement-asbestos  
  - [ ] other:

- Roof:  
  - [ ] asphalt, shingle  
  - [ ] asphalt, roll  
  - [ ] wood shingle  
  - [ ] metal  
  - [X] slate

- Foundation:  
  - [X] stone (cut)  
  - [ ] brick  
  - [ ] poured concrete  
  - [ ] concrete block  
  - [X] rubble

Other materials and their location:  **red sandstone & limestone, sills & lintels**

Alterations, if known:  **(see description)**  Date:  **1894; mid-1980s c. 2004**
Condition:  
- [X] excellent  
- [X] good  
- [ ] fair  
- [ ] deteriorated

Photos  **(to be provided)**
Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps  **(to be provided)**
Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Prepared by:  **Mary Raddant Tomlan**  address  **200 Delaware Avenue Ithaca, NY 14850**
Telephone:  **(607) 272-9481**  email  **mtomlan@aol.com**  Date  **July 26, 2011**

(See Reverse)
Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

(see attached)

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

(see attached)
**Narrative Description of Property:**

**John Snaith House**, 140 College Avenue, Ithaca

The John Snaith House is a two-story brick dwelling situated on a generously sized, downward sloping lot at the southwest corner of College Avenue and Cook Street. The house has a total of four habitable stories, the top story housed within a tall, steeply pitched slate-sheathed mansard roof with pedimented dormers, while the stone-walled basement story is above grade for approximately half of its perimeter. Modern alterations, which have retained the basic form and detailing of the body of the house, include the mid-1980s removal of a one-story sunroom and the addition of a structural fire escape on the south side and, more recently, the regrading of the front lawn to create a partially paved terrace level and the replacement of a classically styled porch at the northeast corner with an extensive shed-roofed canopy supported on wooden piers with decorative brackets.

The form of the Snaith House is a simple block on all but the front, where the façade steps outward from right to left (north to south) in approximate thirds, with the left-most projection being the smaller. The red brick walls of the house and its approximately thirty-foot setbacks from the public sidewalks on the east and north distinguish this from other, later dwellings on the west side of College Avenue, and combine with the considerable grade differential of the site from east to west to give the house a distinctive visibility.

The front of the house is three bays wide, while each of the other façades has two openings on each of the three main stories, vertically aligned. Beyond this similarity, the fenestration patterns on the side and rear façades differ from each other. On the rear or west façade, the two windows on the top two stories and the doors below at the first story and basement level are arranged closer to the south end of the façade than to the north. On the north and south sides of the house, the windows are arranged symmetrically, but in quite different ways. While the windows on the north are widely spaced, those on the
south — and the first story doors below them — are closely spaced, and are flanked by engaged brick chimneys.

The orange-red brick of the first and second story walls of the Snaith House is laid in common bond. Two courses project slightly from the wall plane at the level of the second story window sills, combining with the cut stone sills to form a modest stringcourse. The windows are set into the brick without decorative surrounds, and the replacement sash have 6/6 lights. The rectangular lintels are of cut stone, set flush with the walls, some of limestone and others of red sandstone; it is difficult to ascertain an intentional pattern in their selection and use. The exception to these lintels is at the second story window at the left (south) end of the front façade, where a shallow brick arch caps a triangular red sandstone lintel decorated with incised tendrils.

The periphery of the site is marked by several types of metal fencing, the wrought iron fence along the College Avenue sidewalk being the most substantial and decorative. A gate and a short flight of steps lead from that sidewalk down to the level terrace that constitutes the front yard of the house, being largely paved but with a lawn at the northeast corner and various planting beds. That terrace extends nearly the full width of the site and back about half the depth of the building, separated from the basement level service and parking areas by a retaining wall on the north and the walls of a below-terrace garage on the south; a sidewalk and steps along the southern lot line lead down to that lower level.

At the first-story level, the central entrance bay in the front façade has a decorative peak-headed arch of brick above a slightly inset transom light and double doors of wood, each with a glazed pane, while the bays at either side have wood doors, each with a single light, the door on the left being the newer of the two. A broad shed roof, its eaves having dentil trim and brackets, extends outward from just below the second story window sills in the two right bays of the façade, supported by square wooden posts with curved vertical brackets framing the bays on the front of this porch-like structure. On the south side, a steel fire escape extends from the first story or terrace level to serve the second
floor and that within the mansard roof; at each of those stories, the window that is closer to the front façade has been altered with the insertion of a fire door. At the rear (west side) of the house, a shallow, shed-roofed balcony extends across the southern portion of that façade at the first-story level, supported on triangular metal brackets and having slender metal supports and horizontal railings.

The lower slope of the mansard roof is sheathed in shingles of grey slate. The roof is set off from the brick block below by projecting eaves with horizontally proportioned brackets accenting a dentil frieze. A projecting molding marks the intersection of the steep lower portion of the roof with the lesser-pitched upper slope. The windows in the mansard story are aligned with those on the stories below, have replacement sash with 6/6 lights and are capped by dentil frieze and triangular pediments, supported by similar brackets. An internal chimney rises above the roof near the northwest corner of the house, while the two engaged brick chimneys on the south side rise in front of the mansard, each having a pair of vertically proportioned insets at the mansard level.

The walls of the basement story are a combination of dressed stone and rubble, the former employed for the upper portion of the north wall.

While there is no documentation identifying which portions of the building remain from its 1874 construction and which date from the post-fire reconstruction in 1894-95, it seems likely that the masonry walls — brick and stone — are original while most of the other historic features date from the late nineteenth century.

A number of changes were made during the mid-1980s when the house was renovated for use as a bed-and-breakfast facility. The most evident of these was the removal of a one-story sunroom on the south, the addition of the fire escape structure, and the installation of fire doors in place of two of the windows. At this time as well, the former wooden porch or balcony on the west façade was removed; evidence of that feature may be seen in the color and condition of the brick on the façade.
Following the acquisition of the house by the present owner in 2003, the site was modified with the construction of the existing terrace and canopy, the latter replacing a porch that likely dated to the 1894-95 reconstruction of the house. That porch, which did not project as far from the building as the present one, had a hipped roof, classical or colonial revival columns, and a low railing at all but the broad entrance. A first-story western balcony has also been installed, though with members of metal rather than wood.

Window sash in the house that previously, if not originally, had 2/2 lights, have been replaced by ones with 6/6 lights.
Narrative Description of Significance:

John Snaith House, 140 College Avenue, Ithaca

The house at 140 College Avenue is significant not only as the sole nineteenth century brick dwelling along that street but also and especially for its association with John Snaith, who came to Ithaca from his native England to work on Ezra Cornell’s villa and whose career led him from work as a contractor, sometime designer, and real estate entrepreneur in Ithaca to major contracting jobs in Scranton, Albany, and New York City. Originally built by Snaith in 1874 as his family’s home, the house was rebuilt under his direction following a damaging fire in 1894. Throughout its history, the East Hill location of the house and its occupancy have been closely related to the presence and growth of Cornell University.

