

# Cayuga Heights Village Hall

836 Hanshaw Road, Cayuga Heights, New York

## Historic Structure Report

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CRP5640

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# Introduction

## Study Summary

The purpose of this study of the Cayuga Heights Village Hall is to identify a notable historic property, evaluate its significance and potential for proposal to a local, state, or national register of historic properties, evaluate its physical appearance and condition, and propose a financially feasible set of treatments that respect the historic integrity of the property while ensuring its long-term preservation and stability.

This study found that the Cayuga Heights Village Hall is a locally significant property with merit for proposal as a local landmark or historic property according to National Register Criteria B and C, its association with prominent local historical figures and its architectural distinction. It found that the building is in overall fair condition with much of its original historic fabric kept remarkably well-preserved except for some interior modernizations, but it is in need of substantial remediation for its moisture infiltration issues. Treatment recommendations focus primarily on remediation through the window and wall systems, as well as on repairs for the roofing system.

## Project Data

The property is located at 836 Hanshaw Road, Ithaca, New York. It is owned by the government of the Village of Cayuga Heights and currently in use as their primary municipal building. It is not listed on a local, state, or national register of historic properties.

# Part I: Developmental History

## Historical Background and Context

The Cayuga Heights Village Hall was constructed between 1926 and 1927, originally as a residence, known as “Stonecroft,” for Dorothy Cornell (1875-1942). Dorothy was a granddaughter of Ezra Cornell (1807-1874), founder of Cornell University, and youngest daughter of Franklin Cuthbert Cornell Sr. (1837-1908), a prominent landholder and manager of real estate throughout Tompkins County, but especially so in and around Ithaca and Cayuga Heights.<sup>1</sup> Dorothy herself was an artist, illustrator, and bookbinder, who was raised in the Cornell estate at Forest Park, set up a bookbindery there, and eventually moved out to the town of Sugar Hill in New Hampshire where she ran another bookbindery. She moved back to Ithaca at age fifty-one, marking her return with the construction of Stonecroft, and continued her artistic activities there.

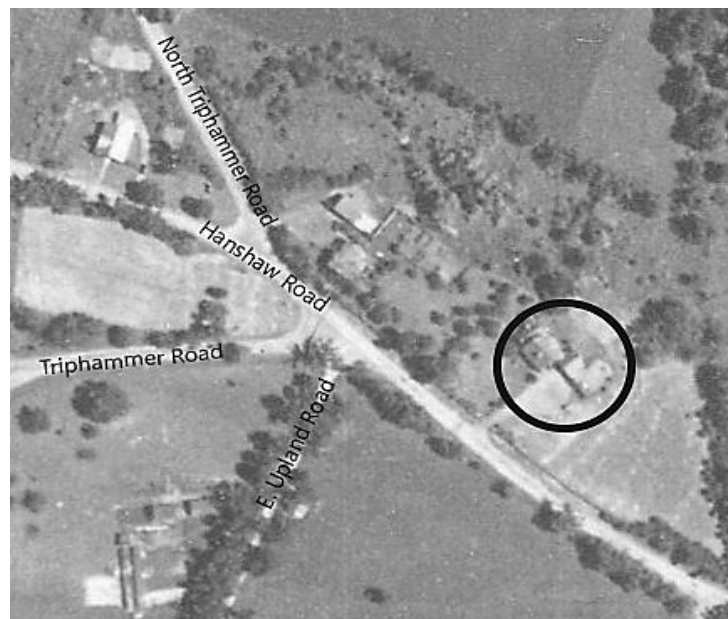
Dorothy was gifted nearly five acres of land for Stonecroft from her sister, Eunice Cornell Taylor (1862-1942) and brother-in-law Charles Leigh Taylor (1864-1932).<sup>2</sup> The two lived next door and operated a dairy nearby, with the general Hanshaw Road region in which Stonecroft was constructed being largely agricultural in nature, lacking the urban development patterns of Ithaca proper. Much of what would become Cayuga Heights was indeed undeveloped or agricultural well into the 20th century, until investments by Jared Treman Newman and Charles Hazen Blood, having brought nearly 1,000 acres of land (many of these acres purchased from Dorothy’s father, Franklin), spurred the creation of Cayuga Heights as a

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<sup>1</sup> “Franklin Cuthbert Cornell Sr.,” FindaGrave, <https://www.findagrave.com/memorial/172201621/franklin-cuthbert-cornell>.

<sup>2</sup> Beatrice Szekely, *The Story of Marcham Hall*, 2015, 1-3.

quiet, bucolic suburb of Ithaca, largely populated by Cornell faculty, and largely built up with houses evoking romantic and rural styles, from the Tudor to the Craftsman.<sup>3</sup> Stonecroft fit well into this paradigm, taking its name from a Scottish term for a rural masonry cottage, and built in the style of an English rural homestead. The village historian, Beatrice Szekely, believes that it may have been designed by Helen Binkerd Young, a local architect who, along with her husband George, designed several similarly-stylized buildings in Cayuga Heights. The map below shows the sparse, rural nature of Hanshaw Road at the time, and the ring of woodlands that once existed behind Stonecroft.



An aerial view of Cayuga Heights in 1938, Stonecroft circled, before the commercial developments of post-World War II Cayuga Heights. Dorothy's sister Eunice lived in the estate to the northwest. From Beatrice Szekely, "The Story of Marcham Hall."

Dorothy's tenure in Stonecroft was, unfortunately, short-lived. During the Great Depression, the Cornell family fortune suffered greatly, forcing Dorothy to sell Stonecroft and move in with Eunice in 1937. Stonecroft was sold to Franklin Cornell III, her first cousin once removed, and he and his wife both owned the house and took control of Eunice and Charles'

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<sup>3</sup> "Newman and Blood Lay Out a Suburb," Village of Cayuga Heights History, <http://www.cayugaheightshistory.org/a-university-suburb.html>.

dairy farm. Eunice and Dorothy passed in 1942, and upon Franklin's passing in 1945, his wife, Emily, sold Stonecroft outside the Cornell family for the first time. The first apparent owner appears to be Herman C. Jones, president of Cayuga Pottery, who is marked as the owner of 840 Hanshaw Road (Stonecroft's former address) in the 1947 city directory.<sup>4</sup> By 1949 the home was owned by Edward F. Hall, an obstetrician and gynecologist, and by 1954 it was owned by Gardiner M. Rogers, an engineer.

The nature of the neighborhood changed greatly with the suburban growth and ensuing commercial development catalyzed by the end of World War II. The Community Corners commercial plaza was built across the road in 1947, and in 1954 Cayuga Heights had grown through annexing a group of abutting neighborhoods. Around 1967, the Village Green shopping center was constructed directly to the east of Stonecroft, where the woods once were. Even Stonecroft's garage had become subsumed into the commercial growth, used as a jewelers' store in 1969, and Stonecroft itself was almost purchased by a steakhouse in the same year.<sup>5</sup> The local government, quickly outgrowing its space inside the Pleasant Grove Road fire station, began looking for a new space. Under Mayor Frederick Marcham, the village government successfully purchased Stonecroft, then owned by Chase and Hewitt Realty, in 1969.

Thus in 1969 Stonecroft became the Cayuga Heights Village Hall, named Marcham Hall in 1989 following the Mayor's retirement.<sup>6</sup>

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<sup>4</sup> "Ithaca's Classified Business Directory: 1947," H.A. Manning Co.

<sup>5</sup> Szekely, "The Story of Marcham Hall," 11-12.

