ITHACA LANDMARKS PRESERVATION COMMISSION (ILPC)

NOTICE OF MEETING & AGENDA

The regular monthly meeting of the ITHACA LANDMARKS PRESERVATION COMMISSION will be held at 5:30 p.m. on Tuesday, January 17, 2023. This meeting is open to the public and will be held in Common Council Chambers, Third Floor, City Hall, 108 E. Green Street, Ithaca, NY, and also conducted remotely using videoconferencing technology. In-person attendance at City Hall may be limited and will be permitted on a first-come, first-served basis. Members of the public are strongly encouraged to participate remotely. Virtual participation in public meetings is authorized by Part WW of Chapter 56 of the Laws of 2022 of New York State and Local Law 2022-05. More information, including the written procedures governing the use of videoconferencing technology, is available at http://www.cityofithaca.org/339/Boards-Committees.

For remote viewing/attendance: A live stream of the proceedings is available at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg; a recording will made available through the same link following the conclusion of the proceedings. If you are a member of the public wanting to observe the meeting, please simply watch the live stream. If you are an applicant or member of the public wishing to comment during the proceedings, you should both follow the meeting via the live stream and join the meeting via Zoom. (You will be placed in a waiting room until your allotted time to speak.) Members of the public wishing to be heard are strongly encouraged to register by 3:00 PM on the day of the meeting. To register, please send your name and physical address to bmccracken@cityofithaca.org, subject line: “ILPC Speaker Registration – January 2023”. Written comments may be submitted to the aforementioned email address no later than 3:00 p.m. on the day of the meeting. Use the subject line: “ILPC Comments – January 2023,” and include your legal name and physical address along with your comments in the body of the email. Each comment is limited to three minutes and will be read aloud at the meeting.

I. PUBLIC HEARINGS

A. 702 East Buffalo Street, East Hill Historic District – Retroactive Request for Approval for the Removal of Railroad Tie Retaining Walls and Landscape Stairs as well as Non-historic Flagstone Walkways in the Front Yard, Regrading the Front Yard, and the Installation of a Concrete Walkway

B. Arts Quad, Cornell Arts Quad Historic District – Proposal to Install 32 Gothic-style Pedestrian Light Poles Along the Perimeter Walkways

II. PUBLIC COMMENT ON MATTERS OF INTEREST

III. OLD BUSINESS

A. 711 East Seneca Street, East Hill Historic District – Proposal to Enclose the West Porch
   https://www.cityofithaca.org/DocumentCenter/View/14445/CofA-Application---711-E-Seneca-St [Material previously distributed with November 15, 2022, ILPC Meeting Agenda not attached; revised materials presented by the applicant at the December 20, 2022, ILPC meeting attached.]

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.
B. 408 East State Street, East Hill Historic District – Proposal to Construct a Three-Story Addition on the North Elevation

C. Ithaca Gun Smokestack, Undesignated – Review Draft Memorandum

IV. NEW BUSINESS
   A. Stewart Park (also Renwick Park; Newman Golf Course; Renwick Wildwood), National Register of Historic Places Nomination – Certified Local Government Review

V. APPROVAL OF MINUTES

VI. ADMINISTRATIVE MATTERS
   A. Election of 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, 702 East Buffalo 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, 2022, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by property owner Mark W. Haag, II, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) three sheets of photographs document original and existing conditions; and (3) a letter dated November 2, 2022 from the applicant to Bryan McCracken, City of Ithaca Historic Preservation and Neighborhood Planner and Secretary, Ithaca Landmarks Preservation Commission, regarding the application, and

WHEREAS, the ILPC has also reviewed the New York State Building-Structure Inventory Form for 702 East Buffalos 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 a retroactive request for approval for the removal of railroad tie raining walls and landscape stairs, the removal of non-historic flagstone walkways, regrading the property’s front yard, and the installation of a concrete walkway, 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 17, 2023, 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 Queen Anne style residence was constructed between 1898 and 1903.

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.

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.

With respect to Principle #2, Standard #2, and Standard #9, the hardscape improvements and concrete walkway (did/did not) remove distinctive materials (but did and did not) alter features and spaces that characterize the property. [Proposed language: Although the material used to construct the original walkway was non-historic, its orientation toward to the public sidewalk reflects historic pedestrian circulation patterns in the historic district and was a character defining hardscape feature of the property and historic district. With the reorientation of the front walkway toward driveway, the residence no longer directly engages the street. The ILPC finds the
reorientation of the front walkway significantly changed the character of the property's historic hardscape.

Also with respect to Principle #2, , and Standard #9, the regraded yard and concrete walkway (are/are 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 ]

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 702 East Buffalo 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:

- A walkway from the porch steps to the public sidewalk shall be installed, reestablishing the significant historic hardscape feature. The walkways shall be at least as wide as the porch steps and constructed of concrete to match the existing walkway.

**RECORD OF VOTE:**

- Moved by: 0
- Seconded by: 0
- In Favor: 0
- Against: 0
- Abstain: 0
- Recuse: 0
- Absent: 0
- Vacancies: 0

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.
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, the Arts Quad is located within the Cornell Arts Quad Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 1990, and

WHEREAS, as set forth in Section 228-4 of the Municipal Code, an Application for a Certificate of Appropriateness, dated December 20, 2023, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Leslie Schill on behalf of property owner Cornell University, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) two drawings prepared by Cornell University Facilities Engineering, dated December 30, 2023, and titled “Site Lighting Overall Key Plan” (E-100) and “Details” (E-401); and three photographs showing existing conditions, and

WHEREAS, the ILPC has reviewed the City of Ithaca’s Cornell Arts Quad Historic District Summary Statement, and

WHEREAS, as stated in the narrative Description of Proposed Change(s), the project involves the installation of Gothic-style, pedestrian scale lampposts in 32 location along the perimeter of the Arts Quad, 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 17, 2023, now therefore be it

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

The period of significance for the area now known as the Cornell Arts Quad is identified in the City of Ithaca’s Cornell Arts Quad Historic District Summary Significance Statement as 1868-1919.

As indicated in the City of Ithaca’s Cornell Arts Quad Historic District Summary Statement, the Cornell Arts Quad and the stone buildings that surround it were
envisioned by the University’s first president, Andrew Dickson White, as the centerpiece of the campus. The quadrangle plan was rooted in traditional university campus models and represented the founders’ desires to establish an academically and aesthetically respected Ivy League institution.

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

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 installation of lampposts (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, and Standard #9, the proposed lampposts (are/are 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 lampposts (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 Cornell Arts Quad 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: 0
Vacancies: 0

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: December 20, 2022  Building Permit Application # (REQUIRED): 43789

Applicant’s Name: Leslie Schill  Phone: 607-255-5239
Applicant’s E-Mail address (REQUIRED): leslie.schill@cornell.edu

Owner’s Name (if different from Applicant): Cornell University
Owner’s Mailing Address: 639 Dryden Rd Ithaca NY 14850

Proposed Work Includes (check all that apply):
☐ New Construction  ☐ Site Changes (paving, fencing, patios, etc.)
☐ Addition  ☐ Demolition
☐ Accessory Structure  ☐ ALTerATION: Accessory Structure
☐ ALTERATION: Primary 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, 21 days prior to the regular ILPC meeting at which the application will be reviewed. ILPC meetings are held the third 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):

This project proposes to add 32 new University-standard, Gothic-style pedestrian light poles along perimeter walkways surrounding the Cornell Arts Quad, within the Cornell University Arts Quadrangle Historic District.

Historically, Gothic light poles have been installed around the periphery of the Arts Quadrangle Historic District (along streets, sides of contributing buildings) but not in the quadrangle green area. This design thoughtfully sites pedestrian lighting around the exterior of the perimeter walk, framing building entrances and windows, and will provide continuity of light levels in these primary pedestrian corridors.

Gothic lighting poles will include LED fixtures calibrated to 3000 kelvin (light color temperature).

This project is anticipated to be implemented in a phased approach.

(Please see additional supporting materials included with this application: Site Plan, Specification Sheet, and Site Photographs.)

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

This project is in direct response to numerous requests for lighting on the Arts Quad to improve pedestrian safety at night. The project is a long-standing identified need that will address the largest remaining central campus dark area and improve 24/7 pedestrian access to main campus libraries and student services on Ho Plaza.
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 be **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 $15.00 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”×23”:

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):** Leslie Schill  
Date: 12-21-22

**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: _____________
SITE LIGHTING GENERAL NOTES

1. The floor plans are not to scale. Refer to the scale bars on the drawings for actual dimensions.

2. All revisions to the electrical plans shall be made in accordance with the latest edition of the National Electrical Code and the local codes.

3. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.

4. All lighting fixtures shall be protected from weather and vandalism.

5. All lighting fixtures shall be labeled with the appropriate voltage and amperage ratings.

6. All lighting fixtures shall be installed in accordance with the applicable codes and standards.

7. All lighting fixtures shall be tested for proper operation before the completion of construction.

8. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.

9. All lighting fixtures shall be installed in accordance with the applicable codes and standards.

10. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.

ARCHITECT: ITHACA, NEW YORK 14850

REVISIONS

DECEMBER 30, 2022

E-100

1457667

SITE LIGHTING OVERALL KEY PLAN KE PLAN

PHASE 2

S2_A7

MH79

P.B.

ABAND

S2_K1

S2_A13

VAULT

S2_A17

S2_E19

ABAND

P.B.

S2_E20

ABAND

MH34

APPROX LOCATION

APPROX

S2_M7

VAULT

MH81A

MH81

#MH75A

ARCH/STRUCT.

ELECTRICAL:

MECHANICAL:

CIVIL,
ENVIRONMENTAL,
FACILITIES
ENGINEERING

ARCH/STRUCT.

ELECTRICAL:

MECHANICAL:

CIVIL,
ENVIRONMENTAL,
FACILITIES
ENGINEERING

10.0 PROVIDE TEMPORARY CONSTRUCTION FENCING AROUND ALL OPEN TRENCHES.

2.0 VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

6.0 LIGHT POLES SHALL BE INSTALLED PLUMB, ADJUSTED TO PROVIDE THE PROPER ALIGNMENT TO THE AREA BEING LIGHTED AND SHALL BE PROPERLY GROUNDED.

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7.0 CONSTRUCTION SHEDS OR DETACHABLE BUILDINGS MIGHT BE FIND OF TEMPORARY SHELTER.

8.0 DUE TO THE HIGH-PERFORMANCE TRAFFIC AT THE LOCATION AND THE NEED TO REDUCE THE TRAFFIC TO A MINIMUM, TRAFFIC CONTROL DEVICES MAY BE USED TO CONTROL TRAFFIC.

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10.0 PROVIDE TEMPORARY CONSTRUCTION FENCING AROUND ALL OPEN TRENCHES.
Designated in 1990, the Arts Quadrangle Historic District comprises some of the earliest surviving buildings on the Cornell University campus. Morrill Hall, the first building constructed was individually listed as a National Historic Landmark in 1965 and was listed on the National Register in 1966. The district includes 10 buildings, two statues, and one memorial. Olin Library, constructed in 1961, is a non-contributing building.

**Significance 1868 - 1919**

Buildings on the Arts Quad reflect the earliest period of the university's physical development. Established in 1865 as New York State's Morrill Land Grant university, the first Cornell buildings were constructed on 300 acres of farmland donated by Ezra Cornell. The quadrangle plan was rooted in traditional models, while the heavy and solid appearance of the simple Italian Renaissance style early stone buildings--Morrill (1866) and White (1867) Halls, both by Buffalo architects Wilcox and Porter and McGraw (1869) and West Sibley (1870) Halls, both by Syracuse architect Archimedes Russell--reflect Ezra Cornell's unschooled and fiscally practical taste. Together, Morrill, McGraw and White Halls comprise the earliest symbol of the fledgling university, "Stone Row", so named for their native gray silt stone building material.

