



# THE PRESERVATIONIST

MARCH/APRIL 2022

## Officers:

Steven Grant, *President*

Michael Bosak, *Vice President, Education,*  
*The Preservationist Editor*

Karen Day, *Vice President, Programs/Events*

Jay Groah, *Acting Secretary*

Phil Kernan, *Treasurer*

Dianne Nassar, *Assistant Treasurer*

## Trustees:

Phil Bean

Boyd Bissell

Don Dorn

Joan Dorn

Michael Gentile

Jay Groah

Paul Hage

Michael Lehman

Alexis Nassar

Dennis Webster

## Trustees Emeriti:

Janet Blaney

Mary Lyons Bradley

Rand Carter

Phyllis Draper

Virginia Kelly

Judy Olney

Bart Rasmus

Bertha Romanow

## *A Message from the President*

Dear Landmarkers,

Spring is in the air! Well, not right now as I'm writing this it isn't. It's snowing and blowing and I have no idea what the temperature is with the wind chill factored in- but it's cold. And just a few days ago all the snow was gone and it was in the 60's. Spring was in the air then! Typical March weather, I guess. Anyway, and fortunately, turning the calendar page to March always gets me thinking about our upcoming season of events. I am very excited about the events we will again host this year.

Thankfully, this winter's hibernation was interrupted every so often by our Historically Happy Hour events and the Winter Talks Series. I hope you all got to enjoy some these events over the last several months. Many thanks go out to our hosts and presenters. Hopefully, we can line up another fun and interesting line up for the next off season!

Alright, no more talk about the next off season. Let's talk about the present season. After an unfortunate two year hiatus, our Adult Easter Egg Hunt and Mother's Day Tea is returning! We are elated about hosting these events again in the upcoming months. Not only are they a lot of fun, but they also help to raise the much needed funds that the restoration efforts at Rutger Park require. Please come and join us at these events! More information on upcoming events are within this newsletter. Mark your calendars and tell your friends!

And speaking of friends, we would love to see more of them. Friends come to the Landmarks Society cleverly disguised as members and volunteers and we are always very happy to see them! Members and volunteers are the lifeblood of any organization and ours is always looking for more folks who have a passion for local history, a desire to save and preserve it or simply enjoy working with a group towards a common goal. So, whether it be advocating for historical preservation or assisting with a fundraising event at Rutger Park, we have opportunities for folks to lend a helping hand. Please mention this to anyone you know that might find the Landmarks Society an interesting endeavor. would be willing to volunteer some of their time, talent or expertise to us.

*Steve Grant*

President



MARCH/APRIL 2022



**Table of Contents**

PRESIDENT'S MESSAGE	1
INVEST IN THE FUTURE	2
NEWS FROM GREATER UTICA	2 - 6
MISSION STATEMENT	3
SPECIAL THANKS	3
PHOTOS FROM GREATER UTICA	6
PROGRAMS & EVENTS	7
DENNIS WEBSTER TRUSTEE	8
SPOTLIGHT ON A LANDMARK	8 - 11
PINK LADY VICTORIAN	12

**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.



**INVEST IN THE FUTURE OF PRESERVATION**

**Invest in your Landmarks Society!**

For nearly 50 years, the Landmarks Society of Greater Utica has been the premiere organization in the region promoting and advocating the preservation, restoration, and adaptive reuse of historic buildings, neighborhoods, and landscapes. We also provide a number of programs and services that instruct, inform, and empower individuals and groups in their efforts to "preserve the past and protect the future."

There are many ways in which you can give back to the Landmarks Society to help ensure we are able to continue this valuable and vital work in our community.

**Ways to Give**

**Outright Gifts:**

This can be a check, money order, or credit donation, and it can be used as a charitable deduction on your taxes.

**Wills:**

The Landmarks Society can be named as a beneficiary in your will by designating a specific dollar amount or a percentage of your estate.

**Life Insurance:**

The Landmarks Society can be named as a beneficiary of your life insurance policy.

**In Memory of Loved Ones:**

You can honor the memory of a loved one by

making a donation to the Landmarks Society of Greater Utica in their name, and asking others to do the same in lieu of flowers.

All of the funding received by the Landmarks Society goes directly back into our programs and services, and the maintenance and restoration efforts of our Rutger Park properties.