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John Snaith, a carpenter from Newcastle-on-Tyne, was one of fourteen artisans enlisted by Cornell University professor and fellow Englishman Goldwin Smith to come to Ithaca in 1869. Comprising five masons, six carpenters, two bricklayers, and one plasterer, the focus of their work was to be Ezra Cornell’s new villa, but their skills would be called upon for buildings on the university grounds, as well.(1)

It was in 1873 that Snaith and his wife Mary Ann began to acquire property on East Hill a short distance south of the recently opened university, their first two purchases located west of Huestis Street (now College Avenue).(2) While the family initially lived downtown, in the summer of 1874 Snaith erected a substantial and attractive brick dwelling at No. 40 Huestis (No. 140 since 1899), providing a tour of the completed building to a representative of the Ithaca Daily Journal that October. As described in the resulting Journal article, the new residence — for which “Mr. Snaith was his own architect” — was two stories high, with “a large and commodious basement” that was above ground on three sides and an attic that contained a cistern from which water was supplied to the entire house. The first story included a conservatory on the south, a large
balcony on the west that commanded “a fine view of the village,” and Snaith’s private office and study. In the 1882 birdseye view of Ithaca, the Snaith residence was depicted as having a rather tall hipped or mansard roof with a single dormer on the west, paired chimneys on the south, and a porch along the west façade.(3)

After Snaith purchased property further down the hill from his house in 1875 and likely constructed the brick dwelling thereon,(4) the couple turned their attention to residential development to the east of their home, acquiring several parcels on the east side of Huestis Street, two of which also had frontage on Hazen Street (now Linden Avenue). Beginning in late 1876, Snaith advertised the sale of houses and lots on East Hill in evident anticipation of university-stimulated demand in this area a short distance east of the village.(5)

Meanwhile, Snaith was busy on other fronts, one of them being the provision of architectural designs. Though he had identified himself as a carpenter in the federal census of 1870 and as a carpenter and joiner in the state census five years later, Snaith was reported to have designed his home on Huestis Street and to have planned, as well as built, a large frame house on South Albany Street for Roger B. Williams in 1875.(6) Snaith gave his occupation as “Architect” in the federal census of 1880 and was listed among Ithaca’s architects in the village directories of 1880 and 1884-85.(7) He was one of four Ithacans who submitted plans for a new Fall Creek School in 1878, and he designed and built a home for Prof. Isaac P. Roberts on the Cornell campus, a frame house for William V. Teeter and Pliny Hall on South Albany Street, and various storefront and interior improvements to several downtown business blocks.(8)

Even as Snaith advertised during most of 1879 that “plans, specifications and estimates” would be “carefully prepared,” he presented himself primarily as a “Builder and Contractor.” His work from the 1870s well illustrated these advertisements, which stated that he was a “dealer in all kinds of Cut Stone and Roofing Slate” and that his capabilities included the construction of “Stone, Brick or Frame Buildings.”(9) Among his Ithaca jobs were contracts of 1874 and 1877, respectively, to construct the Samuel H. Winton
house and the prominent Henry W. Sage mansion, both designed by Ithaca architect William H. Miller. In 1878, he was reported to be furnishing cut stone for a church in Owego and a town hall in Canton, while in the following year Snaith erected a carpentry shop on South Aurora Street to accommodate that aspect of his contracts.(10)

The scale and geographic scope of Snaith’s contracting work expanded significantly in the 1880s, apparently beginning with his construction of the Lackawanna County Courthouse in Scranton, Pennsylvania, in 1881-84. This contract in particular offered job opportunities for other Ithacans; in September 1882, for example, Snaith advertised in the Ithaca Daily Journal for 100 masons, half of these to be stonemasons and half, bricklayers, while in December of the same year he advertised for 50 carpenters.(11)

Snaith spent considerable time in Scranton, completing the courthouse job and taking on others there throughout the decade. His wife and children occasionally accompanied him to Pennsylvania and, in turn, Snaith hosted Scranton clients and business associates at the family’s Huestis Street home.(12) His most visible job in Ithaca during this period was the construction of the new High School in 1884-85, designed by local architect A. B. Wood.(13)

Even as Snaith’s work continued in Pennsylvania, he gained new opportunities in New York State. In the capital city of Albany, Snaith found ample and significant connections to his previous work in both Scranton and Ithaca.(14) The architect of the Lackawanna County Courthouse, Isaac G. Perry of Binghamton, was appointed Commissioner of the New Capitol in the spring of 1883 and, not long thereafter, Snaith’s former clerk of the works for the Scranton courthouse job, Charles Beckwith, was reported to be employed in work at the Capitol in Albany as well.(15) Louis J. Hinton, another of the English artisans who had worked in Ithaca during the 1870s, would apply his stone-carving skills to Albany buildings during the 1880s.(16) Snaith’s first Albany contract seems to have been for the initial phase of construction of the Cathedral of All Saints, Episcopal, and this job was followed by that for the Albany Y.M.C.A. and by replacement and repair work at the New York State Capitol.(17)
It was Snaith’s work on the New York State Capitol — the installation of a replacement ceiling for the Assembly Chamber, in particular — that brought him to the attention of the broader public. Following failings in the vaulted stone structure that spanned that magnificent space, the legislature determined in spring 1888 to erect a generally flat ceiling of lesser weight, and the contract was awarded to John Snaith. When the results of the repairs and replacement were unveiled, they proved to be other than what had been expected, with ceiling panels of papier maché rather than quartered oak. As detailed in Capitol Story (1954) by Albany journalist Cecil R. Roseberry, Snaith’s fulfillment of his contract for the job was questioned in several committees and courts. With the potential for blame to be spread among professionals, bureaucrats, and politicians alike, Snaith may have remained relatively unscathed by the widely reported affair, though local press accounts suggest he increasingly relied on jobs in New York City and elsewhere rather than in Albany.(18)

The extent of his work in New York’s capital city had led Snaith, his wife, and three daughters to move to Albany in Spring 1887, renting out their Ithaca home while continuing to hold most of their other properties nearby, all well-located given the increase in Cornell enrollment during that decade. While the initial tenants of the Snaiths’ former residence have not been identified, by fall of the following year it was rented to, apparently, a mother and two sons who were, or would become, university students.(19) At about the same time, Snaith arranged for the construction of a large frame boarding house on his lot at No. 15 Huestis Street (later 115 College Avenue), to be occupied and operated by Mrs. Snaith’s sister, Miss Isabella Winship, who had lived with the family in Ithaca until its departure for Albany.(20)

The Snaiths’ brick house at No. 40 Huestis Street was home to landlady Mrs. J. H. Copeland and student tenants in February 1894 when it suffered a serious fire, being variously reported as “about destroyed,” “gutted” or having the interior “well burned out.”(21) With about $4,000 of insurance on the house, Snaith made “amicable adjustment of his loss with the fire insurance adjusters,” and proceeded to rebuild. Given his continued connections with family and friends in Ithaca, and involvement in this and
other East Hill properties, Snaith seems likely to have been responsible for decisions pertaining to this project. His prior commitments to construction work in Albany and New York City, however, led Snaith to engage local contractor Fred P. Randolph for the rebuilding, with “the new house . . . to be three stories and completed for occupancy on May first.”(22)

It is not known whether the Snaiths’ Huestis Street house was ready for tenants by the intended date or not. Advertisements in the Cornell Daily Sun almost a year later, in late April 1895, announced its availability as a “Fraternity House to Let” and described it as “the new brick house.” Similar advertisements ran in the local papers during the following fall, indicating that the house had “all modern improvements” and was available for either moderate rent or “very low rent to [the] right party.”(23)

With few specifics available regarding the rebuilt dwelling, any discussion about its form must rely on an assessment of the existing fabric and twentieth century documentation. Though the house of 1894-95 was repeatedly characterized as a new house, and though knowledge of the 1874 dwelling and subsequent fire damage are limited, it seems reasonable to assume that the masonry portions of the original structure remained basically intact throughout. Indeed, the tall stone basement and brick walls, along with the paired brick chimneys and western balcony or porch, appears to be consistent with those aspects of Snaith’s 1874 residence, while the decorative treatment of the dormers recalls his early endeavors as a carpenter, and the inset panels in the paired chimneys reflect the interests of a mason and call to mind the decorative chimney of his Hall-Teeter house on South Albany Street. Perhaps the most notable change was in the increased steepness of the mansard roof and the greater number of dormers, both characteristics consistent with the intended use of the house as a rental residential property. The generous front porch, since removed, with its classical or colonial revival columns and low railing, may also date from the post-fire rebuilding.(24)

Though continuing to press forward with his contracting work, primarily in New York City, Snaith apparently developed health problems, and he died in Yonkers on October
6,1896. The family returned to Ithaca with his body for its burial at Lake View Cemetery; the funeral service at St. John's Episcopal Church was reportedly attended by a "large number of his former friends," including English stone carver Louis Hinton. Thereafter, Mary Ann Snaith and the couple's three adult daughters took up residence in the brick house on Quarry Street before moving to Syracuse about 1900. The family made their home there, with Mary Ann disposing of her remaining Ithaca properties in the years prior to her death in 1914.(25)

At the time of John Snaith's death, the brick house at No. 40 Huestis Street was apparently occupied by members of the Jewell family, of whom Albert had previously been the proprietor of the East Hill House, one of the large boarding houses closer to the university campus.(26) By 1898, the house was occupied by the family of William Cessna, whose wife leased the house from Mary Ann Snaith before purchasing it in June 1904 for $4,000. Under Julia B. Cessna, the house was operated as a rooming house, and following her death in 1916 was advertised for sale, the asking price being $6,000. After giving the building's location, the extensive text of the *Ithaca Journal* advertisement went on to characterize the history, features and potential of the house.

