

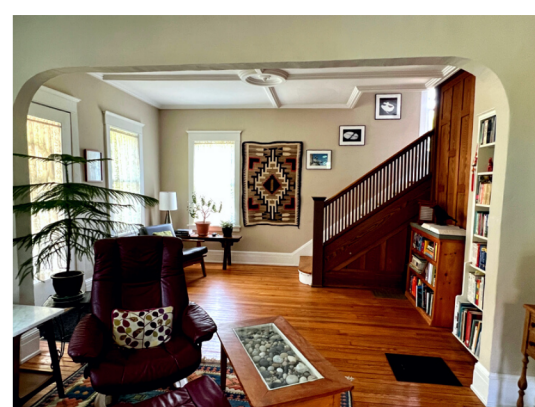
973 East State Street, Ithaca, NY

MLS #408780

\$399,000



1915 Craftsman maintained and upgraded by exceptional stewards. Foster Custom Kitchen redesigned the kitchen and 2nd story full bath. Formal dining leads to the rear porch with views across Six Mile Creek valley to South Hill and sunsets. Builders Best custom double-glazed storms on original living room windows for sound and temperature regulation. 2019 air source heat pump for heat, cooling, and hot water; the kitchen range is the only remaining gas appliance. Close to trails, Mulholland Wildflower Preserve, and walking distance to Cornell, Belle Sherman Elementary, and The Commons. Convenient to IC. Lush native garden designed to support wildlife and pollinators.



[For more information go to www.carolbushberg.com](http://www.carolbushberg.com)



Carol Bushberg  
Licensed Real Estate Broker/Owner  
607.279.4530  
carol@carolbushberg.com



421 N. Aurora Street, Ithaca, NY, 14850



Active  
Listing # 408780

973 E State St  
Ithaca, NY 14850

List Price: \$399,000



**Original Price:** \$399,000  
**Style:** Craftsman  
**Beds:** 4  
**Baths (F/H):** 2 (2 0)  
**Approx Sq. Ft.:** 1,800  
**Price/Sq Ft:** 221.67  
**Lot Sq Ft (approx):** 0.1250  
**Year Built:** 1915  
**Driveway:** Gravel  
**Garage Spaces:** 0

**Sold Price:** 0.00  
**Property Subtype:** SngFam  
**County:** Tompkins  
**Neighborhood:** East Hill/Bryant Pk  
**District:** Ithaca  
**Property Loc.:** Ithaca City  
**Subdivision:** City of Ithaca  
**Lake Privileges:**  
**Lake Name:**

[Additional Photos](#) [Listing Summary and Documents](#)

**Zoning:** R1B      **Assessment:** 319000      **Deed Ref.:** 656/370      **Survey:** Available  
**Current Total Taxes:** 11165.00      **Lot Acres:** 0.1250      **Lot Size:** 55 x 99      **AMPS:** 100  
**Avg Mo Utilities:** air source heat pump &      **Deed Restrictions:** No

<b>Living Room:</b> 12.20x13.60 Level: Main	<b>Master Bedroom:</b> 10x11.40 Level: Upper	<b>Main Lev Aprx Sq Ft:</b> 710
<b>Dining Room:</b> 12.20x15.60 Level: Main	<b>Bedroom 2:</b> 9.30x11.80 Level: Upper	<b>Upper Lev Aprx Sq Ft:</b> 656
<b>Kitchen:</b> 11.40x11.70 Level: Main	<b>Bedroom 3:</b> 10x11.20 Level: Upper	<b>#Main Lev Full Baths:</b> 0
<b>Family Room:</b>	<b>Bedroom 4:</b> 9.30x13.70 Level: Upper	<b>#Main Lev Half Baths:</b> 0
<b>Basement:</b> Concrete Floor, Full, Interior Entry, Unfinished, Walkout Ext Access		

**Insulation/Type:** Fiberglass, Spray Foam, Other - See Remarks  
**Floor Coverings:** Ceramic Tile, Hardwood, Vinyl, Other - See Remarks  
**Fireplace/Stove:** Wood Burning  
**# of Fireplaces/Stoves:** 1

**Appliances Convey:** Dehumidifier, Dryer, Range Hood, Refrigerator, Stove-Gas, Washer

**Energy Features:** Double Pane, Prog Thermostat, Storm Door(s), Storm Window (s), Other - See Remarks

**Heating/Cooling:** Central Air Cond, Electric, Forced Air, Heat Pump, Minisplit - AC and/or Heat, Other - See Remarks

**Interior Features:** Built-Ins, Cathedral Ceilings, CO Detector, High Speed Int Exist, Pantry, Skylight(s), Smoke Detector, Window Covering(s)

**Style:** Craftsman  
**Construction:** Existing  
**Construction Type:** Frame  
**Siding:** Stucco  
**Roof:** Asphalt, Rolled/Hot Mop  
**Foundation:** Other - See Remarks  
**Garage/Parking:** None  
**Driveway:** Gravel  
**Fencing:** None  
**RV Hookup:** No  
**Sewer/Septic:** Municipal-Existing  
**Water Source:** Municipal-Existing

**Exterior Features:** Deck, Distant View, Flower Gardens, Fruit Trs/Berries/Grp, Porch, Public Sidewalk, Woods

**Disclosures:** Agriculture District, CO Detector, Electric/Surcharge, Property Condition, Smoke Detector, Lead, Mineral Rights, Uncapped Gas Well

**Financing Remarks:**

**Directions :** House is at the corner of East State Street and Water Street. You can park in the driveway off Water Street. Please enter through the front door.

