

# *SAVIT*

(Skaneateles Architectural & Visual Identification Team)

A Sub-Committee Report

to

The Comprehensive Plan Review and Advisory Committee

July 1, 2001

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1) <i>SAVIT</i> ID/Key Feature Reference List with overlay	
2) <i>SAVIT</i> Inventory Form #2001	
3) Initial typical report & sample listing report	
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### *SAVIT* Mission Statement

In support of, and in conjunction with, the Comprehensive Plan Review & Advisory Committee's designated five year re-evaluation of the Skaneateles Comprehensive Plan, the Skaneateles Architectural & Visual Identification Team (*SAVIT*) proposes to identify and catalog items of significant historical, natural, and cultural prominence within the Town and Village of Skaneateles.

## Committee Summary & Findings

The depth of experienced personnel resources within this committee is hoped to build the reader's trust that *SAVIT*'s recommendations offer a working tool to "Save Skaneateles" for our future generations. Its credentials include:

- Town & Village historians
- Two architects
- A past Town Supervisor
- A prominent local and nationally acclaimed developer
- Current Chairman of the Village of Skaneateles Historic Landmarks Preservation Commission
- Current Chairman of the Town of Skaneateles Board of Assessment Review

With the completion of our Mission Statement, the immediate goal was to provide a practical, working document that would bring life to the well intended, but seldom used original Historical Building attachment to the Comprehensive Plan of 1996.

The Committee found that a new life had to be instilled into the *SAVIT* ID/Key Feature Reference List attachment. The new list had to:

- a) Offer a more expansive and interesting list of features critical to securing the character of our Town and Village.
- b) Be a readily available and easily referenced document for Town and Village officials to consider, without pouring through lists, pages, etc.
- c) Be easily updated and current.
- d) Be accessible to architects, developers, real estate firms and contractors working in Skaneateles as well as students, citizens, local library, etc.

To this task, the *SAVIT* committee has:

- 1) Expanded the Historical Building attachment to include:
  - 173 plus buildings, vistas, cemeteries, farms and monuments
  - a listing which is non-threatening and non-penalizing to the citizen, without National Historical Registry implications
- 2) Developed an overlay, key-coded military plot map for immediate and simple reference by any interested party who seeks to know if a project is in proximity to a Town or Village critical feature (see attachment #1 — *SAVIT* ID/Key Feature Reference List with overlay).
- 3) Established a form and system of inventorying both old and new features (see attachment #2 — *SAVIT* Inventory Form #2001).
- 4) Recommended a method of advertising this document to all key town bodies, including Planning Boards, Zoning Boards, Architects, Chamber of Commerce, developers and real estate firms via personal presentations by *SAVIT* members.
- 5) Proposed the use of a graduate student architectural photographer, skilled in method of capturing the essence of the *SAVIT* ID/Key Feature Reference List. Based on acceptance of *SAVIT*'s report, a grant-funded, architectural graduate student photographer will be hired for this position and overseen by the professional staff of *SAVIT*.
- 6) Proposed the continued funding by Town and Village governments to support an annual audit of the list and use of the reference materials (see attachment #3 and Recommendation #III, page 6).



## THE *SAVIT* REPORT AS AN EVOLVING TOOL

The merits of this report in identifying items that are influential in defining the character of the Skaneateles area have been previously discussed. However, a reference tool must be accurate and up to date in order to remain truly useful.

Our community is constantly in a state of flux, not only from the standpoint of new development occurring on formerly vacant land but also modifications to existing structures. It is this committee's belief that due to the extensive quantities of properties that have been identified within this report, it is assumed that in time, listed structures or properties will be directly affected. This may be in the form of additions and/or alterations to structures, restoration of properties formally in a state of disrepair, reclamation of lost view corridors, etc. Additionally, there may be new construction within our community that is of such superior quality that it too must also be included within the list. Consequently, in order for the report to remain effective, it must be re-examined periodically to document these changes. The frequency of revisiting the list is open to review, but it seems appropriate to *SAVIT*, that this evaluation should coincide with the five-year assessment of the Skaneateles Comprehensive Plan.