The house was built by a prominent English builder for his own home. He also built the Cornell mansion, and the old Ithaca High School. The property we offer for sale has solid brick walls and partitions, a slate French mansard roof, oak finish throughout, steam heat, and extra large lot, 92x94. Lots of fruit, cherries, plums, grapes, peaches and strawberries; 2 fireplaces on first floor and one in dining room. House has 14 rooms, bath room and electric lights; some student furniture goes with the property. This makes a fine proposition for a large family or for a rooming house. It has been a money-maker for the past several years. $3,000 cash down will purchase it, and $3,000 may remain on the mortgage.(27)

The qualities of the house were apparently desirable, considering the short time between the death of Julia B. Cessna on January 5, the advertisement of the house on February 11 and the sale of the property on February 23. The new owners kept the property for about five years, as did their successors. Thereafter, beginning in 1926, the next two owner-occupants held the property for almost twenty and approximately forty years, respectively. Throughout these twentieth century decades, the house apparently served both as a family home and as a rooming house for students, staff, or faculty.(28)
The purchase of the house by Nancy Falconer in 1985 initiated a period of somewhat different use, that of a bed-and-breakfast facility, Peregrine House. Alterations were made to enable and serve this use, the most evident on the exterior being the addition of a fire escape structure on the south side of the house, accessed from the two upper stories through fire doors installed in the respective window openings. The house continued to serve this function until 2002, when the property was put up for sale, the asking price in a December 18 advertisement stated as $549,000. The brief description provided a sense of change as well as continuity when compared with that of 1916.

Former Bed & Breakfast. 1870’s brick Victorian 3 blocks from Cornell. Double parlors with ornate fireplaces, fancy wood ceilings, elaborate stair hall, 8 rooms, 5 full baths, 4 half baths. Beautiful grounds with wrought iron fencing. Parking for 8 cars.(29)

The sale of the building in spring 2003 was to Collegetown property owner Po Family Limited Partnership, under whose holding there have been modifications of the site (leveling and extensive paving), removal of the former front porch, and addition of a large shed-roofed canopy supported on wooden posts.(30)

Endnotes:
Note: The citations provided below are abbreviated; full bibliographic information follows.

(1) For Snaith’s birthplace — and a biographical summary — see IDJ, Oct. 6, 1896. The party of 24 men, women and children who arrived in July 1869 included stone cutters Robert Richardson, William Colquhoun and Noah Kirk, and carpenter Henry Bool, who would become a furniture manufacturer and merchant; all four, like Snaith, would take up residence in the area to the south of the new university; ID, July 13, 1869; ID, July 15, 1869; Parsons, The Cornell Campus (1968), pp. 8-9. For Bool, see Kurtz, Ithaca and Its Resources (1883), pp. 72-75. Sage Chapel contracts, for example, were awarded in 1873 to Snaith for carpentry and masonry work, and to Richardson for stone carving; IDJ, Apr. 23, 1873.

(2) For the initial purchases of Dec. 2, 1873 and Mar. 7, 1874, see Tompkins County, Deed Records, Bock 8, pp. 530, 572. These parcels, as with most of the subsequently purchased Snaith property, were deeded to Mary Ann Snaith.

(3) Snaith was initially listed as residing on North Tioga Street and then on North Albany Street; Lennon, Ithaca and Tompkins County Business Directory (1872), p. 103; Fitzgerald, Ithaca Directory and Tompkins County Business Directory, for 1873-4, p. 103. For Snaith’s Huestis Street house, see IDJ, Oct. 30, 1874. For the bird’s-eye view,
see Burleigh, "Ithaca, N.Y. 1882." At the time that the house was constructed, the Snaith household consisted of the couple, a son and a daughter, and Mrs. Snaith’s unmarried sister, Isabella Winship, all born in England. Another son, born in the United States, had died in 1871. The Snaith’s remaining son would die in 1876, but they would have two additional daughters; Ninth Census of the United States, 1870, Tompkins County, p. 212 (Town of Ithaca, pp. 51-52); New York State Census, 1875, Tompkins County, Town of Ithaca, p. 146; Tenth Census of the United States, 1880, Tompkins County, p. 161 (Town of Ithaca, p. 1); IDJ, Mar. 7, 1871; IDJ, Aug. 18, 1876.

(4) John Snaith purchased the property at what is now 123 Quarry Street (originally No. 23) for $900; Tompkins County Deed Records, Book 9, p. 249.

(5) For the Snaith purchases, see Tompkins County Deed Records, Book 9, pp. 365, 368; Book 10, pp. 34, 205; Book 12, pp. 261-62. For his advertisements, see, e.g., IDJ, Dec. 8, 1876; Feb. 2, Apr. 13, 1877. It is difficult to directly correlate all Snaith purchases and sales to advertisements and news items concerning houses for rent and sale. It seems possible that, in some instances, he was advertising the sale of houses that he had erected for other property owners. For three of his properties in this area between Huestis and Hazen Streets, see Beers, “Map of City of Ithaca” (1889).

(6) Ninth Census of the United States, 1870, Tompkins County, p. 212 (Town of Ithaca, pp. 51-52); New York State Census, 1875, Tompkins County, Town of Ithaca, p. 146. For the Snaith and Williams houses, see IDJ, Oct. 30, 1874; May 14, June 10, Oct. 7, 1875.

(7) Tenth Census of the United States, 1880, Tompkins County, p. 161 (Town of Ithaca, p. 1). For the 1880 directory, see Williams, Ithaca General and Business Directory (1880), p. 138; Snaith also advertised and listed himself as a builder and contractor and, in the business directory, was listed under “Carpenters, Contractors and Builders,” though his full-page advertisement also stated that he offered “Plans and Specifications, Carefully and Accurately Prepared;” pp. XXII, 114, 142. For the 1884-85 directory, see Mente, Ithaca General and Business Directory for 1884-85, p. 155; Snaith was also listed as a builder and contractor; pp. 131, 157.

(8) For the Fall Creek School, see IDJ, Oct. 24, Dec. 9, 1878. Plans by architect A. B. Wood were selected, with the selection process questioned by Snaith. For the I. P. Roberts house, see IDJ, June 18, Aug. 21, 1880. For the Hall-Teeter house, see John Snaith Papers, Archives #2297, Cornell University; IDJ, Mar. 7, 1881. Archived materials include photocopies of Snaith’s correspondence with the owners of the house, specifications for the house and carriage barn, and drawings for the barn. For the downtown blocks, see IDJ, May 4, 1875; July 28, 1879; Feb. 28, 1880.

(9) IDJ, July 8, 1879, advertisement.

(10) See advertisement, IDJ, July 8, 1879. For the Winton house, see IDJ, Aug. 12, 1874; July 23, 1875. For the Henry W. Sage mansion, see IDJ, July 17, 21, 1877; Mar. 7,
1879. The first of these Sage references stated that Snaith had been responsible for constructing Cornell University president Andrew D. White’s house, but this has not been confirmed. For the Owego and Canton jobs, see, respectively, IDJ, Apr. 6, July 8, 1878. For his carpentry shop, see IDJ, Apr. 10, May 13, 29, 1879.

(11) For the courthouse job, see IDJ, Oct. 28, 1880; Mar.21, Apr. 16, 1881; Mar. 26, 1884; Hitchcock, History of Scranton and Its People, (1914), vol. 1, p. 368; Freeman, Lackawanna County: An Illustrated History (2000), pp. 64, 65. For Snaith’s advertisements for construction workers, see IDJ, Sept. 13, Dec. 11, 1882.

