

# LANDMARK

Newsletter of the Preservation Association of the Southern Tier

[www.pastny.org](http://www.pastny.org)

PAST -- a Gift to the Future

Spring/Summer 2011

## Green Space and Green Men

Proposed Park in Downtown Binghamton is All About Historic Preservation

A public art installation called Green Man Park will be located at the corner of Court and State Streets, at the very spot where the 1889 Ross Building once stood.

The main feature of the park is a monument paying tribute to Binghamton's rich architectural heritage, while highlighting the importance of historic preservation.

The installation consists of a curved brick wall with bench seat. Set into the wall is the large Green Man salvaged from the Ross Building. Below the Green Man a bronze plaque states the purpose of the monument and includes a list of Binghamton's most historically significant architects, such as Isaac Perry, Truman I. Lacey, Richard Upjohn, and others.

The park was conceived by PAST in response to a request earlier this year by the City of Binghamton for Public Art Installation proposals.

PAST's proposal gained support by many, including Assemblymember Donna Lupardo, the New York State division of the American Institute of Architects and the local downtown business community.

The proposal was accepted by the selection committee and the property has been designated a permanent park site by the City of Binghamton. PAST is now working with City Planning to finalize the design. During the August First Friday Art Walk, the plan was presented to the community where it was met with an overwhelming positive response.

Final plans will be reviewed for approval by the Commission on Architecture and Urban Design (CAUD), and Binghamton City Council. Implementation is currently estimated to be Summer of 2012.



*Proposed Green Man Historic Preservation Park as viewed from Court Street. Rendering by Chianis+Anderson Architects.*



*Green Man Park as viewed from State Street. Rendering by Chianis+Anderson Architects.*

Visit [www.pastny.org](http://www.pastny.org) to learn more about this story!

# COMING EVENTS

## History Comes Alive in Harpursville October 1

On Saturday, October 1<sup>st</sup> PAST is partnering with the Eastern Broome Senior Center for a tour of Historic Harpursville. The bus tour will visit several historic locations, while tour guides point out items of interest in Harpursville, Colesville and Nineveh. Mini lectures will be presented at some of the tour stops.

Meet at the Eastern Broome Senior Center, 27 Golden Lane off Route 79 in Harpursville for 1 PM departure. Reservations are requested to assure enough transportation. Cost is \$3 each or 2 for \$5. To make your reservation, call the PAST Office, 237-0887, or email [past@stny.rr.com](mailto:past@stny.rr.com).

Carpooling is available from Binghamton by meeting at 12:15 behind West Presbyterian Church, corner of Main & Walnut Streets.

## Loft Life – Upstairs Living in Downtown October 15

Don't miss this opportunity to tour some of the spectacular lofts in Downtown Binghamton. This tour is produced as a collaborative effort by PAST, the City of Binghamton and Broome County. Stay tuned for more details. If you'd like to participate as a docent in this exciting new tour, contact PAST by phone or email.

## Spirits of Binghamton's PAST October 21

If you only take one PAST tour this year, make sure it's this one! On the night of October 21, many of Binghamton's famous and infamous residents will make ghostly appearances, including Isaac Perry, General Jones, Rod Serling and more.

## FIRST FRIDAY ART WALK

As always, be sure to make the historic Perry Building in downtown Binghamton your first destination for every *First Friday Art Walk!* PAST's exhibits are always interesting and filled with photographs and information regarding local architecture and historic preservation. Held on the First Friday of each month, the exhibits are open from 6:00 to 9:00 pm.

## SALVAGE IS BACK!!!

FINALLY... after eight long months of moving, storing, and once again relocating back to its original address, PAST's ever-popular Salvage Showroom is now *OPEN FOR BUSINESS!* The showroom is located on North Depot Street in Binghamton, and is open the first and third Saturday of each month, 9:00AM to 1:00PM. Visit [www.pastny.org](http://www.pastny.org) for directions.

