Thomas Cole, The Hudson River School
The Architect’s Dream: What Style Shall We Build In?
Oil on Canvas, 53” x 84”, 1840
PLACES LOST AND FOUND:
Reimagining Ogdensburg in the Post Urban Renewal Era

Robert E. Charron, Architect, Trude Fitelson, Preservationist and Andrea L. Smith, Ogdensburg Director of Planning and Development

FREDERIC REMINGTON ART MUSEUM

Wednesday, January 13, 2016

Earning One AIA HSW Learning Unit
Campidoglio (The Capitol), Rome
Remodeled by Michelangelo, 1537
What is Architecture?

The Pantheon Dome
Rome, ca. 125 CE
What is Architecture?
Johann Wolfgang von Goethe said, “Architecture is frozen music.”

Johann Balthasar Neumann, Vierzehnheiligen
near Bamberg, Germany, b. 1744
WHAT IS ARCHITECTURE?
Winston Churchill said, “Architecture shapes us as much as we shape it.”

Eero Saarinen, TWA Terminal
Kennedy International Airport, New York, NY, 1962
WHAT IS ARCHITECTURE?
Vitruvius, a Roman historian said, “Architecture is firmness, commodity and delight.”
Dedicated to Paul Malo, 1930-2008
The Author, c. 1948
S.S. Beman, Architect, Castle Rest, Pullman Island
Alexandria Bay, 1888

Les Corbin Collection
Boldt Castle
Heart Island, Alexandria Bay, NY, Hewitt and Hewitt, Architects
Frontenac Yacht Club
(Stack Cottage) Round Island, NY
Fernbank
Brockville Narrows, Ontario
Dining Room
Dark Island, NY, Ernest Flagg, Architect. 1905
Broomstick
Fairyland Island, NY, c. 1888
Ina Island Boathouse, 1980
The Summerland Group, near Alexandria Bay, NY
OGDENSBURG, A VIBRANT RIVER COMMUNITY
Steamer NEW YORK
Pride of the Folger Steamship Line, 1898
Williams and Johnson, Architects, *BELORA*
Nathan Straus Cottage, Cherry Island, c.1888
Old Ogdensburg
Circa 1950

Julie Madlin, City of Ogdensburg Historian
The Busy Corner, Ford and State Streets, Ogdensburg, NY
Circa 1880
Nathan Frank & Sons, Ogdensburg, NY
Circa 1890

Courtesy Ogdensburg Public Library
Alfred B. Mullett, Architect, Ogdensburg Post Office
Ogdensburg, NY, Dedicated by Ulysses S. Grant, 1872
Ogdensburg City Hall and Opera House
1879-80, Destroyed by Fire in 1926
Robert C. McEwen U. S. Customs House
Ogdensburg, NY, circa 1809-10
Originally the Parish Store and Warehouse. Purchased by the Federal Government in 1936 and converted into a Customs House
Port, Ogdensburg, NY
Circa 1890

Julie Madlin, City of Ogdensburg Historian
Rome, Watertown and Ogdensburg Railroad
Circa 1910

Julie Madlin, City of Ogdensburg Historian
Huff Daland Biplane, Ogdensburg, NY
Circa 1922

Julie Madlin, City of Ogdensburg Historian
State Street looking South, Ogdensburg, NY
Circa 1900
SS North America at City Dock, Ogdensburg, NY
1958
Community and Urban Forest Restoration Initiative: Stormwater Park
City of Ogdensburg, New York

Benefits of Trees in Our Community:
The new “urban tree canopy” (UTC) is used to describe the types of living trees, shrubs, and vines of trees that enter the ground and are a part of the forest. This UTC project resulted in the planting of 120 trees of various species and sizes that will contribute to improving our City by reducing stormwater runoff and improving air quality. As a result, trees planted through this project will reduce stormwater runoff entering the Great Lakes Waterway by 38,480 gallons in just the first year.

Urban stormwater runoff (the "non-point source pollution") washes chemicals (oil, gasoline, salt, etc.) and litter from streets and parking lots into streams, wetlands, rivers, and lakes. The trees improve the water quality, asphalt, rooftops, etc., that more quickly pollutants are washed into our rivers and streams. Drinking water, aquatic life, and the health of the entire ecosystem can be adversely affected by this process. UTC trees can help improve water quality.