**Charitable Gift Annuity:**

This is a very simple contract between you and the Community Foundation. Through this program you will receive a monthly income stream for life. At the end of your life, the Landmarks Society receives the remainder as a gift.

**NEWS FROM AROUND GREATER UTICA**

*By Michael Bosak*

**Rural Libraries of Oneida County:**

**C. W. Clark Memorial Library**

160 N. Main Street, Oriskany Falls, NY



Oriskany Falls, located in southern Oneida County, was settled by New Englanders after the Revolutionary War in 1786. It was originally called Cassety Hollow (1794) after

Thomas Cassety. It is located in the Town of Augusta.

The current C.W. Clark Memorial Library is actually the second iteration of this remarkable small town library. The original library building was located further down Main Street in what can be considered Oriskany Falls' Historic District. The building still stands at 224 Main Street, although today it is somewhat the worse for wear.

Charles W. Clark was a businessman and prominent figure in his day. When he died on October 22, 1937 at the age of 78, he bequeathed his former residence to the village for the "establishment and incorporation of a public library to be known as the C.W. Clark Memorial Library...it shall be decided upon by the village within a year after his death." A provisional charter was granted by the NY State Education



HEADQUARTERS OF THE LIMESTONE RIDGE HISTORICAL SOCIETY

..... had outgrown its location. Local businessman George Tucker decided to close the Tucker Department Store and the Oriskany Falls Hardware Store as he set about to retire. A search committee approached Mr. Tucker to see if the department store could be purchased for a new library. While that building was already spoken for, he was willing to donate the hardware store for the new library. After a lot of renovations and associated work, the grand opening was Saturday, September 6, 1997. Benefactor George Tucker was on hand to help cut the ribbon.

The "new" building is comparatively huge, fully accessible for persons with disabilities, with a large community room, children's room, elevator and an area for book sales. It boasts a 13,000-volume book inventory. Mike Marrian is the Director; it is part of the Mid-York System.

There is a great deal of history to be found in Oriskany Falls, much of it cataloged in the 1988 publication "**Roots in the Hollow: Life in the Falls. The History of Oriskany Falls, NY**". It was published by the Limestone Ridge Historical Society, which is headquartered in a former church at 223 Main Street. Their mission is "to collect, preserve, publish, and display historical

Department on May 20, 1938 and was officially opened and dedicated on September 1, 1938.

By most standards, the residence turned library was fairly adequate for a village the size of The Falls, but after 60 years it was clear that the library

material and artifacts pertaining to the Town of Augusta, Oneida County, New York State." Their building has recently undergone some renovations, including replacement of the slate roof with asphalt shingles.

The Stone Church in Oriskany Falls was built in 1834 by the Congregational Society. The limestone came from the local quarry. It was placed on the National Register in 1979.

There is a Stone Church Preservation Committee that is made up of local residents who are looking to preserve and restore this treasure using a NY State Environmental Protection Fund (EPF) grant.

### Utica Glass Company

725 Varick Street, corner of Spring Street, Utica

The Utica Glass Company has been a staple on Varick Street in one form or another for a very long time. The original building began life as the Rivoli Theatre around 1915. A very similar Rivoli Theatre is still in existence in South Fallsburg, NY in Sullivan County. That one was built in 1923 in the art deco style, remodeled and expanded in the late 1930s, and again in 2002; it is operated by the Sullivan County Dramatic Workshop and remains largely intact today. The property was originally developed by the Lyric Amusement Company in 1915.



## 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."*

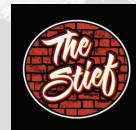
## SPECIAL THANKS TO OUR NEW & RENEWING MEMBERS!

Lou Parrotta  
Joyce & Wallace Dousharm  
William G. Millar  
Paul & Billie Ohlbaum  
Bertha E. Romanow  
James Crumrine  
Andrew & Maureen Christensen

Dick Vetere  
Nathan Kernan  
Walt & Kim Morrissey  
Lucretia Hunt  
Gerard Waterman  
Michael J. Lehman  
Ronald Pytko

Faye & Frank Cittadino  
Barbara Shuck  
Gayle & Roger Cleveland  
Teri Nicoletti  
Judith Finer  
Valerie Jones  
Tracey Mills & Robert Welch

## THANK YOU TO OUR SUPPORTERS!





Rivoli Theatre - 725 Varick Street - c1932  
(Now Utica Glass Co.)

