



The Advocate

Special Gothic Cottage Edition

As noted in our Fall newsletter, to help build a consensus on the potential Gothic Cottage renovations, Cazenovia Heritage undertook a feasibility analysis as to the future of the Gothic Cottage. The first decision point was to determine if the requirements could be met by remaining at the Gothic Cottage and if concerns could be addressed dealing with the current Town plan (“Plan C”) that would keep the offices there. If that were not feasible, then the analysis would move on to evaluate the proposed offsite location(s).

The analysis determined that it was economically, technically, and operationally feasible to meet the Town requirements and address public concerns **if** changes to the proposed plan for the first floor were made. We feel that these changes, which have resulted in what is being called a Compromise Plan, build upon the intent and original objectives of the proposed Plan C, while providing considerable advantages.

We presented the preliminary plan to the Town Board in August. A request to develop elevations and drawings based on this plan was declined. Thanks to an anonymous donation, however, such elevations and architectural floor plans have since been professionally created, shown on the following pages. We invite you to both examine them and to provide feedback to Town officials. These plans, too, could likely be further enhanced; what should be clear is that there is a viable alternative to the proposed Plan C or an offsite location.

Objectives and Requirements

We established the following Objectives and Requirements of the proposed renovations to the first floor:

- Objectives:
 - Provide for needs of municipal offices for next twenty+ years (space, technology, amenities)
 - Maximize longevity of building for next 100 years
 - Minimize permanent changes to architectural integrity of both interiors and exteriors
- Requirements:
 - Provide a large meeting room for 35 attendees, small conference rooms, common lunchroom, and offices for Code Officer, Town Clerk, and Assistant Town Clerk
 - Minimize heavy traffic/high impact in sensitive areas
 - Minimize structural or cosmetic changes to interiors
 - Maintain or enhance adjacencies for staff productivity
 - Ensure accessibility for physically challenged individuals

On the pages to follow, you will see a plan that meets these requirements.

Views of the Compromise Plan

What is most notable, is that there is now a true, intentional entrance to our Town Offices; no more entering through back doors. The addition reflects both the vertical and horizontal design aspects of the Gothic style.

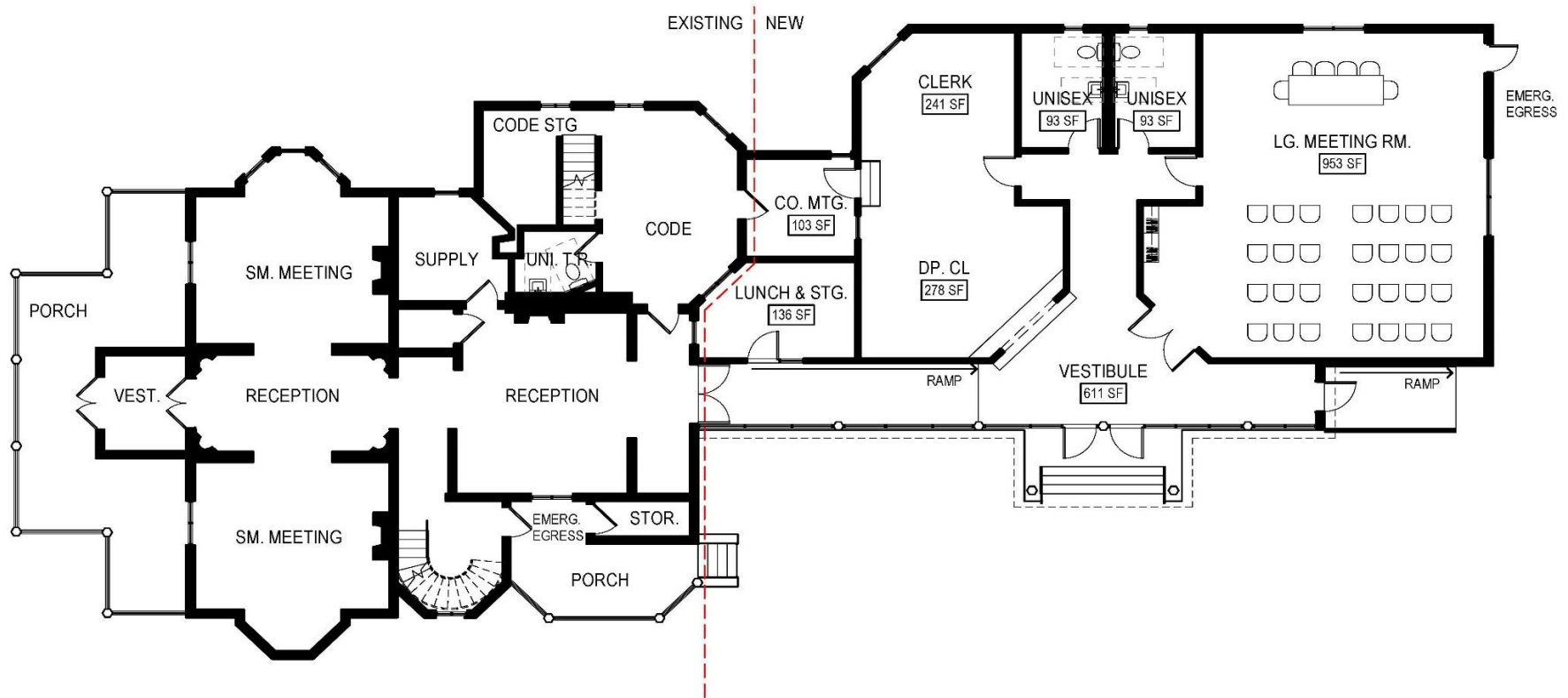


A second view:



The Floor Plan of the Compromise Plan

The floor plan, directly below, is followed by a description.