<sup>6</sup> Szekely, "The Story of Marcham Hall," 12-13.

## Chronology of Ownership and Occupancy<sup>7</sup>

Dorothy Cornell	1927-1937
Franklin and Emily Cornell	c. 1937 - 1945
Herman C. Jones	1946 - 1949
Edward F. Hall	c. 1951 - c. 1953
Gardiner M. and Margarite Rogers	c. 1954 - 1966
Chase and Hewitt Realty	1967 - 1968
Village Government of Cayuga Heights	1969 - Present

### Statement of Significance

The Cayuga Heights Village Hall falls under National Register Criteria B, for its association with the lives of persons significant in the history of Cayuga Heights and Ithaca more broadly, and C, for its distinctive architectural characteristics that embody the characteristics of a style and period of construction and that possess high artistic value.

To expand upon Criteria B, the house was originally built for a member of the Cornell family, whose presence in Cayuga Heights contributed to the shaping of the town, especially its central commercial district within which the house was built. Dorothy Cornell was the granddaughter of Ezra Cornell, significant to the broader patterns of Ithaca history through his establishment of Cornell University. She was also the daughter of Franklin Cornell, who contributed to the family's wealth through his immense real estate holdings; 650 acres of the land that would become the original Cayuga Heights were purchased from Franklin by Jared

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<sup>7</sup> Ownership information post-Cornell gathered from editions of H.A. Manning Co.'s "Ithaca's Classified Business Directory."

Newman and Charles Blood in 1901, and within those same lands would Dorothy, supported by the wealth of her family, construct her home, Stonecroft.<sup>8</sup> That a Cornell-built household would become the administrative center-piece of Cayuga Heights decades later seems a fitting twist of fate for the Cornells and for the village itself.

Dorothy herself was an artist, bookbinder, photographer, printmaker, and all-around eclectic figure. She operated bookbinderies in New Hampshire but also, for a time, ran a bookbindery out of Ezra Cornell's Forest Park homestead. Her artistic endeavors cultivated friendships between other like-minded women of the time, independent artists, authors, leather-workers and bookbinders, such as with the Prat sisters of Nova Scotia, who had their own successful bookbindery in New York City.<sup>9</sup> She illustrated the book *Passion and Pageant* by Elfrieda Hochbaum Pope of Ithaca, one of the first graduate students of Northwestern University in 1899, a teacher of German literature, and a prolific writer of literary criticism and women's rights concerns.<sup>10</sup> Assuming Helen Binkerd Young to be the architect of Stonecroft, her and Dorothy's relationship would exemplify yet another way in which Dorothy sought to form connections with and employ the work of notable female artists and artisans at a time when women, in many cases, were just starting to graduate with advanced degrees and forge independent paths in the creative and humanistic arts.

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<sup>8</sup> Jane Dieckmann, "Cayuga Heights: A Century of Elegant Suburbia," *Ithaca.com*, Jun. 11, 2015, [https://www.ithaca.com/news/cayuga-heights-a-century-of-elegant-suburbia/article\\_bd9eaf42-0f11-11e5-a49c-fb626ba753ae.html](https://www.ithaca.com/news/cayuga-heights-a-century-of-elegant-suburbia/article_bd9eaf42-0f11-11e5-a49c-fb626ba753ae.html).

<sup>9</sup> *May Rosina Prat and Dorothy Cornell operating the book press at Dorothy's book bindery at 'Forest Park,' Ithaca, New York, 1900*, photograph, Nova Scotia Archives, <https://archives.novascotia.ca/prat/archives/?ID=97>.

Annie L. Prat, *From the Maple Wood, Sugar Hill, N.H.*, 1920, watercolor, Nova Scotia Archives, <https://archives.novascotia.ca/prat/archives/?ID=22>.

<sup>10</sup> "Miss Cornell, Artist, Dies," *The Ithaca Journal*, Nov. 30, 1942, <https://www.newspapers.com/article/the-ithaca-journal/110456100/>.

"The Early Years: Graduate Students, 1869-1909," Northwestern University, <https://www.northwestern.edu/hidden-no-more/graduate-students/the-early-years.html>.

"Author: Elfrieda Hochbaum Pope," WikiSource, [https://en.wikisource.org/wiki/Author:Elfrieda\\_Hochbaum\\_Pope](https://en.wikisource.org/wiki/Author:Elfrieda_Hochbaum_Pope).



To expand upon Criteria C, the Cayuga Heights Village Hall is a remarkable and unique example of the English Cottage/Rural Revival styles popularized in the first few decades of the 20th century, for which the rural, garden-suburb nature of Cayuga Heights was a particularly fertile ground. Owing to its location and its use as the village seat of governance, the Village Hall is perhaps the most public of such buildings in the village, as well. It is a unique structure, custom-designed to the preferences of Dorothy (with its dovecotes for bird-watching, two-car garage for her love of motoring, studio space, and conservatory) while retaining a distinct look meant to emulate rural Scottish homesteads. Its interiors, too, are full of distinct artisanal touches, from the long-weathered, ax-marked oak beams to the elaborate rustic fireplaces. Further, it represents a distinctly 1920s/30s style of construction, with its hollow clay tile structural system.

Lastly, the house may have been designed by an architect of particular artistic and historical merit, Helen Binkerd Young, in which case it would be notable as a solo work by one of the first female Architecture graduates at Cornell.

The period of significance is currently defined as being between 1927 and 1945, to note the time that the Cornell family owned and occupied the building, and to note the specific architectural and stylistic milieu that the building was borne out of.

## Construction and Development

The house began construction in autumn of 1926 and finished in 1927. According to a relative of Dorothy, Deborah Cornell Henderson, the work was performed by a local contractor named Joe Campbell. A high degree of artisanship was involved in the house's construction, visible in the handmade wrought-iron door hinges and latches, and the many Arts & Crafts style flourishes in the use of oak and teak woodwork throughout the house.<sup>11</sup> Dorothy Cornell's photographs from Dorothy's photobook of her early years in the house demonstrate that the exterior has changed very little over the past century. The major exterior changes include the back extension, the portico over the front entrance, and the replacement of the doors and windows on the garage.



The southwest and southeast elevations of the property, 1928. Note the original wood garage doors and the original entrance. From Dorothy Cornell's photobook.

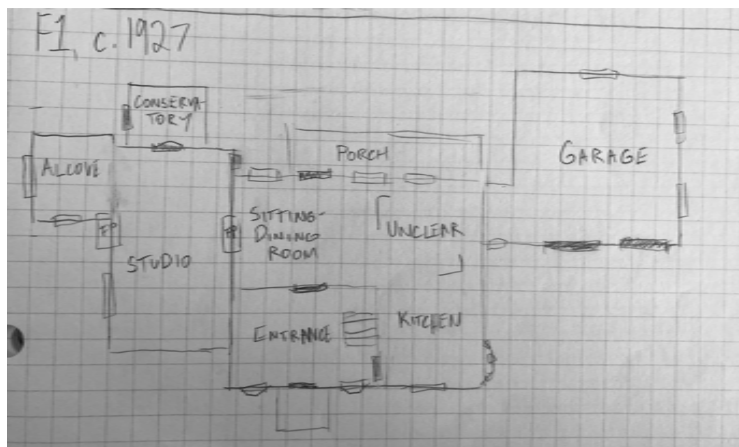
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<sup>11</sup> Deborah Cornell Henderson, "A Resident's History of the Stone House," *The Ithaca Journal*, Aug. 10, 2005.