THE RIVOLI THEATRE, 725 VARICK STREET, CIRCA 1932, SOME 15 OR SO YEARS BEFORE BECOMING THE HEADQUARTERS OF THE UTICA PLATE GLASS COMPANY (PICTURE COURTESY OF UTICA GLASS)



UTICA GLASS COMPANY BUILDING TODAY.

The Utica Plate Glass Company began in the old theatre building on June 30, 1947. One can still see the high tin ceilings from the movie theatre in the workshop area toward the back. Over the years, the business changed hands many times

but remained essentially the same plate glass business. In the 1060s, the company purchased the former Mishalanie's Market across the street at 802 Spring Street, demolished it and constructed a warehouse. During the 1980s, it was known as the Chromalloy Glass Corporation.

Gary Puleo began at Utica Glass

the neighborhood. When Gary Puleo started there in 1972, "Uncle Stan" was the shop foreman and pretty much the "guy who did it all" from unloading trucks to cutting glass to working the walk-up window. Gary was his first assistant in many years.

In those days, Utica Glass had very nice Christmas Parties and summer picnics.

Gary purchased the business from H. Perilstein in 1992 with his business partner, Edward Goldberg. Mr. Goldberg passed away around 2011.

While Gary Sr. is considering retiring, Gary Jr., who joined the business directly out of college in 2009, is poised to take over and continue this remarkable local business for the foreseeable future.

Utica Glass primarily serves the commercial market, mostly new construction, within a range of around 60-75 miles. There is a notable residential walk-up business as well, which will shortly be moved to a new entrance on Spring Street. They have between 15-17 employees during the year, mostly outside installers, which grows to about 20 during the busier summer months.

### Santa Rosalia Chapel

#### 701 Jay Street

This tiny, unassuming chapel has been a mainstay of East Utica at 701 Jay Street, on the corner of Mohawk Street, for a very long time. For nearly 100 years, the Santa Rosalia Society has spread a simple message of service to the community through prayer and devotion to "La Santuzza". It is one of the area's last remaining Italian-American religious societies.



It is dedicated to Saint Rosalia (1130 – 1166), also called "La Santuzza" or "The Little Saint", and is the patron saint of Palermo, Italy.

According to the Santa Rosalia Society Facebook page, little is known of the life of their patron saint.

The members of the Society met at a place called DeRosa Hall before the chapel was constructed. The chapel was first occupied on July 15, 1951.

Recently, there has been some serious concern as to the fate of this venerable chapel due to questions surrounding its ownership. Membership activity dwindled, but a significant revival occurred in mid-2021. Today, with title to the building secured, a revitalized membership is prepared to move the society forward well into the future.

***"Tradition does not mean to look after the ash, but to keep the flame alive." – Jean Jaures***



OWNERS GARY PULEO SR. AND JR.



"MR. UTICA GLASS,"  
STANLEY BOSAK

in 1972 straight out of college, and never left.

On a personal note, my father's older brother, Stanley Bosak, began working at Utica Glass after leaving the service in the 1940s, and stayed there for more than 40 years. He grew up around the corner on Spring Street, and subsequently knew virtually everyone in

## The Alexander Hamilton Institute for the Study of Western Civilization



**ALEXANDER HAMILTON INSTITUTE, CLINTON  
THE FORMER ALEXANDER HAMILTON INN**

.....  
*"Experience is the oracle of truth, and where its responses are unequivocal, they ought to be conclusive and sacred."*

**Alexander Hamilton and James Madison, *The Federalist*, #20**

The idea of an Alexander Hamilton Institute for the Study of Western Civilization at Hamilton College originated in a conversation between Professors James Bradfield, an economist, and Robert Paquette, a historian, during the fall of 2003 when both were co-teaching a sophomore seminar on the idea and institution of property. This conversation conjoined with another that Paquette was having with Carl Nenges, a distinguished alumnus of Hamilton College (Class of 1951) about establishing a major book prize in honor of Alexander Hamilton. In 1792, Hamilton, Secretary of the Treasury, had readily consented to serve as one of sixteen charter trustees for the "Seminary of Learning" that would two decades later mature into Hamilton College.