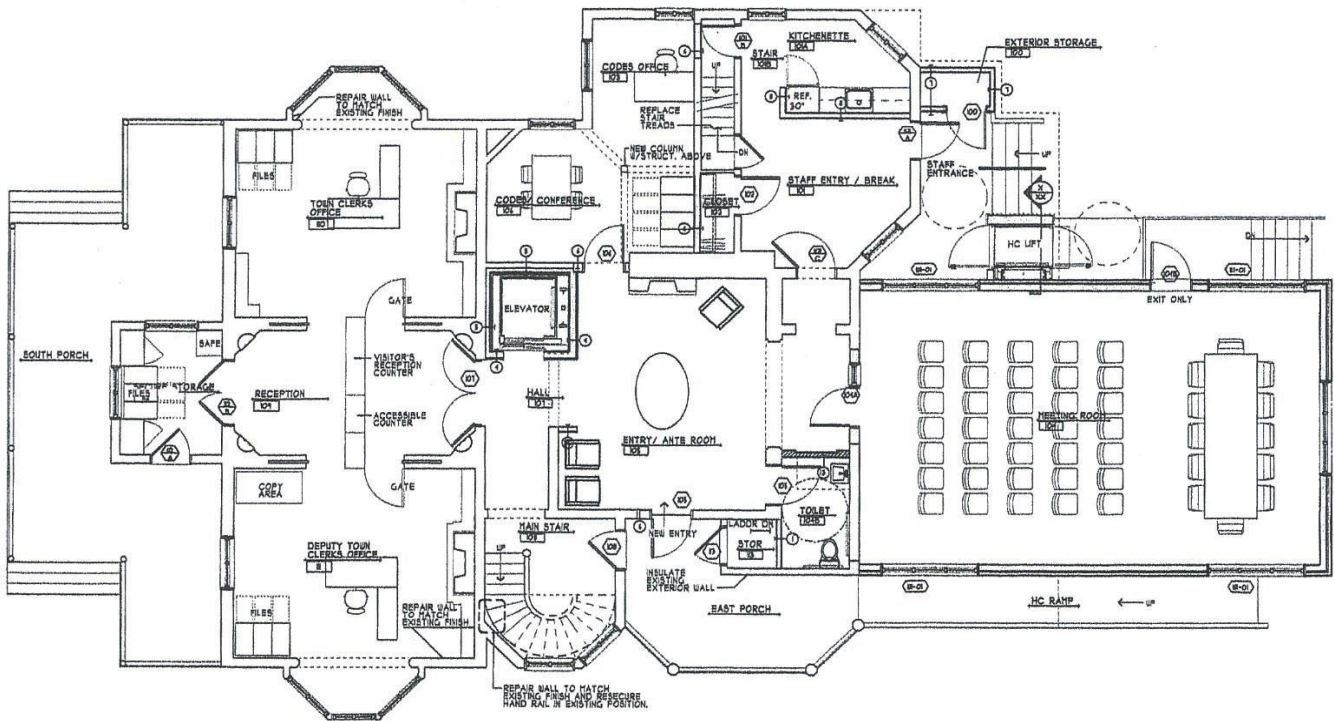
Walk-Thru:

- Entry from ground floor on east side, up steps into a glazed (ie., glass) vestibule and porch structure. Alternate entrance via ramp on north end into vestibule.
- Vestibule and ramps on left and right of vestibule are glazed within porch posts, allowing light, and in keeping with design of old house.
- Large offices for Clerks with counter on the left facing the entry vestibule; meeting room with closet to the right of vestibule.
- Ramp to the left of vestibule is route to Code Officer office. Code Officer to remain in existing but expanded space, adjacent to Clerks, and including an office, meeting area (current porch area) and storage space.
- Entrance hallway connects seamlessly to the old house.
- Front parlors become small conference rooms, public spaces for meetings of non-profits, Chamber of Commerce displays, and other tourism or cultural exhibits.