**Description:** Deadline for submission of offers is noon on 6.15.23. 1915 Craftsman maintained and upgraded by exceptional stewards. Foster Custom Kitchen redesigned the kitchen and 2nd story full bath. Note the soapstone countertops, low-profile refrigerator, and classic chalkboard tucked into the corner. Formal dining leads to rear porch with views across Six Mile Creek valley to South Hill and sunsets. Builders Best custom double-glazed storms on original living room windows for sound and temperature regulation. All other windows on first and second floor (not the attic) were replaced with Marvin double-glazed windows. 2019 air source heat pump for heat, cooling and hot water; the kitchen range is the only remaining gas appliance. 2nd full bath in attic. Close to trails, Mulholland Wildflower Preserve, and walking distance to Cornell, Belle Sherman Elementary and The Commons. Convenient to IC. Lush native garden designed to support wildlife and pollinators.

**Presented By:**



**Carol Bushberg**

Lic: 10491200496  
Cellular: 607-279-4530  
Office: 607-273-3400

Email: [carol@carolbushberg.com](mailto:carol@carolbushberg.com)  
Web Page: <http://www.carolbushberg.com>

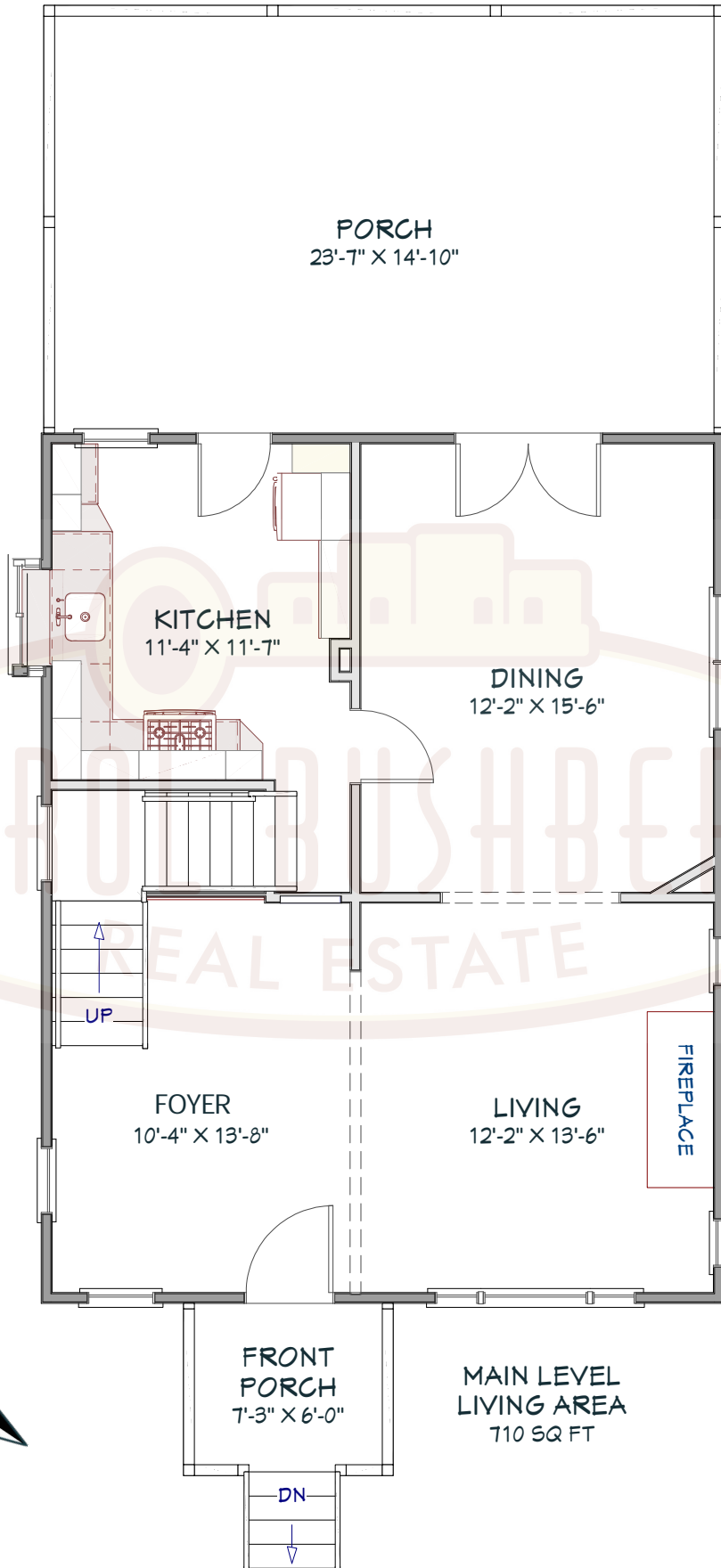
**Carol Bushberg Real Estate**

Broker Lic.: 10491200496  
421 North Aurora Street Ithaca NY 14850

607-273-3400  
Fax: 607-330-7651

**See our listings online:**  
<http://www.carolbushberg.com>

973 East State Street  
Ithaca, NY 14850  
Main Level



Please note: This plan was drawn by a Realtor, not an architect. As a result, the measurements are approximate and some elements of the property may be missing altogether. We do our best.

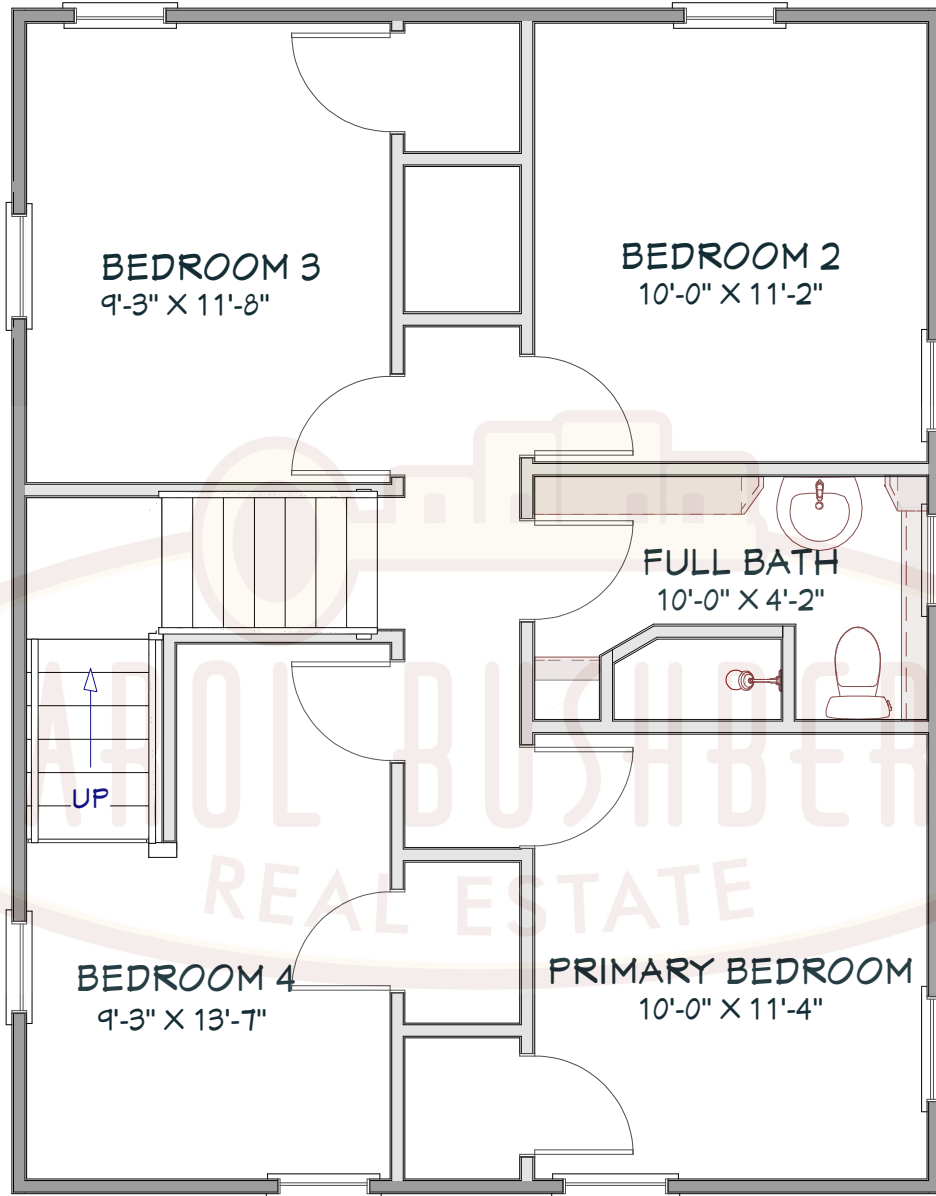
973 East State Street  
Ithaca, NY 14850  
Main Level



Please note: This plan was drawn by a Realtor, not an architect. As a result, the measurements are approximate and some elements of the property may be missing altogether. We do our best.