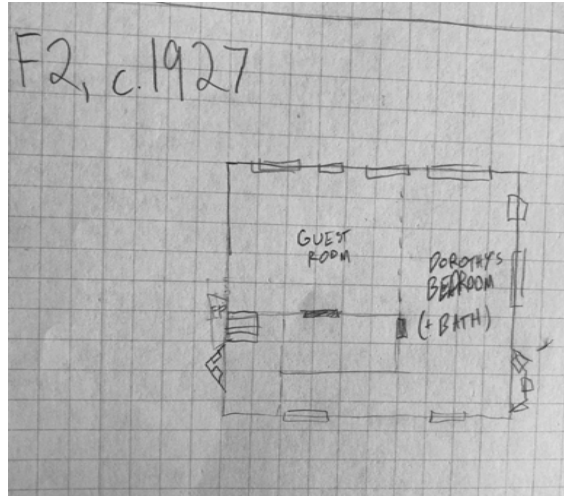


The northeast elevation of the property, 1928. Note the original windows of the garage and the former porch behind the main mass. From Dorothy Cornell's photobook.

When the village purchased the property to serve as the Village Hall in 1969, the Village Engineer Jack Rogers repaired the windows and interior plastering, and installed linoleum flooring throughout the new police department. By 2005, a portico was attached to the front entrance, and the garage doors were replaced. In 2012, a 550 square foot extension designed by architect Todd Zwigard was added to the back elevation of the main mass to create a new office for the police department, add a handicap-accessible entrance, and add two restrooms.<sup>12</sup>



<sup>12</sup> Szekely, "The Story of Marcham Hall," 13-14.



Approximate floor plan of the Cayuga Heights Village Hall in 1927, first and second story. It is unclear whether the back half of the kitchen was a continuation of the kitchen or served another purpose.

The layout of rooms inside has remained the same since its original construction, although their usages have changed. The kitchen and garage have become the Police Department; the sitting-dining room has become the Jury Room; the studio has become the Village Court and the alcove the office of the Village Justice; the Guest Room has become the Village Engineer's office; and Dorothy's bedroom has become the Village Clerk's office.

## Physical Description

### Setting and Site

The Cayuga Heights Village Hall, also known as Marcham Hall, is located at 836 Hanshaw Road along the main thoroughfare of Cayuga Heights. The building is built on an intercardinal axis, with its front façade facing southwest, toward Hanshaw Road, which runs parallel to the building. The building is surrounded by lawn on all sides, most prominently to the northeast and southeast, and is then encircled by a parking lot serving both the building itself and the Village Green commercial complex to the southeast. Across the road to the southwest is the Community Corners shopping district. To the northwest are commercial office buildings occupying the former Eunice Cornell and Charles Taylor estate. To the northeast are woodlands that eventually give way to heavily-wooded, low-density residential neighborhoods. Cayuga Heights itself is largely characterized by the presence of these semi-rural suburbs built along curvilinear roads, mimicking the topography of the area, as the curves of Hanshaw and its adjacent roads attest.

The Village Hall is a 4,665 square foot property consisting of multiple volumes joined together, labeled in Figure 2.1 for reference, moving in a clockwise direction from the main volume, A. These include a front-gabled wing to the northwest (B), a side-gabled wing to the northwest (C), a greenhouse (D), a back extension to the northeast (E), and a garage (F). B is affixed to A along A's northwest wall, with C projecting from B's northwest wall. D extends from the back southeast wall of B. E is appended to the length of A's back southeast wall. F attaches to A through a corridor on A's southeast wall.

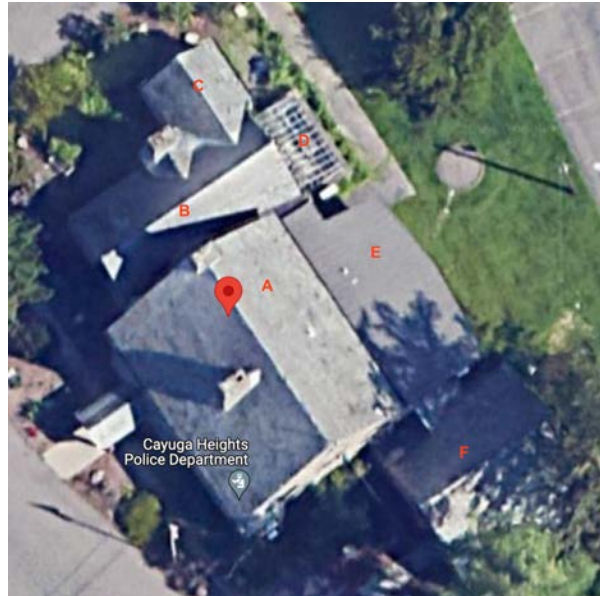


Figure 1.2. The constituent sections of the Cayuga Heights Village Hall, labeled in red. Google Maps, 2023.

## Exterior

Sections A, B, C, and F are standardized in their basic characteristics and materiality, while the greenhouse and the back extension differ. The walls are irregularly-coursed rough-cut ashlar fieldstone with thick mortar. Most of the windows of these masses are leaded casement windows with diamond-shaped panes, and the windows generally have sills and/or lintels made of thick wood members, all painted brown. Many of the windows, particularly those on the more prominent locations, have storm windows.

For the aforementioned masses, the roofs are all gabled, steeply pitched, with slate shingles. The slates are multi-colored, and their generally mottled appearance of grays and greens, as well as the appearance of red-colored shingles, suggests that they are from the New York-Vermont slate region; red slates in particular are associated with the town of Granville and

Washington County, New York, right on the border with Vermont, though there is no official documentation to support this.<sup>13</sup>

The eaves only slightly overhang the slope sides, and do not overhang along the gable ends. All three chimneys are made of the same stone as the walls, with concrete chimney caps, and coping stones.

The gutters are copper and run consistently along the slope sides of the gables with downspouts at most corners, and the flashing is lead-coated copper, found along the base of chimneys, around the roofing of the oriel windows, and along the roofing of the portico.

### *Section A*



Section A, southwest (L) and southeast (R) elevations.

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<sup>13</sup> Jeffrey S. Levine, "Preservation Briefs 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs," National Park Service Heritage Preservation Services, 7.



Section A, northwest (L) and northeast (R) elevations, including Section E.

The main volume of the Cayuga Heights Village Hall is Section A, which adjoins all the other constituent parts and is the largest among them. It is a 2.5-story, rectangular mass beneath a steeply-pitched side-gabled roof. The first story is taller than the second and the attic story is large, owing to the pitch of the roof. The fenestration is asymmetrical, particularly along the southwest façade, and the windows come in a multitude of sizes. There is a chimney in the center of the slope side of the roof facing southwest, and another chimney at the gable peak along the northwest wall.

**Southwest Elevation:** The southwest façade of Section A is six bays wide. On the first story, from the north, there is an oriel window, a door, another matching oriel window, a blank bay, a tripartite window, and another blank bay.

The two oriel windows are semi-hexagonal, with two narrow tall windows on the front and one of the same windows on either side, with wood window trim. The two are attached by a hipped portico with a gabled projection over the door. The roof to the portico has slate shingles, like the roof of the building itself. The door is a single door made of tall vertical planks of oak with metal hardware, likely iron, surrounded by a thicker band of trim. The gabled projection is



supported by two squared columns with attached brackets. Visible on the underside of the gable are thin plinths of wood. The gable end itself is underscored by thick bargeboard-like trim.