(12) For other examples of Snaith’s Scranton work, see IDJ, Aug. 15, 1882; May 5, 1884; June 21, 1886. Some of Snaith’s 1881-82 correspondence with owners of the Hall-Teeter house was on stationery that gave his Scranton postal lock box number, as he explained why his work on the courthouse there kept him from their project here; he made reference to one of his workmen in Ithaca and, for payments, to his wife; John Snaith Papers, Archives #2297, Cornell University. For family members’ visits, see, e.g., IDJ, June 10, Oct. 1, 1885. For his Scranton guests, see, e.g., IDJ, June 24, July 26, 1884.

(13) For the Ithaca High School job, see IDJ, May 31, 1884; July 21, 1885.

(14) A full and accurate understanding of the personal and professional relationships noted here would require further research and explication; existing materials are sufficient to suggest their significance.


(17) For the Cathedral of All Saints, see Waite, Albany Architecture (1993), p. 83; IDJ, Jan. 8, Mar. 25, 1885; Apr. 22, 1887. For the Y.M.C.A., see IDJ, June 14, Nov. 9, 1886. For Snaith’s contracts for the National Commercial Bank and St. Agnes School, see IDJ, Apr. 22, Oct. 11, 1887, respectively.

(18) Roseberry, Capitol Story (1964), pp. 83-89. Snaith was reported to have opened an office in New York City in 1889; IDJ, Jan. 19, 1889. He was listed as a contractor at 30 Union Square with his home in Albany in Trow’s New York City Directory for the Year Ending May 1, 1890, p. 1876.

(19) For the Snaith move, see IDJ, Apr. 25, May 2, 1887. For his recent construction of houses, see IDJ, Nov. 1, 1886; Jan. 17, June 23, 1887. Cornell University’s fall enrollment rose from 649 in 1885 to 1,229 in 1888; Registrar, “Cornell University Annual Fall Enrollment Records 1868 to Present,” Archives #36/1/876, Cornell
University. For a rental advertisement and the subsequent occupancy of the former Snaith home, see IDJ, Mar. 31, 1888; Hanford, Norton's Ithaca City Directory for 1888-89, pp. 163-64. Such occupancy, by a family with college- and/or high school-age offspring, was a familiar one in Ithaca during the later nineteenth and early twentieth centuries, especially on upper East Hill, the households often headed by widows or by men identified as farmers, persons who likely came into town to enable the better education of their children.

(20) IDJ, July 14, Aug. 30, Sept. 15, 1888. Winship is listed at this address in the Ithaca city directories of 1890-91 through 1899-1900, and in the 1900 census; see, e.g., Hanford, Norton's Ithaca City Directory for 1890-91, p. 252; Twelfth Census of the United States, 1900, Tompkins County (City of Ithaca).

(21) For the reports of the fire, see, respectively, IDJ, Feb. 19, 1894; CDS, Feb. 19, 1894; ID, Feb. 22, 1894. See also CE, Feb. 24, 1894.

(22) IDJ, Mar. 13, 1894. Randolph had constructed Snaith's Huestis Street house for the use of Miss Winship.

(23) CDS, Apr. 25, Sept. 28, 1895; IDJ, Sept. 28, 1895.

(24) While the steepness and height of the lower slope of the Snaith house roof may have been employed for their functional benefits, the simpler character of this interpretation of the mansard is consistent with other design trends seen in buildings of the 1890s. The porch is shown in the Sanborn fire insurance maps of 1910 and following; Sanborn Map Company, Insurance Maps of Ithaca, Tompkins County, New York, April 1910, sheet 14. The Sanborn map of 1904, the first to include this area of the City, shows the house without the front or rear porches on the 1910 map. While it is possible that the differences signify changes made between 1904 and 1910, it should be noted that the former Snaith home and other dwellings located near the bottom edge of the sheet all seem to be drawn with less attention to detail; Sanborn Map Company, Insurance Maps of Ithaca, Tompkins Co., New York, Febv 1904, sheet 13.

(25) For some of Snaith's work in New York City, see IDJ, May 4, 1891; Nov. 11, 1895. For his death and funeral, see New-York Daily Tribune, Oct. 7, 1896; IDJ, Oct. 6, 8, 1896. Attendees also included local merchant Frank J. Enz, a member of the New York State Assembly at the time Snaith had the contract for the replacement ceiling in the Assembly Chambers; IDJ, June 20, July 21, 1888; Jan. 12, 1889. For Mary Ann and her daughters, see Hanford, Norton & Hanford's Ithaca City Directory for 1898-99, p. 279; Hanford, Norton & Hanford's Ithaca City Directory for 1899, p.262. A deed record of May 1900 gives her place of residence as Syracuse, and she died there in 1914; Tompkins County Deed Records, Book 155, pp. 32-33; LJ, Aug. 17, 1914.

(26) For the Jewell family, see Hanford, Norton & Hanford's Ithaca City Directory for 1894-95, p. 169; Hanford, Norton & Hanford's Ithaca City Directory for 1896-97, p. 183.
(27) For the lease and purchase, see Tompkins County Deed Records, Book 155, pp. 32-33; Book 161, p. 246. The Cessnas were listed as residents of the house in the Ithaca city directories of 1898-99 and 1901 through 1915-16; see, e.g., Hanford, Norton & Hanford’s Ithaca City Directory for 1898-99, pp. 96, 344. For Mrs. Cessna’s death and the subsequent advertisement of the house for sale, see II, Jan. 6, Feb. 11, 1916.

(28) Tompkins County Deed Records, Book 186, p. 43 (Cessna to Rose, 1916); Book 201, p. 335 (Rose to Taylor, 1921); Book 212, p. 105 (Taylor to Britton, 1926); Book 278, pp. 251-53 (Britton to Reilly, 1945); Book 611, pp. 233-35 (Reilly to Falconer, 1985). For occupants, see the street address listings in various Ithaca city directories of the period.

(29) The property, upon Falconer’s purchase, was apparently immediately transferred to Nancy E. Falconer and Jason Fane, d.b.a. Falconer Inns; Tompkins County Deed Records, Book 611, pp. 231-32. Survey maps dated July 23, 1985 and September 9, 1986 record the existence and removal of the sunroom and the erection of the fire escape on the south side, and the removal of the western porch and a garage at the rear of the lot. For the survey maps, see Tompkins County Deed Records, Book 611, p. 234; Author’s collection, from Nancy Falconer. For a photograph showing the sunroom, see Tompkins County Assessment Records, 1954, Document for No. 267-1, Historic Ithaca.


Sources Cited:
Note: The bibliographic citations that follow pertain only to the sources identified in the Endnotes. The sources that were consulted for this nomination are considerably more numerous, and include Tompkins County and Ithaca village and city directories from 1868 forward, Albany and New York City directories for the years in which Snaith worked in those cities, various Cornell University student and alumni directories, numerous issues of the Ithaca and New York City newspapers, the General Photo File at The History Center in Tompkins County, miscellaneous photographs (1976, 1980, 1981) provided by Ithaca resident Kathryn Yoselson, and various materials provided by former owner Nancy Falconer.

Books and Serials:


**Published Views, Maps, and Atlases:**


**Newspapers:**

• *Cornell Daily Sun (CDS)*

• *Cornell Era (CE)*

• *Ithaca Daily Journal (IDJ)*

• *Ithaca Democrat (ID)*

• *Ithaca Journal (IJ)*

• *New-York Daily Tribune*
Public Records:
- New York State Census, 1875, Tompkins County, Tompkins County Clerk’s Office
- Ninth Census of the United States, 1870, Tompkins County, New York (microfilm)
- Tenth Census of the United States, 1880, Tompkins County, New York (microfilm)
- Tompkins County, New York, Deed Records, Tompkins County Clerk’s Office
- Twelfth Census of the United States, 1900, Tompkins County, New York (microfilm)

Miscellaneous Unpublished Sources:
- General Photo File (GPF), The History Center in Tompkins County
- Miscellaneous documents, author’s collection, provided by Nancy Falconer
- Registrar, Office of the, “Cornell University Annual Fall Enrollment Records 1868 to Present,” Archives #36/1/876, Box 1, Folder 1-9, Cornell University Library
- Snaith, John, Papers, 1881-1882, Archives #2297, Cornell University Library
- Tompkins County Assessment Records, 1954, Historic Ithaca
Top: View from Northeast at College Avenue and Cook Street Intersection.