973 East State Street  
Ithaca, NY 14850  
Upper Level



**UPPER LEVEL**  
**LIVING AREA**  
656 SQ FT

Please note: This plan was drawn by a Realtor, not an architect. As a result, the measurements are approximate and some elements of the property may be missing altogether. We do our best.

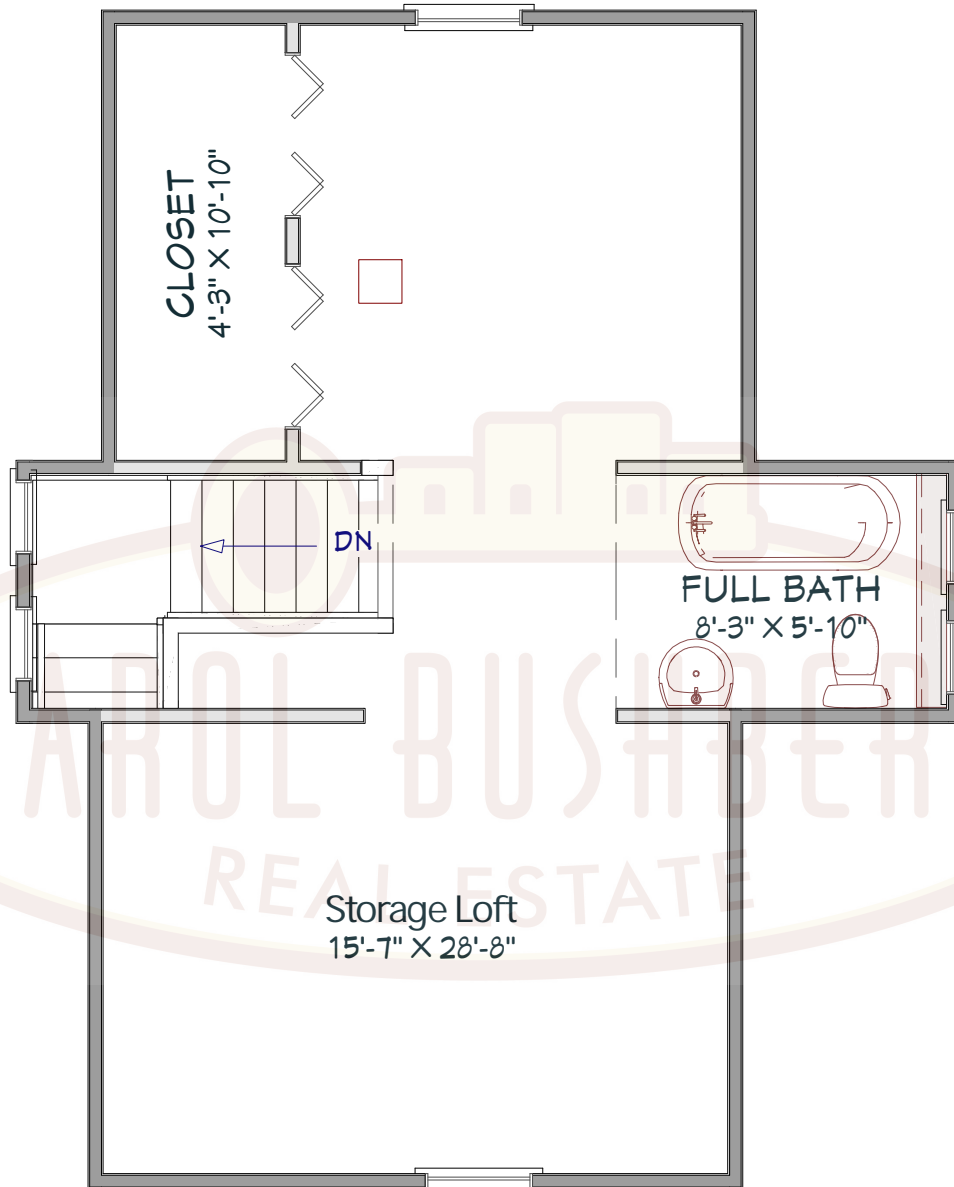
973 East State Street  
Ithaca, NY 14850  
Upper Level



Please note: This plan was drawn by a Realtor, not an architect. As a result, the measurements are approximate and some elements of the property may be missing altogether. We do our best.



973 East State Street  
Ithaca, NY 14850  
Attic



**ATTIC AREA**  
481 SQ FT

Please note: This plan was drawn by a Realtor, not an architect. As a result, the measurements are approximate and some elements of the property may be missing altogether. We do our best.

973 East State Street  
Ithaca, NY 14850  
Attic



Please note: This plan was drawn by a Realtor, not an architect. As a result, the measurements are approximate and some elements of the property may be missing altogether. We do our best.