The remaining window is a tripartite window of squat rectangular sashes. The dimensions of these windows do not match the dimensions of any other windows on the elevation. The windows have brown wood trim and a thick wood lintel.

On the second story, from the north, there is a blank bay, a tripartite window over, two blank bays, another tripartite window, and another blank bay. The second story windows do not align with the first story windows. These windows are placed directly underneath the eaves of the roof.

The window to the north has three tall, narrow windows grouped together with rectangular panes, ten in each window, and a wood sill. The window to the south has three short, square windows with diamond-shaped panes grouped together with wood framing.

Along the bottom of the slope of the roof are small metal snow guards.

Northwest Elevation: The northwest elevation is largely obscured by the protrusion of B, which begins one bay's width back from A's front. On the second story, toward the front, is an oriel window containing two paired windows with diamond-shaped panes which together form a triangular shape, topped by a pyramidal slate-shingle roof, and built into wood framing. Toward the tip of the gable are two separate, narrow windows recessed into the stone. The gable peak is broken up by the chimney, which is flush and continuous with the wall itself.

Northeast Elevation: The northeast elevation has its first story obscured by the nearly full-width back extension, E, leaving only the second story windows visible. As on the parallel southwest, the windows are built directly underneath the roofline. There are multiple downspouts

that lead down to the gutter system of E's roof. Along the roof are metal units for bathroom ventilation, which appear to be made of sheet lead.

From the north to the south is a blank space, a tripartite window, a single window, another tripartite window, and a grouped window of four. The first tripartite window has diamond panes in its side windows while the center window contains a single pane with a built-in air conditioning unit. The individual window contains six small rectangular panes with a wood sill and framing, and is smaller than the rest of the windows, not reaching down to the roof of the extension as the rest do. The next tripartite window is similar to the first, but with all three windows containing diamond-shaped panes. The four grouped windows each contain four rectangular panes, except for one which contains the air conditioning unit.

Southeast Elevation: The southeast elevation is asymmetrical as well. Closest to the front facade is a 2-story semi-hexagonal bay projection with a hipped roof clad in slate shingles. The windows are not connected by trim but are each individually placed on the three sides of the bay. The windows are all within a wood frame with sills, but the windows on the flat front side are wider and contain one upper pane with an AC unit in the lower sash, while the windows on the sides are narrower and have standard diamond-shaped panes.

To the east of the projection is a single door, made of wood, without any trim. Then under the center of the gable peak is a small square four-pane window with a pronounced sill, and then to the east is a tripartite window with tall narrow sashes, diamond-shaped panes, and a thick lintel. Adjacent is the corridor that attaches to the garage.

In the center of the second story is another tripartite window with tall narrow windows, but with square panes, ten in each, and no lintel. Next to this window, above the roof of the hyphen, is a narrow window with a wood sill. Above the center window is a smoothly-tooled

square stone beneath drip molding with a keystone, originally a sundial. In the peak of the gable is a single narrow window with no trim.

*Section B*



Section B, southwest elevation (L) and northwest elevation (R).



Section B, northeast elevation, showing Section D.

Section B is a 1.5-story rectangular front-gabled mass attached to the northwest wall of the main volume A, pushed back by several feet from being aligned with A's front facade.

Southwest elevation: The wing is three bays wide along its southwest elevation with one wood-framed window slightly off-center from the middle. The window is tripartite, with three tall narrow rectangular windows on the bottom and three squat transom windows above each, and a wood sill. All of the panes are diamond-shaped, for both the windows and the transoms.

Northwest Elevation: From west to east, there is one bay with a window, a wide wall chimney, and then the projecting wing C cutting into the side of the chimney and widening the building's length by another bay. The window, which is directly underneath the eaves, is the same style as that on the front facade but without the transoms overhead.

The chimney narrows toward the top through a sequence of two steps, the first right below the eaves and the second above the roof, with a coping stone on the exposed first step and slate shingles on the two exposed steps above the roof.

Northeast Elevation: There is a door in the center that leads out to the greenhouse, D.

### *Section C*



Section C, northwest and southwest elevation.

Section C is a 1-story side-gabled wing projecting from the back of Section B's northwest elevation, built with standard roofing, walls, and windows.

Southwest Elevation: There is one tripartite window with diamond panes and a sill, close to the roofline and close to where the wing connects with B.

Northwest Elevation: There is one large window in the center, which contains four narrow rectangular windows grouped together with a squat transom above each. In the bottom eastern corner of the window is an AC unit, with the rest of that sash containing a single solid pane of glass rather than diamond panes. There is a copper or copper-coated kalamine screen over the center two windows. There is a thick wood lintel above. There are two air holes for a crawl space close to the ground, one in each corner.

Northeast Elevation: The northeast elevation has no fenestration.

### *Section D*



Section D, facing northwest (L), and abutting E (R). For a full view of the greenhouse, see Section B.

Section D is a 1-story greenhouse slightly less than the full width of the northeast elevation of mass B. Projects from B's wall in the shape of half a trapezoid, with the vertical

lines being parallel but the greenhouse roof descending down in a slope. There is an exterior wood door on the northwest elevation with two columns of four glass panels, and two solid panels below.

There is a solid half-wall of stone and mortar around all three sides with concrete coping, while the rest of the walls and the roof are made of glass. Some of the glass has been replaced by plexiglass. The greenhouse is held together by teak wood members, with some metal components around the roof, particularly for the operating mechanism that opens up a row of roof panels to let heat in and out of the greenhouse. This mechanism is original and still functions. There is an external AC Unit for the greenhouse to the south.

### *Section E*



Section B, projecting southern half. For the entrance to the extension, see Section D. For a full view of the extension, see Section A.

Section E is a 1-story full-width extension along the back northeast elevation of the main volume A. The entrance to Section A abuts the southeast wall of B, and is recessed by about half the width of the rest of the extension. It is a wood door with a full-height glass panel and a transom window above.

The walls are clad in wood novelty siding, with vertical trim at the corners. The foundation is concrete, and the roof is a low-pitched shed roof with corrugated metal panels and overhanging eaves.

E is four bays wide, each bay containing a short, wide rectangular window close to the underside of the roof. The southern half of the extension projects by about a foot from the northern half.

*Section F*



Section F, southwest (L) and southeast (R) elevations.



Section F, northeast elevation of the hyphen (L) and garage (R).

Section F, the former garage, is a 1.5-story front-gabled structure with standard roof and wall style.

Southwest Elevation: The southwest elevation is about as wide as two one-car garage doors, separated from each other by about two feet of wall. The doors have thick wood lintels above them. Each former garage door has been filled in with vertical wooden slats. The door to the north now contains a two-pane wide sliding window with brown wood sashes in a wood frame with a pronounced sill. The door to the south contains a standard single-width six-panel door, painted white, with metal hardware. Next to the door, to the south, is a matching sliding window.

Under the peak of the gable is a pyramidal series of dovecote holes with protruding stone sills, which descend from the top in a 1-3-4 series.