Trees act as mini-reservoirs, controlling runoff at the source. Trees reduce runoff by:
- Intercepting and transpiring water from leaves, branches, and bark
- Stormwater retention and storage of runoffs through the tree root system
- Decreasing runoff by slowing initial rainfall (leaves and bark)

As new planted trees grow and mature, more stormwater runoff will be retained and more runoff that will be released into our river.
PLACES LOST
Peacock Yacht House
Wellesley Island, near Alexandria Bay, NY
Peacock Yacht House
Wellesley Island, near Alexandria Bay, NY
The Guzzle, Thousand Island Park
Fire, August, 16, 2014
The Guzzle, Thousand Island Park
Fire, August 16, 2014
McKim, Mead and White, Pennsylvania Station
New York City, 1902-11, Demolished, 1963
McKim, Mead and White, Pennsylvania Station
New York City, 1902-11, Demolished, 1963
McKim, Mead and White, Pennsylvania Station
New York City, 1902-11, Demolished, 1963
McKim, Mead and White, Pennsylvania Station
New York City, 1902-11, Demolished, 1963
McKim, Mead and White, Pennsylvania Station
New York City, 1902-11, Demolished, 1963
Pennsylvania Station Entrance at Madison Square Garden
New York City, 1968
Charles Luckman, Madison Square Garden
New York City, 1968
Adolph Weinman Sculpture, Secaucus, New Jersey Landfill

New York Times
Horatio Nelson White, Third Onondaga Court House
Syracuse, NY, 1856-57, Demolished, 1965
Clinton Square, Syracuse, NY
Left to Right - Third Onondaga Court House, Third National Bank Building, Syracuse Savings Bank, Erie Canal and the Gridley Building
Center - Soldiers’ and Sailors’ Monument, c. 1895
Horatio Nelson White, Third Onondaga Court House
Syracuse, NY, 1856-57, Demolished, 1965
Paul Malo, Proposed Adaptive Reuse, 1964
After the Newberry Fire on Ford Street, Ogdensburg, NY
1956
Ford Street, Ogdensburg, NY
1958
Welcome Back
To Ford Street,
Ed—
(And you too, J.I.)

Ogdensburg Journal, 1958
View Looking East, Ogdensburg, NY
Ford and Crescent Streets, 1957
© Steele November 14, 1957
Bette Steele
Urban Renewal, Ogdensburg, NY
Ford and Crescent Streets, 1972
Urban Renewal, Ogdensburg, NY
Author’s Family Home, 1957 – 1993
J. B. Reid, Architect, Brownlow Residence, circa 1885
Before Urban Renewal and Proposed Construction, 1973
Bonnie Pearson Map, circa 1967

Downtown Osceola
Around 1967
Before Urban Renewal (1970)
Before Urban Renewal
Urban Renewal – Construction, 1973
Urban Renewal – Ogdensburg Downtown Mall
Urban Renewal – Ogdensburg Downtown Mall
Gertrude Stein, “There is no there there.”
1930’s visit to find her childhood home in Oakland, CA
Thomas Cole, The Hudson River School
The Architect’s Dream: What Style Shall We Build In?
Early Modernists, “The way to the future does not lead through the past.”
PLACES LOST: WHAT WERE THEY THINKING?
The Roots of Modernism
“The evolution of culture marches with the elimination of ornament for useful objects.”
Children are amoral, and so, by our standards, are Papuans. If a Papuan slaughters an enemy and eats him, that doesn’t make him a criminal. But if a modern man kills someone and eats him, he must be either a criminal or degenerate. The Papuans tattoo themselves, decorate their boats, their oars, everything they can get their hands on. But a modern man who tattoos himself is either a criminal or a degenerate. Why, there are prisons where eighty per cent of the convicts are tattooed, and tattooed men who are not in prison are either latent criminals or degenerate aristocrats. When a tattooed man dies at liberty, it simply means that he hasn’t had time to commit his crime. . . . I have therefore evolved the following maxim, and pronounce it to the world: the evolution of culture marches with the elimination of ornament from useful objects.
Futurism and Constructivism in Europe

Influences on the Development of European Modernism
Antonio Sant' Elia, Project for a Milan Power Station
The Italian Futurist Movement, 1913
Antonio Sant' Elia, La "Citta Nuova" ("The New City"), 1914
TOWARDS
A NEW ARCHITECTURE

