

957 East State Street

New Fence and Gate

Owners: Max Pfeffer and Pilar Parra Builder: Whitmore Fence Company

Max Pfeffer and Pilar Parra have lived in a 1910 Craftsman-style house at 957 East State Street since 1993. The house is charming, with a wide front porch and massive roof, but just as important to the owners is the yard that slopes down to a wide gorge a couple of hundred feet from the back of the house. At almost one acre, the lot is one of the largest in the City of Ithaca and also one of the prettiest, with perennial beds and sweeping lawns.

Max and Pilar's enjoyment of their property was marred by State Street's famous traffic and even more famous deer, which treated Max's carefully tended plantings like their personal smorgasbord. Max and Pilar needed a fence, but what sort of a fence? They were aware of how much their neighbors and passers-by loved looking at the yard throughout the seasons of the year, and they generously concluded that they didn't want to block the view. They decided on a hybrid solution: a handsome wooden fence right in front of the house to provide privacy and noise protection, and on either side a wrought iron fence to keep out the deer but allow views of the yard. A wrought-iron gate breaks up the solid wooden wall and draws the eye to the welcoming front door.

All the work was done by Whitmore Fence Company of Dryden. Max Pfeffer and Pilar Parra want to thank Fred Whitmore and his crew for listening to them and making their vision a reality.

Brindley Street Bridge:

Development activity in Ithaca's West End has increased considerably in recent years. Many new housing, commercial and infrastructure projects have served to revitalize this important neighborhood as well as facilitate the use of one of Ithaca's most potentially attractive resources: the waterfront.

The Brindley Street Bridge Project represents the latest infrastructure project undertaken by the City of Ithaca in the West End. Though the original one lane bridge at Brindley Street had a charm in how it compelled drivers to slow down, be mindful of others and take turns, it ultimately served as a bottleneck to the creation of additional, much needed affordable housing further south along the inlet.

The Brindley Street Bridge Project involved relocating the Brindley Street Bridge over Cayuga Inlet to align it with the West State Street/Taughannock Street intersection including intersection improvements, traffic signal modifications, and landscaping work. Tim Logue and Addisu Gebre, the Director of Engineering Services and the Project Manager respectively, went further though; in addition to easing the flow of vehicular traffic in the west end, their project also contributes to our community's quality of life with a thoughtful repurposing of the original one lane bridge to a pedestrian (non-motorized) bridge.

421 N Cayuga

New Front Staircase and Entry Owners: J & C Potter

The Potters set out to replace the front entry staircase to the home they have owned since 2006. On North Cayuga Street the main floors of most houses are elevated by a half story from street level. Individually, the elevated conditions add a sense of privacy from the well-traveled public sidewalk. The entrance to this home is first distinguished by a charcoal gray concrete slab at the base of the stairs. The base has the effect of elevating the appearance of the wooden stairs to that of functional object. The generous width of the stairs indicates that it follows a columnated bay system for the doorway. The remainder of the porch is untouched in terms of design, however, it references the pattern and form of neighboring façades.

The new staircase design combines geometric lines and angles—bringing together square wooden supports, a patinaed heavy gauge wire mesh intermediate between the top and bottom rails, a custom-made rectangular stainless steel handrail, and low-profile galvanized steel post caps. This follows the beadboard of the ceiling porch redesign along with a door refinished in natural stains. The result is a material medley of natural surface patinas. The stain on the treads is slightly darker, while the risers add shadow lines, adding depth and dimension to an otherwise unexpected stairway function.

Staircase was designed by the homeowners. Construction and carpentry by Tim Stewart and J. Potter.

The owners continue renovating the interior and exterior. Black painted sash windows are being installed in December. We look forward to following their progress.

Waterfront Trail at Allan H. Treman State Park Marina

At a time when our local outdoor spaces mean more to us than ever, some 1.7 miles of paved asphalt and stone dust multi-use trails, compliant with the American with Disabilities Act, were added this year to Allan H. Treman State Marine Park's northern section. The 8-foot wide Natural Area trail skirts a wetland overlooking a bird and osprey nest observation area, and rain gardens and seating were added at the edge of the existing dog park to biologically treat storm water runoff and encourage rain water infiltration.

Arching gently through the meadows north of the Treman Marina, this multi-use accessible trail spur provides exceptional wildlife viewing, shaded picnic groves, and sweeping views of Cayuga Lake. The tall meadow and forest habitats which thrive in this once over-looked corner of the Ithaca provide a uniquely natural, peaceful, and intimate experience for visitors. The trail's asphalt and stone-dust surfaces follow the path of older mowed trails but add an elegant serpentine character to the route that obscures, reveals, and frames views in a subtle yet dramatic progression. The varied ecology, character, and texture encourages pedestrians to fully appreciate the surrounding beauty at a meandering pace.