While the earliest buildings were designed by outside architects, by 1871 Cornell had established one of the early architecture schools and many of the later buildings were designed by its professors and students. Charles Babcock was the first of these professors. Franklin (1882; now Tjaden) and Lincoln (1888) Halls reflect Babcock's eclectic simplified interpretation of the Romanesque Revival style. William H. Miller, who was guided in his architectural studies by Cornell President Andrew D. White, also employed the Romanesque Revival style in the design of Uris Library (dedicated 1891), one of the most important 19th century buildings at Cornell and generally considered to be Miller's masterpiece. The simple classically based forms of William H. Miller's Stimson Hall (1902), and the Sibley Dome (1902), by later architectural graduate Arthur N. Gibb, reflect evolving tastes and styles at the turn of the century. Goldwin Smith Hall (1904) and the adjacent Sheldon Memorial Exedra and Sundial (installed 1910), are two of the few historic structures on the campus designed by a nationally prominent firm, in this case Carrere and Hastings. They employ the Neoclassical style widely favored for early 20th century public buildings. In addition to early academic buildings, the Arts Quad district appropriately includes statues of founder Ezra Cornell and first president Andrew D. White. With the completion of Goldwin Smith Hall, Andrew White's hopes for a stone quadrangle were fulfilled. The later Collegiate Gothic structures of the law school group signaled a significant shift from the image projected by the Arts Quad grouping, moving from the university's early status pioneering open and experimental education, into its role as a respected member of the Ivy League with a growing sense of institutional tradition.
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, 711 East Seneca 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 4, 2022, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by Michael Barnoski on behalf of Modern Living Rentals, Charlie O’Connor, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); and (2) Fifteen sheets of architectural drawings, prepared by Trade Design Build, dated November 4, 2022, and titled “Cover Sheet” (G00.0), “General Notes and “Zoning Info” (G0.01), “Code Conformance Plan” (G1.01), “Code Conformance Plan” (G1.02), “Existing Floor Plans” (G2.01), “Existing Floor Plans” (G2.02), “Demolition Plans” (D1.01), “Demolition Plans” (D1.02), “Floor Plans” (A1.01), “Floor Plans” (A1.02), “Existing Elevations” (A2.01), Exterior Elevations (A2.02), “Section & Details” (A3.01), “3D Views” (A 9.01), and “Photos” (A9.02), and

WHEREAS, the ILPC has also reviewed the New York State Building-Structure Inventory Form for 711 East Seneca 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 enclosure of the west porch by constructing walls behind the existing railing, 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 November 15, 2022, and

WHEREAS, consideration of the Application for a Certificate of Appropriateness was tabled by the Commission at both the November 15, 2022 and December 20, 2022 meetings in response to the Commission request for additional information on the proposal, 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 Queen-Anne-Style residence at 711 East Seneca Street was constructed c. 1880.

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 porch enclosure (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 clapboard-clad walls and 1/1 windows (are/are 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 walls and windows (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 711 East Seneca 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.

RECORD OF VOTE:
Moved by: 0
Seconded by: 0
In Favor: 0
Against: 0
Abstain: 0
Absent: 0
Vacancies: 0

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.
Modern Living Rentals - Vision

- To always be the best-in-class real estate company by developing, owning, operating and financing superior developments in each of our market, thereby maximizing the benefits for our employees, customers, communities, owners and partners.
- Create a legacy brand based off of positive social and economic impacts.
- Generate opportunities for our investors.
- Sustain and enhance our reputation within the community.
- Offer a challenging and dynamic work environment for our team.
- Be at the forefront of creating innovative solutions to the challenges of our industry.
Modern Living Rentals
610 East State Street
Modern Living Rentals

110 Stewart Ave
Modern Living Rentals
113 Stewart Ave
Modern Living Rentals

105 Highland
Historic Precedents

603 East Seneca - William Henry Miller
Historic Precedents

Sage House Back Entrance - William Henry Miller
Historic Precedents

Miller Heller House - William Henry Miller
Historic Precedents

Greycourt Apartments - William Henry Miller
Other Precedents

604 East Seneca

116 Stewart

109 Orchard Place

115 Orchard Place
Existing Images
Historic Images

Architect: Mary Tomlan has newspaper evidence from 1880 that the house was the work of E. Green who worked in Miller's office. I believe she relayed the same information to Bryan McCracken. ( email from Christine O’Malley - 11/29/22 )
Revised Design

Close Up of Windows

Sage House
Inspiration
Revised Design

Close Up of Windows

1X4 PAINTED TRIM AND PANEL BEHIND OPEN RAILING, PAINT TO MATCH RAILING

EXISTING OPEN RAILING

MARVIN ULTIMATE, ALUMINUM CLAD WOOD GLIDER WINDOW

EXISTING COLUMN AND TRIM

EXISTING OPEN RAILING

1X4 PAINTED TRIM AND PANEL BEHIND OPEN RAILING, PAINT TO MATCH RAILING

EXISTING SOLID RAILING PANEL

Sage House Inspiration
Revised Design

Overall View

Sage House
Inspiration
Proposed Window

Marvin Windows - Ultimate Aluminum Clad Wood Glider Window

Details:

- Exterior - Aluminum, color to match painted trim
- Interior - Pre Painted White
- Muntins - Simulated Divided Lite w/ Spacer Bar
- Pattern - 4 Panel x 8 Panel
- Casing - None, provide wood trim to match existing around window
Revised Design

Overall View

Sage House
Inspiration
Revised Design

Overall View

Sage House
Inspiration
RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, the McCormick-Cowdry House, currently known as the Argos Inn, at 408 East State 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 11, 2022, was submitted for review to the Ithaca Landmarks Preservation Commission (ILPC) by property owner Avi Smith, including the following: (1) two narratives respectively titled Description of Proposed Change(s) and Reasons for Changes(s); (2) a narrative prepared by STREAM Collaborative, dated November 11, 2022 and titled Argos Inn Expansion; (3) three sheets of photographs documenting existing conditions; (4) copies of Sanborn Fire Insurance Maps from 1904 and 1919 showing the subject property; (5) a site plan illustrating historic additions and deletions to the rear of the property; (6) six sheets of design drawings and images, prepared by STREAM Collaborative and labeled Details (A-7; 2022.08.29), Site Sections (A-1; 2022.11.10), First Floor Plan (A-2; 2022.11.10), Second and Third Floor Plan (A-3; 2022.11.10), West and East Elevation Sections (A-4; 2022.11.10), South and North Elevations (A-5; 2022.11.10); and (7) a site plan prepared by Whitham Planning, Design, Landscape Architecture, PLLC, titled “Argos Inn Expansion Site Plan and Section” (L-1.0) and dated 11/15/2022, and

WHEREAS, the ILPC has also reviewed the New York State Building-Structure Inventory Form for 408 East State 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 construction of a three-story addition to the north elevation and a one-story accessory building at the rear of the existing parking area, and hardscape improvements, 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 20, 2022, and
ILPC Meeting – January 17, 2023
Resolution – RD

WHEREAS, consideration of the Application for a Certificate of Appropriateness was tabled by the Commission at the December 20, 2022 meeting in response to the Commission’s request for additional information on the proposal, and

WHEREAS, the applicant submitted the following items of additional information for consideration by the Commission: (1) a site plan prepared by Whitham Planning Design Landscape Architecture, PLLC, dated November 15, 2022 and titled Argos Inn Expansion Site Plan and Section (L-1.0); and (2) nine sheets of architectural drawings prepared by STREAM Collaborative, architecture + landscape architecture dpc, dated January 9, 2023 and titled A-1, A-2, A-3, A-4, A-5, A-6, “Window Details” (A-7), “Eave Detail” (A-8), and “Miscellaneous Details” (A-9), 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 McCormick-Cowdry House at 408 East State Street was constructed in the Greek Revival style in 1831 for Jacob McCormick, an early president of the Village of Ithaca. It was later owned by Adam S. Cowdry, another president of the Village of Ithaca.

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 addition, accessory structure and hardscape improvements (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, accessory structure and hardscape improvements (are/are 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, accessory structure, and hardscape improvements (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 McCormick-Cowdry House 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.

RECORD OF VOTE:
Moved by: 0
Seconded by: 0
In Favor: 0
Against: 0
Abstain: 0
Recuse: A. Smith
Absent: 0
Vacancies: 0

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.
Argos Inn Expansion
City of Ithaca, New York

South Elevation/Section
scale: 3/32" = 1'-0"

Service Building - South Elevation
scale: 3/32" = 1'-0"

North Elevation
scale: 3/32" = 1'-0"

South Elevation - garage door open
scale: 3/32" = 1'-0"
Service Building - North Elevation
scale: 3/32" = 1'-0"

Service Building - Floor Plan
scale: 3/32" = 1'-0"
Window Details

Argos Inn Expansion
City of Ithaca, New York

©STREAM Collaborative Architecture + Landscape Architecture EPC

Window in brick part of building
Trim profile

Window in stucco part of building
Trim profile

Proposed window details in addition

scale: 3" = 1'-0"
Eave Details

Existing primary eave

Elevations comparison of existing and addition eaves

scale: 3/4" = 1'-0"

EXISTING EAVE ELEVATION

PROPOSED ADDITION EAVE ELEVATION
Miscellaneous Details

BROOKLINE

NEW ORLEANS

Wrought iron balcony precedents

CHARLESTON

Brick to stucco joint

Terrace Pavers, Steps and Walls close to building

Garage photos

Site materials

Existing overlaid garage doors to remain

Door track showing offset from wall

Retaining wall stone further from building

Preliminary
NOT FOR CONSTRUCTION
As stated in Plan Ithaca, it is the goal of the City of Ithaca that “all historic resources worthy of preservation will be protected, whether formerly designated or not.” (p. 79) The former Ithaca Gun smokestack is not a designated historic resource; however, it has long been recognized as having historic and aesthetic value and is eligible for local designation based on the criteria outlined in the Ithaca Landmarks Ordinance.

The Ithaca Gun smokestack meets at least two of the five eligibility criteria for local landmark designation outlined in Section 228-3 of the Ithaca Landmarks Ordinance. Under criterion 1, the smokestack “possess special character or historic or aesthetic interest or value as part of the cultural, political, economic, or social history of the [City], region, state, or nation.” The smokestack is the only surviving architectural artifact from the Ithaca Gun Company factory, which operated on the site for over 100 years. The Ithaca Gun Company was founded in the 1880s by Henry Baker and LeRoy Smith. Setting up shop in an old wagon wheel factory on Fall Creek, they manufactured guns which would compete in quality and price with those manufactured abroad. Ithaca Gun would achieve worldwide recognition for its handcrafted hammer and hammerless firearms. The firm was able to expand steadily until the 1960s but closed by 1986. Ithaca Gun remains a locally, nationally, and internationally respected and recognized manufacturer of quality firearms and is an important part of the City’s worldwide identity. In broader terms, the smokestack represents Ithaca’s significant industrial history, particularly the historic use of the area around Ithaca Falls as a major manufacturing center. It also represents as a significant period in labor history, specifically a time when manufacturing jobs far outnumbered those in higher education in our community.

The smokestack is also eligible for local landmark designation under criterion 5, as it “represents a established and familiar visual feature of the community by virtue of its unique location or singular physical characteristics.” Perched on the hill next to Ithaca Falls and indelibly marked with “ITHACA GUN,” the smokestack is an important and easily recognizable landmark on Ithaca’s skyline and for many in the Fall Creek neighborhood, a source of community identity and pride.

With the approval of The Breeze: Amended and Restated Redevelopment Agreement in January, Common Council is now in a unique position to actively participate in the preservation of this historic resource. The agreement outlines a process through which the Developer and City share the cost of preparing an existing conditions assessment of the smokestack. This study would help determine if preservation or restoration of this resource is feasible and could provide valuable information that would provide guidance to Common Council on its future actions related to the site. The ILPC believes it is in the best interest of the community to conduct this analysis and encourages the City to fund half of the study as outlined in Section 8 of the agreement.

The ILPC also understands that the Ithaca Gun smokestack symbolizes far more than the significant history of the world-renowned gun manufacturer. For some, the smokestack represents a history of environmental contamination and the continued health hazard posed by the manufacturer’s activities along the Ithaca Falls gorge. For this reason, the ILPC encourages Common Council to actively engage the community
through a public hearing to get both perspectives before the future of the smokestack is determined per the options outlined in sections 8 (c) and (d) of the agreement.
RE: Report on the Nomination of Stewart Park, City of Ithaca, Tompkins County, to the New York State and National Registers of Historic Places

RESOLUTION: Moved by XXX, seconded by XXX.

WHEREAS, in its capacity as a New York State Certified Local Government (CLG), as designated in 1986 by the New York State Office of Parks, Recreation, and Historic Preservation (PARKS), the City of Ithaca is required to participate in the nomination process for properties being considered for listing on the State and National Registers of Historic Places, and

WHEREAS, Stewart Park is being considered by the New York State Historic Preservation Review Board for nomination to the State and National Registers of Historic Places at its meeting on XXXX, 2023, and

WHEREAS, the specific requirements for participation include: (1) after reasonable opportunity for public comment, the Ithaca Landmarks Preservation Commission (ILPC) shall prepare a report stating whether or not, in its opinion, the property meets criteria for listing on the New York State and National Registers, and (2) the City’s chief local elected official, Mayor Laura Lewis, shall transmit the Commission’s report and her recommendation to the State Historic Preservation Office, and

WHEREAS, the ILPC considered the nomination to the State and National Registers at their regular meeting held on January 17, 2023, the agenda for which is routinely posted in advance of the meeting in City Hall, 108 E. Green St., on the City’s website, and the City’s designated newspaper, the Ithaca Journal, and

WHEREAS, documentation reviewed by the ILPC includes the letter dated January 4, 2023, sent from R. Daniel Mackay, Deputy Commissioner for Historic Preservation and Deputy State Historic Preservation Officer, at PARKS, and accompanying materials from PARKS, including the National and State Registers Criteria for Evaluation, Frequently Asked Questions About the State and National Registers of Historic Places in New York State, and the draft National Register of Historic Places Registration Form for Stewart Park, and

WHEREAS, of the four criteria listed, the nomination has been proposed under criterion A and C as follows:

A. Property is associated with events that have made a significant contribution to the broad patterns of our history;

C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic
values, or represents a significant or distinguishable entity whose components lack individual distinction.