Planning for the Alexander Hamilton Institute (AHI) intensified during the 2004 - 2005 academic year as the college was shaken by several incidents that raised questions about its direction and, indeed, its very ethos as an elite liberal arts college. During the summer of 2006, three senior professors at Hamilton College -- Douglas Ambrose, James Bradfield, and Robert Paquette -- reached agreement with the administration to establish on campus a scholarly center named after Alexander Hamilton. The founders of the center, recognizing Alexander Hamilton's crucial contributions to the founding of the United States, intended to explore through an innovative series of programs a constellation of issues within the Western tradition related to the origin and articulation of freedom, democracy, and capitalism. In enunciating the mission of the center, they hoped to promote intellectual diversity on campus by broadening and deepening the debate about American ideals and institutions.

Within the span of a few months, however, opposition from within the college mounted and the initiative collapsed. Yet the center's original charter, having been published and widely circulated, attracted the attention of educators, philanthropists and alumni. Supporters engaged the founders

in an extended conversation and resulted in the rebirth of the center as an independent entity with an expanded mission to bring the fruits of a great conversation within a distinctive culture to educational institutions in upstate New York and across the country.

The AHI resides in a historic Federal-style mansion located at 21 West Park Row in the village square of Clinton, New York, about one mile from the Hamilton College campus and about 20 miles from Colgate University. Othniel Williams (1787 - 1832), a graduate of Yale University and a lawyer, purchased the site in 1824. He completed the brick part of the building in 1832, the year of his death. The property passed to his son, Othniel S. Williams (1814 - 1880), a graduate of Hamilton College and charter member of the Alpha Delta Phi literary society, founded in 1832. He became a lawyer, judge, and businessman. He was the Town of Kirkland's first supervisor, and served his alma mater as both trustee and treasurer, in the later capacity for thirty years. In 1871, the College acknowledged his service and philanthropy by awarding him an honorary degree.

Extensive gardens once surrounded the property and it remained within the Williams family for more than a century until it was sold to William H. Newton, a lawyer from Utica, in 1938. Subsequent owners transformed the property into the Alexander Hamilton Inn, well-known over the years for its hospitality to the alumni Hamilton College and Colgate University and their families.

According to Dr. Robert Paquette, a consortium of investors and alumni of Hamilton College formed a Limited Liability Corporation (LLC) and purchased the building that was in bankruptcy for AHI's use in 2007. The building had been in bankruptcy for a number of years before AHI rescued it. It was O'Connor's Alexander Hamilton Inn.

The move was necessitated by the failure to abide by a signed agreement that would have established an Alexander Hamilton Center (AHC) on campus. They became the Alexander Hamilton Institute and are, of course, an independent entity unaffiliated with the college.

AHI took over the building on September 17, 2007, which is, appropriately enough, Constitution Day,

AHI offers free adult education courses on a variety of socio-economic and political topics that roughly mirror the college fall and spring semesters. Among several associated Fellows, there are two Fellows-in-residence at AHI: Dr. Mary Grabar, Ph.D., and Dr. David Frisk, Ph.D.

In years past, all were in-person, but Covid necessitated virtual courses. Post Covid, it is hoped that the courses will be offered both in person and some virtually. Among the previous classes offered that I had the pleasure of participating in was **The Culture and Politics of the 1960s** by Dr. David Frisk Ph.D., an eye-opening retrospective of the phenomenal impact of that seminal decade.



**The James Scott Mansion, Detroit, Michigan**

**Designed in the Richardsonian Romanesque style**

**Nicknamed The Peterboro Castle, it was completely in ruin before being total restored into an upscale apartment building**

*Dustin Van Fleet, Design Preservation Nation, Historical Homes of America*

*Facebook*

## PHOTOS FROM AROUND GREATER UTICA



**ROME'S HISTORIC CAPITAL THEATRE PROUDLY DISPLAYS ITS BRAND NEW REPRODUCTION MARQUEE**



**ORCHARD HALL, 2955 ONEIDA STREET, SAUQUOIT, NY OWNED BY SHARON AND GARY PULEO (ALSO UTICA GLASS CO.)**



**FRENCH ROAD CHURCH, REMSEN, NY, ESTABLISHED 1838**



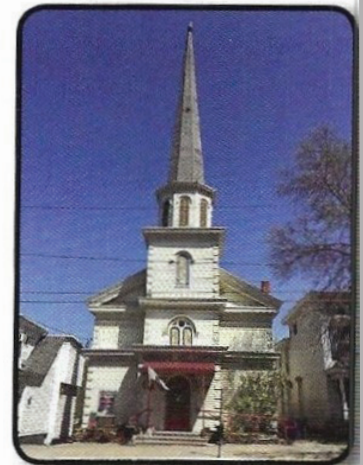
**KIRKLAND ART CENTER**  
**RAISE THE ROOF**  
"A ONCE IN A GENERATION CAMPAIGN!"