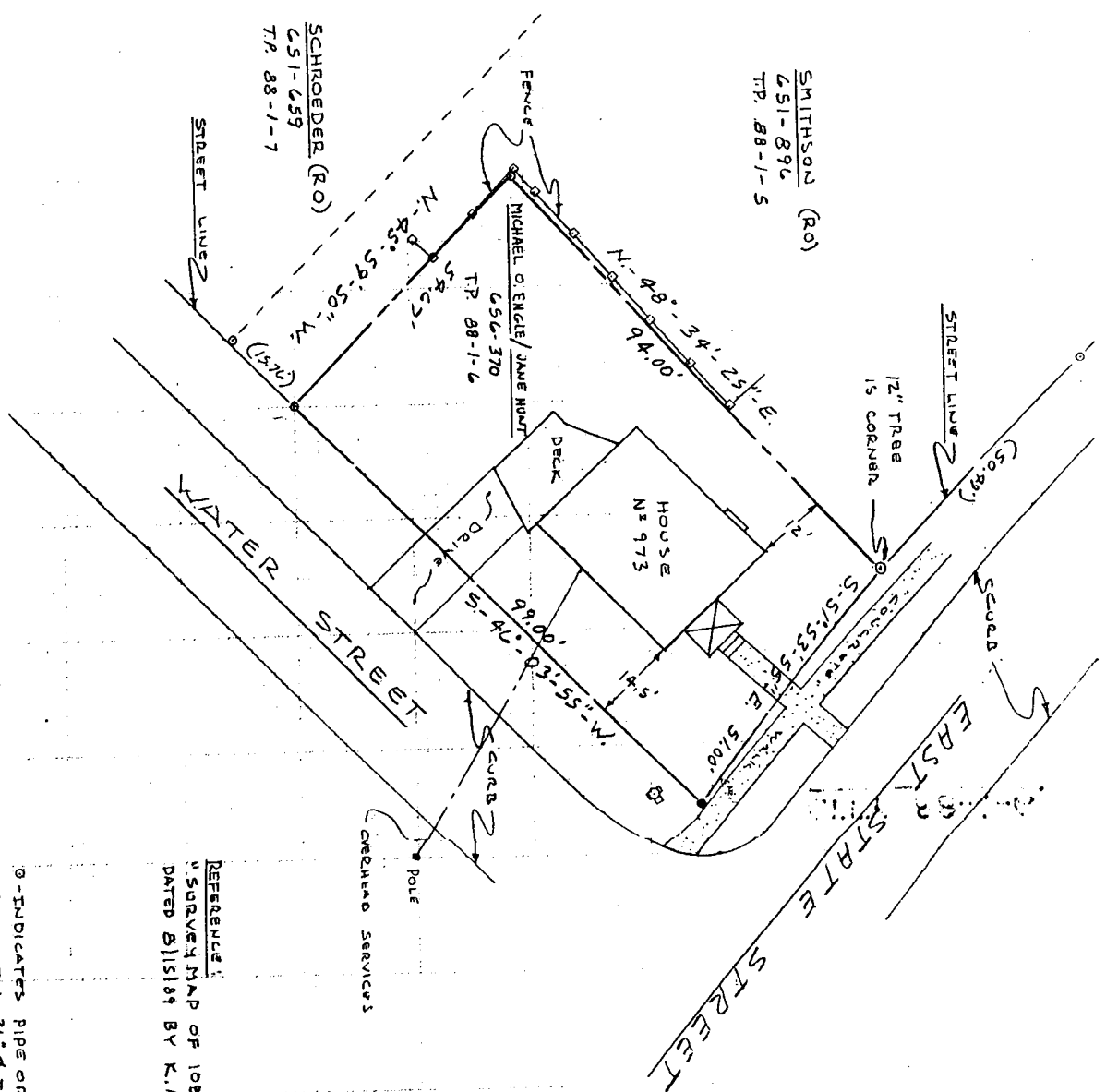


h/w/d

RECEIVED  
TOWNSHIP CLERK

APR 15 3 52 PM '93

NORTH  
REFERENCE MERIDIAN



SMITHSON (RO)  
G51-896  
TP. 88-1-5

SCHROEDER (RO)  
G51-659  
TP. 88-1-7

MICHAEL O ENGLE / JANE HUNT  
G56-370  
TP. 88-1-6

WATER STREET

EAST STATE STREET

POLE  
CHECKHEAD SERVICES

REFERENCE:  
SURVEY MAP OF 108 WATER ST.  
DATED & LISTED BY K.A. BAKER.

