



# THE PRESERVATIONIST

## *A Message from the President*

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Dear Landmarkers,

I am happy to report our Fall Harvest High Tea event and our mansion tours went very well! Both events were well attended and many attendees told us they were glad to see the Society getting back to our schedule of fundraising events. Believe me, we are glad to be back also! Our only disappointment so far has been the cancellation of our haunted house event. Unfortunately, we could not get enough volunteer actors to staff the event. But with that said, we know we are not the only organization to be troubled by staff shortages this year. We hope to be back next year with our full schedule of events with no cancellations!

Every once in a while I need to be reminded of something. Naturally, when area landmarks come to mind, I think of all the historic structures throughout our area. However, a recent conversation with new board member Phil Bean refreshed my memory! Phil explained Utica's largest landmark, the Olmsted Brothers designed Parkway and Park System, is all land! As you know, Phil is heading up the Utica: Olmstead City initiative and he is a wealth of knowledge when it comes to Utica's parks. One of the many interesting facts Phil shared was that Utica is the smallest city in the nation to be blessed with an Olmsted designed park system. We can thank Utica's greatest benefactor, the Proctor Family, for donating the land to the City and hiring Olmsted as the architect. Thank you, Phil, for taking on the park initiative, and thank you for the history lesson that refreshed my memory.

Also very deserving of thanks is Martha Brody and her son James. Recently, Martha donated some furniture to the Society that once belonged to members of the Greene family. The Greene's lived in the #1 mansion for many years and Martha is a descendent. Sadly, and for various reasons, we have very few items in either home that have a direct connection to any of the former owners. Martha and James spent their entire day getting that furniture to us and we could not be more appreciative of their generosity.

*Steve Grant*

President

NOVEMBER/DECEMBER 2021



### **Officers:**

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Michael Bosak, *Vice President, Education,*

*The Preservationist Editor*

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Phyllis Draper

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NOVEMBER/DECEMBER 2021



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## MERCHANDISING

Our Merchandise Committee is at work with plans to increase our Landmarks Society shop. New ideas include mugs, glassware, t-shirts, and so much more are being considered.

IF YOU WOULD LIKE TO RECEIVE AN EMAIL VERSION OF OUR NEWSLETTERS - CONTACT US AT 315-732-7376.



## OLMSTED CITY— by Phil Bean

“Olmsted City,” a new program of the Landmarks Society of Greater Utica, was founded by a group of area residents committed to the preservation of the considerable percentage of Utica that was designed by Frederick Law Olmsted, Jr., the preeminent American landscape architect of the first half of the twentieth century. Among his many achievements, Olmsted devised the landscape design for the White House grounds, the Jefferson Memorial, the National Cathedral, and the National Mall, was a driving force behind the creation of the National Park Service, created the blueprint for the California state parks system and helped to save the remainder of the giant redwood trees, and designed renowned real estate developments like Forest Hills Gardens in Queens.

Chaired by new Landmarks Society member Phil Bean, Olmsted City is entirely volunteer-driven, and its mission is to raise awareness, advocate for, and help restore our Olmsted-designed parks and neighborhoods. Utica is the smallest city with an Olmsted-designed parks and parkway system, which is listed on the National Register of Historic Places and consists of Roscoe Conkling Park, Frederick T. Proctor Park, Thomas R. Proctor Park, and the 3-mile Parkway that was created to tie these parks together. The entire system covers over 600 acres and is over 70% as large as Manhattan's Central Park. Utica is also home to five Olmsted-designed neighborhoods--Brookside Park, Proctor Boulevard, Talcott Road, Sherman Gardens, and Ridgewood--in addition to New Hartford's Olmsted-designed Hoffman Road. In total, about one tenth of the land mass of Utica was designed by Olmsted and his firm, Olmsted Brothers of Brookline, Massachusetts--even a higher percentage if you exclude the sprawling wetlands between downtown and North Utica from the calculation.

Utica therefore deserves to be considered an “Olmsted City,” and this community has something to gain in embracing this as a central part of its identity, particularly with the approaching national celebrations of the bicentennial of the birth of Frederick Law Olmsted, Sr. (the creator of Central Park and the father of the man who designed so much of Utica's landscape), in 2022. In addition, Frederick T. Proctor Park, the last of Olmsted, Jr.'s, creations in Utica, will celebrate the centennial, in 2023, of its donation to the people of Utica, and Olmsted City has been advancing efforts to restore that park in time for that occasion.

