

LANDMARK

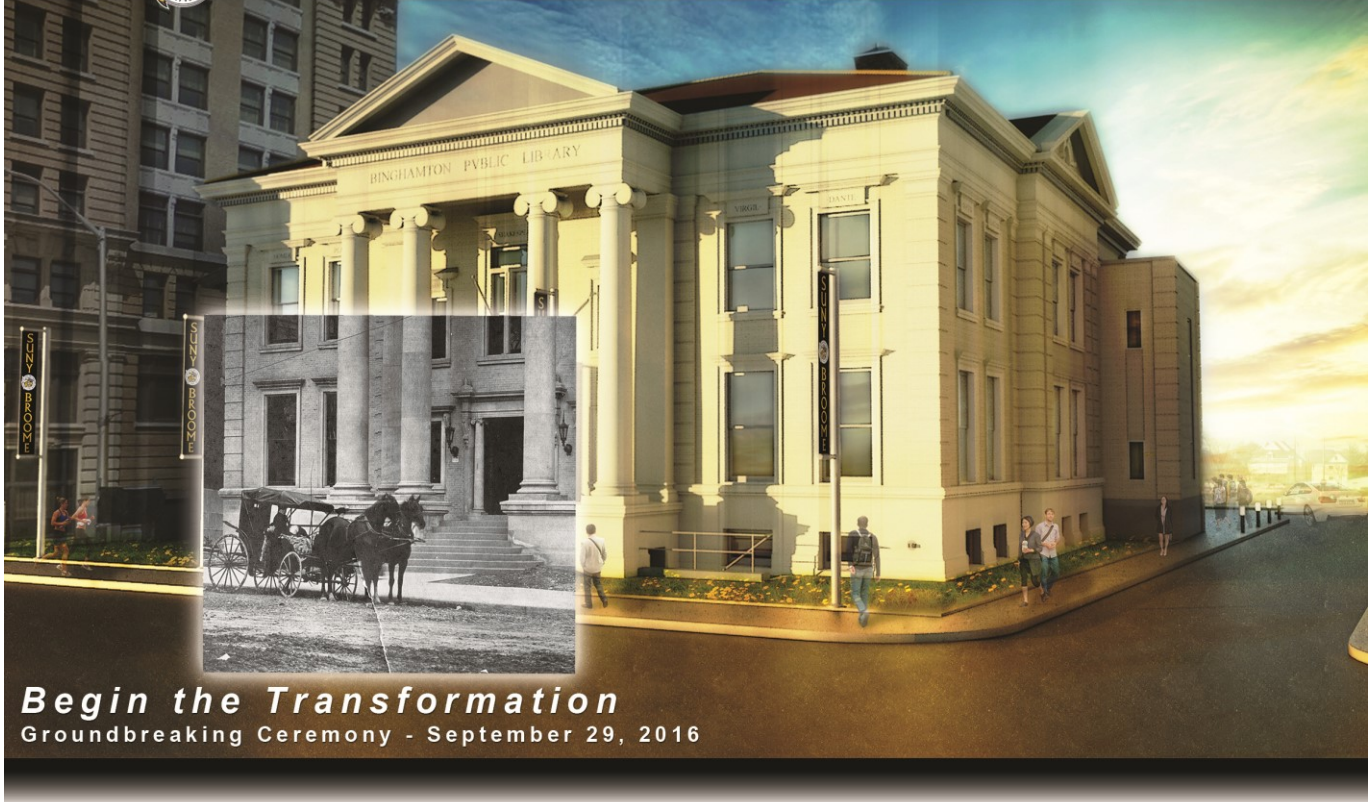
Newsletter of the Preservation Association of the Southern Tier

www.pastny.org

Moving PAST Forward

Fall 2017

SUNY BROOME CULINARY ARTS CENTER



After serving Binghamton and Broome County for nearly a century, the historic Carnegie Library on Exchange Street closed its doors in 1999. For the next 16 years the building sat empty. Lack of climate control and basic maintenance hastened its deterioration. Finally, due to failure of its downstate owner to renovate the structure, and in response to overwhelming concern for the fate of this building by the community, the Broome County Industrial Development Agency took possession of the property by eminent domain – an extraordinary move that paved the way for preservation and reuse of the building.