WHEREAS, the ILPC concurs with Section 8 of the draft National Register of Historic Places Registration form, Statement of Significant, and specifically the statements:

Stewart Park “is significant under Criterion A as a recreational landscape designed in phases from ca. 1893 to 1956. This period of significance begins with the construction of the Cascadilla School’s boathouse and concludes with the expansion of the Newman Golf Course clubhouse. The period embraces development executed by entities who owned or leased different historic parcels including the Renwick family; the Cascadilla School; the Cayuga Lake Division of the Ithaca Street Railway; Wharton, Inc., a film studio owned by Theodore and Leopold Wharton; and — after 1921, by which time the city acquired all four historic parcels — the City of Ithaca.”

“The property is further significant under Criterion C for its 1890s Shingle Style and Arts and Crafts-inspired recreational buildings designed for Renwick Park by the locally significant architectural firm Vivian and Gibb active in Ithaca during the 1890s.”

WHEREAS, in making a determination about whether Criterion A has been met as it relates to engineering, maritime history, and transportation, the ILPC has noted the following summary within the nomination:

“The present 179.19-acre Stewart Park parcel is significant under Criterion A for its design and use as a recreational landscape embodying intertwined patterns of American recreational development by several local entities during the period of significance from ca. 1893 to 1956.

The Cascadilla School’s use of its parcel represents the rapid development of organized schoolboy sports in independent schools preparing their students for attendance at elite colleges and universities, where they would participate in organized athletic activities include rowing and track and field.

Renwick Park offered less structured lakeside recreation to Ithacans who strolled its manicured lawns and paths, attended concerts and dances, and brought picnics. They could also meet the excursion steamboat at Port Renwick. Trolley terminus amusement grounds sprang up in many American cities and villages during the 1890s. They offered a relatively inexpensive recreational opportunities for mainly working class people to enjoy a day out while the trolley company made extra money on weekends and holidays when their rolling stock might otherwise be idle.

Increased awareness of human impact on natural resources engendered an interest in preserving natural habitat. The Renwick Wildwood was set aside in 1917 as a conserved habitat. It became a place visited by ornithologists
who relied increasingly on observation of living birds rather than on killing specimens for study. The Fuertes Bird Sanctuary designed a decade later expanded this aspect of the Cayuga Lake waterfront.

By the early 1920s, Ithacans looked to local government to support recreation. The city responded by opening Stewart Park for free public use in 1923. During the Depression, the city turned to New Deal agencies for aid in turning the Newman Tract, which became a dump soon after its acquisition in 1909, into a municipal golf course in yet another popular pattern of the time. Similar nine-hole courses opened in many small cities in central New York during the 1930s. Several, like Newman, are still maintained with few changes in their design and retain loyal local userships.”

WHEREAS, in making a determination about whether Criterion C has been met as it relates to architecture, the ILPC has noted the following summary in the nomination text:

“The three buildings designed by Vivian and Gibb for Renwick Park in 1894–96 are significant under Criterion C in the area of architecture as representative examples of the Shingle Style popular for domestic and recreational architecture in 1890s and early 1900s in the northeastern United States. They were designed by the locally significant firm Vivian and Gibb. The Picnic Pavilion preserves much of its original appearance; the Dance Pavilion retains the massing and scale of its original design, but it was enclosed for use as a motion picture studio in 1915 during the silent era. Its exterior appearance represents that reuse including windows let into the high pyramidal roof to light the interior. Its interior retains tracks for moving cameras and backgrounds during shooting. The Tea House has been moved twice within the Renwick Park area and recently (2013) restored to its original appearance with Tuscan columns matching the ones that were replaced with concrete piers in the mid-1900s. As a group, these three buildings are unusual surviving examples of their types and retain a high degree of architectural integrity illustrating the style chosen for the park and their uses.”

NOW, THEREFORE BE IT RESOLVED, that the ILPC finds that the documentation in the draft National Register nomination form demonstrates that Stewart Park meets criteria for listing on the New York State and National Registers of Historic Places, and be it further

RESOLVED, that the ILPC recommends the listing of Stewart Park on the New York State and National Registers of Historic Places.

RECORD OF VOTE:
Moved by: 0
Seconded by: 0
In Favor: 0
ILPC Meeting – January 17, 2023
Resolution - RE

Against: 0
Abstain: 0
Absent: 0
Vacancies: 0
January 4, 2022

Bryan McCracken
Historic Preservation and Neighborhood Planner
Secretary, Ithaca Landmarks Preservation Commission
108 East Green Street
Ithaca, NY 14850

Re: Stewart Park, Gardner Pkwy, off NY 13

Dear Bryan McCracken:

This letter is to notify you that the property listed above is being considered by the New York State Board for Historic Preservation for nomination to the State and National Registers of Historic Places at its next meeting on June 9, 2023. Please find enclosed a draft copy of the fully documented nomination proposal and a copy of the criteria under which properties are evaluated.

As you know, the City of Ithaca is a Certified Local Government for the purposes of participating in federal and state historic preservation programs. Certified Local Governments are required to participate in the nomination process as follows:

-- The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not the property, in its opinion, meets the criteria for listing on the State and National Registers.

-- Within sixty days of notice from the State Historic Preservation Office, the chief local elected official shall transmit the report of the commission and his/her recommendation to the State Historic Preservation Office.

In the event that the commission and the chief elected official agree that the proposed nominations do not meet the criteria for listing, the chief elected official will return the nomination materials along with the commission’s report and their recommendation to the State Historic Preservation Officer, who will take no further action unless an appeal is filed within 30 days.

Please send your comments to the above address before March 9, 2023. For more information, please contact Daniel Boggs at 518.268.2201 or Daniel.Boggs@parks.ny.gov.

Sincerely,

R. Daniel Mackay
Deputy Commissioner for Historic Preservation and
Deputy State Historic Preservation Officer

Enclosure: Frequently Asked Questions, Criteria for Evaluation
The following criteria are used to evaluate properties for listing on the National and State Registers of Historic Places. The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and

**Criterion A** that are associated with events that have made a significant contribution to the broad patterns of our history; or

**Criterion B** that are associated with the lives of persons significant in our past; or

**Criterion C** that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or

**Criterion D** that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the State and National Registers. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or

D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

E. a reconstructed building when accurately executed in a suitable environment and presented as part of a restoration master plan, and when no other building or structure with the same association has survived; or

F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

G. a property achieving significance within the past 50 years if it is of exceptional importance.
United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property
   historic name Stewart Park (also Renwick Park; Newman Golf Course; Renwick Wildwood)
   other names/site number
   name of related multiple property listing

2. Location
   street & number Gardner Pkwy, off NY 13; Willow Av (for golf course)
   city or town Ithaca (city)
   state New York code county Tompkins code zip code 14853
   not for publication vicinity

3. State/Federal Agency Certification
   As the designated authority under the National Historic Preservation Act, as amended,
   I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
   In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
   ___ national ___ statewide ___ local
   Signature of certifying official/Title Date
   State or Federal agency/bureau or Tribal Government
   In my opinion, the property ___ meets ___ does not meet the National Register criteria.
   Signature of commenting official Date
   Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification
   I hereby certify that this property is:
   ___ entered in the National Register ___ determined eligible for the National Register
   ___ determined not eligible for the National Register ___ removed from the National Register
   ___ other (explain:)
   Signature of the Keeper Date of Action
5. Classification

<table>
<thead>
<tr>
<th>Ownership of Property</th>
<th>Category of Property</th>
<th>Number of Resources within Property</th>
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Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

6. Function or Use

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7. Description

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Stewart Park is located on a level 179.19-acre parcel of land owned by and located in the City of Ithaca, Tompkins County, New York. The park parcel is bounded northerly by Cayuga Lake, easterly by the Norfolk & Southern Railroad, southerly by Pier Road, and westerly by the Cayuga (Lake) Inlet. The park is bisected by Fall Creek, which empties into the lake at the northwest corner of the parcel. A small (approx. 15 acres) triangular parcel staddles the point at the confluence of Fall Creek and Cayuga Inlet where both flow into the lake. This parcel forms part of the north boundary and is occupied by Cornell University’s Biological Field Station.

The city-owned Stewart Park parcel comprises five visually distinct areas contained within four contiguous historic parcels. These parcels and areas are discussed in the nomination and include the following.

- An irregular 19.25-acre area bounded west by Fall Creek, north by Cayuga Lake, south by the Lagoon supplied by Pleasant Grove Brook, and east by the area developed as Renwick Park. The parcel incorporates the area laid out for the Cascadilla School athletic facility in the mid-1890s and retains the school’s Shingle Style boathouse (SR/NR listed 1991) designed by Ithaca architects Vivian and Gibb in 1894. The northwestern section of this parcel is now the Fuertes Bird Sanctuary opened in 1928. The City acquired the school parcel in 1923.

- A 40-acre rectangular parcel east of the Cascadilla School parcel and bordered on the north by Cayuga Lake. This parcel extends east to the site of Port Renwick adjacent to the Norfolk & Southern Railroad. Pleasant Grove Brook and the Stewart Park Lagoon form the south boundary. The Ithaca Street Railway Company opened its trolley terminus pleasure ground, Renwick Park, on this parcel in 1894. Wharton, Inc., a silent film studio, used the property in the late 1910s. The city acquired this parcel in 1921. This area features generally open lawns dotted by mature trees and shrubs. A curvilinear circulation system of paths and roads connect it with similarly open land on the former Cascadilla School property between it and Fall Creek. Ithaca architecture firm, Vivian and Gibb, designed two Shingle-style pavilions and a teahouse for Renwick Park in 1894. Later additions to the Renwick Park landscape under city ownership include children’s play areas, a carousel, and the Stewart Memorial flagpole.

- An approximately 55-acre triangular parcel south of Pleasant Grove Brook bounded westerly by Fall Creek and easterly by the railroad forms the Renwick Wildwood. This parcel preserves a fragment of hardwood swamp habitat that once characterized the extensive wetland area at the head of Cayuga Lake. This parcel was donated to the City in 1913 and designated as the Renwick Wildwood in 1917.

- An approximately 80-acre parcel between Fall Creek and Cayuga Inlet minus the Cornell Biological Field Station at its northern tip is now the City’s nine-hole Newman Golf Course opened in 1935. Two steel footbridges also built in 1935 as part of Hewitt and Metzgar plan for Stewart Park connect the golf course with parts of the park east of Fall Creek. The City acquired the Newman Tract, as the parcel was known, in 1909 for industrial development.
Narrative Description

Natural setting and spatial plan: Stewart Park occupies a 179.19-acre parcel bordering the east bank of the Cayuga Inlet, the largest source of surface water supplying the glacially formed Cayuga Lake in central New York. Cayuga Lake is one of several long, narrow, deep lakes in the region often called the Finger Lakes. Most of these waterbodies drain northerly, eventually reaching Lake Ontario, which forms part of the national border with Canada. Cayuga Lake and its near neighbor to the west, Seneca Lake, are the largest of these water bodies.

Cayuga Lake is more than 35 miles in length. It curves slightly from Ithaca at its source at its south end to a point east of the City of Seneca Falls where the lake drains into Seneca River at its north end. That river was canaled and opened as the Cayuga-Seneca Canal in 1828 to connect both lakes with the Erie Canal, the main east–west transportation artery in the state when it opened in 1825. The Cayuga-Seneca Canal was adopted and enlarged as part of the larger New York State Barge Canal opened in 1919.

Historically, wetlands encircled the head, or south end, of Cayuga Lake, gathering and percolating water from several watercourses that drain the surrounding hills east, west, and south of the low-lying marshy area. Cayuga Inlet is the largest of these streams. Fall, Cascadilla, and Six-Mile creeks also flow into Cayuga Lake within the city boundary. Much of this wetland area was drained as the Village of Ithaca, now the City of Ithaca, expanded north towards the lake in the late nineteenth and early twentieth centuries. It forms a large part of the densely developed area sometimes called “The Flats” that adjoins Stewart Park to the south and southeast.

Circulation patterns: Stewart Park is accessed by automobile from the Stewart Park and Willow Avenue exits off the NY 13 arterial. At the park’s east end, the Stewart Park exit off NY 13 crosses the Norfolk & Southern Railroad tracks that form much of the eastern boundary of the park. West of Fall Creek, the Willow Avenue exit meets Pier Road in a T-junction, and Pier Road wraps the southern and eastern perimeter of Newman Golf Course located between Cayuga Inlet and the creek. For some distance south of the lake, the Inlet is navigable for small craft, and boat slips line the north bank of Six-Mile Creek near the Inlet just south of the golf course.

Narrow two-lane auto roads travel a curvilinear system within the former Renwick Park area accessed from the Stewart Park exit off NY 13. After the access road crosses the railroad tracks, it forms a T-junction with the park roads. The north leg parallels the west side of railroad tracks as far as the lakeshore and then bends southwest along the water’s edge. The south leg also parallels the tracks before turning west alongside Pleasant Grove Brook. The latter route forms a loop that allegedly aligns with the oval of the running track laid out by the Cascadilla School.1 Parking is offered along the east side of that loop and facing the lakefront. Stewart Park Lane runs northwest from the main road to the two large Shingle-style pavilions facing the lake.