If you would like to make a tax-deductible gift to support the work of Olmsted City, you can make out a check “Landmarks Society of Greater Utica” with a memo saying, “for Olmsted City,” and mail it to Olmsted City, PO Box 8597, Utica, NY 13505.

To contact Olmsted City, you can send a letter by regular mail to the address above or send an email to [olmstedcity@gmail.com](mailto:olmstedcity@gmail.com). We also invite you to visit and like Olmsted City's Facebook page (listed as “Olmsted City of Greater Utica”) and to keep an eye open for Olmsted City's website ([olmstedcity.org](http://olmstedcity.org)), which will be launched soon.

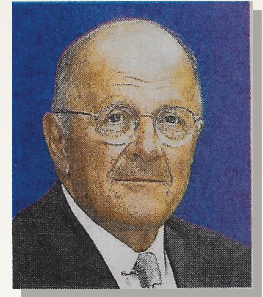
## HISTORICAL HOMES OF AMERICA



*The Armour-Stiner House is one of the most visually distinctive homes in the world. It's a unique octagon shaped and domed Victorian-style house located at 46 West Clinton Avenue in Irvington, Westchester County, New York. It was designated a National Historic Landmark in 1976. Photo from Facebook and their page @armourstiner.*



In Grateful Remembrance of  
**Congressman Sherwood L. Boehlert**  
 1936-2021



*For his unwavering support of and commitment to Utica's venerable Union Station in the form of hundreds of thousands of federal dollars for the continued renovations, restoration and adaptive reuse of Our Station.*

**The Boehlert Transportation Center: Union Station**



*Preservation and  
 Restoration Project*

*Stem & Fellheimer Architects -  
 NYC, 1914*

**MISSION STATEMENT**

*The mission of the Landmarks Society is to actively promote the preservation and restoration of historically and architecturally significant buildings and sites in the Utica area. Through projects, community education, advocacy, marketing and planned activities, the Society engages its members, partners and the community in preserving the past and protecting the future.*

*The Landmarks Society was chartered by the State of New York in October 1974 as a nonprofit, educational corporation. The purposes for which the Landmarks Society was created include the following: 1) To protect, enhance, perpetuate and preserve buildings, landmarks and other districts of historic, architectural and cultural significance; and 2) To acquire by purchase, gift, devise, or otherwise, the title to, or the custody and control of sites, buildings and areas of historical and cultural significance."*

**SPECIAL THANKS TO OUR NEW & RENEWING MEMBERS!**

William & Bertha Morehouse  
 Charisse Marshall  
 David & Susan Radell  
 Sharon Groah  
 Mary Mettais  
 Robert Maziarz & George Weaver  
 Karen Neary  
 Marian Giunta Wilson  
 Rita Shannon  
 Christopher & Martha Wallace

Michael A. Jeamel  
 Sharon McNerney  
 Christina M. Paniccia  
 Barbara & Joe Granato  
 Anthony Sullivan  
 Ron & Lorraine Post  
 Marietta von Bernuth  
 Ken Szczesniak  
 Ted & Joan Rajchel  
 Kathryn Snell

Elaine Atkinson  
 Mrs. Melva Max  
 Barbara Cavaretta  
 Joe & Mary Bottini  
 Betty Lou Frye  
 Chris Taylor  
 John & Judy Dimbleby  
 Nancy Gozy

***During these Covid times, please consider a donation to The Landmarks Society to help further our mission of Historic Preservation.***

*Please consider The Landmarks Society in your Estate and Legacy planning.*

**THANK YOU TO OUR SUPPORTERS!**



## Utica Bread “Great Bread Great City”

**412 Main Street, in the former Smith Building, across from the Union Station R.E.A Wing and Oneida County Market**

Utica bread has evolved over the years from its humble beginnings in the storefront of the former Utica Art/Utica Monday Nite building on Lower Genesee Street to three new locations and new owners today.

The owners are Rich Viti and Tim Owens. They have been in their Main Street, Utica location in the former **Smith Market** since November of 2020. It was a four-month renovation project that included all new ovens and equipment. Bread was baked on Lower Genesee Street until the Main Street consolidated location was opened. Now that location has been closed and all of the baking is done at the leased Main Street venue.

*According to their website, Utica Bread “features Artisan Bread made fresh daily and not loaded down with preservatives to make it last for weeks as it travels from one part of the country to another. The hard crust provides the satisfaction of eating something substantial and the soft yet firm crumb contrasts the mouth-feel of the crust. The flavors invade your taste buds as the aroma adds to the experience.”*

Besides fresh-baked bread, they feature “grab-and-go” sandwiches, local and “local-ish” products that persons living in nearby loft apartments can walk to and get a few staples such as spices, pasta sauce, honey, and a myriad of other items.