○ INDICATES PIPE OR PIN FOUND  
● INDICATES 3/4" Ø IRON PIN SET

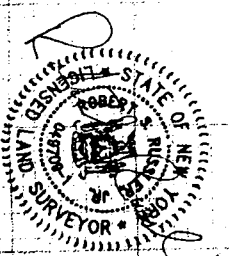
MAP AND SURVEY BY ROBERT S. RUSSELL JR.  
LAND SURVEYOR - N.Y.S. LICENSE # 049708-1

MAP OF SURVEY  
No 973 EAST STATE STREET  
CITY OF STAMBA  
NEW YORK

SCALE 1"=20'

NEW YORK

JUNE 22, 1990  
RE-SURVEYED ON  
APRIL 9, 1993 - ALL  
MOUNTAIN TOWN  
FOUND. P.R.



2037	RECEIVED
	\$ 456.00 REAL ESTATE
	JUL 30 1990
TRANSFER TAX TOMPKINS COUNTY	

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE made this 27<sup>th</sup> day of July, 1990

Between: JANE Y. HARTZ (formerly Jane Y. Cullings, having married Merritt E. Hartz on March 3, 1990), of 57 Genung Road, Ithaca, New York 14850, party of the first part

and MICHAEL O. ENGLE and JANE HUNT ENGLE, husband and wife as tenants by the entirety, both of 830 Hood Street, Salem, Oregon 97303, parties of the second part,

WITNESSETH, that the party of the first part, in consideration of One and 00/100 Dollar (\$1.00), lawful money of the United States, and other good and valuable consideration, paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs, executors, successors, distributees and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in City of Ithaca, County of Tompkins, State of New York, and being more particularly bounded and described as set forth in Schedule A annexed hereto and made a part hereof.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their heirs, executors, successors, distributees and assigns forever.

AND said party of the first part covenant as follows:

FIRST: That the parties of the second part shall quietly enjoy the said premises.

SECOND: That said party of the first part will forever warrant the title to said premises.

THIRD: That, in Compliance with Section 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF:

Jane Y. Hartz  
JANE Y. HARTZ

STATE OF NEW YORK )  
COUNTY OF TOMPKINS )ss.:

On this 27<sup>th</sup> day of July, 1990, before me the subscriber personally appeared JANE Y. HARTZ to me known and known to me to be the same person described in and who executed the within instrument and she duly acknowledged to me that she executed the same.

PETER G. GROSSMAN  
Notary Public, State of New York  
No.: 4643225  
Qualified in Tompkins County  
Commission Expires August 31, 1991

Peter G. Grossman  
Notary Public

See Midge BK. 1169 pg. 47



SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Ithaca, County of Tompkins, State of New York, and being more particularly bounded and described as follows:

BEGINNING at a point marked by an iron pin set at the intersection of the westerly line of Water Street with the southerly line of East State Street; thence South 46° 03' 55" West along the westerly line of Water Street a distance of 99.00 feet to a point marked by a pipe or pin; thence North 45° 59' 50" West along a northerly or northeasterly line of premises reputedly of Smithson (Liber 651 of Deeds at Page 896), a distance of 54.67 feet to a point marked by a pipe or pin; thence North 48° 34' 25" East along the southeasterly line of said premises reputedly of Smithson, a distance of 94.00 feet to a point in the southerly line of East State Street, at which point there is presently a 12" tree; thence South 51° 53' 55" East along the southerly line of East State Street a distance of 51.00 feet to the point or place of beginning.

*map* The above premises are described in accordance with a survey map entitled "MAP OF SURVEY NO. 973 EAST STATE STREET - CITY OF ITHACA - TOMPKINS COUNTY - NEW YORK," dated June 22, 1990, by Robert S. Russler, Jr., L.S. a copy of which is ~~attached hereto and made a part hereof.~~ Filed concurrently herewith.

BEING the same premises conveyed to the Grantor herein by the following two deeds: (1) deed from Richard M. Schrader and Elinor S. Schrader to J. David Cullings and Jane Y. Cullings, dated June 5, 1964, recorded June 5, 1964, in the Tompkins County Clerk's Office in Liber 451 of Deeds at Page 103; (2) deed from John D. Cullings to Jane Y. Cullings dated April 3, 1986, recorded June 10, 1987 in the Tompkins County Clerk's Office in Liber 627 of Deeds at Page 53.

Jane Y. Cullings is one and the same person as Jane Y. Hartz, having married Merritt E. Hartz on March 3, 1990.

Tompkins County, ss  
Recorded on the 30th Day of July 1990  
9:19 o'clock A.M. in Liber 656 of Deeds  
at Page 370 and examined Rachel A. Piene

973 East State Street  
Ithaca, New York



Historic Structures Report

Assembled by Claire Buchinger

This project was made possible through Cornell University and the generosity of Jane Hunt and Michael Engle. The cover image features a summer view of the principal façade of 973 East State Street, facing south. Courtesy of Google Maps.

Published May 2023.



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# *Executive Summary*

## **Introduction**

973 East State Street in East Ithaca, New York is a craftsman style home of an estimated 2.5 floors, constructed in 1915-16. The property remains in excellent historic condition with some modern modifications. Due to the substantive integrity of the exterior and interior plans and materials, the overall recommended treatment for 973 East State Street is continued preservation.