It is with this in mind, that the *SAVIT* committee requests of both the Town and Village boards, the allocation of funds in their respective operating budgets for the review of the report. The projected amount of capital required for the updating of the report could be estimated in the year prior to the five-year assessment, and be based upon the number of affected properties. These monies then could become an integral part of, and a subset of the Comprehensive Plan Review budget. Moreover, the *SAVIT* report could permanently become part of this five-year review.

As with any tool, if it is not available and within easy reach, we are often forced to compromise both the process and the outcome. Therefore, *SAVIT* highly recommends that associated map and documentation be prominently displayed within both the Town and Village public meeting areas. It is our vision that the material be located immediately adjacent to the zoning map and be referenced with similar frequency. The map would be within an acrylic frame that would allow for the identification of affected properties in question with an attached dry marker and the documentation close at hand for further reference. The location of the material will not only compel consideration during meetings relating to future development, but will also be easily available to the public for review in preparation for presentation to the respective boards.

**Of special note, had been:**

- A. the committee's realization that recent past good intentioned official policy of supporting vigorous reforestation of our Town might be creating a "private" lake. The blocking of lake views to the average citizen and visitor may be counter productive and was brought to reality when comparing a 1939 aerial photograph to the present day reforestation photograph of our Town and Village sites (see attachment #4).
  
- B. The committee has found an invaluable tool for future *SAVIT* groups and Town and Village officials, i.e. The Onondaga County Settlement Plan 2001(a copy is available upon request).

## *SAVIT* Committee Recommendations & Conclusions

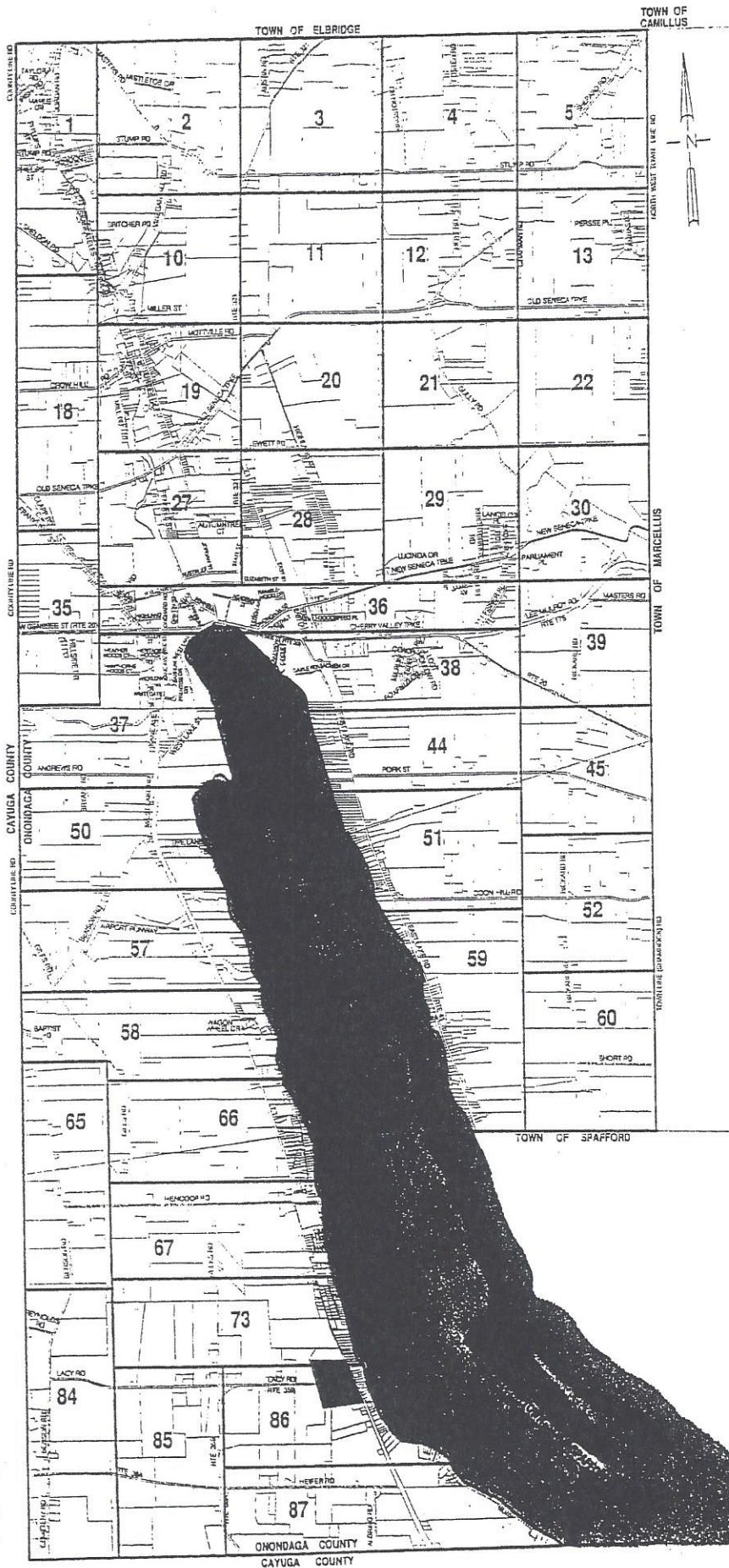
### A) Recommendations:

- I. Seek acceptance of *SAVIT*'s new list methodology from the Comprehensive Plan Review and Advisory Committee.
- II. Present both Town and Village Boards with a *SAVIT* Map Overlay by August 1, 2001.
- III. Continue the *SAVIT* function as part of an annual assessment of utilization of the *SAVIT* tools via Town and Village funding (\$500.00 budget) for an update of the *SAVIT* ID/Key Feature Reference List (attachment #1).
- IV. Seek New York State and Federal grant monies (\$3,500.00 to \$9,000.00) with *SAVIT* direction, for contributing architectural photographs to enhance the present listing and map key codes.
- V. Prepare an Index of the *SAVIT* tools for users ease of accessing information.

### B) Conclusions:

- I. Ease of access to identifying critical Skaneateles features will help to save that which has made our Town and Village a treasure for both citizens and visitors.
- II. The *SAVIT* ID/Key Feature Reference List (attachment #1) is by no means complete and demands immediate scrutiny. The Committee has found that putting the List to the *SAVIT* Inventory Form #2001 test will result in its practical and frequent utilization.





**SAVIT MAP**  
**TOWN OF SKANEATELES**

JUNE, 2001

  
SAVIT MAP, INC.  
1100 N. STATE ST. SUITE 100  
CANTON, NY 13731  
TEL: 518.486.1887  
WWW.SAVITMAP.COM



Important Buildings, Cemeteries, Farms; Vistas, etc.

The following properties have been identified as significant to the Village and Town of Skaneateles. Some of these properties may be on historic registers, though most are not. The Village historic district encompasses both sides of Genesee Street from Onondaga Street west to the corner of Jordan Street, north on Jordan to Fennell Street to include the Tallcot Mill.

The intention in identifying these properties is to heighten community awareness and help educate citizens about the community's history. It is not intended that property owner's rights be restricted because of being on this list. It is expected that this list will expand over time.

<u>ADDRESS</u>	<u>KNOWN AS</u>	<u>SIGNIFICANCE</u>
7 Academy St	Nottage house	
13 Academy St	Neibert house	
17 Academy St	Kowalski	
27 Academy St.	Dodge House	
29 Academy St		
31 Academy St		
35 Academy St	Noadiah Kellegg House(Breezy Heights)	built 1835
37 Academy St		
39 Academy St		
41 Academy St	Judge Leitch House	
42 Academy St	Benoni Lee House	built 1845
45 Academy St		
<b>ANDREWS ROAD</b>		
881 Andrews Road	The Dalton Brick house	
4751 Austin Road	yellow house	
Benson Road	Map # 139 west side 1/2 mile south of West Lake Rd (Rte 41A)	built 1870
Map # 143	House west side 1/2 mile south of County Line Road & Giles Road	built 1830
Map # 144	Brickway Farm west side just north of Hencoop Road	built 1880
Map # 145	House west side just north of Hencoop Road	built 1825
Map # 152	House west side 1/4 mile north of Rte 38A (Owasco Road)	built 1855
11 East Elizabeth St	Polly house	Polly Sleigh(see in Creamery)
25 East Elizabeth St	John Stephenson House	Skaneateles Free Press
36 East Elizabeth St	Old Presbyterian Manse	built pre 1832(moved here about 1900)
Genesee @ Jordan	Tucker Block	
2 East Genesee St	Bank Building	built about 1930
4-8 East Genesee St	The Lakeview House/Justamere Inn	built 1874 by father of Fred.Krebs of "Krebs"
12 East Genesee St	B. F. Cooney	built before 1835
11-13 East Genesee St	Freeborn Jewett House(his second home) now (Masonic Temple)	built 1857
14 East Genesee St.	Rowland's	