ARCHITECTURAL PRESS

FREDERICK A. PRAEGER
When once a standard is established, competition comes at once and violently into play. It is a fight; in order to win you must do better than your rival in every minute point, in
LeCorbusier, From *Towards a New Architecture*
Comparing the Ocean Liner *Aquitania* with Various Buildings
Le Corbusier, Project for the Citrohan House, 1920-22
(From Oeuvre Complete, 1910-29)
Le Corbusier, The Radiant City
1933, reprinted 1954
Le Corbusier, Plan Voisin, 1925
Le Corbusier, Plan Voisin, Figure-Ground Drawing, 1925
Le Corbusier, Plan Voisin, 1925
Pruitt-Igoe, St. Louis, 1957, demolished, 1972
RECORDING HISTORIC BUILDINGS AND SITES
HABS, The Historic American Building Survey
Samuel McIntire, Architect, The Pingree House, Salem, MA, 1810
HABS, The Pingree House
Salem, MA, 1804, Samuel McIntire, Architect
Measured and Drawn by Frank Chouteau Brown, AIA, 1940
HABS, Double Privy, Judge Samuel Holten Dwelling
Danvers, MA, 1670
Measured and Drawn by Frank Chouteau Brown, AIA, 1938
Case Study: Madison Barracks Historic District Survey
Village of Sackets Harbor, NY, 1996
Robert E. Charron, Architect with Dr. Laurie Rush, Consulting Anthropologist
**Case Study: Madison Barracks Historic District Survey**
Robert E. Charron, Architect with Dr. Laurie Rush, Consulting Anthropologist, 1996

<table>
<thead>
<tr>
<th>Building Name:</th>
<th>Blacksmith's Shop, Building 33</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>211 Pike Road</td>
</tr>
</tbody>
</table>

**YOUR NAME:** Robert E. Charron, Architect  
**DATE:** September 30, 1996  
**182 Edgechill Road**  
**YOUR ADDRESS:** Syracuse, NY 13224  
**TELEPHONE:** (315) 446-8589  
**ORGANIZATION (if any):** Village of Sackets Harbor, NY

---

The items below are amended from the 1974 survey of this structure:

### IDENTIFICATION
1. BUILDING NAME(S): Blacksmith's Shop, Building 33
2. COUNTY: Jefferson  
   TOWN/CITY: Hounsfield  
   VILLAGE: Sackets Harbor
3. STREET LOCATION: 231 Pike Road
4. OWNERSHIP: a. public □  
   b. private □
5. PRESENT OWNER: Fort Pike Associates  
   ADDRESS: 85 Worth Road, Sackets Harbor, NY
6. USE: Original: blacksmith shop  
   Present: vacant
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes □  
   No □  
   Interior accessible: Explain No, the building is locked

### DESCRIPTION
8. BUILDING MATERIAL:  
   a. clapboard □  
   b. stone □  
   c. brick □  
   d. board and batten □  
   e. cobblestone □  
   f. shingles □  
   g. stucco □  
   other: ____________
9. STRUCTURAL SYSTEM:  
   a. wood frame with interlocking joints □  
   b. wood frame with light members □  
   (if known):  
   c. masonry load bearing walls □  
   d. metal (explain) ____________________________  
   e. other ____________________________
10. CONDITION:  
    a. excellent □  
    b. good □  
    c. fair □  
    d. deteriorated □
11. INTEGRITY:  
    a. original site □  
    b. moved □  
    if so, when? ____________________________  
    c. list major alterations and dates (if known):
20.1 Elevation drawing of the principal facade

21. SOURCES:
- Photographic copies and diazo blue-line prints of original architectural drawings found in the archives in the Guardhouse at Madison Barracks:
Case Study: Madison Barracks Historic District Survey
Robert E. Charron, Architect with Dr. Laurie Rush, Consulting Anthropologist, 1996
Great American Main Streets, Clayton, NY

Main Street
NATIONAL TRUST FOR HISTORIC PRESERVATION
OGDENSBURG IN RECENT DECADES

Andrea Smith, Director of Planning and Development
asmith@ogdensburg.org
NEW YORK MAIN STREET
Ogdensburg, NY

Financial assistance provided through the Office of Community Renewal (OCR) under the direction of the New York State Housing Trust Fund Corporation (HTFC) and the Ogdensburg Growth Fund Local Development Corporation.