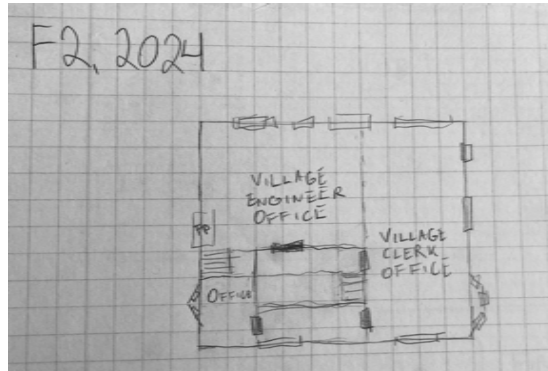
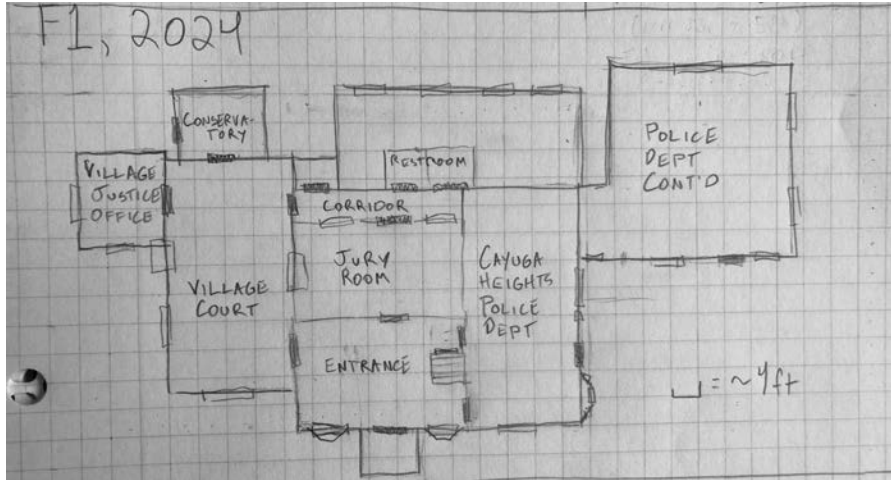
Northwest Elevation: On the other side of the hyphen, facing northeast, is the back extension E and the rest of the northwest elevation of the garage. The slope of the hyphen gable extends further to the northeast.

Northeast Elevation: There is one group of windows in the center of the elevation, which consists of two nine-pane windows separated by a wood section, grouped in a wood frame with a sill and lintel. The lintel is partly obscured by metal pipework.

Southeast Elevation: F attaches to A through a small hyphen continuous in style, with a low-pitched side-gabled roof. Inside the hyphen is a small four-pane window with a wood sill. The southeast elevation is three bays wide, containing two windows in the front and back  $\frac{1}{3}$  of the wall. The windows are rectangular but short, containing only one pane, set in wood frames with slightly projecting sills.



Interior



Approximate floor plan of the Cayuga Heights Village Hall in 2024, first and second story.

*Lobby*



The lobby, facing toward the entrance (L), and from the entrance into the Jury Room (R).



The lobby, facing the Village Court (L), and the alcove behind the stairs ©.

The main entrance on the southwest facade of Section A leads into the lobby, three bays wide. To the right is a staircase and, between the staircase and the exterior wall, a doorway to the police department. To the left is a double-doorway to the Village Court housed in Section B. Straight ahead is the double-doorway to the Jury Room. The lobby ceiling for the lobby is mostly open, with a perimeter of balconies along the interior and exterior walls but an opening in the center that allows one to see the second story ceiling. To the left of the entrance, however, there is an overhanging, enclosed portion of the second story.

The floor of the lobby is made of slate tile cut into rectangles of varying sizes. A single band of tile extends along the bottom of the walls. The floor slopes up slightly toward the door, forming a ramp.

The walls are done in plaster, as is the ceiling of the second-floor and the ceiling beneath the overhang to the left. Massive oak beams support the length of the overhang with smaller wood beams for the width, and this pattern is repeated for the balconies, but instead of plaster between the beams, the ceilings themselves are clad in wood planks. The oak beams were likely

weathered outside to dry out when originally installed, and they are cut with many ax marks, perhaps intentionally.

The two oriel windows form small nooks, with radiators below.

The flooring of the staircase is done in wood planks, with a possibly wrought iron handrail toward the interior, and a band of wood trim with a wood handrail along the wall. There is a small alcove underneath the stairwell by the wall to the Jury Room, with a door built into the space beneath the stairwell, leading to the basement, and another door on the perpendicular wall. Both are wood doors with possibly bronze hardware and decorative wrought-iron hinges.

The door to the police department is made of large wood slabs with a single window pane toward the top and possibly brass hardware, and there is a wood door frame around it. The French doors to the village court contain alabaster-patterned glass with copper sashes and bronze hardware. The French doors to the Jury Room contain glass panels.

### *Village Court*



The Village Court, facing the greenhouse (L) and up to the ceiling (R).



The Village Court, facing the alcove (L) and the fireplace (R).

The Village Court has massive exposed gabled trusses made of oak rafters spanning the entire length, with collar ties in the gable ends and in the center of the ceiling. There is a band of oak beams spanning the top of the walls where the roof begins. The floor is done in wide hardwood planks. The walls and ceiling are done in plaster.

There is a fireplace in the center of the northwest wall, with wood posts on either side and a thick wood mantle. The hearth appears to be done in slate or another kind of dark gray stone, and the fireplace is faced with stone with bricks visible in the interior. It is no longer an active fireplace.

To the right of the fireplace is a built-in shelf in the shape of a pointed arch, complete in dark wood with large glass panels. In the corner of the northwest wall is the doorway to the alcove, the Village Justice's office, which is a wood door with wrought-iron hardware and decorative hinges.



Village Court bathroom, door detail (L), sink (C), and toilet and medicine cabinet (R).

On the wall facing the jury room is the door to a bathroom. The door is wood with wood trim and wrought-iron hardware and decorative curling hinges. The bathroom has white octagonal tile on the floor and square black tile on the walls, with ceramic fixtures that are likely original, and a wood-paneled medicine cabinet with iron hinges.



Greenhouse, interior.

The French doors to the greenhouse are wood and have square glass panels. To their right is a radiator. The greenhouse is still active in its original use.

## *Extension*



The corridor with the extension on the left (L), and the original exterior wall of Section A, now the wall of the Jury Room (R).

The extension contains the original northeast exterior wall of Section A, which is still exposed and visible in its mostly original form; there is a French door in the center with tripartite, diamond-paned, leaded casement windows on either side, all with wood lintels, set in stone walls. The new walls are plastered, and the new flooring consists of staggered rows of square slate tiles. The ceiling is made of light-colored thin wood planks. There are doors to the bathrooms, each made of wood in wood trim with dark-colored metal hardware. There is wood molding along the base of the walls.

## *Jury Room*



The Jury Room, facing straight through to the corridor of the extension (L) and facing left to the fireplace on the wall to the Village Court (R).



The Jury Room, facing right to the wall with the Police Department.

The floor of the Jury Room is made of light-colored wood planks, and the walls and ceiling are done in plaster. Simple crown molding runs along the walls.

The original exterior windows are recessed into the walls, forming small nooks with radiators below.

The fireplace surround on the wall shared with the Village Court is made of ornately decorated Carrera marble, with dark veining and floral motifs at the corners and in the center of the mantle. The inner fireplace appears to be made of metal, perhaps iron, or is otherwise made

to appear like iron, with molded floral motifs as well. The hearth is made of marble slabs. On either side of the fireplace is a shallow, rounded recess, which perhaps originally contained built-in shelving or doors that have since been covered up. The opposite wall has a door in the corner closer to the lobby, painted white with wood trim.

### *Police Department*

The police department occupies the southeastern third of Section A, part of the extension E, and the entire garage F. The interior of the department has been greatly modernized and does not retain its historic character or original features.