**Be a part of Clinton's history by making a donation to the Once in a Generation Capital Campaign!**

In celebration of the Kirkland Art Center's 60th Anniversary its first capital campaign in 30 years has been launched. The campaign will address two priorities:

1. Make urgently needed renovations and repairs to the roof and windows.
2. Build a new culinary arts program in response to community interest.

Help preserve this cultural anchor for the Village of Clinton and Town of Kirkland. Invest in the next 60 years of exhibitions, art and dance classes, concerts, performances, and community events that help make Clinton and Kirkland a desirable place to live, work, and study.



**Make a donation by check or online by credit card.**

Kirkland Art Center, 9 1/2 East Park Row, PO Box 213, Clinton, NY 13323  
315-853-8871 [www.kacny.org](http://www.kacny.org)

The Kirkland Art Center is a registered 501(c)(3) not-for-profit organization (EIN15-0618473).  
Your donation is tax deductible as allowable by law

# Programs & Events

The Landmarks Society of Greater Utica

## Adult Easter Egg Hunt & Party



Doors open at Noon  
1:00 PM egg hunt.

\$25 per person  
(includes 5 eggs and first drink)  
Additional eggs available for purchase.

Historic Rutger Mansion No. 3  
Rutger Park, Utica, NY 13501

Get your Basket Today  
Eventbrite | FaceBook | Website

"Beautiful Bonnet" - win a prize  
for the BEST BONNET of the day.

### **April 16, 2022 -- Adult Easter Egg Hunt**

#3 Rutger Park | Noon – 3:00 pm | \$25/person

### **April 27, 2022 -- The History of Coffee**

Winter Talks Series | John DeTraglia (from Utica Coffee) at  
Dunham Library in Whitesboro, 6-8 pm

Free and open to the public

### **May 14, 2022 – Spring Time Tea**

#3 Rutger Park | 2 seatings: 11:30 am and 2:00 pm | \$25/person

### **June 18, 2022 – Mansion Tours**

#1 and #3 Rutger Park | 11:00 am – 3:00 pm

### **June 6 – August 29 (except July 4th) – Summer Walks and Talks**

Assorted locations, 6:00 pm

**Full schedule will appear in the next news bulletin**

### **July 10th, 2022 – Mansion Tours**

#1 and #3 Rutger Park | 11:00 am – 3:00 pm

### **September 17, 2022 – Harvest Tea**

#3 Rutger Park | 2 seatings: 11:30 am and 2:00 pm | \$25/person

### **Future Tentative:**

October 13, 14, 15, 2022 – Halloween Haunted Tour

November 17, 2022 – Annual Dinner

December 2, 2022 – Bus Trip to Florissante

December 10, 2022 – Holiday House Tour

## The Landmarks Society of Greater Utica

Presents

## A Spring Time Victorian Tea

May 14, 2022 | Two Seatings Available | 11AM or 2:30 PM

Tickets \$25 per person | Table of 8 - \$180

To reserve your ticket call 315-732-7276 or email Landmarkskd@aol.com

Historic Rutger Mansion No. 3 | Rutger Park | Utica, NY 13501



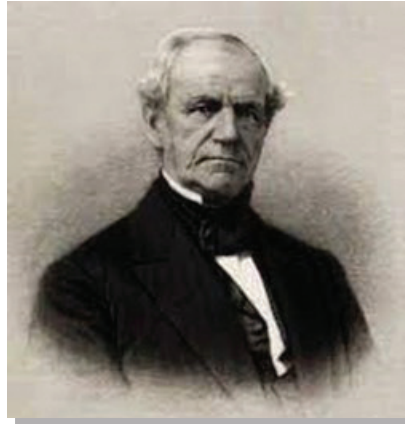
Dennis Webster is the published author of non-fiction books NYS Lunatic Asylum at Utica, Murder of a Herkimer County Teacher, Haunted Utica, Wicked Mohawk Valley, and more. He has a Bachelor of Science degree from Utica College and a Masters of Business Administration degree from SUNY Polytechnic.