Work under the \$678,000 project was funded by NY Works, a \$534,400 Recreational Trails Grant to State Parks supported by the Tompkins County Transportation Council, and State Parks Infrastructure Fund. Designed by Peter Fry, Senior Landscape Architect for the Finger Lakes Park System, the work was masterfully constructed by Procon Contracting LLC. Parks staff noted that this trail work is in many ways a continuation of the vision of NYS Park Senior Natural Resources Planner Sue Poelvoorde's long years of regional trail planning.

"The connection to and the continuation of the Cayuga Waterfront Trail in Allan Treman State Marine Park has proven to be beautiful capstone to the trail," said Fred Bonn, Regional Director for the Finger Lakes State Park system. "The loop offers inspiring lake views, an opportunity to observe an Osprey nesting platform, wetland habitats and a large pollinator area. We're proud of the seamless connection to the City of Ithaca's Waterfront Trail and New York State Parks' Black Diamond Trail."

As a distinct contrast to Stewart Park's familiar manicured recreation lawns, the weaving of the Treman State Park Marina Trail's natural exuberance into Ithaca's Waterfront Trail system adds yet another gem to Ithaca's crown of trails.

Greenstar Cooperative Market

As news to no one, one of our local treasures has relocated and expanded! Their 29,978sf store in the new city waterfront Market District has faced, and overcome, an opening during the pandemic, and is widely (and proudly) seen as the continuation of a local success story. Owned and developed by Edger Enterprises, and designed by local architects STREAM Collaborative,

the new store is one of the first commercial enterprises to open in what the city hopes will soon be a new and thriving waterfront district.

The relocation of the Greenstar Cooperative Market from its location at 701 West Buffalo Street to its new site was a product of long planning, and is the latest of a series of periods of growth and expansion for the cooperatively owned market, whose roots go back to 1971. The new store is located in an existing building on a 1.3 acre parcel, and was entirely upgraded with new insulation and metal siding to improve its appearance. Additions along the south and east sides of the building (facing Cascadilla St and Rt 13) have a timber frame aesthetic and mark significant functional elements of the store such as the entry, loading dock, outdoor café and mezzanine stairway. Between the store and Cascadilla Street is a new 160 car parking area incorporating state of the art stormwater management practices. A timber structure along the street edge incorporates signage and parking lot screening. The building is connected to Cascadilla Street by a new sidewalk along the east edge of the lot, and new sidewalks are also installed along the Cascadilla Street frontage to connect the site with the City sidewalk network.

Brandon Kane, General Manager for the Green Star Food Co-op, said that "GreenStar had been searching for a suitable location to expand its flagship store for over 10 years when Lincoln Morse first approached me in 2016 to propose the former Cornell warehouse site at 770 Cascadilla Street as our potential new home. Over the next few years GreenStar collaborated with a variety of talented local architects and designers to develop a proposal to deliver to our co-op's membership and the City of Ithaca for approval. From the start, the support for this project was overwhelmingly positive. GreenStar members invested almost \$2M to help bring to life this gorgeous and sustainable facility which will serve as a cornerstone for the redevelopment of Ithaca's Waterfront district. Our developer, Edger Inc., was an amazing partner throughout. They delivered a high-quality project on time and on budget. We couldn't have asked for a more positive community-wide effort."

Project Title: Stewart Park Inclusive Playground

Design Team: Parkitects, Play by Design, Earthplay, TG Miller Engineers and the Friends of Stewart Park.

Project Partners and Advisors: City of Ithaca, Friends of Stewart Park, Racker, Ithaca College and Finger Lakes Independence Center

Project Donors: The project was made possible by a \$1 million New York State grant to the City of Ithaca arranged for by Assemblywoman Barbara Lifton, the support of the Park Foundation, and hundreds of other large and small donors.

The first plans for this new and inclusive playground in Stewart Park were designed to be accessible for children and their caregivers of all ages and abilities. The design team worked closely with physical and occupational therapists from our partner organizations to develop final plans that were approved by the City of Ithaca early in 2018. Friends of Stewart Park and Play by Design organized a one week community build in September 2018 where more than 900 volunteers participated to build the first phase of the playground, with a play structure for pre-school children, a sand play garden, swings and a boulder net climber.

Construction of the second phase took place from the Fall of 2019 through Summer of 2020. It features a large and highly accessible school-age play structure designed by Parkitects along with a curved berm with an accessible pathway that provides access to multiple entries to the playground at varying elevations. In addition, a cover for the historic carousel was installed that will protect this iconic park gem for years to come. The playground was carefully knit into the fabric of mature trees to provide shade and character to the playground. Future phases include the development of a new splash pad and an adjacent, accessible bathroom building.