Stewart Park incorporates a one-mile historic-period footpath through the Renwick Wildwood and about 2.25 miles of the Cayuga Waterfront Trail system designated in 2010. The unpaved path through the Renwick Wildwood is picked up between the two steel footbridges that cross the Lagoon outlet and Fall Creek and follows the perimeter of the Wildwood. A narrow wooden bridge over Pleasant Grove Brook connects the woodland path to the auto road north of the brook and east of the Lagoon.

The section of the Cayuga Waterfront Trail within Stewart Park incorporates a paved path that parallels the lake shore east of Fall Creek. It crosses both 1935 steel suspension footbridges to the west bank of Fall Creek and continues south along the edge of Newman Golf Course to Pier Road as far as Willow Avenue. The

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1 Nancy Todd, NRHP nomination of Cascadilla Boathouse, Section 7, page 2.
trail then follows the east bank of the Inlet along the western edge of the golf course before crossing onto the Biological Station parcel to the point where Fall Creek and the Inlet meet at the lake shore.

*Vegetation:* Stewart Park’s landscape features vegetation that varies depending upon location and use within the larger property. The 55-acre Renwick Wildwood in the southeastern section of the parcel is a generally preserved native hardwood swamp bounded easterly by the railroad, northerly by Pleasant Grove Brook, and westerly by Fall Creek. North of the brook to the lake’s edge, the former Renwick Park and most of the Cascadilla School area are carpeted in mown grass and dotted with a variety of mature hardwood trees. A row of willows fringes the lakefront. A small, square formal garden with a rectilinear bedding plan surrounds the Stewart Memorial flagpole. The Fuertes Bird Sanctuary at the northern edge of this area features wetland plants, many non-native, surrounding the pond and bluestone viewing platform. West of Fall Creek, Newman Golf Course features mown grass fairways and greens dotted with mature, mainly deciduous trees and shrubs on low berms that screen the fairways from each other. Mixed conifers, hardwoods, and brush partially hide buildings and a pavilion alongside Fall Creek built after the period of significance by the city fire department for training and events.

*Architecture:* Stewart Park retains buildings representative of most eras of its recreational development. The Shingle-style buildings – the Cascadilla Boathouse, the two large pavilions, and the small pavilion – were all designed by the Ithaca firm of Vivian and Gibb. The previously listed boathouse (built 1894) is in the area used by the Cascadilla School for its athletic facilities beginning ca. 1893. The two large pavilions face the lake and stand on either side of an open area once landscaped with formal paths and gardens in the section developed first as Renwick Park by the Ithaca Street Railway in 1894. The Stewart Memorial designed by Arthur N. Gibb was dedicated in 1923 when the City of Ithaca formally opened the park. It stands south of the space between the large pavilions.

When the Newman Golf Course was opened in 1935, two simple painted steel suspension footbridges crossed Fall Creek and the Inlet to connect sections of the overall park parcel. A utilitarian clubhouse was opened in 1941 and expanded in 1956. The city undertook some new construction in the post-war period, mainly during the 1950s in the developed section of Stewart Park. An Allan Herschell carousel with painted aluminum horses was sited nearby in 1951. New playground equipment was added and a splashpad was opened in 1952.

After the end of the period of significance both the maintenance shed (mid-1970s) and the city’s firefighting training site (1970s) were built on the Newman Golf Course site. The latter is fenced off from the rest of the park property. The Friends of Stewart Park in partnership with the city have added two new inclusive playgrounds – one for toddlers and one for grade school aged children – and provided a four-season enclosure for the carousel. The Friends also designed the Cayuga Waterfront Trail for pedestrians and cyclists that augments the earlier Renwick Wildwood path.

This nomination encompasses # contributing buildings including the previously listed Cascadilla Boathouse and # non-contributing buildings; # contributing structures including two WPA-era footbridges, the Stewart Memorial Flagpole, and the Herschell carousel with cast aluminum horses and # non-contributing structures; and ## contributing objects, mainly historic-period individual playground components and # non-contributing objects. As a group, these illustrate how Ithacans used this recreational space during the period of significance from ca. 1893–1956. NUMBER contributing sites, the Newman Golf Course and the Fuertes Bird Sanctuary, are integral parts of the City of Ithaca’s developing plan for the park inaugurated in the early 1920s. The main non-contributing site, the firefighting facility with four non-contributing buildings opened in the
1970s, is a small intrusion in the overall Stewart Park landscape. The inclusive playground areas opened in 2017 and 2020 are non-contributing sites due to age, but augment the equipment placed by the city during the period of significance.

Two Shingle Style buildings designed by Vivian and Gibb for Renwick Park ca. 1894–96 additionally contribute to the Stewart Park landscape as examples of recreational architecture under Criterion C. Like the previously listed Cascadilla Boathouse, the Picnic Pavilion and the Dance Pavilion embody the horizontally oriented massing characteristic of Shingle style design and mimic the slightly older boathouse designed by the same firm. The Picnic Pavilion retains its wood-shingled exterior and plain neoclassical colonnades. The Dance Pavilion was remodeled for use as a motion picture studio in the mid-1910s. It retains the massing of its original design with stuccoed walls, a finish popular during the first quarter of the twentieth century. Its fenestration was altered to accommodate the building’s use as a film studio. The building exterior retains the appearance achieved before the city acquired the Renwick Park parcel in 1921. One more Vivian and Gibb building, the Tea House built for Renwick Park was rebuilt to match the original building in 2014. It fits visually within the landscape, but is non-contributing due to its construction date.

RESOURCE LIST

This list is presented by areas used throughout the nomination document.

**Cascadilla Athletic Grounds** (1 contributing site)

*Cascadilla Boathouse*, Architects Clinton L. Vivian and Arthur N. Gibb, Builder Stephen M. Oltz, designed 1893, built 1894–96 (previously SR/NR listed (91NR00137) (1 contributing building)

The Shingle-style boathouse is a large two-story, T-plan, hip-roofed, wood-frame building. A two-story veranda (repaired in 1997) with square posts and square-spindled railing spans part of the north side including the surviving tower and the east side of the building. (The boathouse had two towers with conical roofs but one was blown down by Hurricane Hazel in 1954.) Two large arched openings with paired doors on the west side facing Fall Creek open into the boat storage area. Exterior rehabilitation completed 2021. The entire building was lifted 16" to place it above the 500-year flood level, and new gutters, downspouts, and drainage systems were installed. The building retains mainly wood shingle siding and an asphalt shingle roof.

*Fuertes Overlook, or bird viewing platform, and Pond*, 1928; dedicated in Fuertes’ honor, 1934; overlook restored 2016–17 by Friends of Stewart Park (1 contributing site)

Stepped masonry platform with walls and piers composed of bluestone; iron pipe railings project above the bluestone walls. Overlooks a small pond fringed by with wetland plants that adjoins a small marsh. (1 contributing structure)

*Tennis courts*, ca. 1935 (1 contributing structure)

Four composition-surfaced tennis courts laid out in a row on land inside the loop path near the Cascadilla Boathouse. Courts are enclosed by steel chain link fencing and shielded on the south side by deciduous trees.
Renwick Park area (1 contributing site)

_Picnic Pavilion_, Architects Clinton L. Vivian and Arthur N. Gibb, Builder Stephen M. Oltz, built ca. 1894–96. (1 contributing building)

The Picnic Pavilion is a large, one-story, wood frame building. It is capped by a hipped roof with deep eaves that nearly doubles the height of the pavilion and extends more than eight feet beyond the wood shingle walls to form a broad veranda. The roof features exposed rafter tails and is supported on the north side by six pairs of Tuscan columns set on concrete plinths and four additional pairs of columns on the east and west sides. At the corners, the columns are tripled. An enclosed hip-roofed wing projects from the south side. Pairs of multi-light wood doors set in arched openings with curved sidelights open onto the north veranda. The picnic pavilion retains a high degree of integrity of design, materials, and craftsmanship. Its wood shingle roof was replaced with asphalt shingles in the 1960s or 1970s.

_Dance Pavilion/Wharton Studio_: Architects Clinton L. Vivian and Arthur N. Gibb, Builder Stephen M. Oltz, built ca. 1894–96; altered for use as a motion picture studio in 1914 and used until 1919. (1 contributing building)

The Dance Pavilion/Wharton Studio is a large, one-story, wood frame building. It is capped by a hipped roof with deep eaves featuring exposed rafter tails that nearly doubles the height of pavilion. Stuccoed, windowless walls enclose the building. A shed-roofed dormer with a ribbon of windows with one-over-one wooden sash spans the north face of the roof. A one-and-a-half-story concrete block addition to the west wall features a large door in its west wall and a row of clerestory windows. Public restrooms were inserted on the east side of the former Dance Pavilion after Stewart Park opened. When built, the former Dance Pavilion roughly matched the Picnic Pavilion in scale and design.

_Tea house_, Architects Clinton L. Vivian and Arthur N. Gibb, Builder Stephen M. Oltz, built ca. 1894–96; moved ca. 1905–10 from east of the two large pavilions to south of the water tower [gone]; moved ca. 1920–30 to lawn west of Dance Pavilion/Wharton Studio; rebuilt to match original appearance 2014. (1 non-contributing building due to age)

The Tea House is a small, square-plan, open, wood-frame pavilion. Its pyramidal roof is trimmed with exposed rafter tails, and three arched openings in the wood shingle walls span each side of the building. These are supported by paired Tuscan columns that match the ones used in the original design. In 2013, the Tea House was rebuilt to match the Vivian and Gibb design. It has an asphalt shingle roof and a poured concrete floor.

_Stewart Memorial_: Designed by Arthur N. Gibb, 1927; surrounding landscaping renovated 2012 by Friends of Stewart Park (1 contributing structure)

The Stewart Memorial consists of a stepped and polished square granite pedestal supporting a 60’ bronze flagpole rising from a circular cast metal base with foliate neoclassical detailing. The square pedestal is centered on slightly raised square garden bed edged with a stone curb and accessed by one or two low stone steps centered on each side. Gravel paths edged in bricks access the memorial from each set of steps. A bronze memorial plaque affixed to the north side of the massive shaft reads, “Edwin Crowell Stewart, 1824–1921, An exemplar of civic duty, mayor of Ithaca and member of the Assembly and Senate of the State of New York. His generous gifts to the city’s benevolent institutions and his endowment of this recreation park bear lasting witness to his unfailing devotion to the welfare of this city. To him this memorial is gratefully dedicated by the citizens of Ithaca. 1927.”

The Stewart Park merry-go-round, or carousel, features 30 painted cast aluminum “jumper” horses in three rows of ten horses each that rise and fall when the carousel turns. The largest steeds are in the outer row, five of them with their necks arched and five with heads lowered. The medium-sized horses in the middle row are identical to each other as are smallest ones in the third and innermost row. The right sides of all steeds face out from the center and are more decorative than their left, inside-facing flanks. There are, in addition, two floor-mounted chariots with benches and plywood sides. A permanent 12-panel steel roof with a raised 12-gore ventilator rests on an open-sided steel frame that encircles the carousel and projects beyond its circular platform. This surrounds a tall wrought iron fence. The recently built roof and fence protect the carousel, which can now be covered rather than dismantled seasonally.

Storage sheds, built ca. 1951 (2 contributing buildings)

Two one-story, rectangular plan, wood-frame, gable-roofed storage sheds between carousel and south drive of the park. Built to store the carousel superstructure, broken down into component parts, in winter months, before the current year-round enclosure was constructed.

Gateposts, ca. 1923 (2 contributing objects)

This pair of gateposts flanks the Gardner Parkway entrance to the park from NY 13 adjacent to the railroad tracks. They are tall (approx. 10 feet) squared masonry gateposts veneered in random ashlar bluestone. Above the cast stone water table on each post, the sides taper slightly to a flat stone slab cap. An octagonal iron lantern with glazed panels and cap of triangular segments is centered on each slab. Cast bronze plaques labeled “Stewart Park” are placed in the upper half of each post on the side facing NY 13. These were part of the redesign of the roads in the park to accommodate automobiles soon after the city acquisition.

Gateposts, ca. 1905 (2 contributing objects)

Located south of the pair of gateposts flanking the entrance from NY 13, this pair of gateposts is veneered in reddish stone laid in random ashlar design. These posts are not tapered. Based on early photographs of Renwick Park, these flanked the streetcar entrance on the east side of Renwick Park. They are now largely hidden by foliage. Ownership chronology suggests that these might have replaced earlier wooden gateposts (shown in an early photograph) during the 1890s or early 1900s when the park was very popular, and the trolley company made many improvements. They might have been added a few years later when the Renwick Park & Traffic Association acquired the property, before it was clear that the park was a losing proposition. Since this was increasingly evident by 1910, the posts probably predate that year.

Playground, ca. 1935; equipment expanded in early 1950s by City of Ithaca; updated and expanded by Friends of Stewart Park as an inclusive playground in two phases undertaken in 2017 and 2020. Components are listed below by date of placement within three discontinuous areas. The contributing equipment is individually placed with a recent fall zone around each component. The two non-contributing areas are physically linked by walkways and encircled by a single fall zone.