### *Offices*



View from the inner balcony, facing the balcony along the southwest wall. The door to the left leads to village offices, and the door to the right leads to a small office and the staircase to the attic.

The village offices occupy the entire second floor of the hall.

The stairwell in the lobby leads to a landing with the Village Clerk's office to the right and the Village Engineer's office straight ahead, though the door to the Engineer's office is set further to the left of the stairs. The offices follow a generally open floor plan with the original partitions seemingly still intact.



The Village Clerk's office spans the entire southeastern third of the second floor. It leads to another balcony above the first-floor entrance, which in turn leads to another office with the entrance to the attic. The balcony contains a radiator built into a rounded niche, as well as a tripartite window, which is recessed into the wall to form a small nook. The office with attic access contains the small paired oriel window, which creates space for a small nook. It also has a small fireplace, with wood trim and wood mantle, plastered surrounds, stone facing and hearth, and a brick interior.

All of the doors on the second floor are wood with wood trim and iron hinges. The flooring consists of light-colored wood planks throughout. The walls and ceilings are plastered with wood molding along the base, but no wood beams along the ceiling.

### *Attic*



The finished (L) and unfinished (R) gable ends of the attic, with the exposed chimney in the finished section.



The center chimney of the attic.

The attic contains two areas separated by a doorway, both spanning the full depth of Section A, with the northern area by the staircase being finished while the southern area has its structural and insulating systems exposed. Along the staircase is a chimney in the center of the wall, with its bricks exposed, and a narrow window inside a recess on either side. The finished section is carpeted with plastered walls.

The unfinished section contains exposed structural clay tiles in the gable end, with the slope ends made of visible structural wood rafters with insulation filling in the gaps between, and exposed collar ties spanning the width of the attic. The clay tiles are largely square and regularly coursed in a running pattern, but there is a thick band of rectangular blocks laying stretcher-style in the center of the wall. There is a window in the gable end which has a stack of bricks atop it instead of clay tiles.

The floor of the attic consists of diagonally-laid wood planks. In the corner of the unfinished section, by the entrance to the finished section, is the brick flue of another chimney, which has an extra perpendicular width projecting from one side.

## Basement



Stairwell to the basement and hollow clay tiles (L), brick chimney (C), concrete block foundation (R).



Exposed hollow clay tiles in the basement (L), dehumidifier (R).

The basement has a mostly open floor plan with two sections, and it contains the building's pipework and apparatus for its energy and HVAC systems. The first section closer to the staircase contains the radiator and reservoir. The second section, toward the back of the house, contains a dehumidifier connected to sump pumps.

Painted- or plastered-over hollow clay tile, used as the building's foundation and structural system, lines the stairwell down to the basement, still leaving visible the tiles' scarification.

Much of the basement walls consist of said tile but without any finishing. There are other sections of the basement that are made of concrete block or poured-in-place concrete.

There are brick piers in the basement that line up with the chimneys and contain small holes, presumably for chimney clean-out. There are two closed-up openings, one in each section, that likely functioned as coal chutes.

There is a wood-framed doorway in the second section that leads to a concrete stairwell, but the stairs are no longer used for any purpose and it is unclear where they lead.

### *Systems*



Basement, natural gas hot water heater and reservoir.

The Village Hall does not have a sprinkler system, but it does have a heat detection system with alarms that notify the fire department

The steam radiators are all still in use and connect to a natural gas hot water system in the basement, where there is a single boiler for all radiators. The basement contains a dehumidifier

to handle moisture issues, which empties into three different sump pumps, which are then led out to a rain garden in the backyard of the Village Hall.

Many of the rooms have their own external AC units.

None of the chimneys are currently in use.

## Condition Assessment

### Exterior

#### *Roof*



Slate shingle condition along the southeast elevation of Section F (L) and the southwest elevation of Section C (R), showing delamination and the piecemeal addition of new shingles.

The roof is in overall fair condition and, importantly, has not had any reported issues with leaking. Over time, however, many slate tiles have fallen or popped off or otherwise needed to be replaced. The most common cause of this has been moisture infiltration coming from the interior or up from the walls, which causes bulging of the ceiling plaster and/or of the sheathing beneath the tiles, which in turn pops the tiles off from their attachments. The village hall has a stock of slate tiles for replacement where needed and does so in piece-meal fashion rather than replacing the roof wholesale. The new slate tiles don't always match in shape and can look discordant with the older tiles, which are often heavily delaminated and eroded around the edges.



Black and green biological growth on the northwest roof of Section B (L). Rust stains on the shingles of the portico (R).



Accumulated biological detritus and yellow-green biological growth on the northeast roof of the hyphen.

Some of the slate tiles have started to show signs of rust from the oxidation of the metal nails used to attach them. There are large patches of biological growth, namely on the northwest roof of Section B, where the growth appears in the form of green moss or lichen as well as black biological staining. There are lots of pine needles and other organic detritus between the slates of the northeast slope of the hyphen, and many of its tiles are stained green from biological growth.



Mortar joint separation between the wall and roof on the northeast wall of Section F (L) and the southwest wall of Section B (R).

On the gable ends, where the roof meets the wall, there is a thick band of mortar between them. In some locations, namely the northeast wall of section F, the mortar joints have started to crack and detach themselves from the stone wall, with clear fissures. Smaller cracks can be found on the northeast wall of Section B, where there are white inclusions at various points in the mortar that may be from former repointing or caulking efforts but which do not appear to attach well to the rest of the structure. Similar white lines along the mortar appear in better shape along the gable ends of Section A and the southwest elevation of Section B.



Rust on the flashing above the bay projection (L) and the portico (R).

The lead-coated copper used for flashing around the roof is heavily rust-stained and discolored in some parts, such as above the bay projection on the southeast and above the entrance portico.

### *Walls*



Moisture damage and staining between the eastern windows on Section A (L), next to the western oriel (C), and at the junction of Section A and B (R).

There was no gutter system for the building until the last five or six years, which means that there are some portions of the wall system suffering from severe moisture infiltration.



Prominent areas for visible moisture damage include the wall between easternmost windows on Section A's southwest elevation, up to the roofline; the wall next to the westernmost oriel on Section A; corner where Section A meets Section B; the northeast wall of the hyphen, especially in the corner where it attaches to section F; the chimney between B and C, especially below the coping stone, with damage that extends onto the adjacent wall of B; by the window on the southwest wall of C; and below the window on the northwest wall of C. This moisture damage consistently takes the form of dark black staining from water, salt deposits or efflorescence, and possible ensuing biological growth.



Moisture damage and staining (L), large cracks (C) missing mortar and stone and efflorescence striations (R), all on and around the chimney between Section B and C.

The chimney and wall area between B and C has white striations from salt leaching, as well as large chunks of missing mortar and loose or missing pieces of stone. This area also has large cracks suggesting movement.



Rotting wood member, rusted copper window screen, efflorescence striations, biological growth on masonry, and small cracks in the mortar beneath the window on the northwest wall of Section C.

The stones directly beneath the window on the northwest wall of Section C are stained yellow from biological growth, likely exacerbated by the presence of a rotting wood member for the window sill. Below this row of stones, the stones have white striations from efflorescence, and there are several small cracks in the mortar.



Moisture staining, biological growth, rust staining, efflorescence, and cracks in the mortar of the hyphen and Section F.

The darkened stones around the hyphen and its corner with Section F also have striations from efflorescence, bright green biological staining, and one large patch of rust-colored staining from a poorly-maintained metal pipe. There are also cracks in the mortar toward the bottom and at the top underneath the gutters; there appears to be missing material around the gutter straps, as well.