## Spotlight on a Landmark:

**Faxton Hall- c.1867**

**815 Varick Street, Utica, New York**

*by Michael Lehman, AIA*



THEODORE S. FAXTON (1794-1881)

### History

On the triangular plot just north of Court Street where Varick Street intersects, stands a monument to one mill owner's unconventional and progressive thinking in the years following the Civil War.

*Theodore S. Faxton (1794-1881)*, a wealthy prominent citizen, Mayor of Utica (1864), and one of the city's greatest benefactors engaged in many business enterprises ranging from establishing early stage coach lines and the Black River & Utica Railroad(1853), to banking as President of

the 2nd National Bank(1864), to investing in several wool and cotton mills, to promoting the first commercial telegraph company in the world(1845) and encouraging the establishment of the Associated Press to utilize the telegraph to transmit news items to various newspapers across the country. He also helped build, along with Alfred Munson, the Utica Orphan Asylum (1860) on the corner of Genesee and Pleasant Street, founded the Faxton Home for the Homeless (1866), and Faxton Hospital (1874) as a gift to the people of Utica. During his long and useful life Faxton made many significant contributions to the growth and prosperity of Utica, New York State, and the Nation.

Faxton purchased the former West Utica residence of DeWitt C. Grove and the adjoining land in order to erect a school and social center which was designed specifically for and dedicated to public use. In addition to being successful as businessman, he had foresight far beyond the other industrialists of his day. His concerns for the youthful employees of his mills was evidenced by his endeavor to provide for the education and cultural improvement of his apprentices between the ages of 12 to 16 years. His concern may have grown out of his own experience of having arrived in the village of Utica in 1812 from Conway, Massachusetts a penniless 18-year-old. He commissioned Utica architect Azel Lathrop to design the two-story brick structure with a stone foundation, in the French Second Empire style popular at the time. The Hall was constructed immediately across Court Street from one of his woolen mills



## About the building

The plans for the Faxton Hall, currently known as *St. John's Hall*, were described in the *Utica Observer* of January 19, 1867:

"The Hall is to be of rectangular shape, 70 feet long by 35 wide, and fronting on Court and Varick streets, with a yard in both rear and front. The height is to be 38 feet with a tower in the southwest corner which will not rise much above the main roof.

The first story is to be used as a School Room, having rear entrances (vestigial keystones evident) upon both Varick and Court streets. It is to be divided into seven rooms.

The main Hall is to be situated in the second story, and is to be 60 by 33 feet in size. The entrance is to be by a single staircase, seven feet wide, through the tower, with folding doors leading into the Hall. Around the outside are to be two rows of cushioned seats. These seats are to be fixed and raised slightly above the other slips. The body seats are to be movable and are to be placed at right angles to the others. The rostrum is to occupy the tower of entrance end of the room. The windows of the second floor (now much smaller, rectangular, double-hung units) are to be circular, finished with iron caps above and below, and stone sills and iron corbels (all still intact).

The high-curved French (mansard) roof will have two curved dormer windows (now gone) upon each side, with one in front and rear. These as well as the curved portion of the roof, are covered with ornamental slate (now gone) in two colors- probably green and purple. The (roof) deck is to be nearly flat and covered with tin. The high French roof also forms an attic, which is to be used as a storeroom."

*Several inappropriate renovations over the years have unfortunately altered the hall's original elegant appearance.*

## About the Architect



*Azel J. Lathrop* was a prominent, prolific and talented mid to late 19th century upstate NY architect who practiced in the Utica area. He started his career as a skilled carpenter, designer, and cameo miniature carver- according to the 1839 Utica City Directory- and went on to become one of the first commercially successful architects in New York State. He was a contemporary of fellow Utica native and cameo miniature carver Erastus Dow Palmer who became a nationally renowned sculptor.

According to the 1860 Census, Lathrop and his wife had 9 children- 8 daughters and a son, Charles, who following in his father's footsteps, also became an architect. The family lived in a house at 121 John Street designed by the architect, now gone. Lathrop Place- which runs parallel to John Street on the east near Rutger Street – was named in his honor.