The recommended period of significance is from 1915 to 1959 due to the longstanding household occupants and their contributions to the broader narrative of East Ithaca. The two notable resident's, John J. Sullivan and Wilfred D. Mills, and their participation in the local middle-class entrepreneurial spirit as well as their professional associations to Cornell University contributed to the social fabric and development of the neighborhood.

## **Study Summary**

A Historic Structures Report is a living document that is meant to be edited and added to over time. This particular Historic Structures Report will establish the history of the area as well as the property's significance, along with an exterior analysis, an interior analysis, a complete condition report, and treatment recommendations. This document will detail the current architecture, any past architectural changes, and the course of the surrounding neighborhood's evolution due to changes in transportation methods, education, and industry, beginning from when 973 East State Street was constructed in 1915-16 to the present day.

The linear development of State Street was the start of a settlement pattern that radiated outwards into the formation of East Ithaca. Roads, rails, bridges, Cornell University, Ithaca College, and means of industry such as Morse Chain and THERM Inc. were several of the contributing factors in the growth of the neighborhood. The significance of the house's occupants and their local activities represented the residential demographics of the neighborhood, and the synergism of local outside forces that influenced people, architecture, and expansion.

The stucco and wood trimmed exterior combined with the original wood and plaster detailing of the interior continues the historically charming and maintained character of 973 East State Street.

The home remains in excellent to good condition; the official recommendation is continued preservation.

# Administrative Data

**Historic Name(s)**

N/A

**Current Name**

N/A

**Address**

973 East State Street  
Ithaca, NY 14850

**GPS & UTM Location**

Latitude and Longitude Coordinates: 42.43471141747468, -76.48230090372189

GPS Coordinates: 42° 26' 4.956" N 76° 28' 56.424" W

Zone 18, between 78-72 degrees longitude

**Proposed Treatment**

Preservation

**Owner**

Jane M. Hunt

Michael O. Engle

**Owner Address**

973 East State Street  
Ithaca, NY 14850

**Tax Parcels and Legal Description****Zoned**

R-1b: Single Family Residential

**Total Acreage**

Calculated Acreage 0.1158

**Builder**

Unknown



# *Developmental History*

## **Brief History of Ithaca**

East Ithaca was populated much later than Downtown Ithaca, partly due to Six Mile Creek and the thick tree cover. The development and expansion of the neighborhood was directly related to the evolutions in transportation methods, educational centers, and means of industry that took place over the following centuries and decades.

The old Ithaca-Owego Turnpike, constructed in 1811, was the first road to enter Ithaca from the south, passing through the territory of eastern Ithaca (*Ithaca & Owego Turnpikes Collection at The History Center in Tompkins County*). The Ithaca and Owego Railroad followed, opening in 1834, attracting a large number of settlers and businesses around the tracks. (Abt, Henry Edward. "Ithaca: Its Origins and Growth." (Ithaca, NY: R.W. Kellogg, 1926). Hathitrust. December 11, 2022. <https://hdl.handle.net/2027/coo.31924014109106>). Ithaca origin, 64-65)). The construction of the Aurora Street bridge built over Six Mile Creek at Aurora Street in 1870 further improved access to eastward land development and expansion (Abt, Henry Edward. "Ithaca: Its Origins and Growth," 92).

In addition, the founding of Cornell University in April of 1865 brought educators and pupils alike into the territory (Abt, Henry Edward. "Ithaca: Its Origins and Growth," 104). The introduction of Ithaca College in 1892 performed more of the same (Abt, Henry Edward. "Ithaca: Its Origins and Growth," 97).

Vehicles of industry and manufacturers such as Morse Chain in 1906, THERM, Inc. in 1937, and the New National Cash Register Company plant built in 1957–8 grew the population even more (Abt, Henry Edward. "Ithaca: Its Origins and Growth," 72).

The supplanting path of Route 96 veered west of Candor, New York beginning in 1942, which split away from the historic Turnpike route that passed through Ithaca, and created a decrease in traffic to the area. The transformation in traffic patterns altered the function of the neighborhood, and affected the immediate area around 973 East State Street by transforming the neighborhood from equally weighted mixed use into a deeper residential pocket. (*Ithaca & Owego Turnpikes Collection at The History Center in Tompkins County*). The current neighborhood demographic is made up of Cornell University employees and students, Ithaca College employees and students, families, and young professionals.

### **Date of Construction**

The home was built in 1915-16 per the address' first appearance as an entry in the 1915-16 Ithaca City Directory. This street was sparse in development until 1914, then quickly expanded.