Swing set with recently added wood chip fall zone. Placed ca. 1935. (1 contributing object)

Steel slide with recently added wood chip fall zone. Placed ca. 1935. (1 contributing object)
Circular jungle gym capped by arched steel panel shade with recently added wood chip fall zone. Placed ca. 1935. (1 contributing object)

Steel tube ladder system and curved caterpillar with fixed rungs, 1950s (1 contributing object)

Splashpad, 1952 (1 contributing object)

Toddler playground of modules connected by walkways and encircled by single fall zone, 2017–20 (1 non-contributing site due to age)

School-age playground of modules connected by walkways and encircled by a single fall zone, 2017–20 (1 non-contributing site due to age)

Footbridges, Builder: Work Relief Administration, ca. 1935 (2 contributing structures)

Two single-span steel suspension footbridges with slightly arched wooden decks and concrete piers access different sections of the park and form part of a larger network of trails designed for human-powered activity. Vertical steel I-beams are driven into the heavy concrete piers to support the cables, which are, in turn, secured by concrete counterweights buried at either end. Steel or iron handrails about four feet above the deck and heavy steel screen panels enclose the wooden decks. One bridge connects the Cascadilla School Athletic Grounds area with the Renwick Wildwood over the Lagoon outlet. The other bridge connects the Wildwood with Newman Golf Course over Fall Creek.

Renwick Wildwood (1 site)

Path in Renwick Wildwood: Unpaved path (about 1 mile) circumnavigates the woodland area. (1 contributing structure)

Gateway at 1917 entrance to Renwick Wildwood (1 contributing object)

Reinforced concrete entrance gate composed of two vertical articulate posts capped by a flat lintel. South-facing side of lintel was incised with text reading, “Renwick Wildwood Sanctuary/The Cayuga Bird Club.” The gate is in poor condition with spalling concrete and exposed rebar.

Newman Golf Course (1 contributing site)

Opened 1935; redesigned 1940–41 with longer fairways. The nine-hole Newman Golf Course spans approximately 80 acres between the Cayuga Inlet on the west and Fall Creek on the east. Pier Road forms its southern boundary. It is bounded northerly by Cornell University’s Biological Station. The course is accessed by car from the south via Willow Avenue. It is also accessed via a footbridge over Fall Creek connecting the course to the Renwick Wildwood and Stewart Park. The course is built on reclaimed land and is virtually level throughout save for the slightly raised berms paralleling the fairways. The berms feature scrubby undergrowth and a variety of mainly deciduous trees that screen each fairway from other parts of the course. Young conifers are planted at various locations throughout. Most of the course landscape, however, is mown grass. Tees laid out for three levels of competition are mown very short as are the putting greens. The clubhouse is located at the southwest corner of the course near the first tee. The first fairway runs easterly near the southern boundary. Subsequent holes and fairways weave their way at varying angles over the parcel. The ninth and last fairway runs southerly, generally paralleling the Cayuga Inlet back to the clubhouse area.

Clubhouse for Newman Golf Course, built 1940–41; enlarged and remodeled 1956 (1 contributing building)

One-story, wood-frame building. Main block is a side-gabled block with an enclosed, gable-roofed porch, slightly asymmetrically placed, that projects from the front façade. A gabled dormer projects from the far
south end of the front roof face and breaks the eave line. The pro shop is housed in a narrower, lower side-gabled wing that projects from the south gable wall and is set back from the front façade. A partially enclosed gable-roofed pavilion projects from the rear wall of building and forms an L-plan for the main block. The building features irregular fenestration of various window sizes and configurations. It is clad in split log siding with corner boards. The asphalt-shingled roof of all but the pavilion features exposed rafter tails. It rests on a ground-level foundation.

*Maintenance shop for Newman Golf Course,* built mid-1970s (1 non-contributing building due to age)


*Firefighting training site,* enclosed by a chain link fence, built mid-1970s (1 non-contributing site; 5 non-contributing buildings, all due to age)


Four-story building clad in wood clapboards and featuring stacked open porches on one side and railing projecting above flat roof. Built ca. 1990.

One-story, gable-roofed wood frame building with vertical board siding and steel roof; window in gable walls only. Built ca. 1975.


*Cayuga Waterfront Trail,* designed by Friends of Stewart Park, 2010. Approximately 2.25 miles of this trail system runs over the Stewart Park parcel. (1 non-contributing structure due to age)
8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance
(Enter categories from instructions.)

- Architecture
- Entertainment/Recreation
- Landscape Architecture

Period of Significance
ca. 1888–1956

Significant Dates

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Clinton L. Vivian and Arthur N. Gibb
William Webster, landscape designer
Stephen M. Oltz, general contractor
Hewitt and Metzger, landscape architects

Period of Significance (justification)

Period of significance extends from first recreational development of lakefront property by the Cascadilla School beginning with its acquisition in 1888 to the expansion of the clubhouse at Newman Golf Course in 1956. After that, the city, which had owned all of the land encompassed by the Stewart Park parcel since 1921, made few or no changes to the park landscape until interest in the park’s historic recreational landscape was prompted by plans for considerable alterations in 1985. The citizens group that formed in that era has worked to preserve and sympathetically augment this unusual property rather than radically alter it.
United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900

DRAFT

Stewart Park

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph
(Provide a summary paragraph that includes level of significance and applicable criteria.)

Stewart Park is owned by the City of Ithaca, Tompkins County, New York. The large parcel (179.19 acres) lies within the city boundary and spans the waterfront east of the Cayuga (Lake) Inlet at the head, or south end, of the lake. The property is significant under Criterion A as a recreational landscape designed in phases from ca. 1893 to 1956. This period of significance begins with the construction of the Cascadilla School’s boathouse and concludes with the expansion of the Newman Golf Course clubhouse. The period embraces development executed by entities who owned or leased different historic parcels including the Renwick family; the Cascadilla School; the Cayuga Lake Division of the Ithaca Street Railway; Wharton, Inc., a film studio owned by Theodore and Leopold Wharton; and — after 1921, by which time the city acquired all four historic parcels — the City of Ithaca.

The property is further significant under Criterion C for its 1890s Shingle Style and Arts and Crafts-inspired recreational buildings designed for Renwick Park by the locally significant architectural firm Vivian and Gibb active in Ithaca during the 1890s. The Cascadilla Boathouse, designed by the same firm in the same style, was listed in 1991.

The Stewart Park landscape incorporates five distinct areas within four historic parcels. Four areas lie east of Fall Creek. Beginning in 1893, the Cascadilla School developed a 19.25-acre area adjoining the east bank of Fall Creek near its mouth and running east some distance along the lakeshore. There it built its Shingle-style boathouse (1894–96) and laid out athletic fields. The northern section of this parcel, roughly 10 acres, became the Fuertes Bird Sanctuary designed by the City of Ithaca with a pond, marsh, and viewing platform in 1928.

The Cayuga Lake Electric Railway Company, a branch of the Ithaca Street Railway, bought 40 acres adjoining the east boundary of the Cascadilla School property and running east along the lakeshore to the steamboat docks at Port Renwick in 1894. The company laid out a characteristic trolley terminus amusement ground dubbed Renwick Park that was popular with bathers, boaters, and picnickers into the early 1910s. In 1915, Wharton, Inc., leased Renwick Park and established its motion picture studio there. The city acquired the Renwick Park parcel in 1921 and renamed it Stewart Park to honor Mayor Edwin C. Stewart, who championed the acquisition and personally endowed the new park with a trust.

The hardwood swamp area section of about 55 acres south of Renwick Park between the railroad on the east and Fall Creek on the west was designated the Renwick Wildwood in 1917 after it was donated to the city by the Renwick family in 1913.

The city acquired nearly 80 acres between the west bank of Fall Creek and the Cayuga Inlet from former mayor Jared T. Newman in 1909. Newman anticipated industrial development along the Inlet prompted by the planned New York State Barge Canal, but much of this area was used until the early 1930s as a coal ash dump. It was drained and filled and opened as the nine-hole Newman Municipal Golf Course in 1935.

Criterion A overview

The present 179.19-acre Stewart Park parcel is significant under Criterion A for its design and use as a recreational landscape embodying intertwined patterns of American recreational development by several local entities during the period of significance from ca. 1893 to 1956.

The Cascadilla School’s use of its parcel represents the rapid development of organized schoolboy sports in independent schools preparing their students for attendance at elite colleges and universities, where they would participate in organized athletic activities include rowing and track and field.
Renwick Park offered less structured lakeside recreation to Ithacans who strolled its manicured lawns and paths, attended concerts and dances, and brought picnics. They could also meet the excursion steamboat at Port Renwick. Trolley terminus amusement grounds sprang up in many American cities and villages during the 1890s. They offered a relatively inexpensive recreational opportunities for mainly working class people to enjoy a day out while the trolley company made extra money on weekends and holidays when their rolling stock might otherwise be idle.

Increased awareness of human impact on natural resources engendered an interest in preserving natural habitat. The Renwick Wildwood was set aside in 1917 as a conserved habitat. It became a place visited by ornithologists who relied increasingly on observation of living birds rather than on killing specimens for study. The Fuertes Bird Sanctuary designed a decade later expanded this aspect of the Cayuga Lake waterfront.

By the early 1920s, Ithacans looked to local government to support recreation. The city responded by opening Stewart Park for free public use in 1923. During the Depression, the city turned to New Deal agencies for aid in turning the Newman Tract, which became a dump soon after its acquisition in 1909, into a municipal golf course in yet another popular pattern of the time. Similar nine-hole courses opened in many small cities in central New York during the 1930s. Several, like Newman, are still maintained with few changes in their design and retain loyal local userships.

**Criterion C overview**

The three buildings designed by Vivian and Gibb for Renwick Park in 1894–96 are significant under Criterion C in the area of architecture as representative examples of the Shingle Style popular for domestic and recreational architecture in 1890s and early 1900s in the northeastern United States. They were designed by the locally significant firm Vivian and Gibb. The Picnic Pavilion preserves much of its original appearance; the Dance Pavilion retains the massing and scale of its original design, but it was enclosed for use as a motion picture studio in 1915 during the silent era. Its exterior appearance represents that reuse including windows let into the high pyramidal roof to light the interior. Its interior retains tracks for moving cameras and backgrounds during shooting. The Tea House has been moved twice within the Renwick Park area and recently (2013) restored to its original appearance with Tuscan columns matching the ones that were replaced with concrete piers in the mid-1900s. As a group, these three buildings are unusual surviving examples of their types and retain a high degree of architectural integrity illustrating the style chosen for the park and their uses.
Narrative Statement of Significance

HISTORICAL DEVELOPMENT of STEWART PARK

Stewart Park lies in contiguous parts of Military Tract Lots numbers 87 and 88 in Township 22, or Town of Ulysses. The Tract of nearly two million acres of bounty lands was divided into 28 towns in 1790. These, in turn, were divided into lots distributed in 1791 in lieu of cash payment to men who had served in the Continental Army. Lot 87, known locally as the Parker Tract, was bisected by Cayuga Inlet. Lot 88, east of Fall Creek, was known as the Renwick Tract for James Renwick who acquired the lot from the soldier, Andrew Moody, to whom it was awarded in the initial lottery.  

Over the next few decades, as population spread over the region, Ulysses was further divided into smaller towns to accommodate formation of town governments. The area now encompassed by the City of Ithaca, incorporated in 1888, lay in the Town of Ithaca, which was erected from Ulysses in 1821. The boundary of the Village of Ithaca, also chartered in 1821, extended to the south lines of Lots 87 and 88, excluding them the corporation. Both lots were mainly marshy, low-lying land at the head of Cayuga Lake where both the Cayuga Inlet and Fall Creek emptied into the lake and viewed by the people of the time as waste land.

While Cayuga Lake was an important transportation artery connected to the Erie Canal about 40 miles to the north, the wetland area adjacent to the waterfront in Lots 87 and 88 lay mainly undeveloped except for steamboat dock at the hamlet of Port Renwick at the southeast “corner” of the lake. This was developed as a steamboat mooring in the 1820s, but its importance was soon eclipsed by the steamboat dock at the mouth of Cascadilla Creek more than a half-mile south of the lakeshore that met the railroad on firm ground. The 1866 Atlas of Tompkins County showed a steamboat landing junction with the Cayuga Branch of the Delaware, Lackawanna & Western Railroad (D.L.&W.R.R.).

A bird’s-eye view of the Village of Ithaca drawn in 1882 stopped just north of the railroad and steamboat junction alongside the Inlet, where the yards of the D.L.&W.R.R. lay on one bank and additional yards flanked the west bank of the waterway. A person looking at the view would have had no inkling of the village’s commercial and transportation relationship with the lake. Even after the City was incorporated in 1888, an 1896 city directory showed the area north of Rail-road Avenue without city streets.

Thus, in the early 1890s, the area now forming Stewart Park remained largely hardwood swamp and wetland. Steam power, however, now made drainage operations more economically plausible than even a decade or two before. Further, American people were increasingly drawn to natural settings and the possibilities offered by waterfront recreation. Some now eyed the hitherto mainly undeveloped and still privately owned land on Cayuga Lake for its recreational potential—a potential different from the commercial and industrial development upstream on the Inlet.