Soon after that, SUNY Broome announced plans to convert the building into a Culinary Arts Center. The project was kicked-off officially late last year with a formal groundbreaking ceremony. A highlight of the ceremony involved opening and examining the contents of a time capsule that was removed from the cornerstone. Contents included newspapers from the date of the original laying of the cornerstone, a Binghamton city directory, and of greatest importance, original architectural drawings of the building.

Architects and engineers have since developed plans for the renovation – plans that respect and wherever possible maintain the original design integrity of the structure, inside and out.

In 2012, PAST created “Eyes on Five,” a program that highlights five of the most significant, endangered historic landmarks in our area. The Carnegie Library now comes off the list and stands today as a true preservation success story – an example of preservation advocates, government agencies and the community working together to save our architectural heritage.

Castle on the Hill

New Plans for Renovation and Adaptive Reuse – *Again*

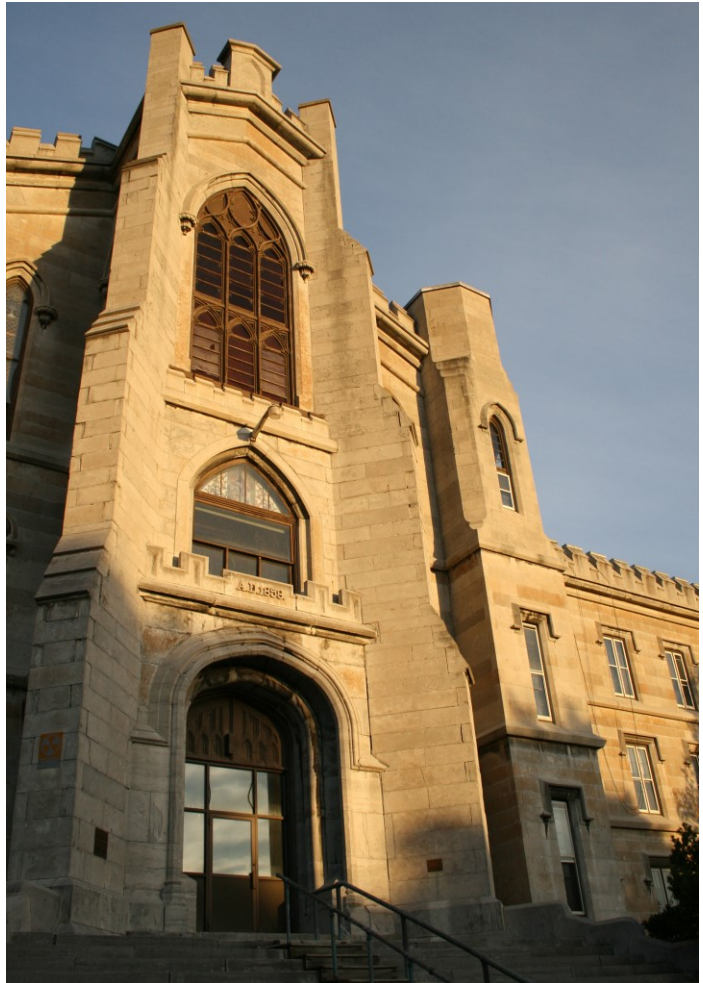
A little over two years ago, April 2015, Binghamton University announced plans to assume stewardship of the Castle on the Hill, originally known as the 1858 New York State Inebriate Asylum, and later as the Main Building at Binghamton State Hospital. Designed by Isaac Perry, the building was abandoned in 1993. Three years later PAST was instrumental in getting the structure listed on the National Register of Historic Places, and in 1997 it was designated a National Historic Landmark.

For over two decades, PAST, along with a Grass Roots “Save the Castle Committee” and local officials have worked tirelessly to promote the preservation and adaptive reuse of Binghamton’s most famous historic landmark.

Although the 2015 announcement was encouraging news, not much has happened since, that is, until early this year. That’s when \$12.45 million originally allocated by the State of New York for an initial phase of renovation was released for use by Binghamton University.