2008 Main Street Award: $200,000

2010 Main Street Award: $200,000

FORD & STATE STREET/DOWNTOWN DISTRICT

Successful NYMS programs involve local residents, governments, businesses, & property owners in making decisions about program implementation; address design issues in a contextually-appropriate manner; follow a coordinated outreach and communication strategy to publicize district activities; implement an effective business strategy to recruit appropriate businesses and measure and evaluate progress in meeting district goals.

The NYMS program provides resources for the purpose of assisting New York communities with their Main Street and downtown revitalization efforts.

Variety of Eligible Projects:
- Building Renovation
- Energy Efficiency
- Handicap Accessibility
- Permanent Fixtures
- Improvements

Since 1983, the Ogdensburg Growth Fund, LDC (OGF) has been dedicated to improving the quality of life in the City of Ogdensburg.

OUR MISSION: To enhance the quality of life for all City residents through a comprehensive array of programs that include:
- Business assistance and entrepreneurship
- Improved access to quality jobs
- Career training and job placement
- Community revitalization

By providing Ogdensburg residents with a support structure that enables them to achieve their goals and improve their lives, the Ogdensburg Growth Fund helps our City rebuild itself from the roots up.

Capacity Building

Local Revitalization

STIMULATE REINVESTMENT
- Mixed-Used Commercial Districts & Downtowns
- Promote Business Creation and Job Retention
- Create Economically Vibrant Communities
Remington Museum, Ogdensburg, NY
Crawford and Stearns, Architects, Exterior Restoration
CASE STUDIES: COMMUNITY PLANNING
Homer, NY, Courtland County Historical Association
Robert Charron and Paul Tripodi, SU School of Architecture, 1967
Main Street Today, Homer, NY
Case Study: PLAN/BUILD, A Community Design Center
Syracuse, NY, 1969-82
Residence in the Hawley-Green Neighborhood, Syracuse, NY
Restoration: PLAN/BUILD, Robert Charron, Architect, 1979 and Joan Ferrenkopf, 1984
Horatio Nelson White, Russell Residence
Hawley-Green Neighborhood, Syracuse, NY, 1869
Sheldon Williams, PLAN/BUILD with Crawford and Stearns, Architects
Restoration, 1976
Streetscape
Hawley-Green Neighborhood, Syracuse, NY, 2014
Current Streetscape
Hawley-Green Neighborhood, Syracuse, NY, 2015
Archimedes Russell, Central Technical High School
Syracuse, NY, 1903
PLAN/BUILD, Adaptive Reuse Project, circa 1979
Francis Allen, Sonnenberg Gardens
Canandaigua, NY, circa 1887
Francis Allen, Sonnenberg Gardens Carriage House
Canandaigua, NY, circa 1887
PLAN/BUILD, Robert Charron, Architect, Adaptive Reuse Project, circa 1979
Case Study: Thousand Island Park Preservation and Architectural Review Board
Later Campground Cottage at Thousand Island Park
Robert Charron, TIP Consulting Architect, 2011
Cottage at Thousand Island Park
Robert Charron, TIP Consulting Architect, 2011
THOUSAND ISLAND PARK
PRESERVATION HANDBOOK:
Construction and Renovation Guidelines for
Cottage Owners, Architects, Contractors and Designers

AIA CNY Design Award, 2014
Additions to Campground Cottages

Front Elevations with T-Shaped Additions
- Existing Cottage
- Addition with Nonconforming Roof
- Addition with Conforming Roof

Roof Plan
- Existing Cottage
- Addition with Nonconforming Roof
- Addition with Conforming Roof
- Addition with Conforming Cross Gable Roof

Front Elevations with Extruded L- and T-Shaped Additions
- Extruded Addition
- L-Shaped Addition
- T-Shaped Addition

Axonometric Drawings for Conforming Additions
- Extruded Addition
- L-Shaped Addition
- T-Shaped Addition

THOUSAND ISLAND PARK PRESERVATION HANDBOOK
Lot Coverage, Scale, and Massing

Front Elevations

EXISTING COTTAGES  NONCONFORMING INFILL  CONFORMING NEW CONSTRUCTION

NOTES:
- HORIZONTAL PROPORTIONS OF THE NONCONFORMING STRUCTURE BREAK THE VISUAL UNITY AND SCALE OF THE STREET.
- VERTICAL PROPORTIONS OF THE CONFORMING NEW INFILL CONSTRUCTION HARMONIZE WITH EXISTING COTTAGES.