Watch for **Blasts from PAST** for details on coming events, or call the PAST office: 607-237-0887.

## Salvage, Restoration and Replication of BINGHAMTON'S MOST FAMOUS GREEN MAN



Salvage of the 1898 terra-cotta Green Man during demolition of the Ross Building, June 2008.



A mold was produced from the restored original piece.



Full size replicas of the original are cast in concrete.



A piece of Binghamton history lives again!

The number of replicas being produced is limited. Contact PAST to see how you can get one of these rare treasures for your garden!



# ANNUAL HISTORIC HOUSE TOUR

This year's Historic House Tour featured Carriage Barns, and Victorian and Colonial Revival homes dating from the 1850's in one of Binghamton's oldest and most beautiful West Side neighborhoods.

The five homes in the tour were all within walking distance in the Abel Bennett Tract Historic District. The weather was ideal and a good time was definitely had by all who attended.



Visit [www.pastny.org](http://www.pastny.org) and take the PAST Virtual HISTORIC HOUSE TOUR

## Whimsy, Awe, & History: A Magical Mystery Tour

By Mary Sze-Tu

Any PAST member who has enjoyed PAST's house, garden, or trolley tours wouldn't be surprised that we could provide a pleasant afternoon to a bus full of willing participants from the Koning Day Tours in Rochester. This type of bus tour guarantees surprise since the group sets off for a day trip without knowing their destination or agenda (except maybe lunch). But the pluses just keep adding up!

An excellent lunch at Little Venice surrounded by the artwork there precedes the PAST tour with expectations building – When will the entertainment arrive?

This tour's guide, Dr. S. Andral Kilmer (aka John Darrow), did not disappoint from the moment he arrived to greet them, smartly attired and fully appreciating the air-conditioned bus as only one dressed formally for the 19<sup>th</sup> century could.

Dr. Kilmer then charmed and informed his guests during a forty minute ride through downtown Binghamton, its Westside, and into Johnson City. Dr. Kilmer reminisced about treasured historical buildings, monuments and carousels, as well as history of industrial development in the valley. As always, Kilmer was circulating his medicinal “for the benefit of suffering humanity.”

The tour continued to St. John's Ukrainian Church where, from the outside walls' mosaics to the glittering golden interior, no one could have been prepared to feel the awe of its gorgeous artistic design. Church member Carol Wasylko enthusiastically provided the church's background and then answered the many questions before it was time to re-board for the final surprise.

It was time for a quick circling back to nearby CFJ Park's carousel to see who claims the tusked boar for a whirling ride of century old whimsy. Thank you, Mr. Johnson!

And off they went back to Rochester with Mr. Kilmer's farewell, compliments of PAST. On this mystery tour, truly a *splendid time was guaranteed for all!*





# 22<sup>nd</sup> ANNUAL GARDEN TOUR

By Mary Sze-Tu

On Saturday, June 11 yet another enchanting garden tour unfolded, this time through five gardens across the Westside of Binghamton and one in nearby Johnson City. Nearly two hundred garden lovers, their family and friends explored gardens brimming with annuals, perennials, statuary delights and water features.

Even a bit of chemistry schooling went into the mix, involving a test site for Garden Puzzle Food Pavers. The pavers used in this garden's many raised beds are made from food waste, allowing true sustainability as the new successfully grows right from the old!

From lists of perennials such as Gayfeather, Penstemon (Stapleford Gem), Beardtongue, Asters, Sun Daisies, Asclepias, Bee Balm, Hibiscus, and more -- to a hide and seek adventure spotting over one hundred magical (sometimes musical) frogs -- the tours' participants couldn't possibly anticipate what each garden would offer.

If you missed the tour, or simply want to relive the experience, a virtual version of the tour can be taken from our website, [www.pastny.org](http://www.pastny.org). From the menu, click on "News and Newsletters"... then take a deep relaxing breath as stone pathways, trickling fountains, and collections of color and foliage soothe the soul. The lushness surrounds and protects those within, even within small gardens deep in city neighborhoods, for those fortunate enough to experience the tour.