Since then, JMZ Architects and Planners of Glens Fall, New York, was secured by the university and on July 5 of this year a Construction Kick-off Meeting was held.

Over the next three months a consultant team made up of JMZ Architects and Planners, MH Engineering, MJ Engineering and Baer & Associates are to perform a building study to assess the condition of the building, develop recommendations for repair, and establish order-of-magnitude cost estimates. A final report documenting all findings is due for completion October 27.



PAST 2017 HISTORIC PRESERVATION AWARDS

The PAST Annual Meeting and Presentation of Awards took place in June at Binghamton’s historic Old City Hall, now known as the Grand Royale Hotel. Following a “PAST Year in Review” presentation, awards and certificates were presented as follows:

Historic Preservation Plaque, for completed projects

- Delaware & Hudson Depot, 1872, now Charles L. English Museum – Town of Windsor
- Bevier-Wright House, 1790-1889 – Binghamton
- The Strong Building, 1898, now University Lofts, 1898 – Binghamton
- The Press Building, 1904, now The Printing House, 1904 – Binghamton
- Delaware & Hudson Building, 1860 – Owego

Certificate for projects in progress

- The Sturtevant House at 47 North Street, 1869 – Binghamton

Eyes on Five

Unveiling the List for 2017

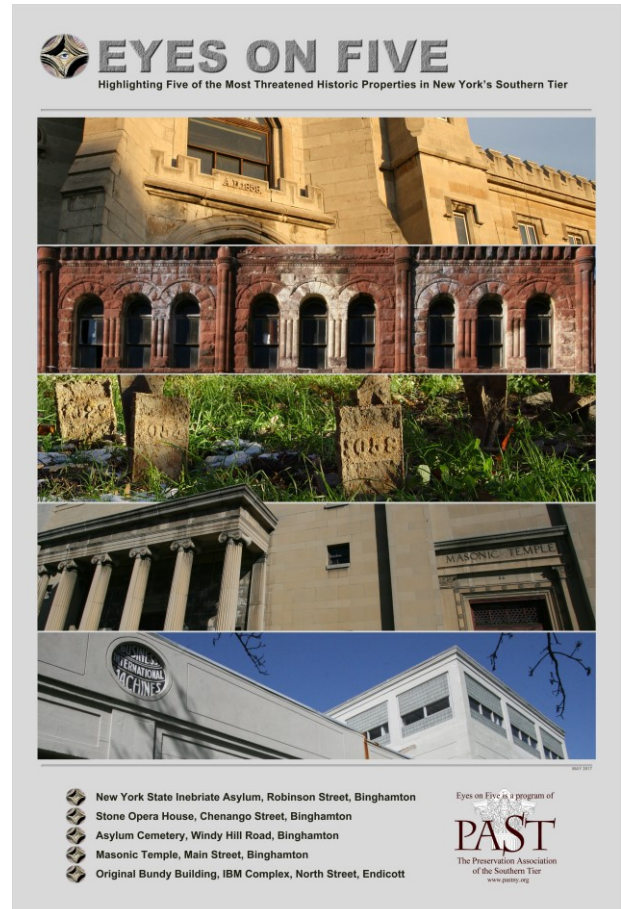
PAST's "Eyes on Five" program was established in 2012 to bring attention to some of the most historic and endangered properties in our area. After five years we decided it was time for an update. Three of the original properties remain on the list, and two, one being the Carnegie Library, have been replaced.

To be sure, there are dozens of seriously endangered historic properties in the area. Through the Eyes on Five program, PAST highlights a few of the most threatened and most in need of public attention.

- **The Castle on the Hill**
Former New York State Inebriate Asylum and Binghamton State Hospital Main Building.
- **Stone Opera House**
Former Riviera Theater, Chenango Street, Binghamton
- **Asylum Cemetery**
Greater Binghamton Health Center campus.
- **Masonic Temple**
Main Street, Binghamton.
- **Original Bundy Building**
Part of IBM Complex, Endicott

All eyes are monitoring these five properties and PAST will provide regular status updates.