During the period 1888 through 1921, the four parcels that now form the Stewart Park parcel eventually became recreational properties and, further, transferred from private hands into city ownership. The process of

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3 John M. Bacon, “The Stewart Park Story, Part 1: 1894-1915,” 1. Bacon wrote a two-part series of articles about Stewart Park ca. 1987. Many reprints are in local collections. Bacon also did painstaking research about the park that was incorporated into New York State Inventory forms.


private development began with the Cascadilla School purchase of 19.25 acres in 1888 by the school’s founder Lucian Wait on the east bank of Fall Creek in Lot 87 for its athletics facility. The school sold the parcel to the city on 6 June 1923.\(^7\)

The Ithaca Street Railway continued the process of private development when it bought 40 acres east of the school’s parcel in adjoining Lot 88 in 1894. There it built a waterfront pleasure ground where its new Cayuga Lake route connected with the Port Renwick steamboat pier at the southeast “corner” of the lake. Wharton, Inc., an early film studio, leased the Renwick Park parcel in 1915 for its studio. By 1920, that company gave up its lease, and Mayor Edwin C. Stewart bought the property. He turned it over to the city in 1921. When he died later that year, he endowed its use as a park, which was named in his honor in 1923.

Jared T. Newman, previously a city attorney and a mayor of Ithaca, acquired nearly 80 acres in Lot 87 between Fall Creek and the Inlet in 1909. Newman foresaw industrial and commercial opportunity for the property and offered it to at a reduced rate to the city. In 1910, the city bought the land. The Newman Purchase became a coal ash dump until it was drained and cleaned up for use as a municipal golf course. This opened in 1935 and was named in honor of Newman.

Finally, Renwick family descendants donated to the city 55 acres in Lot 88 south of Renwick Park and bounded easterly by the former D.L.&W.R.R. tracks and westerly by Fall Creek in 1913. It was named the Renwick Wildwood in 1917.\(^9\)

**Cascadilla School Athletics Facility**

In 1888, the Cascadilla School acquired 19.25 acres on the east bank of Fall Creek nearly on the lakeshore to establish an athletic facility. The school was established in the 1870s to prepare students to enter Cornell University.\(^10\) In this era, many colleges and universities began competing in a variety of strenuous sports including track and field and rowing. Such activities were considered essential to the development of well-rounded, educated, and physically fit American men, and private preparatory schools became the seedbeds for these activities. Since Cornell was a rowing powerhouse, the Cascadilla School retained local architects Clinton L. Vivian (1861–1930) and Arthur N. Gibb (1868–1949) in 1893 to design the capacious Shingle-style boathouse where students could learn the sport and congregate in the handsome room above.

Both architects apprenticed as draughtsmen under William Henry Miller (1848–1922), Ithaca’s leading architect in the latter part of the nineteenth century. In 1892, Clinton and Vivian formed their own partnership; it lasted until 1900. The boathouse they designed for the Cascadilla School was constructed between 1894 and 1896 after they visited several collegiate boathouses at the request of headmaster Lucian Wait. Their design owed much to the Weld Boathouse at Harvard. Vivian and Gibb, however, stretched their design horizontally, giving the sense that the building rose out of the surrounding marshland.\(^11\) Contractor Stephen M. Oltz oversaw its construction.\(^12\)

The boathouse (NR listed, 1991) still overlooks Fall Creek’s entrance to Cayuga Lake although the sense that it is rising out of the surrounding marshland is altered by later drainage work and the recent raising of the building itself to protect it from flooding. The original design featured two round towers, each capped by a


\(^7\) *Book of Deeds* 203/481. Ithaca, New York: Office of Tompkins County Clerk. (cited in National Register nomination of Cascadilla School Boathouse)

\(^8\) Bacon, I:2.

\(^9\) Bacon, I:4.

\(^10\) The Cascadilla School campus is located on 116 Summit Street in Ithaca.


\(^12\) Bacon, I:2.
conical roof. One of these survives. The other was damaged in 1954 by Hurricane Hazel and subsequently removed. When built, the boathouse combined waterfront storage for boats below an upper-story room originally wrapped on four sides by a deep veranda. The wide ramp sloping westward from paired doors that allow easy movement of boats is still used. Except to the north and east, where the Fuertes Bird Sanctuary lies, the boathouse is now surrounded by paved areas and open lawn.

East of the large Shingle-style boathouse, the school laid out athletic fields and an oval running track. The school maintained and used their athletic facility until 1923, when the city bought the parcel using funds from the Stewart trust.13 The City designed and completed the Fuertes Bird Sanctuary on the area of the Cascadilla School parcel that forms a headland projecting into the lake. The artificial pond and wetland created along the lakeshore was named for Louis Agassiz Fuertes (1874–1927) soon after his unexpected death in a train crash. An Ithaca native and the son of the founding professor of Cornell’s School of Civil Engineering, Fuertes became an extraordinary ornithologist known especially for his illustrations of birds. He spent most of his life in Ithaca. Work began in March 1928 using plans prepared in November 1927 to create a pond continuously fed by a water supply and a marsh surrounded by a protective moat. A bathing beach encircled the area along the lakeshore and in Fall Creek Cove.14 The bluestone viewing platform, where birders watch the numerous migratory species that follow the North American Flyway that passes over Cayuga Lake, was dedicated in Fuertes’ honor in 1934.15 The platform was restored by the Friends of Stewart Park in 2016. Somewhat confusingly, both this area of Stewart Park and the area also known as the Renwick Wildwood can be referred to as the Fuertes Sanctuary.

Renwick Park, 1894–1914, and Wharton Studio, 1915–19

Recreational development of the area of Stewart Park east of the former Cascadilla School property, north of the Pleasant Valley Brook drainage, and west of the former Erie, Lackawanna and Western Railroad (E.L.&W.R.R.) was conceived by February 1894 when the Cayuga Lake Electric Railway Company was formed by Horace E. Hand of Scranton, Pennsylvania, and Herman Bergholtz of Ithaca. Hand, the financier, and Bergholtz, the practical engineer, established the Cayuga Lake line separately from the Ithaca Street Railway because the latter was chartered to run year round. The lake line was to be a seasonal route, and its planning was prompted by the resurrection of excursion steamboats running from Port Renwick.16 Many electric railways built such parks – usually at the end of their lines in picturesque exurban settings – to encourage recreational ridership in off hours and on weekends. They offered comparatively inexpensive recreational opportunities to local people. Parks offered varied entertainments from concerts and dancing to picnic grounds and bathing and boating.17

The railway company set aside 40 acres of lakefront property within the larger Renwick Tract for Renwick Park. Rochester-based landscape architect William Webster (1817–1911) laid out not only the park, but also the Renwick Heights neighborhood and Lakeview Cemetery on the rising land east of the EL&WRR tracks. Webster immigrated from England in 1826 and moved to Rochester in 1833. He appears to have begun his career as a practical gardener and was described in one obituary as the “oldest gardener and horticulturalist

13 Bacon, I:3.
16 Bacon, I:2.
17 “Street Railway Parks,” Street Railway Journal 17:5 (2 February 1901): 186–188. (https://books.google.com/books?id=Gj0_AQAAMAAJ&pg=PA188&v=snippet&q=ondawa%20park&f=false; accessed 12 December 2022) This trade journal devoted to street railways covered the debate over profitability of summer street railway amusement parks and cataloged 44 locations in several states. The list did not include Renwick Park or some other identified parks in the region.
in Rochester.” He laid out grounds for many colleges and universities in western New York including the University of Rochester and Alfred and Keuka colleges. He also designed urban parks and grounds, some in Tennessee. He was instrumental in the actualization of William Pryor Letchworth’s vision for his Glen Iris Estate.18 He also designed the Cascadilla Place entrance to the Cornell campus in conjunction with Ithaca architect William Henry Miller in 1896.19

Early photographs of Renwick Park indicate a geometric plan of lawns, simple parterres, occasional shrubs, and young trees that was probably designed for easy management. These extended south to the trolley tracks that passed along the southern edge of the pleasure ground. The picturesque lagoon that drains into Fall Creek offered a visual link between the formal and natural elements of the park. In July 1894, the Ithaca Journal anticipated Webster laying out the road in the park, boulevards “on the hill” (apparently Renwick Heights), and directing preliminary work in the new cemetery.20

The same article enthused about the four buildings designed by Vivian & Gibb for the park and the construction of the new steamboat pier by steamboat owner Darraugh’s pile driver. The choice of Vivian and Gibb afforded a degree of architectural coherence for the lakefront development where the Shingle-style Cascadilla School boathouse was already under construction. The same contractor, Stephen M. Oltz, now also oversaw the construction of the Shingle-style Renwick Park buildings. These included two nearly identical pavilions known as the dance pavilion and picnic pavilion, a water tower, and tea house where refreshments were sold.

Vivian and Gibb’s initial symmetrical plan with a semicircular pavilion (never built) connecting the two large pavilions and water tower (now gone) mimicked classical principles of design that Clinton Vivian observed at the Columbian Exposition held in Chicago in 1893. The exposition’s White City is widely held as the event and location that introduced Beaux-Arts taste to Americans and led to the City Beautiful movement whereby many cities undertook radical redesigns and opened new areas embodying Greco-Roman sites.

The Renwick Park buildings, however, were designed in the informal Shingle-style taste popular for summer resorts, mountain retreats, and seasonal seaside properties. The pavilions incorporated low, hipped roofs sweeping over verandas that offered a liminal space between indoor and outdoor spaces. They were clad in wood shingles and borrowed Tuscan columns from the emerging colonial revival taste. The tall, square-plan water tower with slightly battered walls and its pyramidal roof sustained the combination of formal plan and informal materials. Thus, the architects alluded both to the increased interest in both pleasing public spaces and the developing rustic idiom for recreational properties. The diminutive square-plan teahouse was first located near where trolley passengers disembarked east of the pavilions. It was moved to a site south of the tower by 1910. Its third move to its current location west of pavilions occurred after 1921, when the city acquired the park.21

The trolley company and the park changed hands in 1899 when bought by Edward G. Wyckoff for $50,000.22 The new owners made changes both to enhance the park and for novelty that they hoped would draw return visitors from previous years. These included a small zoo, a theater, and a bowling alley. The trees continued to be thinned to make the park more open beneath the shade of the largest trees.23 Albert Flint bought the trolley company and the park in 1908. While he foresaw the decrease in popularity of trolley parks and sold Renwick Park to local investors who formed the Renwick Park and Traffic Association by 1910, Flint had failed

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18 “Wm. Webster dies at age of 94 years; was the oldest landscape gardener and horticulturist in Rochester.” Rochester Union and Advertiser, 9 March 1911. (http://www.letchworthparkhistory.com/websterbio.html)
19 Bacon, I:2.
22 Bacon, II:2.
23 Bacon, I:4.
to see that not only trolley parks, but trolleys themselves were declining in the face of greater automobile ownership. The ISR declared insolvency in 1912. Renwick Park, too, closed after the 1914 season. The Journal remarked that it would be no great loss as it had so few patrons left.24

By 1915, Renwick Park was the home of Wharton, Inc., one of the earliest motion picture studios in the country. Theodore Wharton attended a Cornell-University of Pennsylvania football game in 1912. A year later he brought a cast and crew to shoot two reels of “The Hermit of Lonely Gulch” in Ithaca for Essanay, a Chicago-based studio. He convinced his brother Leopold to join him and form their own studio in Ithaca in 1914. They leased Renwick Park and moved into their renovated studio in the former Dance Pavilion in 1915. They enclosed the veranda with stuccoed walls and placed a shed-roofed clerestory dormer on its north roof face to light the interior. Early film stars such as Pearl White, Lionel Barrymore, Norma Talmadge, and Irene Castle worked at the studio. Wharton, Inc., used the building for indoor scenes and production work; they also shot in the park, on the lake, and at other sites in Ithaca until 1919 when Theodore’s finances were overstretched. He rented the Renwick Park studio to Grossman Studios and moved to quarters on West State Street. In 1920, Wharton, Inc.’s, creditors foreclosed on the company, and the Renwick Park studio was used for a short time by Cayuga Pictures, Inc.25 The former Dance Pavilion retains most of the Wharton, Inc., renovations, and plans are being made to make the building a museum.

Newman Tract, or Purchase (1909)

The village of Ithaca at the south end of Cayuga Lake was among the small lakeside villages that benefitted economically from the opening of the Cayuga-Seneca Canal connecting the north ends of Cayuga and Seneca lakes in 1818. By 1828, three years after the Erie Canal opened fully in 1825, the Cayuga-Seneca Canal extended east to meet the new waterway at Montezuma. Waterborne freight costs were a tenth of overland transport, and agricultural and mineral products—especially gypsum and salt—could now travel by barge from ports along the shores of the large lakes into the Atlantic market. Ithaca also became a manufacturing center. A steamboat landing was built on firm ground at the mouth of Cascadilla Creek, where it flowed into the Cayuga Inlet. This linked with railroads opened in the 1840s and 1850s, and the banks of the inlet were lined by railyards some distance north to where the land was waterlogged and unstable.