Front Elevations

EXISTING COTTAGES  NONCONFORMING  CONFORMING

NEW INFILL CONSTRUCTION

THOUSAND ISLAND PARK PRESERVATION HANDBOOK
Tent Platform/Early Campground Elements

Cottage-specific Elements — see preceding pages for locations
Additions to Queen Anne Cottages

Front Elevations

EXISTING COTTAGE

CONFORMING
ADDITION

NOTES:
• THE ROOF LINES, SIDING, AND WINDOW PROPORTIONS HARMONIZE WITH EXISTING COTTAGE.
• TYPICALLY, THE WIDTH OF WINDOWS ON QUEEN ANNE COTTAGES IS WIDER THAN ON STICK
COTTAGES.

EXISTING COTTAGE

NONCONFORMING
ADDITION

NOTES:
• THE ROOF LINE, SIDING, WINDOWS, WINDOW TRIM, AND SIDING ON THE ADDITION DO NOT
MATCH THE CHARACTER AND PROPORTIONS OF THE EXISTING STRUCTURE.
THOUSAND ISLAND PARK PRESERVATION HANDBOOK

Windows on Queen Anne Cottages

Front Elevation

NONCONFORMING WINDOWS

CONFORMING WINDOWS

Conforming Windows

MULTIPLE PANES ON UPPER SASH

GROUPS OF 2 OR 3
Windows on Shingle Style Cottages

Front Elevations

- Mulled or picture window
- Nonconforming windows
- Horizontal bands of double-hung windows
- Conforming windows

Conforming Windows

- Small multi-pane
- Drip cap with back band molding
- Windows may be in groups of 2, 3 or 4
- Palladian window
  - Upper sash may have decorative muntins

Wood subsill (typical all styles)

THOUSAND ISLAND PARK PRESERVATION HANDBOOK
Additions to Craftsman Bungalow Cottages

Elevations — Existing Cottage

Elevations — Nonconforming Second Floor Additions

SIDE ELEVATION  FRONT ELEVATION  SIDE ELEVATION  FRONT ELEVATION
SHED DORMER ADDITION  GABLE DORMER ADDITION

Elevations — Conforming Second Floor Additions

SIDE ELEVATION  FRONT ELEVATION  SIDE ELEVATION  FRONT ELEVATION
SHED DORMER ADDITION  CROSS GABLE DORMER ADDITION
OGDENSBURG ARCHITECTURAL DETAILS
CASE STUDIES: PLACES SAVED
Thomas W. Lamb, Syracuse Area Landmark Theater
(Formerly Lowes Theater)
South Salina Street, Syracuse NY, 1928, Saved from Demolition in 1976
Thomas W. Lamb, Syracuse Area Landmark Theater
(Formerly Lowes Theater)
South Salina Street, Syracuse NY, 1928, Saved from Demolition in 1976
Reed and Stern, Warren and Wetmore
Grand Central Station (Penn-Central Decision, 1978)
New York City, 1914, Restored, 1994-2007
Tower Proposals, Grand Central Station
Penn-Central Decision, 1978
U.S. Supreme Court
Jacqueline Kennedy Onassis and Mayor Ed Koch
Penn-Central Decision, 1978
Reed and Stern, Warren and Wetmore, Architects
Grand Central Station
New York City, 1914, Restored, 1994-2007
General Store, Sackets Harbor, NY
Before Renovation
Main Street Center (Goodfellows Pizza), Sackets Harbor, NY

Robert E. Charron, Architect (with Sheldon Williams), 1988
Administration Building, Madison Barracks, Sackets Harbor, NY

Architectural drawings for the Administration Building (Building 58) were prepared by the U.S. Army Quarter Master General’s Office in 1905, but the structure was not constructed until 1926. Restoration by Robert E. Charron, Architect and Thomas E. Price, Landscape Architect, 2009-2010.
Existing Conditions, February 2009
The Former Administration Building at Madison Barracks
Existing Conditions: Roof and Interior Damage