The new Eyes on Five Poster is now available.
Pick one up FREE at PAST's Salvage Center



Lights Out

Binghamton's Iconic Art Deco Greyhound is Once Again in the Dark



Eighty years before LUMA came to town, Binghamton's Art Deco Greyhound station glowed with bright red neon light and an animated running neon Greyhound dog. Designed by noted architect W.S. Arrasmith, the building is one of over sixty "Streamline Moderne" bus stations built around the country. Today it is one of only a half-dozen that remain.

In 2009, the building was renovated, including restoration of the original exterior design – and with the grand re-opening in 2010, Chenango Street once again came to life, glowing with bright red neon light, and the iconic Greyhound was running again.

A few years later the neon lights fell into disrepair and sections of the sign went dark. Since February of this year PAST has been a driving force in getting the sign repaired – finally, a suitable repair firm has been located by the County and hopefully the Greyhound will soon be running again. We'll be watching!

COMING EVENTS

Leaking Roof? Sagging Porch? Drafty Windows?
Find out if you're eligible for a New York State tax credit for repairs you make on your older home or property!

tax credit workshops

TWO FREE WORKSHOPS

September 28, 2017

Phelps Mansion Museum

191 Court St. • Binghamton, NY 13901

Commercial Program
3:00 - 5:00 p.m.

Homeowner Program
6:00 - 8:00 p.m.

A total of (2) HSW continuing education credit hours for licensed architects in New York State will be available with completion of either workshop.

The Federal Historic Preservation Commercial Tax Credit and NYS Historic Commercial Tax Credit programs can be combined to cover 40% of qualified rehabilitation expenditures.

The NYS Historic Homeownership Tax Credit Program will cover 20% of qualified rehabilitation costs of owner-occupied historic houses, up to a credit value of \$50,000. This program requires that the building be individually listed in the State or National Register of Historic Places, or a contributing building in a listed historic district. The building must also be located in a qualifying census tract, and at least \$5,000 must be spent on the project.

Who Should Attend? Realtors, contractors, business and home owners, community leaders and anyone who wants to learn about new opportunities for community reinvestment.

If you have questions about the program or want to find out if your home or business is eligible, visit <http://nysparks.com/shpo/tax-credit-programs>.

These workshops are free and open to the public, and refreshments will be served. People may attend more than one workshop, but registration is required for each. The RSVP deadline is Tuesday, September 26. RSVP by calling Frances Gubler at 518-462-5658 x10 and indicate *Commercial* or *Homeowner*.



A Ghostly Walking Tour of Downtown Binghamton

Friday, October 20 – 6:00 to 9:00pm

Meet Isaac Perry, Willis Kilmer, Joshua Whitney & others, including *Women's Suffrage Leaders of Broome County!*

WOMEN'S SUFFRAGE PARADE

October 7 at 1pm

Join us in a reenactment of the 1913 Women's Suffrage Convention Parade in Downtown Binghamton!

The parade reenactment is a collaborative effort by PAST, the Broome/Tioga Women's Suffrage Anniversary Committee and Broome County Historical Society.

Volunteers are needed for participation in the parade. More information is available at www.broomehistory.org

There's Treasure hidden beneath those 1960's-era Urban Renewal Facades in Downtown Binghamton... and PAST's new "Urban REMOVAL" Poster brings to light a couple classic examples!

URBAN REMOVAL



Promoting, Preserving and Uncovering
Historic Landmarks of New York's Southern Tier



PRESERVATION ASSOCIATION OF THE SOUTHERN TIER

These posters are available for FREE, and may be picked up at the PAST Salvage Center, first and third Saturday of each month between 9am and 1pm.



Silent movies, craft beer and historic preservation came together at an historic Binghamton landmark earlier this year. In February, PAST joined with Water Street Brewing Company for a “Charity Pint Night.” In honor of the history of the Water Street building, originally built in 1912 as the “People’s Theater,” silent movies of that era were projected throughout the evening, while the smell of fresh-popped theater-style popcorn filled the air. A variety of Water Street’s craft brews were served up in custom PAST Pint Glasses, and a good time was had by all! Stay tuned... we’ll be doing this again soon!



Gracious homeowners, knowledgeable docents, magnificent homes and good weather combined to make this year’s annual Historic Homes Tour a great success.