In 1903, New York State passed legislation to collect the state canals under a single commission that would oversee expansion and improvement into the present Barge Canal system. The enormous project included widening, and deepening sections of the older canal prisms and building new locks powered by hydroelectric plants established alongside the route. Some sections were moved to natural waterways, such as the Mohawk River, that were engineered to handle the much larger barges towed by steam tugs. In Ithaca, the Cayuga Inlet was straightened and dredged to allow access to the railyards to allow goods transfer. In the city, flood control was added to reduce the frequent inundation of neighborhoods on the Flats.

Ithaca attorney, Jared T. Newman (1855–1937), represented the city on the Barge Canal Commission. He was educated at Cornell and Union College where he earned his law degree. He served as the city attorney from 1893–96 and was also a trustee of Cornell from 1895 through 1903 and again from 1907 through 1933. Beginning about 1900, he partnered with the Honorable Charles H. Blood to develop the Cayuga Heights neighborhood.26 His service as a canal commissioner might have overlapped his tenure as mayor in 1907–08 and continued at least through 1909 when he purchased nearly 80 acres of wetland between Fall Creek and the Inlet.

24 Bacon, I:4.
26 These details are gathered from an undated obituary of Newman in the “Newman Golf Course” file at the History Center, Ithaca, N.Y. Typography matches the Ithaca Journal.
Newman believed that with dredging and drainage, the parcel between Fall Creek and the straightened Cayuga Inlet would be desired for industrial and commercial development. At a December 1909 meeting, Newman urged forming an association that would work with the city to “develop the land, cultivate it, cut it into streets and lots, if they so wished, and when their affairs were ready to be wound up, they could turn over surplus money and deed of the land to the city.” 27 Disagreement over the benefits and drawbacks of the city acquiring the parcel continued until the very last days of 1909, when the city agreed to buy 74.42 acres. An 11.58-acre area at the southern edge of the tract was retained by John H. Duncan, where small boathouses lined the Inlet waterfront. The Ithaca Daily Journal reported the decision on the 3rd of January 1910. While Newman had envisioned new development that would increase city coffers, the tract became a city dump for nearly a quarter century.

Renwick Wildwood (1913)

A 55-acre portion of the Renwick Tract (Lot 88) south of the drainage that fills the Lagoon remained in Renwick family hands until 1913, when they donated it to the city. It is bounded by the former D.L.&W.R.R. tracks on the east and Fall Creek on the west. It was, and remains, a largely undisturbed hardwood swamp typical of the region. It was dubbed the Renwick Wildwood in 1917 and was maintained by the Cayuga Bird Club. A perimeter trail of about a mile with spurs running to the east bank of the creek was cut. At the southern end, a concrete arch designed by Louis Agassiz Fuertes was placed to mark the entrance to the path in 1917. The concrete is spalling but Fuertes’s design and the inscription cast in the lintel is recognizably intact.

Stewart Purchase and Creation of Stewart Park (1921–27)

In his inaugural speech on New Year’s Day 1920, newly elected mayor Edwin C. Stewart (1864–1921) lamented the “disgrace to our city that there is not a place where Ithacans and their guests may go to enjoy our lake without trespassing on private property.” 28

Stewart, a wealthy and philanthropic politician and native to Tompkins County, who served in the New York State Assembly for several terms beginning in the 1890s, soon moved to increase public recreation opportunities. The recreation first offered by trolley terminus parks may have laid some of the groundwork for this pattern. While those sites were privately held and admission charged, they had served many young visitors who were coming of age in the 1920s. While the novelty of an amusement park appears to have worn off for their parents, some may have been nostalgic for summer days spent in such parks. Mandatory physical education in public schools in the decade after World War I reached a wider economic and social range of urban Americans and encouraged interest in a variety of physical recreation. 29

A little over a year after his inauguration, Mayor Stewart began publicly forwarding a plan to give Ithacans a public waterfront park at the former Renwick Park. He urged that the city acquire and tidy up the neglected amusement ground enough to allow swimming and boating and then plan for its development based on an assessment of needs and desires of citizens who used it. 30 The day after his statement was published, the

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28 Bacon, II:1.
29 Well-researched academic sources examining the history of recreation and the related topic of physical education and sport are apparently scarce even as photographs attest to the many forms recreation took by the turn of the twentieth century in the United States. Raymond Clyde Tharmond pointed out the deficiency of scholarly review in his 1976 dissertation at the University of Oklahoma, “The History of Sport and Physical Education as a Field of Study in Higher Education.” Half a century later, it seems the prejudice against such work persists. There was, however, considerable discussion in the early 1900s in education literature on such topics. Andress, J. Mace, Health Education Rural Schools (Cambridge, Massachusetts: Riverside Press, 1919) addressed the deficiencies in physical health observed in America’s young men during World War I and offered remedies including designs for playground equipment, schoolyard games, and formal physical education.
30 Bacon, II:2, quotes from the mayor’s statement published in the Ithaca Journal on 26 January 1921. Stewart’s sentiment was reiterated in an article about the new Cornell Biological Field Station in Science Magazine 53:1364 (17 February 1921): 159.
Ithaca Journal endorsed the idea, saying that it was important for all people regardless of means to have access to the “lake at its very doors.” The editorial noted that many had no access as they did not own lake frontage, and that while some who owned automobiles could drive out of town, far larger numbers could not.31 Despite the pushback that came from neighbors living in adjacent Renwick Heights and Cayuga Heights, who predicted property devaluation, the city went ahead with a purchase price of $30,000 paid in installments over two years to the Renwick Park and Traffic Association that had formed soon after Flint’s purchase in 1908.32

In March 1921, the Common Council voted to extend the city corporation line north to take in the park and the south end of the lake, thus placing the acquisition under its direct administration. Over the next few months, the beach was cleaned up, the old trolley tracks were lifted, the former dance pavilion turned into the Wharton, Inc., studio was fitted out as a gymnasium, and the teahouse was prepared for use as a concession stand. The flooding that plagued the waterfront area led to the opening date being postponed from May until the Fourth of July. Between those dates, Mayor Stewart died.33

Stewart’s will attests to the breadth of his philanthropic endeavors. Much of his sizable fortune was devoted to bequests to Ithaca institutions. The residue was set aside in an endowment, or trust, its interest to be paid out semi-annually, “for the improvement of Renwick Park.”34 In October, the city bought the strip of land between the railroad tracks and North Cayuga Street (now the NY 13 arterial) and built the present entrance. Historically, Renwick Park was reached by trolley, and visitors disembarked south of the water tower and pavilions at the center of the park. Thus, the earliest work undertaken by the city made the park accessible to cars with a new entrance and parking.35 The new entrance is flanked by stone gateposts with brass plaques reading “Stewart Park.” These changes elongated the park experience, shifting it from the earlier focus on the Shingle-style buildings at its center. In 1923, the Stewart fund was used to acquire the Cascadilla School property with the boathouse.36

In addition to being an era of expanded public recreation facilities, urban planning was increasingly important in the 1920s. The City of Ithaca formed its first planning committee in 1923. A planning study completed by Russell Van Nest Black in 1924 recommended low maintenance improvements that retained the natural landscape of groves and meadows rather than elaborate landscaping. Two years later, in 1926, Stewart Park was zoned as parkland by the newly formed city planning commission.37

In addition to the new gateposts facing North Cayuga Street and the curvilinear drive that snakes through the former Renwick Park and Cascadilla School parcels, a memorial flagpole designed by Arthur N. Gibb was dedicated in memory of Edwin C. Stewart in 1927. This stands south of the site of the tower and is set in a rose-brown stone base surrounded by a squared parterre garden. During this period, too, the city worked to raise the level of the entire park to reduce flooding and stabilize the shoreline. This effort included the headland north of the boathouse where the artificial pond and marsh of the Fuertes Bird Sanctuary were built.38

(https://www.science.org/doi/10.1126/science.53.1364.159.a; retrieved 21 Nov 2022). The field station was later moved to its present location from a site north of Percy Field and east of Cayuga Street.
31 Bacon, I:2, quotes from editorial in Ithaca Journal published on 27 January 1921.
32 Bacon, II:2.
33 Bacon, II:3.
34 Last Will and Testament of Edwin C. Stewart. 1921E. (https://lfweb.tomkins-co.org/WebLink/DocViewM.aspx?id=566257&page=91&dbid=13&cr=1; accessed 3 September 2022) Other, uncited, sources state the residue was $150,000.
35 Bacon, II:3.
36 Bacon, II:3.
37 Bacon, II:3.
38 Bacon, II:3.
City Planning for Stewart and Newman Purchases (1934–35)

While Stewart Park was designated as parkland by the city in 1926 and some preliminary planning proposals prepared, the first comprehensive plan for developing the Cayuga Lake waterfront was published in 1934. The city retained local landscape architecture firm Hewitt & Metzger under the direction of City Engineer Harry W. Eustance. Their elegantly drawn plan dated 1934 incorporated existing parts of Stewart Park—the Lagoon, the Fuertes Bird Sanctuary, the larger Bird Sanctuary (Renwick Wildwood) south of the Lagoon, the Cascadilla boathouse, and the Renwick Park buildings—and added a long pier continuing the north-south axis of the former Renwick Park buildings. It accommodated a variety of new recreation options. Tennis courts were laid out on the former Cascadilla School athletics fields. A boat club was drawn on the Duncan parcel at the south edge of the Newman Tract, and there was an airport west of the Inlet. A municipal golf course was proposed for the old dump between Cayuga Inlet and Fall Creek.

Many American cities undertook building municipal golf courses in the 1930s. These were frequently nine-hole courses with modest clubhouses. In the Mohawk Valley and the Southern Tier, examples include Binghamton, Utica, Amsterdam, Little Falls, and Syracuse. these often feature surprisingly challenging terrain on hilltop sites. Others, like Newman, created challenges on level land. Many of these courses remain in business nearly a century later, in part because they both offer recreation to their residents and earn an income for the city.

These elements laid out by Hewitt & Metzger were connected by curvilinear drives. The two footbridges over Fall Creek and the Lagoon outlet that connected Stewart Park and the new golf course. Except for a proposed automobile bridge over Fall Creek, almost the entire plan was executed.

Ithaca soon enlisted the Civil Works Administration (CWA), a program established under Franklin Delano Roosevelt’s New Deal to work on the golf course. The CWA was created by executive order on 9 November 1933 to provide employment through the winter of 1933–34 by creating jobs that built or improved roads, water lines, schools, levees, and airports. It concluded in July 1934, having worked on 200,000 community projects. The programmatic concept was reused when the Works Progress Administration was created in 1935.39

It was reported in early January 1934 that CWA workers had already started grading the city dump for a new municipal golf course after inspection by Cedric H. Guise, president of the Ithaca Country Club, with the city engineers. He’d made recommendations for laying out of the nine-hole course.40

More than a year later, on 5 March 1935, it was reported that the city hoped to finish the golf course and open it for the Fourth of July. The CWA had promised continued employment for the work of constructing the tees and greens that would then be spread with topsoil and seeded in early May. The course was 2,665 yards—shorter than the standard 3,200 yards for nine holes.41 The course opened informally in May or June as it was reported on the 1st of July that 1,195 golfers had already played at least part of the course. Seven holes were opened earlier; the last two couldn’t be opened due to spring flooding.42 On the Fourth, Jared T. Newman formally opened the course for a special tournament.43

40 8 January 1934, “CWA workers start project of grading city dump for new municipal golf course,” Ithaca Journal, p. 5.
41 “City Hopeful of Finishing Golf Course,” CWA Continuance Assured. Opening may be scheduled for July 4.” 5 March 1935 (one of two dates penciled on clipping). This appears to be a Journal clipping, but its running title is lost. (Clipping file: “Newman Golf Course,” Tompkins County History Center)
42 “Full 9 Holes of Municipal Links Opened; 1,195 Golfers have already played course, etc.,” Ithaca Journal, 1 July 1935. (Clipping file: “Newman Golf Course,” Tompkins County History Center)
43 “Jared Newman, Mayor Smith to Open Links. Special tournament held.” [Ithaca Journal], 4 July 1935. (Clipping file: “Newman Golf Course,” Tompkins County History Center)
It appears that there was little indoor accommodation for golfers. And it remained a course short by modern standards. Both a clubhouse and course modification were under review by early 1940. For some, course modification seemed urgent. They suggested that those who had learned to golf at Newman would start to find it too short to continue enjoying using it.44 Plans to begin the work of extending the course to 3,400 yards with partial funding by the Works Progress Administration were reported in October 1940. The total cost was about $15,000, of which Ithaca would pay an estimated $3,843.45 Architect Chester Hewitt offered modified plans for the clubhouse that made it “strictly utilitarian” with neither lounge nor “waste space.” It had showers, lockers, an office, and a modest veranda.46 By 1941, the course had gone from par 66 to par 72 and a new, larger clubhouse was built at the present site.47

The Newman clubhouse was again proposed for remodeling at a cost of $25,000 in 1956. Mayor Ryan supported this, although he opposed use of the Stewart trust fund until it was rebuilt past $100,000.48 This may indicate that the city had used more than the interest earned by the trust over the years. The contract was let in May, however, and work was completed that year. Course receipts exceeded $9,000 in 1957, which it was said nearly reimbursed the Stewart Park fund.49

If the Stewart trust for the park had been partially drained, how was the money spent? During the early 1950s, the city installed a shallow splash pond and augmented the 1930s traditional steel tube playground equipment in Stewart Park with new elements still on site. The carousel with painted cast aluminum horses built by Allan Herschell Co., Inc., of North Tonowanda, New York, placed in 1951. It was, however, was a privately owned and operated concession. In 1954, winds from Hurricane Hazel toppled the central tower designed by Vivian and Gibb and irretrievably damaged one of the towers on the boathouse. Work related to these losses might also have reduced the fund.