Utica Bread changed ownership in May of 2019. One of the current owners is Tim Owens, who is originally from Rome. He is not the baker of the duo, but has long wanted to open a small café along with his brother-in-law (who has a 30-plus year history of baking). Tim is a home-roaster of coffee, and for him the opportunity was all about the café and coffee, but it has certainly evolved.

There are no retail sales in stores outside of the three locations and Farmer’s Markets, primarily the Oneida County Market at the R.E.A. Wing of Union Station. A good part of Utica Bread’s charm is that each of their bakeries are considered to be niche destinations, an experience rather than simply a product. Both the New Hartford location (52-½ Genesee Street) and the new Clinton shop (32 Chenango Avenue, South) have quickly become known as their respective village’s “neighborhood bakeries”.

Business has been very good and steady. They have been most fortunate to be able to hold on to their help, so they have not been victims to staffing shortages that have plagued so many other businesses. During the height of the pandemic, they never closed, thankfully. The Main Street location has been “a little quiet” being a bit off of the beaten path on Main Street which, in Utica, is ironically dead-ended on both ends. A good deal of traffic does come from the Oneida County Market, however, and it is hoped that as this portion of Bagg Square evolves that this bakery will become even more of a destination.

Hours:

8:00 am – 2:00 pm

Wednesday, Thursday, Friday, Saturday, Sunday.

Contact: 315.624.BAKE (2253) | info@uticabread.com

## A Sneak Preview – Harry’s Barn

**1724 Holman City Road, Paris, NY**

A fascinating new venue is currently taking shape in the Town of Paris. In a beautiful and well-kept barn on Holman City Road that had its inauspicious beginnings in the mid 1800s is what is now known as **Harry’s Barn**, the centerpiece of a multi-function destination that is unfolding “before our eyes” with a future opening that will hopefully be soon.

The story is a compelling one, with generations of family history that bears retelling. Thomas Henry Collins escaped the Irish

Potato Famine of 1849, leaving Galway, Ireland and eventually coming to the Sauquoit Valley to work on a farm. His first job was as a farm hand, but he eventually was able to purchase that farm in 1901. His son, Harry, the namesake of the barn, took over and worked the dairy farm for many, many years. As farms go it was relatively large. Harry’s son, Ray Collins, took over the farm in 1956 and kept it in the family for the third generation, but unfortunately lost it for back taxes.

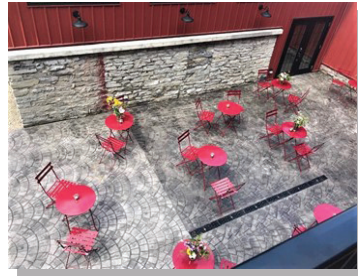
Fast forward to 2006, and the farm is placed on the market by the then-owners. Barbara Collins Griffin and her husband, Rich Griffin, and Barb’s sister Cindy Collins, who were living in







THE ORIGINAL SEED OFFICE



THE INTERIOR COURTYARD



THE SECOND FLOOR OF THE HARRY'S BARN



A GIANT CHESS SET ON THE GROUNDS BEHIND THE BARN

New Jersey, purchased the farm that had been in their family for so many years, purchased by Barb and Cindy's great-great grandfather, Thomas Henry Collins.

Barb and Rich retired and moved to the Town of Paris and began to work on the transformation of the farm. Part of the barn, one of many additions to the original structure, became structurally sound, and had to be demolished, but the majority of the original barn and other additions were in salvageable condition. They developed a "party barn" concept for wedding receptions, birthday parties and the like that could accommodate up to 195 people.

Rich Griffin was able to turn his hobby of making hard cider into a product sold at the party barn. He also has developed a series of hard seltzers (essentially carbonated, flavored alcohol-infused sugar water.

Rich and Barb have moved into the 1850s-era house and have been working on that as improvements are being made on the barn and surrounding grounds. It was their goal to recreate a working farm, and to that end they have been growing 2 acres of barley, hops, and other crops. There are some 80 acres with a fabulous view of the Sauquoit Valley.

There are numerous apple trees that Rich uses for his hard cider, and some of the acreage is rented out to neighboring farmers for mostly corn. He named his operation the T. Raymond Collins Brewery after Cindy and Barb's father, Ray. Rich has the capacity to brew 50 gallons a day of beer. He offers four different kinds of beer. It takes approximately 2 -3 weeks up to a month to ferment the hard cider. The best cider is made from

a variety of mixed apples. All of this is offered in what is known as "Griffin's Pub" at Harry's Barn.