18 East Genesee St White & White Antiques  
 20 East Genesee St Hairtique  
 26 East Genesee St Fleur-de-lis Florist  
 28 East Genesee St Gallinger Real Estate  
 32 East Genesee St Roche Real Estate  
 33 East Genesee St Skaneateles Savings Bank now BSB Bank & Trust  
 36 East Genesee St New Health  
 38 East Genesee St Gallop on Saddlery  
 42 East Genesee St Strodel Home  
 44 East Genesee St. Quinzi & Quinzi Jewelers  
 46 East Genesee St Village Office  
 47-49 East Genesee St Library built 1888 – Barrow Art Gallery built - Benoni Lee Law Office  
 (The Sphinx) built 1856  
  
 50 East Genesee St Marshall Bros.  
 52 East Genesee St. Vermont Green Mountain Store  
 56 East Genesee St Therapeutic Massage  
 58 East Genesee St Lakeview Antiques / Carlos Hair Salon  
 59 East Genesee St The Rubbarb Millinery shop / bookstore / Lavery law office built 1878  
 61 East Genesee St Lovell Gibbs House now Pomadora rear part built 1796 facing north  
 62 East Genesee St Congregational Hall / Lyceum Hall / Temperance Hall built 1835  
 64-72 East Genesee St Legg Hall Theatre, Opera, Skating Rink, Condos/Offices built 1835 alt 1867  
 75 East Genesee St Stephen Horton House (Chestnut Cottage) built 1816  
 77 East Genesee St Thayer House (Bush Funeral Home) remodeled 1862  
 81 East Genesee St Freeborn Jewett House (1<sup>st</sup> house) Greek Revival Style  
 85 East Genesee St John Kellogg House (teasel industry) Federal Style built 1828  
 91 East Genesee St Pettis House original built 1804  
 94 East Genesee St St. James Church built 1873 added to in 19xx  
 96 East Genesee St Episcopal Rectory (hat factory) built 1814  
 97 East Genesee St First Presbyterian Church (stained glass windows) built 1892  
 100 East Genesee St The Boulders (Stanford White, architect ?) built 1883  
 101 East Genesee St Maple Villa (Nicholas Roosevelt lived here) built 1831  
 103 East Genesee St The Loney House Some Loney's died with the Lusitania in 1915 built 1891  
 104 East Genesee St Willowbank (Phares Gould House) built 1820, enlarged 1830  
 (Gen. Jon. Wainwright's wife stayed here during WWII)  
 115 East Genesee St Gerst house David Colton built 1933  
 116 East Genesee St Dr. Sam Porter House ( Henry Roosevelt) built 1812  
 130 East Genesee St Stella Maris Fred Roosevelt house  
 146 East Genesee St Specht House Metal sided house  
 150 East Genesee St. Specht House (Kenneth Ermiger) old nursing home built 18xx  
 East Genesee St SE Corner of Genesee and East Lake Sts.  
 179 East Genesee St Hopkins & Bartlett House ( 3rd house past the corner East Lake)  
 180 East Genesee St Thaddeus Edwards House  
  
 95 East Lake Road The Old Colton Farm  
 3142 East Lake Road old Shotwell House  
 3360 East Lake Road ??  
 3104 East Lake Road Snook Teasel Farm

East Lake Road

- Map # 130 South of Village line built 1865
- Map # 131 ¼ mile north of Pork St - east side built 1820
- Map # 138 ½ mile south of Pork St. Benjamin Lee House built 1815