In addition to Faxton Hall structures designed by Lathrop (some on the *National Register of Historic Places- NRHP*), included several residences, commercial, and institutional buildings in the Mohawk Valley and upstate New York:

- *The Marble (Commercial)Block on lower Genesee St.- "long block" (gone)*
- *The Arcade Building, Genesee St., Utica, NY (gone- later site of the Boston Store)*
- *First Faxton Hospital, Sunset Ave. (gone)*
- *Faxton Home for Elderly Women, Faxton St.(gone)*
- *Oneida County Clerk's Office, Genesee St. (extant-greatly altered as the Bank of Utica)*
- *Senator Matteson House, 294 Genesee St. (extant)*
- *Churchill-Buxton house, 296 Genesee St. c. 1871 (extant)*
- *Utica Opera House, Lafayette at Washington St. c. 1871 (gone)*
- *Charles Yates Mansion, Genesee St., (extant-former Knights of Columbus front bldg.)*



MAIN HALL VARICK ST. ENTRANCE  
CANOPY WITH CONSOLES



CHARLES YATES MANSION (K OF C)

- Former bank/now town offices, Boonville, NY- NRHP (extant)
- Dodge-Pratt House Arts Center, Boonville, NY 1878- NRHP (extant)



ONEIDA COUNTY  
CLERK'S OFFICE



DODGE-PRATT HOUSE

## Early Neighborhood/ Site Timeline

- 1804** : *Abraham Varick, Jr.*- Varick Street namesake- moved to Utica from Hackensack, NJ and quickly became a successful businessman. He was one of the first to buy and develop land in West Utica. His wife, Ann, was the daughter of William Floyd of Westernville, one of the signers of the Declaration of Independence.
- 1819/1836** : *Erie & Chenango Canals* respectively (located within blocks of the Hall) built to Utica. Entire Erie Canal completed 1825
- 1843** : *John and Christiana Dagwell* built a Greek revival style house, the first residence on the street, at #58 (now 632) Varick Street. The first building on Varick Street was a blacksmith's shop at Varick & Columbia Streets. The house had spacious grounds and was admired for its beautiful extensive flower beds and variety of rare bushes.
- 1846/1848** : Irishman Nicholas Devereux, *Theodore Faxton*, and others organized the Steam Woolen Mills (1846), the Globe Mills (1847), and the Steam Cotton Mills (1848).
- 1867** : *Theodore and his wife Irene M. Faxton* hires architect *Azel Lathrop* to design a school and social center for his West Utica millworkers, a significant and very progressive undertaking at the time
- 1868** : *The Hall* is gifted to the City of Utica by Faxton and his wife for use as a day school and accepted by a resolution by the Common Council. Records show 117 boys and 57 girls in attendance during the 1868-69 school year.
- 1869** : *The Utica Advanced School* is enlarged and evening classes are opened in Faxton Hall.
- 1878-79** : It was noted that 107 boys and no girls were in attendance at the evening school. The absence of female students was attributed to the fact of the exceedingly annoying and reprehensible practices indulged in by the boys and youth "who nightly congregate on street corners or infest public thoroughfares, ever ready, in the absence of police, to offer uncivil remarks or insolent attention to pupils of the evening school." The problem of lack of attendance by boys was attributed to "fatigue after long 10-12-hour work days, disinclination to study and attractive places of resort in saloons and places of amusement".
- 1882** : Faxton bequests \$2500 in his will for the purpose of founding a *library* in Faxton Hall.
- 1893** : *Faxton Hall Association* is organized with the second floor to be used for a library, despite the School Board having deemed the second floor as not suitable for library purposes in 1882.
- 1894** : *Kindergarten classes* added to the Utica public school system and to Faxton Hall.
- 1905-12** : The entire building was used for kindergarten, primary and intermediate grades.
- 1912** : The *first open-air school for tuberculous children* was opened on the second floor.
- 1915** : Open-air school transferred from the building to the newly completed *Kernan School*.
- 1917** : All school children from Faxton Hall are transferred to Kernan School. Faxton Hall is turned over to the *Utica Public Library* at their request for use as a *West Utica branch* to compliment the East Utica branch opened in 1913 at Kossuth and Lansing Street.
- 1930s** : Building use changes to a day nursery.
- 1956** : The Hall is leased to *the Knights of St. John*, an international Catholic fraternal service organization, under an option to purchase. The Board of Education was directed to install a suitable metal plaque in the library at Kernan School or its

successor commemorating the 1867 and 1882 Faxton gifts to the City of Utica indicating that a section or sections of the library were set aside to carry out and perpetuate the intent of those gifts.