Vegetation growing along the northeast walls of Section C (L) and Section B (R).

The northeast wall of Section C has a large patch of ivy growing across it. Where the greenhouse attaches to Section B, there are the tendrils of ivies and other plants growing along the stone walls of B, as well as green biological material.



Poor condition of the stone half-walls of Section D.

The stone half-walls of the greenhouse, D, are in very poor condition. There is thick biological growth of moss found toward the base as well as the tendrils of plants causing cracks in the stone. The mortar is cracking and heavily deteriorated. The stones are chipped, stained dark from moisture and biological growth, and have white striations from efflorescence. The northeast wall has particularly bad staining and growth of yellow-green biological material, salt striations, and large chunks of missing or recessed mortar, so the stones appear to be loosely attached to the wall itself.

### *Windows and Doors*

According to the village clerk, Jeff Walker, the windows breathe too much and let too much air inside the building. Recently the village has added storm windows to the more prominent windows of the building for added safety of the window and increased energy efficiency, but not all have received this treatment yet. Further, according to Jeff Walker, many of the wood members used for window sills and lintels have been replaced or repaired since 2021.



Easternmost windows on Section A's southwest elevation.

On Section A's southwest elevation, the lintel for the easternmost first story window has a large check spanning its length, and around the lintel the stones are discolored white, which may have been from caulking. Each sash has protective storm windows. There are no storms for the window above, but the center window is covered by a screen with a copper or copper-coated frame. The other windows and the door of the elevation are in good condition.



Broken storm window and paint chipping on the southwest elevation of Section C, and deterioration of the window on the northwest elevation.

There is a large crack in the leftmost storm window on the southwest elevation of Section C. Much of the paint for the wood frame of the window has chipped, exposing the wood underneath, and there are signs of checking. The wood framing and sill for the window on the northwest wall of Section C has not yet been replaced or repaired, and is heavily deteriorated, with wood rot that has eaten away at the interior and created large hollow pockets. The copper window screen is rusted and covered in grime. Only the rightmost windows have storms. The lead casement windows have rust staining, and there is some chipping of paint around the wood frames.



Deterioration of wood members (L) and rusting of the metal (R) around the greenhouse.

The windowed walls and roof of the greenhouse have had some wood members replaced with newer ones, but the majority have not been replaced and are in generally poor condition with signs of rot, cracking, and checking. There is a lot of caulking along many of the members that has seeped onto the glass. Some of the glass panes have been replaced by plexiglass. The metal brackets at the corner of the glass wall with the glass roof have rust, and there is metal

along the top of the greenhouse where the metal components of the operating mechanism are attached.

### *Chimneys*



Crazing, spalling, and leaching in the chimneys of Section A, and incompatible mortar in the masonry.

The center chimney of Section A's concrete chimney caps shows signs of crazing and spalling off at corners. There are also many large white veins in the concrete from salt leaching. The cap of the chimney on Section A's northwest wall shows similar deterioration patterns, but not to as extreme an extent. There are cracks in the mortar of the chimney on the northwest wall of Section A, which may suggest movement. The chimney between B and C has veins from salt leaching as well, alongside large cracks and spalling.

The chimneys are not in use but are not capped off either, which leads to rain infiltration and moisture problems inside the chimneys and along the walls where the chimneys lead. Since chimneys experience more temperature extremes, the stones of the chimneys appear in generally

worse condition than the stones of the house itself, with dark staining and mortar that has been repointed inadequately or with incompatible material, creating a jarring, uneven appearance.

Some stones appear to be bulging slightly from the chimney.



Deterioration of the upper part of the chimney between B and C.

The chimney between B and C has the worst stone deterioration, particularly toward the top where there are large swaths of incompatible replacement mortar and dark-stained stones, and toward the bottom underneath the stone coping slab. The combination of the sloping gable roof which leads down to the slab and the gutter of Section B that leads has caused severe moisture damage where the base of the chimney projects from the wall, with very dark staining, alongside large chunks of mortar missing, and many loose mortars and bits of stone. There is a huge crack in the center of the chimney with multiple smaller cracklers, suggesting movement. There are also striations on the stone from efflorescence.<sup>14</sup>

The lead-coated copper flashing is deteriorating around the chimneys and shows signs of oxidation. The chimney along the northwest wall of Section A has a strip of flashing peeling

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<sup>14</sup> See photographs under the *Walls* section.



away from itself. The flashing above the coping stone of the chimney between B and is starting to detach as well.

### *Drainage System*



Rusted gutters around Section C and the hyphen.

Since the copper gutters and drainpipes have been installed within the last several years, they are in generally good condition. There is some rust on the copper gutters around C and on the gutter and drainage pipe below the northeast slope of the hyphen between A and F.

The alignment of the gutters and drainpipes is not sufficient to lead water away from the body of the building.

## Interior

### *Walls, Floors, and Ceilings*



Bubbling and chipping of the plaster where it meets the wood member in the lobby.

The building has been struggling with moisture infiltration from outside, which has resulted in issues of bubbling plaster around the interior. Some of the worst bubbling and water damage inside the Village Court has been repaired with new plastering. There is still some bubbling and plaster chipping around locations where the plaster meets wood members in the lobby. The walls have been repainted within the past few years.



Chipping and wear on the original exterior windows outside the Jury Room.

The original exterior wall to the northeast has windows with old and chipped wood frames, sills, and lintels, with some paint coming off as well.



Severe plaster damage on the Jury Room ceiling.

The plaster on the ceilings is for the most part in good condition, except for the Jury Room, where bathrooms directly overhead on the second floor have led to substantial moisture damage for the plaster, leading to bulging and bubbling.

The oak beams and trusses appear in good condition throughout and have no known structural concerns.

The slate floor of the lobby was redone in 2017-2018 with new sealing and acid washing, in order to create a new ramp from the entrance into the lobby. The floor of the Jury Room was refinished in 2021-2022.<sup>15</sup>

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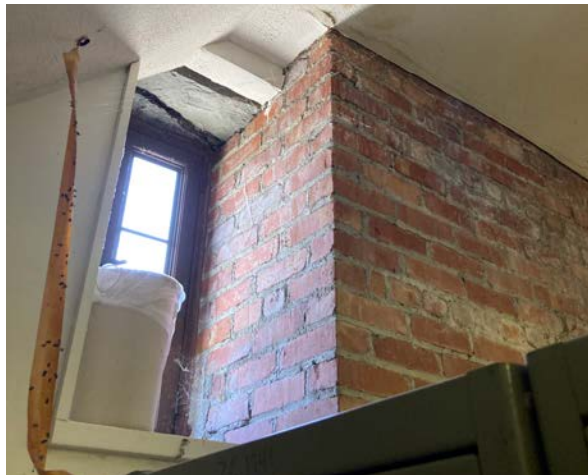
<sup>15</sup> Jeff Walker (Village Clerk) in discussion with the author, April 2024.

*Attic*



Downward movement in the center of the wall, and subpar mortar quality.

There is some downward motion in the coursing of the hollow clay tile in the center of the southeast gabled wall, though it is unclear whether this is the result of movement or whether it was built in that way. The mortar quality for the clay tiles in the attic is subpar and deteriorating.



Chimney and window in the finished half of the attic.

The chimney in the finished half of the attic has eroding bricks and mortar, and the stone above its windows has a huge crack.

## *Foundation*



Deteriorated concrete in the basement (L) and clay tiles with leaking mortar (R).