72 East Lake St Gregory house  
111 East Lake St Delaney house

- ?? East Street Teasel Barn (now a home) built ?
- 24 East Street Austin House
- 28 East Street Francis Baber Place built 1825
- 32 East Street Small Daniel Kellogg house built 1803 - moved here 1912

3 Fennell St Tallcott Mill (The Old Stone Mill) original built 1828, burned 1842, rebuilt 1842-45,  
burned again in 1882 (see John Barrow painting)

15-17-19 Fennell St

Fennell St on outlet behind-----

McLaughlin Teasel Barn

31 Fennell St

- 35 Fennell St Weeks house Ice business
- 41 Fennell St Allen House President of Village
- 52 Fennell St Martin Fennell house Steamboat Captain

4786 Foster Road Fox Ridge Farm B & B

4883 Foster Road White house

Map # 127 Franklin St Rd ½ mile north of Rte. 20 west side

593 Franklin St Road

692 Franklin St Road built about 1860

710 Franklin St Road Storie Cottage with gingerbread barge boards

810 Franklin St Road house set on diagonal lot with bargeboards

Gully Road Federal Farm

6 Hannum St

7 Hannum St Les Hunt Garage

8 Hannum St

28 Hannum St The Creamery (Skaneateles Historical Society & Museum) built 1890, rebuilt 1990

Jordan Road American Legion Post 329

Jordan Road Mottville School House

Jordan Road St. Brigidet's Church

Jordan Road House with 3-flue chimney's on corner

3955 Jordan Road Red House

4090 Jordan Road Dr. Brown House

4361 Jordan Road Sinclair Chair Mfg.

4619 Jordan Road Glenside Woolen Mill



6 Jordan St Country Cabin Powell Hotel  
 7 Jordan St Seitz Block  
 26 Jordan St United Methodist Church  
 28 Jordan St Hall Carriage Works - Trabold's Garage Built 1820's Note the 12 over 8 windows  
 40-46 Jordan St Long House  
 72 Jordan St Gregory house Teasel merchant  
 74 Jordan St St Mary's Convent  
 77 Jordan St Loveless House Gothic Revival built 1856  
 79 Jordan St St Mary's of the Lake  
 81 Jordan St St Mary's Rectory  
 109 Jordan St Forrest Weeks house

Lacy Road (route 359)

Map # 148 House north side just west of Weeks Road built 1835  
 Map # 149 House south side 3/4 mile west of Rte 41A built 1840

7 Leitch Ave Carriage house for 101 East Genesee St  
 10 Leitch Ave Howard  
 12 Leitch Ave  
 18 Leitch Ave  
 19 Leitch Ave Beach house built in 1823 and moved here in 1838 from where Roosevelt Hall is now  
 20 Leitch Ave  
 21 Leitch Ave  
 24 Leitch Ave  
 32 Leitch Ave  
 36 Leitch Ave John Parish house a Carpenter Gothic style house

1448 New Seneca Tpk. Stone house

641 Old Seneca Tpk  
 986 Old Seneca Tpk. Earl Manors  
 ??? Old Seneca Tpk Stone house ( Bergan's )  
 1861 Old Seneca Tpk. Davey house

5 Onondaga St  
 7 Onondaga St Delaney  
 9 Onondaga St McLean  
 10 Onondaga St Cahill  
 11 Onondaga St  
 18 Onondaga St  
 26 Onondaga St David Hall  
 27 Onondaga St Ralf Hall



69 West Genesee St Masters Greenhouse  
 West Genesee St Tice Motel  
 98 West Genesee St Evergreen Manor - LaFayette stopped here in 1824 and later was used as an  
 Underground Railroad station. Note the "Salem" doorway  
 West Genesee St Lakeview Cemetery - Civil War Monument and The Burrows Chapel

West Lake Road

Map # 128 House west side built 1870  
 Map # 129 House east side built 1870  
 Map # 132 House east side built 1835 just south of West Lake St & Kane Ave intersection  
 Map # 133 House west side built 1840 just south of Andrews Road  
 Map # 134 House west side built 1890 just north of Benson Road  
 Map # 135 Octagon School House built 1859 At intersection of West Lake Road & Benson Road  
 Map # 136 Liva Peck House 3109 West Lake Road west side built 1820 just south of Benson Rd  
 Map # 137 House west side built 1850 ¼ mile south of Benson Road  
 Map # 140 House west side built 1835 ¾ mile south of Benson Road  
 Map # 141 House 2825 West Lake road west side built 1845 1 mile south of Benson Road