As the concept for Harry's Barn has evolved, the Town of Paris has upped the occupancy of the barn to 335 persons, which has created the need for some unanticipated improvements.

A second well needed to be drilled, the septic system needed to be expanded, and the parking areas needed improvements. Additional restrooms are also needed, and the owners are working on the best placement of those amenities.

One of the premiere features of The Barn is the stone office in the very front, once home to the seed shop where seeds were once sold, and different workshops. When they purchased the farm, the roof of the seed shop had collapsed, and in order to save the structure, a concrete cap needed to be installed on top of the stone foundation wall for structural integrity. Barb and Rich are still attempting to decide what the ultimate use of this space will be, but whatever it becomes, it is a wonderful space.

Some of the original farm implements are displayed in various locations throughout the property. Hops can be seen growing across the street.

Work is ongoing on the project, with a possible and hopeful reopening before the Christmas holiday. We are eagerly awaiting the finished result and will revisit The Barn when it does reopen.



## RURAL LIBRARIES OF ONEIDA COUNTY – by Michael Bosak

### Didymus Thomas Library, Remsen

Among the most notable and formidable structures in the Village of Remsen is the Didymus Thomas Library, located at 9639 Main Street. It is named after one of the more prominent citizens and early settlers of Remsen. He was the son of Thomas and Mary Thomas.

The original library was incorporated under the Regents Department of the State of New York on December 21st, 1899. At that time, the library was located in the building over Dr. E.G. Williams drug store and owned by Dr. D.H. Reed. The first trustees were George E. Prichard, president, John Lewis, vice president, Edward F. Samuel, secretary, and Edward C. Evans, treasurer. Mrs. Marion (Mary Anne) L. Francis, widow of Wallace Francis and daughter of Didymus Thomas, was the promoter. She proposed to give





\$2 for every \$1 raised by the residents of Remsen, a challenge that was met by the village. They raised \$700, which was then matched with \$2100 by Mrs. Francis. She eventually bequeathed \$60,000 for the purpose of constructing a new library building.

For a site, the trustees purchased the residence of the late Joseph Roberts at a cost of \$2,290 and erected a magnificent edifice made of

pressed brick with Gouveneur marble-trimming. The front was 50' across by 42' deep; the cornerstone was laid in 1908.

The interior was finished in rich oak. The total cost of the building, including lighting and heating equipment was \$26,300. The furnishings and improvements to the grounds brought the total cost of the project to \$30,000, leaving an endowment of \$30,000. The building is two stories high, although only part of the second floor was built out as a balcony.

Excerpted from "Honey Out of The Rafters" by Margaret P. Davis, a pictorial history of the settlement and growth of Steuben and Remsen, NY (1976), by the Remsen Steuben Historical Society,

### Rhoads General Army Hospital

In October, 1942, the 175-acre Hatfield Farm off of Burrstone Road in New Hartford was selected as the location for a new army hospital and rehabilitation center to treat soldiers wounded in World War II. The site was one of five selected by the U.S. Army for construction of new war hospitals because of adequate water supply, proximity of sewage connections, railroads, highways, and proximity of the air field in Rome. An order was filed by U.S. Attorney Ralph L. Emmons and signed by Federal Judge Stephen W. Brennan on October 27, 1942, and stated that the government was entitled to the property by **eminent domain**. The property owners listed were Richard E. Hatfield, Peter Samson and wife, heirs of George Hatfield and New York Mills Corporation.

Ground was broken on November 7 of that year and eight months later, with workers pushing through one of the most severe winters in Utica's history, 180 buildings were completed. On August 25, 1943, the 1,750-bed **Rhoads General Hospital** opened on the site now occupied by the Utica Business Park (formerly the Utica College 9-hole Golf Course), Notre Dame and New York Mills Schools, Elihu Root Army Reserve Center, Holiday Inn and Slocum-Dickson Medical Group. The hospital was named for Colonel Thomas L. Rhoads, a career army surgeon who has served with distinction during World War and was the White House physician for President William Howard Taft.

The complex was a "city within a city" with its own police and fire departments, water system, railroad service, radio program, chapel, auditorium, gymnasium, athletic fields and theatre. This

and "A Narrative History of Remsen, NY", by Millard F. Roberts, including parts of adjoining townships of Steuben and Trenton, 1780 - 1898 (1915).