Right: Lintel over South Second-story Window and Arch over Central Entrance, Both on East Facade.
All photos by Lindsey Myron (except first page top photo by Beth J. Ferguson).

Above Left: Detail of East Facade Mansard Roof Window.
Above Right: View from West (Blair Street).
Left: Detail of Easternmost Chimney on South Facade.
Below: View From Southeast.
HISTORIC RESOURCE INVENTORY FORM

IDENTIFICATION
Property name (if any)  Grand View House
Address or Street Location  209 College Avenue
County  Tompkins  Town/City  Ithaca  Village/Hamlet: __________________
Owner  Beer Properties, LLC  Address  211 Hudson Street  Ithaca, NY  14850
Original use  Multiple Dwelling  Current use  Multiple Dwelling
Architect/Builder, if known  Unknown  Date of construction, if known  1888

DESCRIPTION
Materials — please check those materials that are visible

<table>
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<tr>
<th>Exterior Walls:</th>
<th>wood clapboard</th>
<th>wood shingle</th>
<th>vertical boards</th>
<th>plywood</th>
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<tr>
<td></td>
<td>stone</td>
<td>brick</td>
<td>poured concrete</td>
<td>concrete block</td>
</tr>
<tr>
<td></td>
<td>vinyl siding</td>
<td>aluminum siding</td>
<td>cement-asbestos</td>
<td>other: __________________</td>
</tr>
</tbody>
</table>

| Roof: | asphalt, shingle | asphalt, roll | wood shingle | metal | slate |
|-------|------------------|---------------|--------------|-------|
|       | asphalt, roll    |               |              |       |       |

<table>
<thead>
<tr>
<th>Foundation:</th>
<th>stone</th>
<th>brick</th>
<th>poured concrete</th>
<th>concrete block</th>
<th>parged masonry</th>
</tr>
</thead>
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<td></td>
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</tr>
</tbody>
</table>

Other materials and their location:  Wood shingles, north projecting bay, above windows of third story; clapboard siding, non-wood, second and third stories of rear addition

Alterations, if known:  (see description)  Date: 1910s ff.; c. 2000

Condition:  X excellent  X good  fair  deteriorated

Photos (to be provided)
Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps (to be provided)
Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Prepared by:  Mary Raddant Tomlan  address  200 Delaware Avenue  Ithaca, NY  14850
Telephone:  (607) 272-9481  email  mtomlan@aol.com  Date  July 26, 2011

(See Reverse)
Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

(see attached)

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

(see attached)

Office of Parks, Recreation and Historic Preservation
An Equal Opportunity/Affirmative Action Agency
Narrative Description of Property:

Grand View House, 209 College Avenue, Ithaca

The Grand View House is a multiple dwelling of frame construction, set into an upwardly sloping site on the east side of College Avenue. The general symmetry of its rectangular massing, including the shallow projection of a portion of its street façade, is accented by the axial locations of its lengthy entrance stairway, main door with sidelights, and engaged tower. There are five habitable stories, comprising a ground or basement story that is largely above grade at the front of the building, three primary stories and the topmost story within the bell-shaped mansard roof. The most substantial alterations to the building’s exterior form are the modestly increased height of the mansard roof and the addition at the rear; both have been executed with sensitivity to the original structure.

The three-story body of the building is sheathed in clapboards and framed by corner boards; these primary stories are articulated by horizontal boards acting as stringcourses above the windows of the first and second floors. Ornamentation is sparing, the most notable being raised, “X-shaped” motifs in the flush-boarded panels located above and below the third story tower window. Projecting bays accent the side facades, supported on decorative triangular brackets and rising from the second story level upward. The bay on the north is enclosed, and extends through the mansard-level story; there is a non-functioning door on the first story below. The bay on the south is open to provide porches at the second and third stories, their railings continuing the “X” motif. The windows have simple enframements and 1/1 sash; they are paired in the top two stories of the entrance tower, in the bays flanking the tower, in the outer wall of the projecting bay on the north, and in the mansard roof above the bay on the south.

At the front of the building, a porch extends across the projecting portion of the façade, its turned posts supporting small brackets, pierced spandrel panels and a bracketed cornice; its railing has simple panels below a decorative row of rectangular spindles. A
lengthy flight of concrete steps leads to the porch, which gives access to the main entry. The wood door with a glazed panel is flanked by narrow sidelights; the transom above bears lettering that identifies this as the “Grand View House.” The central bay in the story above the entrance is inset, with a partially glazed door. Below the porch, the site has been excavated and faced with masonry retaining walls to provide a shallow paved area in front of the basement or ground story, with its center entrance below the steps and flanking paired windows. This entrance area is accessed by a short, sloping concrete sidewalk to the right of the steps leading to the main story.

The asphalt-shingled mansard roof of the building rises above a simple coved “cornice” of horizontal boarding, and has a bell-shaped lower slope below a projecting molding or curb. The windows of this story are set into the slope and thus above a sill or ledge. The front wall of the engaged central tower has two levels of paired windows above the main cornice of the building. The tower is capped by a bracketed cornice and flared roof, with small gabled dormer windows and decorative metal cresting.

A two-bay deep addition extends from the rear of and at the same width as the original building. As a result of the slope of the site, this addition has four habitable stories, though most of the first story is open, providing some covered parking. The body of the addition is sheathed in clapboards in imitation of wood; the mansard roof is of simple slope, without a curve, and its windows are nearly flush. Windows in the addition are either single or paired. On the south side of the building, the portion of the addition nearest to the original structure has a door on the first story with two levels of glass block windows above, indications of the building’s second means of egress.

A comparison of the existing building with a photograph of the Grand View House that likely dates from the early twentieth century, as well as with images dating from the 1980s and information on the Sanborn fire insurance maps of 1904, 1910, and 1919 enables the identification of a number of alterations. Several apparently original features no longer extant include 2/2 sash and shutters at most of the windows, and a railing around the roof level of the front porch. A one-story porch at the rear of the building was
superseded by porches at the four upper stories during the 1910s, likely when the interior was altered to provide flats rather than suites of rooms; those porches were removed for the more recent addition.

Changes dating from the c. 2000 rehabilitation of the Grand View House include the raising of the mansard roof — and hence the height of the topmost story — and the removal of wooden porches at the rear and construction of the largely enclosed addition. The increased height of the roof has altered its relationship with the engaged entrance tower, bringing more of the tower within the mass of the building and resulting in the elimination of the windows at the side of the tower’s upper “story.” The front yard has been regraded to reduce its upward slope, giving the basement or ground story greater light and view and enabling its access by a gently ramped sidewalk rather than a short flight of steps. This alteration also included the rebuilding of the entrance stairway in concrete, in a form that is less steep but more lengthy. These later changes, while increasing the habitability of the structure, have not compromised the preservation of the essential features of the Grand View House, thus enabling it to maintain its original character.
Narrative Description of Significance:
Grand View House, 209 College Avenue, Ithaca

The Grand View House at 209 College Avenue is significant as the surviving example of several large frame boarding houses of dramatic silhouette erected on Huestis Street (now College Avenue) in the 1880s as Cornell University enrollment surged during the latter portion of that decade. Its tall basement story accommodated a dining room accessible to outside patrons as well as to the resident roomers above, while the mansard roof provided usable space above the main stories, and the distinctive tower gave the building visibility from the community below. The subsequent reconfiguration of the residential stories to provide apartments rather than suites of rooms and the elimination of the boarding function reflected housing trends in Ithaca in the early twentieth century, while more recent improvements have been made to increase tenant safety yet preserve the building’s historic character. The Grand View remains as a witness to the longstanding role of private enterprise in the provision of student housing, initially by a developer from an outlying part of the county and, since the early twentieth century, by a succession of local owners.