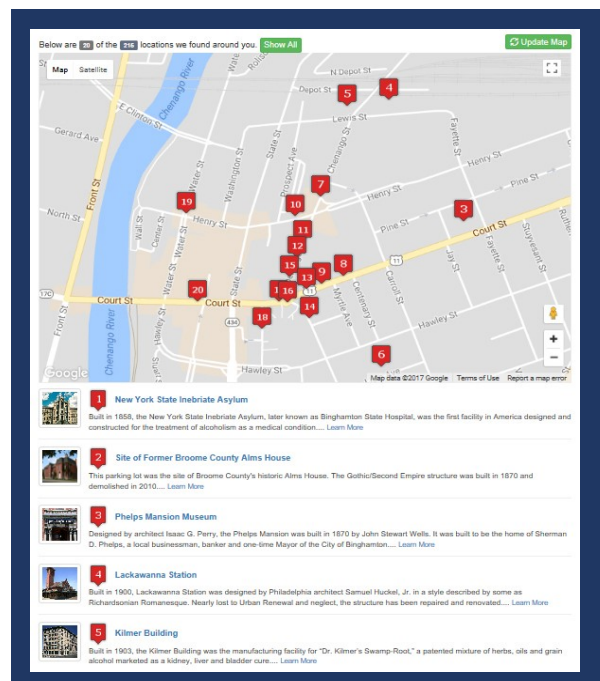
Five homes located on Binghamton’s West Side provided a variety of architectural styles. Inside, visitors were treated to original woodwork, intricate staircases and unique collections on display. One location included a unique automobile roundtable, allowing a car to be turned around after pulling in to the garage.

Take a Walking Tour of Historic Binghamton Landmarks... With your Smartphone!

CLIO, the ancient Greek muse of history, is the name of a website and mobile app that puts history at your fingertips! CLIO picks up your present location and guides you to landmarks, museums, historic and cultural sites. It also acts as a virtual time machine, allowing a user to see images and videos and hear and read about historic events that happened around them. Best of all – it’s FREE, and there are no annoying ads!

PAST has worked with CLIO since it was introduced nearly three years ago. Since then dozens of historic landmarks in Broome and Tioga County have been entered into the database, and this summer two downtown walking tours were developed. The *Central Binghamton Walking Tour* covers 11 historic sites over a 3-block area in the center of Downtown Binghamton, and in commemoration of the 100th anniversary of Women’s Suffrage in New York State, the *Women’s Suffrage Walking Tour* highlights four historic locations in Binghamton and describes the key women that played an active role in the Women’s Suffrage movement in Broome County.

Visit www.theclio.com to take the tours, visit other landmarks in the area and download the free app for your smartphone!



Awesome Apalachin Gardens

The 28th annual PAST Garden Tour took place June 10, when six gardens in Apalachin were on display. The weather was perfect and the gardens magnificent!



A Message from the Executive Director Moving PAST Forward...

In August of last year a letter was sent out to PAST members, former members, colleagues and friends: *Moving PAST Forward – A Message of Renewal and Preservation*.

The letter announced renewed focus on PAST's core values and new emphasis on its mission. Concurrent with that, we started a drive to increase membership, build PAST's community involvement and further develop the level of expertise and effectiveness within the organization.

It's been an interesting year. Since that letter was sent we have introduced exciting new programs, PAST tours have enjoyed increasing success and the architectural salvage operation has never done better. Over the year PAST's visibility in the community has experienced phenomenal growth and membership has increased by an unprecedented 43%!

That's great news, but even more importantly, there is a powerful, renewed focus on our Mission... that of Historic Preservation. *Preservation* – PAST's *raison d'être* – the "P" in PAST, is once again top priority.

This year the momentum and growth will continue. Watch for exciting new programs, workshops and tours, as well as up-to-the-minute status reports on historic properties.

Just two things make all this possible – *membership and volunteers*. To that end, this special full-color edition of *Landmark* is going out not only to members, but former members, friends, businesses and colleagues. **If you're not a current member of PAST, please consider joining; and if a current member, consider renewing. Most of all, Thank You for helping us Move PAST Forward!**

Roger Luther
Executive Director
email: rluther@nysLandmarks.com
cell phone and text message: 607-759-0844



THE GREEN MAN – 126 Produced So Far and Still Going Strong!