Wallace Francis was the son of William Francis of Wales and Ann Francis, early settlers in Steuben. His siblings included a brother, Joseph, who became a prominent farmer and very capable businessman, and a sister, Jane. Wallace came to Remsen as a young man and became the first station agent for the Utica and Black River Railroad, a position he held for 15 years. In the early 1870s, in partnership with John B. Jones, he opened a bank in Independence, Iowa which they conducted for several years. Always a shrewd businessman, he left a portion of his considerable wealth to build and endow the library through his widow, Mary Ann, who was the daughter of Didymus Thomas. He died in May 14, 1895.

The current Directors are Sandy Deland and Lorraine Hefner.

#### Hours:

Monday	1 – 5 pm
Tuesday	2 – 6 pm
Wednesday	2 – 5 pm
Thursday	2 – 6 pm
Friday	2 – 5 pm
Saturday	10 am – 12 pm
Sunday	closed

active Army post also housed barracks, a post office, telephone center, library, Red Cross building, and shops. The post had over 700 doctors, nurses, and medical personnel assigned and employed more than 1000 civilian workers. Over the years, the hospital was host to a number of famous visitors and entertainers of the day, including First Lady Eleanor Roosevelt, Vice President Henry Wallace, Ida Lupino, Henny Youngman, Dinah Shore, Edgar Bergen (and Charlie McCarthy), Alan Ladd, Anne Baxter and Eddie Cantor.

On July 2, 1946, with the war over, the hospital's last patient left for home, and Rhoads General Hospital closed after treating 26,277 patients in just three years. The land and all of the buildings were declared "war surplus" and eventually sold by the U.S. government. Some of the buildings were moved and repurposed into homes or camps, while many others were razed. The chapel was moved across the street (Burrstone Road) and became Our Lady of the Rosary Catholic Church and the gymnasium is still used today by the New York Mills School District.

*The abovementioned excerpts were taken from "Rhodes General Hospital", a historical summary by Richard Williams, Observer-Dispatch articles, "The Mohawk Rhoadsman." A Rhoads Hospital semi-monthly publication, and the New York Mills Historical Society Newsletter, Winter 2014-15.*

**Rhoads Hospital will be the subject of our after dinner presentation, given by Rick Giffune and Jeff Madden during our November 18th Annual Meeting, Banquet and awards Ceremony at the Yahnundasis Golf Club.**



# LAST CALL!!

## Annual Meeting, Dinner, and Awards Ceremony

Thursday, November 18, 2021 | \$35/ticket

Yahundasis Golf Club, Seneca Turnpike, New Hartford

### Choice of Entrees:

- Chicken Cordon Bleu *or*
- Cape Cod Baked Haddock with lemon butter *or*
- Vegetarian / Gluten-Free (upon request)

Includes: Mashed potatoes with cheese, Caesar salad, carrots in orange butter sauce.  
Coffee/decaf, hot tea, water

Dessert – cheesecake with fresh strawberries

Send checks *with choice of entrée* to:

Landmarks Annual Dinner  
c/o Mike & Penny Bosak  
P.O. Box 85  
Forestport, NY 13338

Make checks out to *The Landmarks Society of Greater Utica*

Note: **\*\*Checks will NOT be cashed until the day of the event\*\***

PLEASE INCLUDE PHONE NUMBER AND CHOICE OF ENTREE IN MEMO SECTION OF CHECK

Any questions, call Mike Bosak at 315.254.1080

Ticket sales end by close of business on Monday, November 15th.

6:00 p.m. – 7:00 p.m. - Cocktail Hour (cash bar)

7:00 p.m. 8:30 p.m. – Dinner & Program

8:30 p.m. – 9:00 p.m. – Awards Ceremony

Program will be Rhoads Hospital presented by Rick Giffune and Jeff Madden



Utica Coffee Roasting warehouse and shipping location on Water Street in Utica getting new windows this past October. This is the former Erie-Lackawanna Railroad Freighthouse, later offices for the New York Susquehanna and Western Railroad.

Frank Elias and Utica Coffee Roasters will be among this year's *Landmarks Award of Merit* winners for 2021 to be presented at the Annual Meeting, Banquet and Awards Ceremony at the Yahundasis on November 18th.

## HOLIDAY HOUSE TOUR AT THE MANSION

Saturday, December 11th at #3 Rutger Park | 10:00 a.m. until 3:00 p.m.

\$20 admission / tickets available at the door

Local realtors have agreed to decorate the mansion to the hilt for the holidays!! Each room will provide its character backdrop to a different realty agency who will beautifully decorate it in the holiday spirit!



*THE PRESERVATIONIST*



*PARK UNITED METHODIST CHURCH, PROSPECT, TOWN OF TRENTON*