These dedicated gardeners, fortunately for us, share their retreats and their treasures with ooo-ing and ah-ing guests, folks who are certain to be unable to resist reaching out to sparkling fountains, who meander along every flower edged pathway, and then stand quiet, contemplating statues. Vegetables co-exist alongside stately floral havens.



Our Green Man showed up, displaying versatility as his newly minted cousins resided in garden settings with both whimsy and grandeur alike.

Gardeners often see first whatever next step their settings are calling to completion, even though gardens as art are forever a work in progress. The future shade bed, the different stone way, that lovely huge hosta there ready to divide ... might distract the worker bee gardener from the stunning presentation the guest encounters. An amazed newcomer takes it all in: the fullness of beds & banks of plantings, cool stone walls, the calming water features. A guest's savoring gaze hopefully reminds the keeper of a garden's dazzle and them both of nature's quiet magic.

A sincerely awesome round of applause, please, for everyone from committee member to gardeners and their families, to any helper at all that make this event possible for over two decades, especially sponsors' businesses: Totalily Water Gardens, Stony Hill Farm Greenhouses, Nanticoke Gardens, Haas Landscape Architects, M & Z Flowers, Hillside Garden Center.

We look forward to next year -- *Don't Miss It!*



Visit [www.pastny.org](http://www.pastny.org) and take the PAST *Virtual* GARDEN TOUR

# ADVOCACY

In May, 2009, PAST announced *Eyes on Five*, an advocacy program that monitors five of the most endangered historic structures in the area. Following is an update on the properties.

## **Carnegie Library**

78 Exchange Street, Binghamton

Owner: 78 Exchange Street, LLC, Long Eddy, New York.

Date of sale: 4/9/2002.

Source: *NYS Department of State, Division of Corporations, and Broome County GIS Real Property Parcel Information.*

Published comments from Broome County IDA Board meeting, February, 2011: "Since taking ownership of the site, (the owner) has not fulfilled his plans for redevelopment and the building has been left vacant. The City recently cited the property for code violations and the building continues to deteriorate."

Remedial action has since been taken by the owner to resolve code violations.

A potential buyer has shown interest in the property.

## **Masonic Temple**

64 Main Street, Binghamton

Owner: Binghamton Housing Group, LLC, Sarasota, FL

Date of sale: 3/14/2001.

Source: *Public Record data, Florida Department of State, Division of Corporations and Broome County GIS Real Property Parcel Information.*

The City of Binghamton is attempting to have the property listed on the National Register of Historic Places.

A potential buyer has shown interest in the property.

## **Original Endicott Bundy Building**

North Avenue, Endicott

IBM Building Number 15

Owner: Huron Real Estate Association, LLC, Endicott

Date of sale: 12/21/2007.

Source: *NYS Department of State, Division of Corporations and Broome County GIS Real Property Parcel Information.*

Attempts to determine status and future plans for the structure have been unsuccessful.

Requests to photograph the property for historical purposes have been denied.



## **Stone Opera House**

31 Chenango Street, Binghamton

Owner: Stone Opera House, LLC, Vestal, New York.

Date of sale: 12/13/2006.

Source: *NYS Department of State, Division of Corporations and Broome County GIS Real Property Parcel Information.*

June 2009 the owner began roof repair per City of Binghamton Blight Prevention Initiative. October 2010, repair work stopped and has remained at a standstill to this date. Large sections of roof remain open, a portion of the second floor has collapsed, protective barricades on either side of the building are no longer secure.

Listed by the Preservation League of New York State as one of seven most threatened historic properties in the state.

## **Broadmoor Hall**

Greater Binghamton Health Center Campus, Binghamton

Owner: New York State (original owner)

In 2010 the Dormitory Authority of New York State (DASNY) contracted a Connecticut firm to perform an archeological survey of the property in preparation for proposed demolition of Broadmoor and Wagner Halls and construction of a nursing home.