Nine years ago PAST launched a project to produce a half-dozen full-size concrete replicas of the 1889 terra-cotta Green Man salvaged from the Ross Building in Binghamton. Since then 126 replicas have been produced and the demand continues.

To learn more about this project, or to order one for your garden, visit www.nyslandmarks.com/greenman

BUSINESS MEMBERS

Barney & Dickenson, Inc	520 Prentice Rd, Vestal
Binghamton Economic Development	38 Hawley St, 4th Floor, Binghamton
Binghamton Material Handling, Inc.	295 Court Street, Binghamton
Chianis & Anderson Architects	84 Court St, 7th floor, Binghamton
Coughlin & Gerhart LLP	99 Corporate Drive, Binghamton
Daniels Paint & Decorating	242 Main St, Binghamton
Davies Architects	5 Brookside Lane, Chenango Forks
Haas Landscape Architects	9 Washington Street, Binghamton
Nelson Development Corp	1803 Castle Garden Road, Vestal
P.A. Every Architect	31 Oakridge Drive, Binghamton
Railside Properties	2338 Seneca St, Binghamton
Security Mutual Life	PO Box 1625, Binghamton
Seed Financial Planning	31 Lewis St #401, Binghamton
Sentry Alarms	40 Chenango St, Binghamton
Tioga State Bank	191 Conklin Ave, Binghamton
W.L. Kline, Inc.	327 Water St, Binghamton
William H. Lane Inc.	113 Court St, Binghamton
William Orband Insurance	84 Court St, Binghamton

*Please Consider Adding Your Organization to the list of Business Members.
Sign up on-line at www.pastny.org or use the form on the back page of this newsletter.*

Landmark is a bi-annual publication of PAST
PRESERVATION ASSOCIATION OF THE SOUTHERN TIER – BOARD OF DIRECTORS

Roger Luther, Executive Director
Marcia Ward, President
Lorna Steigerwald, 1st Vice President
Karen Anderson, 2nd Vice President
Jeff Lubs, Treasurer
Taylor Norton, Secretary

Cheryl Brown
Carly Campon
George Cummings
Gail Domin
Amanda Giannone

Merry Harris
David Hawley
Ken Jackson
Terry VanHall
Julia Walker



PRESERVATION ASSOCIATION OF THE SOUTHERN TIER
21 N. Depot St, Binghamton, New York 13901
www.pastny.org

NON PROFIT
ORGANIZATION
U.S. POSTAGE
PAID
BINGHAMTON, N.Y.
PERMIT NO. 506

Or Current Resident



PAST Membership and Green Man Order Form

Become a member of the Preservation Association of the Southern Tier, or if you are already a member, please pass this on to a non-member friend. Fill out the form, enclose payment and mail to PAST, 21 N. Depot Street, Unit 1E, Binghamton, New York, 13901... or do it all on-line at www.pastny.org. *Thank You!*

Name

Address

City

State, Zip

Phone

Email

Circle Membership Category

Student \$10	Single \$30	Family \$40	Business \$100	Doric \$250	Ionic \$500	Corinthian \$1000
<ul style="list-style-type: none">• Subscription to Landmark• Event Discount	<ul style="list-style-type: none">• Subscription to Landmark• Event Discount	<ul style="list-style-type: none">• Subscription to Landmark• Event Discount	<ul style="list-style-type: none">• Subscription to Landmark• Business listed for 1 year• Event Discount	<ul style="list-style-type: none">• Subscription to Landmark• A PAST publication• Event Discount	<ul style="list-style-type: none">• Subscription to Landmark• A PAST publication• One ticket for all PAST events for the year	<ul style="list-style-type: none">• Subscription to Landmark• A Personalized Green Man• Two tickets for all PAST events for the year

**ORDER A
GREEN MAN**
A GREAT
GIFT IDEA!

REDUCED MEMBER PRICE: \$100 EACH! I'LL TAKE _____

Additional donation of \$ _____ TOTAL AMOUNT ENCLOSED \$ _____

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