According to the Village Clerk, there are no structural concerns with the foundation, though the clay tiles in the basement are clearly aged with some deteriorated or missing pieces of mortar, and some tiles appearing slightly askew or slanted. The concrete sections of the basement show signs of crazing and scaling.

There have been moisture issues inside the basement, which the village is currently addressing through a dehumidifier attached to sump pumps.

## Part II: Treatment and Work Recommendations

### Historic Preservation Objectives

The preservation objectives for the Cayuga Heights Village Hall are to continue preserving the building as it currently exists with a high degree of historical integrity, but to do so in a cost effective manner that also allows for improvements with energy efficiency and accessibility. The building functions well in supporting the needs and facilities of the village government, and has managed to retain much of its original exterior, floor plan, and materiality. The village government takes much pride in the work done to maintain its historical fabric and seeks to continue doing so, while addressing the numerous condition concerns that threaten to degrade the building if not addressed appropriately.

It is important that treatments be financially reasonable for the village. Some recommendations will be suggested that may be more intensive or costly than would be viable, but such recommendations reflect an ideal state. Fortunately, there are no known hazardous materials or major structural concerns that would require a necessary and substantial large-scale financial investment.

## Work Recommendations

### *Moisture*

The primary concern for the Cayuga Heights Village Hall is moisture infiltration through chimneys, windows, and walls, which impacts both the interior and exterior. The village should prioritize taking steps to redirect moisture away from the masonry and remediating the areas of the most severe moisture damage.

The installation of a gutter system was positive in abating moisture concerns, but many decades without the system, as well as the unique and complex geometries of the building's many wall junctures, have made the gutters insufficient in protecting from moisture on their own. The gutter system should be improved, especially around valleys, wall junctures, and chimneys, to ensure that water is not simply being spilled onto the walls but is being redirected away from the building, such as toward the rain garden in the back lot. There have been some attempts to add caulking around windows, and these attempts should be continued at sites of greatest air and moisture circulation between the interior and exterior of the windows. Damaged flashings and flashings that no longer appear effectively sealed and attached to the structure should be replaced, and new flashings should be added in currently vulnerable areas, such as in the many valleys of the roof and on the sides of wall chimneys; any additions should be done as sympathetically as possible to the appearance of the slate roof.

Once steps are taken to redirect water away from the walls, the focus can shift to cleaning up and drying out the areas of masonry that have been most affected. Mild chemical cleaners with biocides should be used to clean up the areas of biological growth on the masonry walls. Since the exact provenance and kind of stone used for the walls is unclear, any potential chemical cleaners should be tested on a small, less noticeable area first, to ensure it will not

unintentionally damage the stone. Growing vegetation should be removed and care taken to prevent it from returning, especially on the northeast elevations of B and C. For areas heavily stained by efflorescence, poultices should be used to draw out the salts and diminish the effects of salt seeping and staining.

The flues of the chimneys should be sealed off to prevent further air and moisture circulation in and out.

The gutters should be regularly checked and cleaned out of any accumulating biological debris or anything else that could block them from working effectively.

### *Cracks and Structural Deterioration*

Though there are no currently known issues with the building's structural stability, the large cracks around the walls and chimneys of Sections B and C should be measured and monitored for movement—it will be important to know whether they are simply aesthetic, surface-level cracks or indications of structural instability.

Repointing is needed in the mortar-damaged areas of Sections B and C, and for parts of all three chimneys. The kinds of sands used in the original mortar could be determined through laboratory testing, which combined with close analysis of the mortar itself could be used to select a compatible mortar that matches, to the greatest extent possible, the appearance and texture of the original mortar.<sup>16</sup> The new mortar should also be softer and more permeable than the stone units so that it does not end up damaging the masonry, and should be understood as sacrificial.

Patch repairs can be used to fix areas around Sections B and C where chunks of stone have fallen off, as well as for the spalling of the concrete chimney caps. Inside, the cracking

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<sup>16</sup> Robert C. Mack and John P. Speweik, "Preservation Briefs 2: Repointing Mortar Joints in Historic Masonry Buildings," National Park Services Heritage Preservation Services, 2-3.



stone around the fireplace in the attic should also be examined for signs of structural instability. Patching repairs using cementitious materials may also be used here to fill in this crack. The downward motion of the gable end in the unfinished section of the attic should be investigated, tracked and measured for any further movement.

Given the lack of any major structural concerns and only minor condition concerns with the state of the clay tiles, concrete, and bricks in the basement, it does not appear necessary to do any intensive testing on the condition of the materials.

The masonry of the greenhouse is in particularly poor condition. Efforts such as those outlined—repointing, patching, poulticing, removing vegetation and using chemical cleaners—should be employed first, perhaps alongside the retooling of the stone to remove loose outer layers and return to a more solid interior layer. If this does not help the condition of the greenhouse, it may be necessary to replace masonry units.

### *Roofing*

The popping off of the slate roofing shingles is primarily due to moisture infiltration, and measures taken to reduce moisture infiltration to the building in general should benefit the roof. According to the Village Clerk, the roof does not have any issues with leaking. However, since there is evidence of rust staining on the shingles, the roof should be examined for potential rust jacking. It is unknown what metal is currently used to fasten the slates in place, but if they are iron or otherwise prone to rusting, thought should be given to replace the nails with non-ferrous materials, like copper or stainless steel.<sup>17</sup>

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<sup>17</sup> Levine, "Preservation Briefs 29," 7.

Currently, the village has been replacing loose, missing, or damaged shingles with their attic stock of replacement shingles, which is an appropriate and financially reasonable decision. However, some of the new slates are visually incongruent in texture and color with the old slates. Without knowing the provenance of the new slates, it should be considered whether there may be a better source for new slates in the future that could perhaps match the character of the old slates better. The slates are a major character-defining component of the Village Hall, and if carefully taken care of and installed appropriately, the slates can be very cost effective and last decades, if not over a century, without much need for maintenance; thus it is in the village's best interest to invest in the roof whenever possible.<sup>18</sup>

Moreover, the sheathing underneath the slates, which appears to be wood or a wood-based material, should be examined for potential moisture rot and other damage. If there is severe rot, the sheathing may need to be replaced with new boards.

### *Windows and Energy Efficiency*

Due to the village's issue with air and moisture leakage through the windows, and also to provide extra protection to the historic leaded casement windows, all of the windows on the building should receive storm windows, and the cracked storm window on the southwest wall of Section C should be replaced. Many of the wood sills and lintels for the windows have been recently repaired and replaced, but there are still older ones in place that need to be addressed. In particular, the rotting wood member on the northwest wall of Section C needs to be replaced. Any rusted copper screens should be removed.

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<sup>18</sup> Levine, "Preservation Briefs 29," 1.

Wood members of the green house of highest concern may need to be replaced, or otherwise have sealant or caulking applied to prevent air and moisture circulation. Metal components with rust should be replaced where possible with non-ferrous alternatives.

### *Accessibility*

The Village Clerk has mentioned a desire to make the building more ADA compliant. The village has a good track record of building extensions in ways that do not alter the original historical fabric of the property or clash aesthetically with its appearance, as seen in the back extension which follows the city of Ithaca's new construction for historic properties guidelines of being both visually compatible yet temporally distinct from the original structure. The ramp addition to the front beneath the portico, and the ramp on the inside made by laying the slate tiles atop a Styrofoam base, likewise attest to the village's adeptness in increasing accessibility while maintaining historical integrity. Further efforts should continue with the same mindset and quality of work.

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