West Lake Road continued

Map # 142 Gaylord Farm 2783 West Lake Road west side built 1825 1+ mile south of Benson Rd  
 Map # 146 House east side ½ mile south of Hencoop Road built 1830  
 Map # 147 House west side ½ mile south of Hencoop Road built 1855  
 Map # 150 House west side ¼ mile north of Lacy Road built 1840  
 Map # 151 House west side just south of Lacy Road built 1830  
 Map # 155 House east side just south of Heifer Road built 1870  
 Map # 156 House west side ¼ mile south of Heifer Road built 1860

2 West Lake St Lady of The Lake B & B  
 3 West Lake St Ardia Earl Boathouse  
 28 West Lake St Reuel Smith house, a Gothic Revival built in 1852 on Nat'l. Historic Regis.  
 36 West Lake St  
 46 West Lake St  
 50 West Lake St. Elias Thorne house  
 54 West Lake St  
 56 West Lake St  
 ? West Lake St Boathouse & Cottage  
 60 West Lake St Liegel  
 72 West Lake St Lynch Netherland Farms  
 83 West Lake St Roosevelt Hall built 1839 Greek Revival (regional style)  
 105 West Lake St Kenan Westgate  
 3384 West Lake St Ruston  
 3406 West Lake St Parker John Hazard  
 3405 West Lake St Reynolds Francis Sinclair

SITES



Austin Park  
Cliff-Shotwell  
School Campus  
Thayer-Austin

#### CEMETERIES

Lakeview  
Quaker  
St. Mary's  
Rte 321 between Mottville Rd & Stump Rd (east side of road)  
Shepards Settlement

#### VISTAS

West Lake Road at 1 mile point	overlook lake
West Lake Road at Thornton Grove (Hencoop Road)	overlook lake
Rickard Road aka Briggs Road	overlook lake

#### AREAS AND BUILDINGS

1. Skan. Falls Former Waterbury Felt Co. and "The Block"
2. Glenside Wollen Mill now Welch Allyn
3. Sinclair Chair Building in Long Bridge
4. Skaneateles Handicrafters Building Mottville
5. Two old dams along Charlie Major Nature Trail (old railroad road bed)
6. Area along Skan. Creek between Long Bridge and Stauffer Chem. Property presently owned by Charles Rounds. Former Wickstrom Const. Property Contains "The Chute"
7. Stone double arch bridge in Mottville
8. Various old barns through the town
9. Area of Gully Road presently Town owns the pond as part of old Federal Conservation Farm
10. Mud Lake Area and Valley to south including Gully Road





The purpose of this form is to document individual properties, features and views of architectural, historic, cultural and natural significance within the Skaneateles area that are instrumental in providing our Village and Town with its unique character. In completing this form, please be as specific as possible and see support materials for additional information.

**General Information**

Item Name or Description: \_\_\_\_\_  
Address: \_\_\_\_\_  
Grid Location: \_\_\_\_\_ Tax Map No.: \_\_\_\_\_ Date of Original Construction: \_\_\_\_\_  
Current Owner: \_\_\_\_\_ Use: \_\_\_\_\_  
Original Owner: \_\_\_\_\_ Use: \_\_\_\_\_  
Significant Intermediate Owner: \_\_\_\_\_ Use: \_\_\_\_\_

**Architectural Description**

Primary Architectural Style: \_\_\_\_\_  
Primary Exterior Materials: \_\_\_\_\_  
General Condition: \_\_\_\_\_ Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated  
Architectural Integrity: \_\_\_\_\_ Original Site & General Character \_\_\_\_\_ Moved (& Date)  
Major Modifications (date & description): \_\_\_\_\_  
Significant Architectural Features/Attributes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Historical/Cultural Description**

Describe primary Historical/Cultural aspects and persons relating to the site or structure:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Natural/Context Description**

Describe significant Natural/Contextual features inherent to the site:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Miscellaneous Information**

Provide any additional information unique to the site or structure:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_