The Former Administration Building at Madison Barracks
Existing Conditions: Second Floor
The Former Administration Building at Madison Barracks
Existing Conditions: Southwest Elevation
The Former Administration Building at Madison Barracks
Existing Conditions: Portico
The Former Administration Building at Madison Barracks
Schematic First Floor Plan
The Marina Hotel at Madison Barracks, Sackets Harbor, NY
Robert E. Charron, Architect, 2009
Portico Restoration
Existing Moldings Were Used to Create Patterns for New Trim and Details
The Marina Hotel at Madison Barracks, Sackets Harbor, NY
Portico Restoration
The Marina Hotel at Madison Barracks, Sackets Harbor, NY
Restored Portico and Entry Doors
Marina Hotel at Madison Barracks, Sackets Harbor, NY
Restored Brick and Moldings
The Marina Hotel at Madison Barracks, Sackets Harbor, NY
Project Completed, November 2010
Madison Barracks, Sackets Harbor, NY
Robert E. Charron, Architect and Thomas E. Price, Landscape Architect
PRESERVATION MYTHS AND LEGENDS
Prefabricated Sunoco Gas Station

NYS Route 3, Port Ontario, NY, circa 1935
Sunoco Gas Station Deconstruction

David Broda and David Morton, 1988
McDonald’s Restaurant
Erie Boulevard East, Syracuse NY, c. 1988
Willard Memorial Chapel, 1892-94
Auburn Theological Seminary, Andrew Jackson Warner, Architect, Louis Comfort Tiffany, Interiors
Willard Memorial Chapel, 1892-94
Auburn Theological Seminary, Andrew Jackson Warner, Architect, Louis Comfort Tiffany, Interiors
Willard Memorial Chapel, 1892-94
Auburn Theological Seminary, Andrew Jackson Warner, Architect, Louis Comfort Tiffany, Interiors
Willard Memorial Chapel, 1892-94
Auburn Theological Seminary, Andrew Jackson Warner, Architect, Louis Comfort Tiffany, Interiors
1951 TD MG

Restored
The National Register of Historic Places was Created by the National Historic Preservation Act of 1966

The National Register Does:

• Identify historically significant buildings, sites and districts
• Encourage the preservation of historic properties
• Enable federal, state and local agencies to consider historic properties in the early planning stages of projects
• Provide for review of federally funded or sponsored projects that may affect historic properties
• Make owners of historic properties eligible for federal grants for preservation activities
• Encourage the rehabilitation of income-producing historic properties through tax incentives
• Discourage the demolition of income producing historic properties
The National Register of Historic Places was Created by the National Historic Preservation Act of 1966

The National Register **DOES NOT:**

- Restrict the rights of private property owners in the use, development, or sale of a historic property
- Lead automatically to local designation as a historic property or district
- Stop federal, state, local, or private projects on the site
- Provide for review of state, local, or privately funded projects that may affect historic properties
- **Guarantee that grants will be available** for all significant historic properties
- Provide tax benefits to owners or residential historic properties, unless the properties are income-producing properties as defined by the IRS
BUILDING CODES

• Protect health and welfare of the population
• Regulates structures - not uses
• Prescriptive vs. performance
• Building construction type
• Use = occupancy + fire risk + the occupants knowledge of self preservation from fire

Building codes are minimum requirements !!
Not necessarily most desirable
There are different codes for different types of construction and different occupancies.
Codes Have Evolved Over the Years

The 1973 Residential Code had 55 pages plus a 10 page index

The 2010 Residential Code has over 600 pages plus a 23 page index
Section 101, TITLE, SCOPE AND PURPOSE

101.2 Scope. The provisions of this code shall apply to the repair, alteration, change of occupancy, addition and relocation of existing buildings.

101.4 Intent. The intent of this code is to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare ............
101.5 Compliance Methods. The repair, alteration, change of occupancy, addition and relocation of existing buildings shall comply with one of the methods listed in Sections 101.5.1 through 101.5.3 as selected by the applicant.

Exception: Alterations complying with laws in existence at the time the building or affected portion of the building was built shall be considered in compliance with the provisions of this code unless the building has sustained substantial structural damage as defined in Section 506.2, or the building is undergoing more than a limited structural alteration as defined in Section 807.5.3.