The Grand View House was erected during the latter part of 1888 for Hiram A. Davenport, a farmer in the Town of Dryden, who had purchased the property from Lorenzo S. Huestis in April of that year. Davenport paid $900 for the 54-foot-wide lot extending from a point in Huestis Street eastward 250 feet to Hazen Street (now College and Linden Avenues, respectively). From the beginning, the new multiple dwelling bore the name “Grand View House,” its siting on the distinctly uphill side of the street and its tall form affording grand prospects both from and to the building.(1)

Construction of the Grand View at No. 49 (later 209) Huestis Street followed closely after that of four large frame boarding houses two blocks to the north — the East Hill House (later The Manhattan) on the west side in about 1885, a more modestly scaled house for Ellen M. Murphy in 1884-85, and two towered houses for James T. Newman in
1886 and 1887 (the latter to be known as The Brunswick). These buildings, as well as various smaller houses, were erected near the southern approach to Cornell University as its enrollment increased — from 384 in Fall 1881 to 1,021 in Fall 1887 — and some of its limited dormitory facilities were remodeled to serve academic functions.(2)

For Davenport, a farmer with 128½ acres near the hamlet of Etna, the Huestis Street parcel was not his first property in Ithaca, nor would it be his last acquisition in the area near the university. As described in the *Ithaca Daily Journal* report of his death in August 1900, Davenport “was several years ago a large property owner in this city.” He had purchased property in the southwestern section of Ithaca in the early 1870s, disposing of it in several transactions by the late 1880s. About two months after acquiring the Huestis Street lot, and undoubtedly as construction of the Grand View was under way, Davenport purchased a house nearby at 51 Hazen Street (later 217 Linden Avenue), though he would hold that property just slightly more than a year.(3)

Though the *Daily Journal* of October 10, 1888 reported that Davenport’s new building on Huestis Street was nearly completed, it is not known how soon it was occupied. An indication thereof might be inferred from an April 4, 1889 *Cornell Daily Sun* report of “the formal opening of the Grand View House, . . . when the proprietor tendered a complimentary ball to the student boarders,” at which “about thirty couples enjoyed a pleasant evening.” The use of this event for dating building occupancy should be qualified. In the first place, such a “formal opening” may have occurred weeks subsequent to the building’s active use. In addition, it is unclear whether the term “boarders” was inclusive of those renting rooms or referred to those only taking “board” at the house.(4)

Evidence suggests that Orson C. Brown was the first proprietor of the Grand View House. Whether he was responsible for managing housing rentals as well as operating the boarding facility, Brown’s role at the Grand View is not surprising, as he was identified in the 1888-89 city directory as the “manager” of the boarding house or clubhouse at 51 Hazen Street, likely at the time Davenport had purchased that property in
June 1888. Davenport apparently further simplified his responsibilities as the out-of-town owner of the Grand View in Fall 1891, when he leased the facility to the Cascadilla School. This privately run preparatory institution had erected a new academic building on Oak Avenue during the previous year, but would have to rely on rented housing accommodations for its students until its own dormitory was ready for occupancy in Fall 1895.(5)

Davenport used this period of apparent stability in the leasing of the Grand View House to engage in further real estate activity in this area south of Cornell University. In April 1891 he sold the rear 80 feet of the Grand View property, facing Hazen Street, to Mary E. Crum of Candor in Tioga County for $500. Just over a year later, Davenport paid $1,800 for a parcel measuring 100 by 152 feet at the southeast corner of Huestis Street and Dryden Road, and in 1893 sold that property as three separate lots along Dryden Road, all apparently without buildings, for a total of $4,000.(6)

In Fall 1895, Davenport advertised the Grand View for sale, describing it as a large society or boarding house having 16 suites of rooms, a dining room that could seat 80 guests, a large kitchen, and — in familiar parlance — “all modern improvements.” In spite of offering it “at a bargain and on easy terms,” he was unsuccessful in this attempt to dispose of what by then was his sole remaining property in the city.(7)

Davenport’s decision to sell the Grand View at this time seems generally consistent with his other real estate activity in Ithaca, particularly on East Hill, which did not exhibit any pattern of long-term investment. However, mortgage records from the 1890s and the listed vacancy of the property in the 1899 city directory portend a change in the Grand View’s ownership as the result of financial difficulties. A legal notice published in the Daily Journal on January 15, 1900 reported a judgment of foreclosure against Davenport and Lucille Kromer, and on March 3 the Grand View property, along with Davenport’s farm in the Town of Dryden, were sold at auction for $3,500 and $1,500, respectively.(8)
The auction sale of Davenport's property in 1900 was to the mortgage holder, under whose nearly eight-year ownership the Grand View House would be operated by several different persons. During that time, there was some indication that the rooming and boarding functions of the facility were under separate management.(9)

In September 1907, the Grand View was sold for $5,500 to Mary Richards Warren, whose widowed mother, Mrs. Martha A. Richards Warren, had purchased the boarding house at 51 Hazen Street from Hiram Davenport in 1889, housing her family and Cornell students there. Though Mary’s name was recorded on the deed to the Huestis Street property, the *Ithaca Daily Journal* reported that it had been purchased by her brother, Dr. Richard C. Warren, who was making “extensive repairs.” It is likely that Richard Warren continued to have on-location responsibility for the property, given his sister’s marriage in late 1909 and move to Baltimore, though she did not actually transfer the property to him until 1920.(10)

It is known that the Grand View House underwent significant internal changes during the first two decades of the twentieth century, but it is difficult to document these with any specificity. The existence of fire escapes was noted in an advertisement in 1900, while ads in 1901-02 mentioned that the building had electric light, and there were the unspecified “extensive repairs” reported by the *Daily Journal* in September 1907. Evidence suggests that the change from suites of rooms to flats took place during the ‘teens. A comparison of the 1910 and 1919 Sanborn fire insurance maps provides some indications, with the use identified as “Boarding” in the former and “Flats” in the latter, and with rear porches on four stories in 1919 rather than the single-story one depicted in 1910. An advertisement in 1914 announced the rental of apartments having four rooms, a private bath, and a large sleeping porch, while board was advertised separately, provided in the Grand View Dining Room under the proprietorship of Joseph Lisseck, the chef at the Kappa Alpha fraternity. A Warren family member has recalled 1916-17 as a time of major remodeling, described as including the installation of a boiler and hot water heat, and the insertion of windows in the mansard story.(11)
The changes that were made in the Grand View House during the decades prior to 1920 were both part of and in response to changes in housing patterns in this area south of the Cornell University campus. These came in recognition of the increased number of residents in the neighborhood, a number that included more faculty and staff members as well as students, bringing the need for a greater number and diversity of goods and services. The presence of more non-students, whether families, couples or individuals, increased the demand for housing that offered greater independence. And the occurrence of several destructive fires put increased emphasis on fire safety, whether in design, materials or equipment. (12)

The character of the neighborhood south of the university campus, particularly along Huestis and Eddy Streets, had begun to change by 1900, reflecting the changes in its population. This was seen primarily in the construction of several mixed-use brick blocks that housed a variety of commercial establishments on the ground floor with offices and flats above, a trend that continued into the second decade of the twentieth century. These included blocks erected on the west side of Eddy Street for brothers Peter and John McAllister in the mid-1890s, one on the southwest corner of Huestis and Dryden Road for John J. Gainey in 1899, early twentieth century blocks on Eddy Street for John McAllister, and the Chacona Block at College and Oak Avenues in 1911-12. The physical changes in the Grand View House noted previously were part of this trend, and were paralleled by changes in its occupancy as evidenced in the listing of its residents in the 1915-16 and 1917-18 city directories, those largely comprising Cornell faculty members and widows, one of whom apparently had a son enrolled at Cornell and another who had two adult daughters. (13)

The Grand View House remained in the ownership of members of the Warren family over 40 years. It was sold in 1948 to Milton A. Teaney and his wife, who likely did not reside there, and in 1957 by the Teaney family to Homer C. and Janet Palmer, who lived there only briefly but would own the property for more than 40 years. There appear to have been few changes to the building following the Warren family ownership until the property was purchased in 1999 by Beer Properties, LLC, comprising Steven, Beverly,
and David Beer. Under this ownership, the frame porches at the rear were replaced by an
addition that incorporated a fireproof second means of egress from the building, and the
mansard roof was raised to provide more habitable living space, while maintaining the
profile of the original and the locations of the windows. The front yard was regraded,
thus improving lighting and accessibility for the ground or basement story, while the
entrance stairway was lengthened to provide a more moderate ascent. The wood portions
of the exterior, which had uniformly been white, were repainted in varying shades of tan
to accent such elements as the corner boards, window frames, and decorative elements,
accented with window sash of red.