- 1959 Court ruling directs the Board of Education of the Utica City School District to sell the building to The Knights of St. John for a sum of not less than \$10,500. The court held that the original use intended by Faxton's gift was impossible to achieve at Faxton Hall.
- 2022 The Knights of St. John's put Faxton Hall up for sale.

## Conclusion

Like many of the sites in Utica's Scenic and Historic Preservation District, the Faxton Hall was one of several structures that sat on the property over the years, giving Utica its unique authentic and special identity. It was a source of pride for West Utica and the entire city.

As economic development efforts increase in the downtown area many opportunities to showcase one of Utica's greatest economic assets- our unique history as manifest in our historic diverse architecture- are being missed. In the Brewery District, a rapidly growing number of open-air patios with outdoor bars are being built in the "missing teeth" lots provided by several inappropriate demolitions such as the recent unfortunate and unnecessary destruction of the John & Christiana Dagwell House (c.1843) at 632 Varick Street. These open spaces, vacant and unused for most of the year, serve to dilute and diminish the appeal of this historic neighborhood. Surface parking lots in the District and other sections of downtown do not promote or capitalize on our best assets, create a sense of pride, or uniqueness of place. *The Hall site is vulnerable to such a fate.*

Today a new steward with the same vision shown by Theodore Faxton is needed who is willing to meet the needs of a new generation of 21st century West Utica residents. That person must be committed to employing new, innovative and state of the art solutions to repurpose this important landmark while respecting and preserving the rich history of this significant part of our *uniquely* Utica story.

Just as Faxton Hall- innovative and progressive mid-19th century marvel that it was- addressed the needs of Mr. Faxton's employees, a repurposed legacy structure is required which will meet the needs of the historic Brewery District community well into the future.

### ***An opportunity has presented itself. Hopefully it will not be missed.***

*The building is currently owned by the Knights of St. John and is for sale at \$179,000. It is located in the historic Varick Street Brewery District and within the Utica Scenic and Historic Preservation District subject to the S & HP commission's review and approval regarding the application of renovation design guidelines.*

Contact John Brown (315.570.6640) at Coldwell Banker/Faith Properties for additional information. [www.centralnyhomes.com](http://www.centralnyhomes.com)

---

SOURCES: Clarke, T. Wood. Utica for a century and a half. The Widtman Press, Utica, New York.1952. • Oneida County History Center archives • Supreme Court. Oneida County. March 23, 1959. Case 18Misc.2d 192. (1959). *In the Matter of the Board of Education of the Utica City School District, as Trustee under a Trust Indenture from Theodore S. Faxton and Another.* • Walsh, John J. Vignettes of Old Utica. Utica Public Library, Utica, New York. 1982.

## **INTERESTED IN BEING MORE INVOLVED WITH LANDMARKS?**

The Landmarks Society of Greater Utica is looking for "a few good people" to fill several vacancies on the Board of Trustees. We are meeting once a month on the second Wednesday.

If you are interested, please contact us at:  
315.732.7376 or at [uticalandmarks@gmail.com](mailto:uticalandmarks@gmail.com)

*Preserving the Past – Protecting the Future*



# *THE PRESERVATIONIST*



**Pink Lady Queen Anne Victorian (1889)  
202 M Street, Eureka, CA 95501**

The famed Pink Lady, a National Queen Anne Victorian icon, has sold in Eureka, California for \$1 million. The mansion listed in June for nearly \$1.3 million. Built in 1889, the 4,560 square foot mansion is currently being used as a private home, however, the property includes commercial zoning, providing a multitude of future uses such as vacation rental, office, or retail. The 0.30-acre property is located across the street from the famed Carson Mansion and enjoys unobstructed views of Humbolt Bay from the upper-level turret.

Photo: patrix15 Instagram

<https://www.instagram.com/p/CPwk8biAjGC/>