The Town's Plan C

The proposed "Plan C" has various concerns and objectionable elements. While it does provide a large meeting room, Plan C:

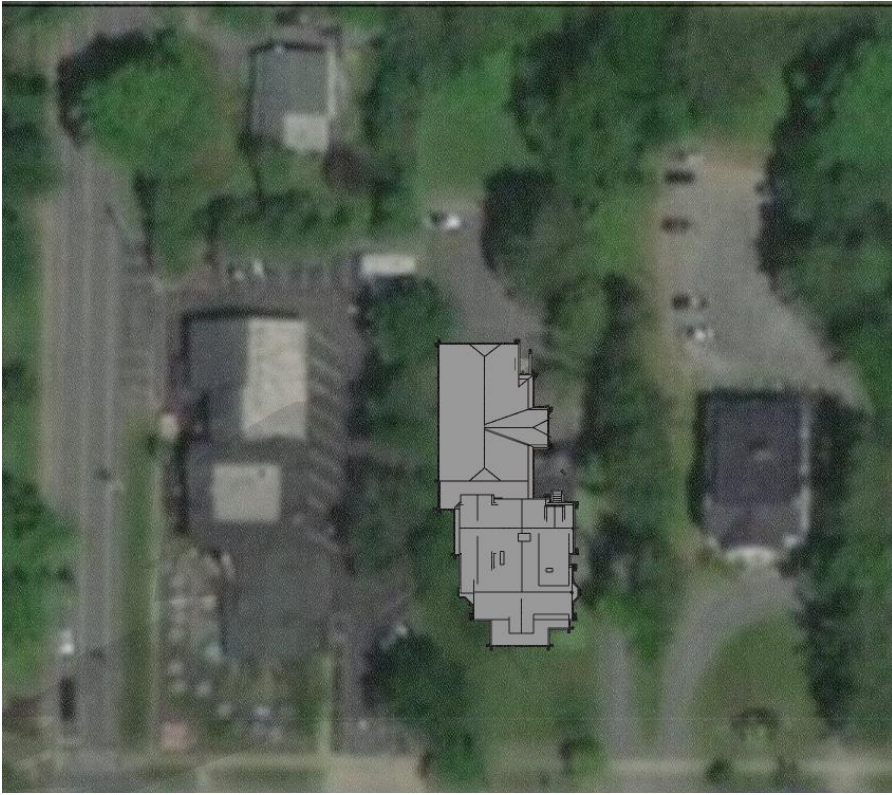
- Requires excessive destruction and modifications to first floor: Code officer area, bathroom, existing kitchen, front parlors, hall, new side door
- Includes installation of an elevator and resultant destruction and cost
- Compromises the integrity of front parlors and hall and the original design line of sight; alters casings and pocket doors; injures walls and flooring
- Places high intensity use in front parlors, detrimental to long-term (i.e., multi-generation) viability
- Front parlor spaces and door are not accessible to the public and not really visible to public
- Places equipment in front door vestibule
- Only one bathroom on first floor for both staff and public attending meeting room
- Expands the distance between Clerks and Code Officer
- Provides no small conference room for ad hoc meetings (e.g., for those on the second floor to meet with the physically challenged or others)
- Has potential need for staff relocation during construction and resultant additional cost
- Requires those attending the meeting room and using the ramp to go through a less efficient/more challenging access



The Compromise Plan removes these concerns.

The Compromise Plan - Site Plan

The Compromise Plan places the addition on the west side along the boundary with the Brae Loch, while Plan C places it on the east side.



- As can be seen, the location of the meeting room to the Brae Loch side provides better site efficiency and aesthetics, while Plan C creates unused space between the meeting room and Brae Loch.
- The Compromise Plan improves vehicle access and drop-offs on the east side.
- Plan C likely requires removal of more than one large trees.

New Modifications to Plan C?

It recently has been suggested that Plan C would now remove the elevator, counter, and equipment. Nonetheless, these changes are afterthoughts rather than part of an integrated design. Without an actual architectural plan, it is difficult to endorse, ensure their permanency, or speculate how such changes affect related components.

Summary

The Compromise Plan provides a win-win solution while meeting longer terms needs: It meets Plan C's primary objectives but maintains the historical integrity of the interior and exterior while providing efficient and effective workspaces.

In the Interior, the Compromise Plan:

- Significantly minimizes /eliminates demolition to the interiors and north side; code officer area not demolished, existing kitchen becomes storage area, etc.
- Maintains adjacencies of office functions, e.g. Code Officer and Town Clerks
- Eliminates elevator, avoiding costs and related alterations and structural changes
- Integrity and symmetry of front parlors would not be harmed
- Promotes noteworthy features: Front rooms, central reception area, and front door are accessible to public allowing adaptive re-use for receptions, conference rooms, non-profits meeting space, displays by chamber of Commerce, etc.
- Retains original design of clear line of sight, uninterrupted from front door to garden allee in back
- Retains use of building, while moving high-traffic areas away from sensitive areas
- Less costly/less disruptive reducing need for temporary re-location/swing space

On the Exterior, the Compromise Plan:

- Provides a welcoming entrance to Town Offices versus the use of a new back door into side of house
- Better site efficiency and aesthetics: no dead space, wider driveway, minimal/no tree removal
- Addition reflects understanding that "there really is no back side" of the Gothic Cottage
- Allows more visibility of north side of building and incorporates it into design
- The addition reflects the vertical and horizontal design aspects of the Gothic style

The Compromise Plan is a straight-forward, uncomplicated design, clean lines. With minimal interior changes, it eliminates these costs and requires less construction duration. Additionally, minimizing destruction would enable grant applications if that funding is to be pursued. In brief, the Compromise Plan is technically feasible, operationally feasible, and economically feasible.