Today, the lettering in the transom proudly announces this as the Grand View House, and
its tower may still be viewed from downtown Ithaca (as from the Green Street TCAT
stop). The rehabilitation of this property by Beer Properties, LLC has been publicly
recognized with a Rotary Club-City of Ithaca Pride of Ownership Award in 2002 and a
Historic Ithaca Award of Merit in 2003.(14)

Endnotes:
Note: The citations provided below are abbreviated; full bibliographic information
follows.

(1) IDJ, Oct. 10, 1888; Tompkins County Deed Records, Book 132, p. 23; CDS, Apr. 4,
1889; Beers, “Map of City of Ithaca” (1889).

(2) For the East Hill House, see IDJ, Dec. 5, 1885; Dec. 30, 1893. For Murphy’s 1884
purchase of the property for $400, see Tompkins County Deed Records, Book 14, p. 576.
The house appears in Beers, “Map of City of Ithaca” (1889). For Newman’s houses, see
IDJ, Nov. 30, Dec. 1, 1886; Aug. 27, 1887; Tompkins County Deed Records, Book 138,
p. 337. For a photograph showing the three houses on the east side of Huestis Street, see
Parsons, The Cornell Campus (1968), p. 104, though the text incorrectly and without
substantiation dates these from the 1870s. For Cornell enrollment figures, see Registrar,
“Cornell University Annual Fall Enrollment Records 1868 to Present.”

(3) Child, Gazetteer and Business Directory of Tompkins County, N.Y., for 1868, p. 142;
IDJ, Aug. 17, 1900. For his 1870s acquisitions and their subsequent sales, see Tompkins
County Deed Records, Book 8, pp. 175, 566; Book 9, p. 61; Book 10, p. 544; Book 134,
p. 114. For the Hazen Street/Linden Avenue house, see Tompkins County Deed Records,
Book 132, p. 205; Book 134, p. 329.
(4) *IDJ*, Oct. 10, 1888; *CDS*, Apr. 4, 1889. For the earliest available but undated photograph of the building, see GPF #N13.56, History Center in Tompkins County.


(6) For the sale of the rear portion of the Grand View property, see Tompkins County Deed Records, Book 138, p. 176. Apparently, Mrs. Crum and her husband, Lafayette, would erect the large house on the property for themselves and their son and three daughters, as well as some student roomers or boarders. For Davenport’s purchase of the Dryden and Huestis parcel and subsequent sales thereof, see Tompkins County Deed Records, Book 140, pp. 45, 282, 291; Book 143, p. 292. Although the 1882 birdseye view of Ithaca depicts a very modest structure at that corner, the December 1893 Sanborn fire insurance map shows an empty parcel; Burleigh, “Ithaca, N.Y. 1882;” *Ithaca, Tompkins County, New York, Dec. 1893*, sheet 26. By late 1893, Davenport had disposed of the property, dividing it into three parcels along Dryden Road, which he sold for $2,000, $1,000 and $1,000, obtaining the greater amount for the corner lot. Although the 1898 Sanborn shows three buildings thereon, available information, including the sale prices for other improved properties in the neighborhood, suggests that Davenport was not responsible for the construction of any of these structures; Sanborn-Perris Map Co., *Insurance Maps of Ithaca, Tompkins Co., New York, June 1898*, sheet 26.

(7) The advertisements ran in the *Ithaca Daily Journal* numerous times between Sept. 7 and Oct. 10, 1895.

(8) Sorting out the mortgage activity may prove complicated, and the possibility of ascertaining any relationship between Davenport’s situation and general economic conditions of the time seems unlikely. Neither investigation is necessary for the purposes of this statement. Davenport was, for the first time since his ownership, listed as a resident of the Grand View House in the 1898-99 Ithaca city directory; Hanford, *Norton & Hanford’s Ithaca City Directory for 1898-99*, pp. 113, 344. For the foreclosure judgment and sale, see *IDJ*, Jan. 15, Mar. 2, Mar. 3, 1900.

(9) Tompkins County Deed Records, Book 151, pp. 512-14. For the operation of the house, see, e.g., street address, name, and business listings in Hanford, *Norton & Hanford’s Ithaca City Directory for 1905.*


(12) University enrollment increased steadily from 2,550 in 1900 through 5,549 in 1916; Registrar, “Cornell University Annual Fall Enrollment Records 1868 to Present.” For a list of non-student residents of an Eddy Street mixed-use building destroyed by fire, see IDJ, Jan. 29, 1907. East Hill had gained its own fire company and station in 1894-95; IJ, Sept. 18, 2004, article by the author. While it is not known what type of fire escapes served the Grand View House in Fall 1900, their significance was undoubtedly heightened by the fact of two destructive fires in student residential buildings further north on Huestis Street earlier that year; CDS, Jan. 29, Apr. 4, 1900. There was also increased interest in fireproof materials and construction methods; see, e.g., for a lecture on fireproofing by Cornell professor Martin, IDJ, Jan. 8, 1903; for the construction of Sheldon Court, IDJ, Sept. 3, 1903; for the rebuilding of a burned McAllister block with solid masonry walls rather than brick veneer, IDJ, Jan. 29, Mar. 9, 1907.

(13) For the earlier McAllister blocks, see IDJ, Sept. 8, 1894; Jan. 5, May 10, July 24, 1895. For the Gainey Block, see IDJ Mar. 3, 18, Aug. 19, 24, 1899. For a later John McAllister block, its fire damage and rebuilding, see IDJ, Mar. 10, May 20, 1905; Jan. 29, Mar. 9, 1907. For the Chacona Block, see ICD, Aug. 3, 17, 1911; IDJ, July 12, 1912 (advertisement). For the residents of the Grand View, see Goodhue, Norton & Goodhue’s Ithaca City Directory for 1915-16, p. 355; Goodhue, Norton & Goodhue’s Ithaca City Directory for 1917-18, p. 365.

(14) For transfers to Richard Warren’s son Roger B. from his mother in 1946 and from him to the Teaneys in 1948, see Tompkins County Deed Records, Book 291, p. 237; Book 307, p. 199. For transfers within the Teaney family, see Tompkins County Deed Records, Book 328, p. 224; Book 384, p. 63. For the Teaney transfer to Palmer, see Tompkins County Deed Records, Book 397, p. 152. For the Beer purchase and renovations, see Tompkins County Deed Records, Book 852, p. 152; City of Ithaca Zoning Appeal No. 2432, dated June 21, 1999, with supporting information dated June 20, 1999. For the awards, see IJ, Dec. 5, 2002; May 15, 2003.

Sources Cited:
Note: The bibliographic citations that follow pertain only to the sources identified in the Endnotes. The sources that were consulted for this nomination are considerably more numerous, and include Tompkins County and Ithaca village and city directories from 1868 forward, various Cornell University student and alumni directories, numerous issues
of Ithaca newspapers, United States and New York State census records, and several
photographs provided by Ithaca resident, Kathryn Yoselson.