Case Study: Densmore Church
Wellesley Island, NY, Unknown Architect, 1902
Case Study: Densmore Church, Wellesley Island, NY

The building, including its stained glass windows, pews and other furnishings, date from the turn of the last century. The building was restored to its original condition in the 1990’s and has been continually maintained in excellent condition.
Conclusion. The Densmore Church is structurally sound and conforms to most, but not all, current building codes. The church does not meet current code requirements for occupancy loads and egress. It is important to note that building codes have changed over time. For example, in 1965 a C5 occupancy (that was the occupancy category for churches in New York State Building Code back then) could have 76 people before a second door was required.
Conclusion. The Densmore Church is structurally sound and conforms to most, but not all, current building codes. The church does not meet current code requirements for occupancy loads and egress. It is important to note that building codes have changed over time. For example, in 1965 a C5 occupancy (that was the occupancy category for churches in New York State Building Code back then) could have 76 people before a second door was required.
Case Study: Densmore Church, Wellesley Island, NY

Providing a second door, landing, handicap ramp and stairway at the rear of the building would enhance the safety and circulation of the building. However, the church was built in accordance with laws and generally accepted standards for design and construction that were in effect in 1902. Therefore, the building, including its size, use, occupancy load and means of egress is legal as stated in Subsection 101.5, Compliance Methods and Exception, described above.
The County Code Official has the final say.
PRESERVATION ECONOMICS
Trude Fitelson, Preservationist
PRESERVATION ECONOMICS
LEED Triple Bottom Line: Social, Environment and Economic

Compare traditional building costs vs. Life Cycle Assessment
The Onondaga Nation traditionally considers how a change will affect seven future generations.
OGDENSBURG IN RECENT DECADES

Andrea Smith, Director of Planning and Development
Proposed Apartments, 12 River Street, Marina District
Robert E. Charron, Architect, 2009
CASE STUDIES: MAIN STREET AND WATERFRONT PROJECTS
Robert E. Charron and Regional Architects
Proposed Visitors Center, Village of Sylvan Beach, NY
Proposed Streetscape Revitalization, Village of Sylvan Beach, NY

MWD Group, Robert Charron, Architect, Tom Price, Landscape Architect, 2001
Proposed Bicycle Path, Village of Sylvan Beach, NY
MWD Group, Robert Charron, Architect, Tom Price, Landscape Architect, 2001
Christian Youth Center, Adams, NY
MWD Group, Robert Charron, Architect, 2001
256-262 State Street (Before) • Carthage, NY

CRAWFORD & STEARNS • ARCHITECTS & PRESERVATION PLANNERS • SYRACUSE, NEW YORK
256-262 State Street (After) • Carthage, NY

CRAWFORD & STEARNS • ARCHITECTS & PRESERVATION PLANNERS • SYRACUSE, NEW YORK
Bayside Park and Marina, Morristown, NY
Elevation, MWD Group, Robert Charron, Architect, 1998
Bayside Park and Marina, Morristown, NY
Site Plan, MWD Group, Robert Charron, Architect, 1998
Boaters’ Bathhouse and Pavilion, Sackets Harbor, NY
Robert E. Charron, Architect, 2002
Boaters’ Bathhouse and Pavilion, Sackets Harbor, NY

Robert E. Charron, Architect, 2002
Proposed Oswegatchie River Park, Harrisville, NY
MWD Group, Robert E. Charron, Architect, 1998
Proposed Marina Clubhouse, Alexandria Bay, NY
Robert E. Charron, Architect, 2004
Proposed Office Building Renovation, St. Lawrence County, NY

Existing Conditions, c.1994
Proposed Office Building Renovation, St. Lawrence County, NY
Robert E. Charron, Architect, c.1994
Jonathan Taylor, Architect, The Guzzle
Thousand Island Park, NY, 2016
Jonathan Taylor, Architect, The Guzzle
Thousand Island Park, NY, 2016
Grater Architects, PC, Antique Boat Museum, Clayton, NY
Grater Architects, PC, Antique Boat Museum, Clayton, NY
Rick Tague, Bernier Carr Associates
Boldt Castle Power House Stabilization
Rick Tague, Bernier Carr Associates
Boldt Castle Power House Stabilization
Brooks Washburn Architects, PC, Main Street Façade Program
Gouverneur, NY (Before)
Brooks Washburn Architects, PC, Main Street Façade Program
Gouverneur, NY (After)
Brooks Washburn Architects, PC, Main Street Façade Program
Gouverneur, NY (After)
Brooks Washburn Architects, PC, Main Street Façade Program
Gouverneur, NY (After)
Samuel D.P. Williams, Young Memorial Church
Brier Hill, NY, 1907-1908
Samuel D.P. Williams,  Young Memorial Building
Brier Hill, NY, 1907
Samuel D.P. Williams, Young Memorial Building
Brier Hill, NY, 1907
Tall Ships Landing, Brockville, Ontario
Simon Fuller, Architect
Site History