At the close of the period of significance in 1956, it seems that while Newman Municipal Golf Course was on a stable economic footing, other sections of the park suffered from a pattern of deferred maintenance whereby components of the landscape that showed signs of deterioration. Gradually, features of the park’s distinctive and historically layered landscape seemed threatened at the end of the period of significance.

**Post-1956**

It appears that nearly three more decades passed before the mayor and Common Council considered efforts beyond simple maintenance at Stewart Park. In 1983, the Board of Public Works requested long range guidelines for Stewart Park.50 The city retained local landscape architect Tom Niedercorn, who prepared a “Master Plan for Improvement of the Stewart Park Complex.” The plan was presented in 1985. It incorporated new parking lots, restructured the road system, and proposed augmenting the shoreline with new landscaping. New construction included a playground and a boat pier extending to an island placed a few hundred feet off the water’s edge, perhaps mimicking the idea of the one in the Metzger & Hewitt plan. Niedercorn also proposed new uses for the three large Vivian and Gibb buildings, including a community center in the boathouse and a

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44 [part of a larger sports column, “Par/Beyond,” in *Ithaca Journal*]. 14 May 1940. (Clipping file: “Newman Golf Course,” Tompkins County History Center)

45 “WPA to begin golf course task Monday,” *Ithaca Journal*, 10 October 1935. (Clipping file: “Newman Golf Course,” Tompkins County History Center)


47 Lewis J. Adesso.


museum in the Dance Pavilion later used as the Wharton studio. Niedercorn had considered increasing Newman Golf Course to 18 holes but concluded there wasn’t enough space.\textsuperscript{51}

Almost immediately, the Stewart Park Alliance formed to protest the Niedercorn proposal and called for the park’s preservation, restoration, and maintenance.\textsuperscript{52} In discussion with the mayor and common council, the citizens’ group urged careful consideration of each portion of the proposed master plan “to winnow out the good from the bad.”\textsuperscript{53} In August 1987, John Bacon, architectural conservator for Historic Ithaca, prepared New York State historic resource inventory forms (a.k.a. blue forms) for individual resources in Renwick Park and Cascadilla School athletic grounds areas of Stewart Park and wrote articles about those areas of the overall landscape. This raised awareness of the park’s history and encouraged residents and officials to take that past into account as work was planned. Soon after, the Friends of Stewart Park incorporated as a supporting non-profit and has worked in concert with the city to implement the preservation, restoration, and maintenance demanded in the wake of the Niedercorn proposal.

In the early 2000s, the Friends of the Newman Golf Course protested proposals to either close or alter the course to accommodate the proposed Cayuga Waterfront Trail. They noted that the golf course consistently offered a place for those without country club memberships to play and argued that its nine-hole configuration is desirable as it allows a game to be fit into a busy schedule. They called for actions that would make the course more broad-based in its appeal. This included building a new clubhouse and improving Newman’s drainage and irrigation under the direction of a golf course architect who would also work to preserve the distinctive character of Newman.\textsuperscript{54} Their advocacy led, at least in part, to the Waterfront Trail skirting the south boundary of the golf course rather than following the lake shoreline on its north boundary and altering the course layout. The trail opened in 2010.

Stewart Park’s landscape, which incorporates the Renwick Wildwood and Newman Golf Course, forms a historic district that represents all eras of its development as a place of recreation during the period of significance from ca. 1893 to 1956. During the 1890s, two private entities – the Cascadilla School and a street railway company – developed roughly 60 acres of waterfront east of Fall Creek and north of the settled area of Ithaca. At the western end of this section, the boys preparatory school laid out athletic grounds and retained the recently formed local architectural firm, Vivian and Gibb, to design a boathouse. About the same time, the street railway asked the same firm to design three pavilions and a water tower at the eastern end of the area. This established an architectural coherence that still exists.

Of these five buildings, two – the Cascadilla Boathouse (NR listed) and the Picnic Pavilion – closely resemble their original appearances and are intact examples of the Shingle Style. The boathouse has been stabilized and restored over nearly two decades, partly funded by the state’s Environmental Protection Fund. Its foundation was strengthened, and the entire building raised nearly two feet to protect it from moisture in the early 2000s. New wood shingle siding replicates the original finish and the surviving open porches have been repaired in kind. It continues to be used for boat storage by a local rowing club. The Picnic Pavilion has been carefully restored during the past decade and was reopened in 2019. Its wood sash and doors have been repaired and painted, and its wood shingle siding is repaired or replaced in kind. It strongly resembles its

\textsuperscript{51} Brian G. Bourke, “Stewart Park Revitalization Plans Revealed. Planner Encouraged by Positive Feedback.” Ithaca Journal, [1985]. (Clipping file: “Newman Golf Course,” Tompkins County History Center) This article provided a map of the planned changes in the former Renwick Park and Cascadilla School athletic grounds area.

\textsuperscript{52} Citizens to Save Stewart Park, “Statement of Position,” [1986]. (Clipping file: “Newman Golf Course,” Tompkins County History Center) Both organizations used the same address, 2 Hillcrest Drive in Ithaca, indicating that the group changed names as it refined its position.

\textsuperscript{53} “Petition to the Mayor and Common Council to Immediately Begin an Ongoing Program to Improve the Attractiveness and Usefulness of Stewart Park,” ca. 1986. (Clipping file: “Newman Golf Course,” Tompkins County History Center)

\textsuperscript{54} Marcello Tino, “A Position Paper from the Friends of Newman Golf Course,” Typescript, [ca.2005]. (Clipping file: “Newman Golf Course,” Tompkins County History Center)
original appearance and is again used for picnicking. The former Dance Pavilion, a twin of the Picnic Pavilion, was enclosed and remodeled as a motion picture studio by Wharton, Inc., after the trolley park closed in the early 1910s. This building retains the massing of its early design and most of the appearance of Wharton’s redesign. Work continues in conjunction with the Wharton Studio Museum established in 2009 to preserve characteristics embodying the building’s original form and its reuse as a studio while also allowing the city’s Department of Public Works to continue using part of it for storage and park maintenance and to develop an exhibit space and café. The much smaller tea pavilion now on site is a 2013 rebuilding using the Vivian and Gibb plans by the Department of Public Works rather than a restoration of the original building.

While the city acquired both the Newman Tract west of Fall Creek by 1910 and the acreage now called the Renwick Wildwood in 1913, it did not establish either as public recreation areas for some time. The Newman Tract’s first use under city ownership was as a dump for coal ash. The Wildwood area, it was determined, should be kept as wildlife habitat, which required little investment. Mayor Stewart’s purchase, donation, and subsequent endowment of the former Renwick Park in 1921 inaugurated the area’s development as public recreational land. Soon after the city acquired Renwick Park in 1921, it expanded the city boundary north to encompass the Newman Tract and lands east of Fall Creek that it owned. To make the park more accessible, the city restructured the trolley park circulation system to accommodate automobiles.

The subsequent process of turning nearly 180 acres of damp lakefront land can be described as additive even in view of the Hewitt & Metzger Cayuga Lake Waterfront Plan prepared in 1934 for the city. The plan, mainly executed using New Deal programs and funds, represented a broad scope of recreational landscape planning, most especially during the late Progressive and New Deal eras. Rather than make comprehensive changes to the existing recreational areas of the park landscape, their plan called for expanding usage over the entire city-owned parcel and creating new recreational spaces alongside earlier ones. Thus, swimming, picnicking, and quiet enjoyment of a lakeview combined with tennis, playground equipment, and golf. The uses established for city lands east of Cayuga Inlet in the Hewitt & Metzger plan are largely intact nearly a century later.

Many changes to specific areas of the park’s landscape in the postwar era enhanced and broadened uses established in the prewar era. At Newman, these included lengthening the golf course soon after it opened and augmenting its clubhouse in 1956. In the Renwick Park section, these included a spray pool, a carousel, and placement of playground equipment in the 1950s. New playgrounds spaces constructed in 2017 and 2020 and a new splash pad all fit within the intent and physical structure of the existing city park. More recent notions of what a city park might include led to the design of the Cayuga Waterfront Trail (opened 2010) and the planned reuse of the Dance Pavilion/Wharton Studio as a museum about Ithaca’s movie industry. Thus, the maintenance and continued use of individual components over the entire park landscape preserve distinctive characteristics of historic municipal park use and design spanning nearly a century that also build on nineteenth-century private recreational enterprises.
9. Major Bibliographical References

Primary


Newspaper clippings retrieved via FultonHistory.com.

Maps and plans


Secondary


Hazel, Christopher M. “Phase I Archaeological Investigations of the Proposed Construction of Phase 3 of the Cayuga Waterfront Trail within the City of Ithaca, Tompkins County, New York”: April 2009.


Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #
- recorded by Historic American Landscape Survey #

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Historic Resources Survey Number (if assigned):
10. Geographical Data

Acreage of Property  Approx. 175
(Do not include previously listed resource acreage.)

UTM References
(Place additional UTM references on a continuation sheet.)

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Verbal Boundary Description (Describe the boundaries of the property.)
The boundary is indicated by a heavy line on the enclosed map with scale.

Boundary Justification (Explain why the boundaries were selected.)
The boundary is the current tax parcel boundary. Boundary established ca. 1935 when Newman Golf Course was opened and the area of the current park plan was laid out by Hewitt and Metzger as public recreation property.

11. Form Prepared By

name/title  Jessie Ravage
organization   date  20 December 2022
street & number  34 Delaware St  telephone  607 435 3798
city or town  Cooperstown  state  New York  zip code  13326
e-mail  jraavage@stny.rr.com

Additional Documentation

Submit the following items with the completed form:

- Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.
  A Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- Continuation Sheets

- Additional items: (Check with the SHPO or FPO for any additional items.)
  Photographs of motion picture production in the former Renwick Park area
  Hewitt and Metzger, plan for development of Cayuga Lake Waterfront, 1934
Outside the Wharton Studio 1915: left to right Creighton Hale, Pearl White, Lionel Barrymore
“Adventures of J. Rufus Wallingford” cast, in Stewart Park, 1916
Hewitt and Metzger, plan for development of Cayuga Lake Waterfront, 1934
Photographs

List of digital photographs for: NY_Tompkins County_Stewart Park
Photographs of property by Jessie A. Ravage (34 Delaware Street, Cooperstown, NY, 13326, 607 435 3798, jravage@stny.rr.com), April 2022

0001: Entrance to Stewart Park showing stone gateposts and railroad crossing on Gardner Parkway, view southeast
0002: View on park drive showing mature trees, the main pavilion, and the Wharton Studio beyond
0003: Stewart Park, Renwick Park Picnic Pavilion, north and east sides, view from northeast
0004: Stewart Park, Renwick Park Picnic Pavilion, south and west sides, view from southwest
0005: Stewart Park, Wharton Studio (former Renwick Park Dance Pavilion), south and west sides, view from southwest
0006: Stewart Park, Renwick Park Tea House, south and west sides, view from southwest
0007: Stewart Park, willow trees along the lake front, view from southwest
0008: Stewart Park, vintage playground equipment with Renwick Park Tea House in background, view from southeast
0009: Stewart Park, carousel with recently built toddler playground to southwest and vintage playground equipment to northwest, view from northwest
0010: Stewart Park, carousel, view from southwest
0011: Stewart Park, Stewart Memorial Flagpole, view from northwest
0012: Stewart Park, view west from Fuertes viewing platform and pond toward north side of Cascadilla Boathouse (previously NR listed)
0013: Stewart Park, Fuertes viewing platform and pond, view north
0014: Stewart Park, entrance to the north end of the Wildwood, view south over drive and brook supplying the lagoon
0015: Stewart Park, Fuertes Arch at south end of the Wildwood, view north on main path
0016: Stewart Park, view east over footbridge over Fall Creek connecting Newman Golf Course and Wildwood showing matching bridge over Lagoon outlet
0017: Stewart Park, view east over Lagoon to the Renwick Park buildings from the Wildwood
0018: Newman Golf Course, view north from Tee 8 over Fall Creek to south and west sides of Cascadilla Boathouse (previously NR listed)
0019: Stewart Park, view west to Newman Golf Course north of footbridge over Fall Creek connecting park and golf course
0020: Newman Golf Course, view southwest towards clubhouse over the #4 Fairway
0021: Newman Golf Course, view east over #2 tee
0022: Newman Golf Course, clubhouse, rear of building with attached pavilion, view from northwest
0023: Newman Golf Course, clubhouse, façade, view from southeast
0024: Newman Golf Course, maintenance shed, east and north sides, view from east
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Stewart Park

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