Books and Serials:


Published Views, Maps, and Atlases:


Newspapers:
• *Cornell Daily Sun (CDS)*
• *Ithaca Chronicle and Democrat (ICD)*
• *Ithaca Daily Journal (IDJ)*
• *Ithaca Journal (IJ)*

Public Records:
• City of Ithaca, New York, Board of Zoning Appeals, documents for Appeal #2432 (1999)
• Tompkins County, New York, Deed Records, Tompkins County Clerk’s Office

Miscellaneous Unpublished Sources:
• Author’s interview with Dorothy Warren Evans, Aug. 27, 1986
• Photograph, General Photo File (GPF) #, The History Center in Tompkins County, Ithaca, NY
• Registrar, Office of the, “Cornell University Annual Fall Enrollment Records 1868 to Present,” Archives #36/1/876, Box 1, Folder 1, Cornell University Library
Grand View House Photographs:
Top: View from Northwest.

Far Left: Detail of West Facade's Central Tower.

Near Left: Detail of Projecting Bay with Open Balconies on South Facade.

Photos by Beth Spengel and Lindsay Myron.
GRAND VIEW HOUSE LOCATION MAP

June 28, 2011
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, 310 East Court Street is located in the East Hill Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 1988, and as listed on the New York State and National Registers of Historic Places in 1986, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated November 28, 2021, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Mark Cushing for Roeco Design Build, LLC on behalf of property owner Elizabeth Billiot, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) seven photographs documenting existing conditions; (3) ten sheets of Construction Drawings, prepared by Maser Engineering, dated November 4, 2021, and titled “Title Page” (A001), “Existing Survey Map” (C101), “Site Variance and Demolition Plan” (C102), “Site Plan and Details” (C103), “Phase 2 First Floor Plan” (A102), “Phase 2 Second Floor Plan” (A103), “Phase 2 Rear Elevation” (A203), “Phase 2 Left Elevations” (A204), “Phase 2 Right Elevation” (A205), and “Wall Sections” (A301), and

WHEREAS, the application was reviewed and tabled by the ILPC on December 20, 2021, and

WHEREAS, additional application materials were submitted by John Snyder for review the ILPC on January 14, 2022, including an architectural drawing titled “Reference Drawing” (A101), and

WHEREAS, the ILPC has also reviewed the New York State Building-Structure Inventory Form for 310 East Court Street, and the City of Ithaca’s East Hill Historic District Summary Statement, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves the removal of a non-historic two-story rear porch on the north elevation and the construction of a two-story, gable-roof, wood clapboard-sided addition on the footprint of the demolished structure, and

WHEREAS, the issuance of a Certificate of Appropriateness is a Type II Action under the New York State Environmental Quality Review Act and the City Environmental Quality Review Ordinance for which no further environmental review is required, and

WHEREAS, the applicant (has/has not) provided sufficient documentation and information to evaluate impacts of the proposal on the subject property and surrounding properties, and
WHEREAS, a Public Hearing for the purpose of considering approval of the Application for a Certificate of Appropriateness was conducted at the regularly scheduled ILPC meeting on December 21, 2021, now therefore be it

RESOLVED, that the ILPC has made the following findings of fact concerning the property and the proposal:

As identified in the City of Ithaca’s East Hill Historic District Summary Statement, the period of significance for the area now known as the East Hill Historic District is 1830-1932.

As indicated in the New York State Building Structure Inventory Form, the gable-fronted Italianate-Style residence at 310 East Court Street was constructed in 1869 and was the long-time home of Ogilvie Stanford, founder of the Ithaca Sign Works Company.

Constructed within the period of significance of the East Hill Historic District and possessing a high level of integrity, the property is a contributing element of the East Hill Historic District.

In consideration of this and all approvals of proposals for alterations, new construction, or demolition in historic districts, the ILPC must determine that the proposed exterior work will not have a substantial adverse effect on the aesthetic, historical, or architectural significance and value of either the landmark or, if the improvement is within a district, of the neighboring improvements in such district. In considering architectural and cultural value, the Commission shall consider whether the proposed change is consistent with the historic value and the spirit of the architectural style of the landmark or district in accordance with Section 228-6 of the Municipal Code. In making this determination, the Commission is guided by the principles set forth in Section 228-6B of the Municipal Code, as further elaborated in Section 228-6C, and by the Secretary of the Interior’s Standards for Rehabilitation, and in this case specifically the following principles and Standards:

Principle #2 The historic features of a property located within, and contributing to the significance of, an historic district shall be altered as little as possible and any alterations made shall be compatible with both the historic character of the individual property and the character of the district as a whole.

Principle #3 New construction located within an historic district shall be compatible with the historic character of the district within which it is located.

Standard #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features and spaces that characterize a property will be avoided.
Standard #9  New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard #10  New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

With respect to Principle #2, Standard #2, and Standard #9, the removal of the non-historic porches and construction of a two-story addition (will/will not) remove distinctive materials (but will/and will not) alter features and spaces that characterize the property. [If “will” describe feature or space and how it will be inappropriately altered]

Also with respect to Principle #2, Principle #3, and Standard #9, the proposed addition (is/is not) compatible with the massing, size, scale, and architectural features of the property and its environment. [if “not”, describe qualities of the project that are not compatible and in what ways they are not ]

With respect to Standard #10, the addition (can/cannot) be removed in the future without impairment of the essential form and integrity of the historic property and its environment. [if “cannot”, describe why it cannot]

RESOLVED, that, based on the findings set forth above, the proposal (will/will not) have a substantial adverse effect on the aesthetic, historical, or architectural significance of the 310 East Court Street and the East Hill Historic District, as set forth in Section 228-6, and be it further,

RESOLVED, that the Ithaca Landmarks Preservation Commission determines that the proposal (meets/does not meet) criteria for approval under Section 228-6 of the Municipal Code, and be it further

RESOLVED, that the ILPC (approves/denies) the Application for a Certificate of Appropriateness with the following conditions:

• Cut sheets and detailed design drawings for the proposed windows and door shall be submitted to [the ILPC/staff] for consideration and approval [at a future, regularly scheduled Commission meeting].

• All exterior finished materials shall be submitted to [the ILPC/staff] for consideration and approval [at a future, regularly scheduled Commission meeting].

• Detailed design drawings for all exterior trim, including the windows, door, fascia, and soffit shall be submitted to [the ILPC/staff] for consideration and approval [at a future, regularly scheduled Commission meeting].
RECORD OF VOTE:
Moved by: 0
Seconded by: 0
In Favor: 0
Against: 0
Abstain: 0
Absent: 1
Vacancies: 1

Notice: Failure on the part of the owner or the owner’s representative to bring to the attention of the ILPC staff any deviation from the approved plans, including but not limited to changes required by other involved agencies or that result from unforeseen circumstances as construction progresses, may result in the issuance by the Building Department of a stop work order or revocation of the building permit.
Ithaca Dentistry (Addition)

Architectural - 1st Floor Addition

Architectural - 2nd Floor Addition

Rear Elevation

Side Elevation

Ithaca Dentistry Keynotes

D01: Remove Bilco Basement Access Door, Steps, and Side Foundation Walls – Complete

D02: Remove Existing Deck, Lattice, Stairs, Roofs, and Siding In Area Of New Addition – Complete

E01: Provide New Siding (James Hardie or Similar) w. 5" Exposure To Match Existing

E02: Provide New Window Door Trim (White Clad) To Match Existing

E03: Provide New Window Door – Architect To Provide Size, Model, Manufacturer, etc.

E04: Maintain Existing Fascia, Returns, Trim, Brackets and Soffit

E05: Provide New Wood Framed Canopy To Protect Back Entry

E06: Provide New Fascia To Match Existing Fascia Profile

E07: New Addition To Be Set Back Approx. 2'-0" To Maintain Existing Fascia Returns and Fascia

E08: Provide New Gutter and Downspouts – Final Locations To Be Discussed

FP01: Provide New Stairs From Parking Lot Grade To Existing First Floor (Indicated In Yellow Region)

FP02: Provide New Tenant Stairs From Existing First Floor To Existing Second Floor

FP03: Provide New Basement Stairs From Parking Lot Grade To Existing Basement Floor

FP04: Storage Area Roof (Below)

FP05: New Storage Space For Second Floor Tenant

FP06: New Storage Space For Ithaca Dentistry

Addition Projection

16' - 1"

Addition Width

22' - 1 1/2"