Diamond National
Active paper mill from 1921-1987
City acquired the site in 1992

Shade Roller
Former shade roller manufacture
City acquired site in 2007

Remediation History
1995/1996 - On-site investigation
1996 – 1997 – Demolition and Cleanup initiated
2010 – Cleanup complete
2014 – Certificate of completion issued for Diamond

OGDENSBURG: PAST, PRESENT & FUTURE
CLARIFIER REMEDIATION
Testing, decontamination, removal
2010 POST REMEDIATION
Case Study: Alexandria Bay Design Charrette, 1997
MWD Group: George McCulloch, Planner, Robert Charron, Architect, Cheryl Doble and Robin Hoffman, Landscape Architects
Case Study: Alexandria Bay Design Charrette, 1997
Visual Preference Slide Survey
Case Study: Alexandria Bay Design Charrette, 1997
Survey: Identify Favorite Places and Activities in the Village
Case Study: Alexandria Bay Design Charrette, 1997
Proposal: Create a River Walk to Connect Downtown to the Waterfront
Case Study: Alexandria Bay Design Charrette, 1997
Recommendation: Landscaping and Pedestrian Enhancements
Proposed Scuba Park, Alexandria Bay, NY
Robert Charron, Architect, 1997
BUILDINGS IN DANGER OF BEING LOST
I.G. Perry, Architect, Administration Building
St. Lawrence State Hospital, Ogdensburg, NY, 1888-1891
OBJECTIVE:
Establish Ogdensburg as a model for other communities across NYS for redeveloping underutilized state-owned lands.

GOAL:
1) Define a path that will produce manageable projects and result in initial program success.
2) Increase City tax base

Transform: to change in form, appearance, or structure; metamorphose; to change in condition, nature, or character; convert; to change into another substance; transmute.
- Prime commercial/industrial site, frontage & access from St. HWY 37
- Legislation in place for City to negotiate acquisition from NYS
- Infrastructure and natural gas are available

Transform: to change in form, appearance, or structure; metamorphose; to change in condition, nature, or character; convert; to change into another substance; transmute.
Administration Building
Grindstone Island Cheese Factory
The Stone Hospital
Building 40, Madison Barracks, Sackets Harbor, NY, 1838
U.S. Army Quarter Master General’s Office, Mess Hall
Building 35, Madison Barracks, Sackets Harbor, NY, 1892
William Miller, Architect, Carlton Island Villa
W.O. Wyckoff Cottage, 1894
Paul Malo at Carlton Island Villa
Ian Coristine Photo, 2007
268 Years of History
Special Thanks to:

Syracuse University Library
    Darle Balfoort

The Frederic Remington Art Museum, Ogdensburg
    Laura Foster, Director

Ogdensburg Public Library
    Linda Marshall, Archivist

Hammond Museum
    Donna Demick, Town Historian

Young Memorial Church
    Patty Warren and Bridget Nevin

Syracuse Blue Print Company

Julie Madlin, City of Ogdensburg Historian

Trude Fitelson, Preservationist, TI Park, NY
Special Thanks to the Following Architects:

Randy Crawford
Crawford and Stearns, Architects and Preservation Planners, Syracuse, NY

Rick Tague, Architect
BCA Architects and Engineers, Watertown, NY

William and Diana Grater
Grater Architects, Clayton, NY

Jonathan Taylor, Architect
Clayton, NY

Brooks Washburn, Architect
Potsdam, NY
Special Thanks to:

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Clayton, New York

Ian Coristine
1000 Islands Photo Art
www.1000islandsphotoart.com

David Broda, Photographer

Randy Frech
OCC Architecture and Interior Design

Andrea L. Smith
Director, City of Ogdensburg Planning and Development
asmith@ogdensburg.org
Sources


Coristine, Ian, *The Thousand Islands*. 1000 Islands Photo Art, Hudson Heights, Quebec, 2005.


Sources


Sources


Rowe, Colin and Fred Koetter, *Collage City,* the MIT Press, Cambridge Massachusetts, 1978


PEKOE, C+C Corvette # 131
Camelot Island, Canadian National Park System