Requests to photograph the property for historical purposes have been denied





# PROFILE

## GETTING TO KNOW OUR BOARD MEMBERS

Kimberly Leonard, Board Secretary

by Kay Buckley

Born and raised in the Binghamton area, PAST Board member Kim Leonard, graduated from Maine-Endwell High School and went on to study architecture at Syracuse University. After graduating from Syracuse, Ms. Leonard accepted a position with Bearsch Compeau Knudson Architects and Engineers, a Binghamton company with which she had interned while at college.

Ms. Leonard tells us that she first became interested in preservation while at college where her program of study included the course An Introduction to Preservation. Ms. Leonard comments that she “really enjoyed” the class where she learned many things ranging from “historic preservation to adaptive reuse” Additionally, during her college career, Ms Leonard spent a semester studying architecture in Florence, Italy, “a wonderful place for learning about historic architecture.”

Ms. Leonard further informs us that her college thesis project dealt with the history of Endicott Johnson “and the importance of preserving our historic buildings so that future generations understand the importance of the history of our area and the sense of place historic buildings give an area.” As a final project at college, she designed a visitors’ center and museum located in Endicott.

PAST became a part of Ms. Leonard’s life a few years ago when she served as a docent for the historic house tour. She then joined the PAST Board on which she now serves as secretary. She says, “It’s great to be a part of a group of people so passionate about the preservation of the area’s historic landmarks.” She reminds us that “so many people are eager to clear away the old” that it does a disservice to all the significant buildings in our area, and “further distances ourselves from the history of our area.”

During the past few years, Ms. Leonard has traveled and enjoys visiting any sort of architectural or historic house tour offered. She particularly enjoyed “the wonderful Victorian homes in San Francisco and all the great architecture in Chicago—along with the deep dish pizza.” While in Chicago, Ms. Leonard toured Frank Lloyd Wright’s architecture: the Robie House, Wright’s own house and studio as well as other houses he had designed in outlying neighborhoods.

If she has any spare moments, Kim Leonard enjoys spending time with family and friends as well as visiting local spots such as the Finger Lakes, Watkins Glen, Corning, and Ithaca.

Clearly, Ms. Leonard’s passion and energy are an asset to PAST which heartily welcomes her to its Board.

## Days of Future PAST

A Message from the President

This has been a very busy and exciting Spring and Summer for PAST.

- Our Advocacy Committee has been keeping preservation issues in the public eye.
- The website has been continuously updated and improved and a weekly *Blast from PAST* email bulletin now provides up-to-the-minute news.
- Two of our most popular annual events, the Historic House Tour and Garden Tour took place.
- Educational exhibits have been open to the public during each First Friday Art Walk.
- Our salvage operation was moved into storage, then moved again and finally reopened for business.
- Our Green Man team has been busy producing full-size concrete replicas of the Ross Green Man, salvaged during demolition of the Ross Building in 2008. The popularity of this unique garden feature has been overwhelming. To-date, 40 replicas have been produced, making this one of PAST’s most successful fund raisers ever.
- Last but not least, PAST designed and proposed to the City of Binghamton a permanent downtown park to commemorate local architecture and highlight the importance of historic preservation. It was accepted and Green Man Park will soon be a reality!

It is safe to say that PAST has never been busier, more driven, or more effective in its mission. This is truly an exciting time to be a part of this dynamic organization!

Roger Luther

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 A GREAT GIFT IDEA!

**SPECIAL MEMBER PRICE: \$125 EACH! I'LL TAKE \_\_\_\_\_**

Added donation of \$ \_\_\_\_\_ TOTAL AMOUNT ENCLOSED \$ \_\_\_\_\_

Have you considered adding PAST to your will? Please contact the office for more information, 607-237-0887