### **Narrative Description of Occupants, Themes, & Significance**

John J. Sullivan and Wilfred D. Mills contributed to the broader narrative of East Ithaca and its flourishing local business district in the 1900s through their middle-class business management and professional associations to Cornell University. The recommended period of significance is from 1915 to 1959 due to the longstanding household occupants and their contributions to the broader narrative of East Ithaca.

### **John J. Sullivan**

John J. Sullivan, his wife Clara C. Sullivan, and their seven children inhabited the house from the year it was built in 1915-16 until 1937. The Sullivans contributed to East Ithaca's theme of middle-class business management through partial ownership of the Cornell Barbershop, otherwise known as White, Sullivan, & Salter at 224 East State Street. The location was a

recognized stop for Cornell Alumni to pass through for a haircut before leaving the city.

(November 2<sup>nd</sup>, 1931, *Ithaca Journal*). This barbershop was in operations from approximately 1905 to 1930 (September 10<sup>th</sup>, 1975, *Ithaca Journal*); the timelines of ownership transfer and name changes associated with the Cornell Barbershop are recorded below, per the Ithaca City Directories, unless noted otherwise.

1905-16: White, Sullivan, & Salter - known to locals as “Jim, Jack, & Tom”

1916: James M. White retires and sells his share of the business in 1916 to Sullivan & Salter. (May 16<sup>th</sup>, 1916, *Ithaca Journal*).

1916-22: Sullivan & Salter

1923-24: Allen & Salter

1925-30: Allen

1930: 224 East State Street is vacant

In addition to Sullivan’s proprietorship, he was also an active member of the community through his membership to the Ithaca Aerie of Eagles, and the Royal Araenum and Holy Name Society of the Church of the Immaculate Conception (July 8<sup>th</sup>, 1922, *Ithaca Journal*). In the year of his passing in 1922, his funeral was held on July 7<sup>th</sup> at his home on 973 E. State Street at 8:30am (July 7<sup>th</sup>, 1922, *Ithaca Journal*). A formal religious service was held the next day on July 8<sup>th</sup> at 9am. (July 8<sup>th</sup>, 1922, *Ithaca Journal*). All of the barber shops in Ithaca were closed during the funerary service as a mark of respect, which confirmed his impact on the local community. (July 8<sup>th</sup>, 1922, *Ithaca Journal*).

### **Wilfred D. Mills**

Wilfred D. Mills and his wife Antonia Y. Mills inhabited the home from 1938 to 1959. Mills received his Ph.D. from Cornell University in 1930, and continued as a faculty member in Cornell’s College of Agriculture for 36 years. Mills retired from the profession in February of

1959, and transferred ownership of the house that same year (February 18<sup>th</sup>, 1959, *Ithaca Journal*). Mills' academic career specialized in plant pathology, and spanned several appointments within Cornell's institution. Mills was appointed Assistant Extension Professor in 1930, advanced to an Associate Professor title in 1944, and finally to full Professorship in 1949. (Cornell University, Office of the Dean of the University Faculty, "Memorial Statement for Professor Wilfred Douglas Mills." Cornell University. 1962. <https://hdl.handle.net/1813/17831>).

During his time on campus, Mills developed an agricultural extension program in fruit diseases that was widely replicated and implemented due to its rigorous commitment to excellence. He was also credited with the development of a chart "relating severity of apple scab to periods of wetness as correlated with temperatures, called the "Mills' Tables." (Cornell University, Office of the Dean of the University Faculty, "Memorial Statement for Professor Wilfred Douglas Mills." Cornell University. 1962. <https://hdl.handle.net/1813/17831>).

Nearly all modern tree fruit spraying practices in New York are the result of Mills' demonstrations and experiments. Mills worked in the field to provide first-hand spraying technique demonstrations to New York fruit growers, in order to spread correct implementation practices to be utilized on future harvests. The sprays designed had specifically targeted fruit diseases such as apple scab and pear scab, as well as cherry leaf spot (February 18<sup>th</sup>, 1959, *Ithaca Journal*).

Mills "discovered the effect of weather conditions on cherry leaves as well as primary facts regarding powdery mildew of fruit, especially regarding apple trees." He also prepared entries for "Fruit Diseases of the Year" for publication in the State Horticultural Society Proceedings. In 1955, Mills won the Superior Service Award from the U.S. Department of Agriculture for his research on fruit diseases (February 18<sup>th</sup>, 1959, *Ithaca Journal*).



## Changes to the Structure

The 1910 Ithaca Sanborn Map predates the construction development of East State Street, moving south. (973 East State Street will be located at the intersection of East State Street and Water Street in 1915-16).



Fig. 1. Ithaca Sanborn Fire Insurance Map, 1910.

The next Ithaca Sanborn Map, released in 1919, documented a dwelling on the lot with the 973 East State Street address. The key-coded drawings identified a two-story wood frame building

with a stucco exterior and a shingled roof. At the north was a full-length one-story porch with a slate or tin roof. To the south sat a one-story squared off back porch, also with a slate or tin roof.

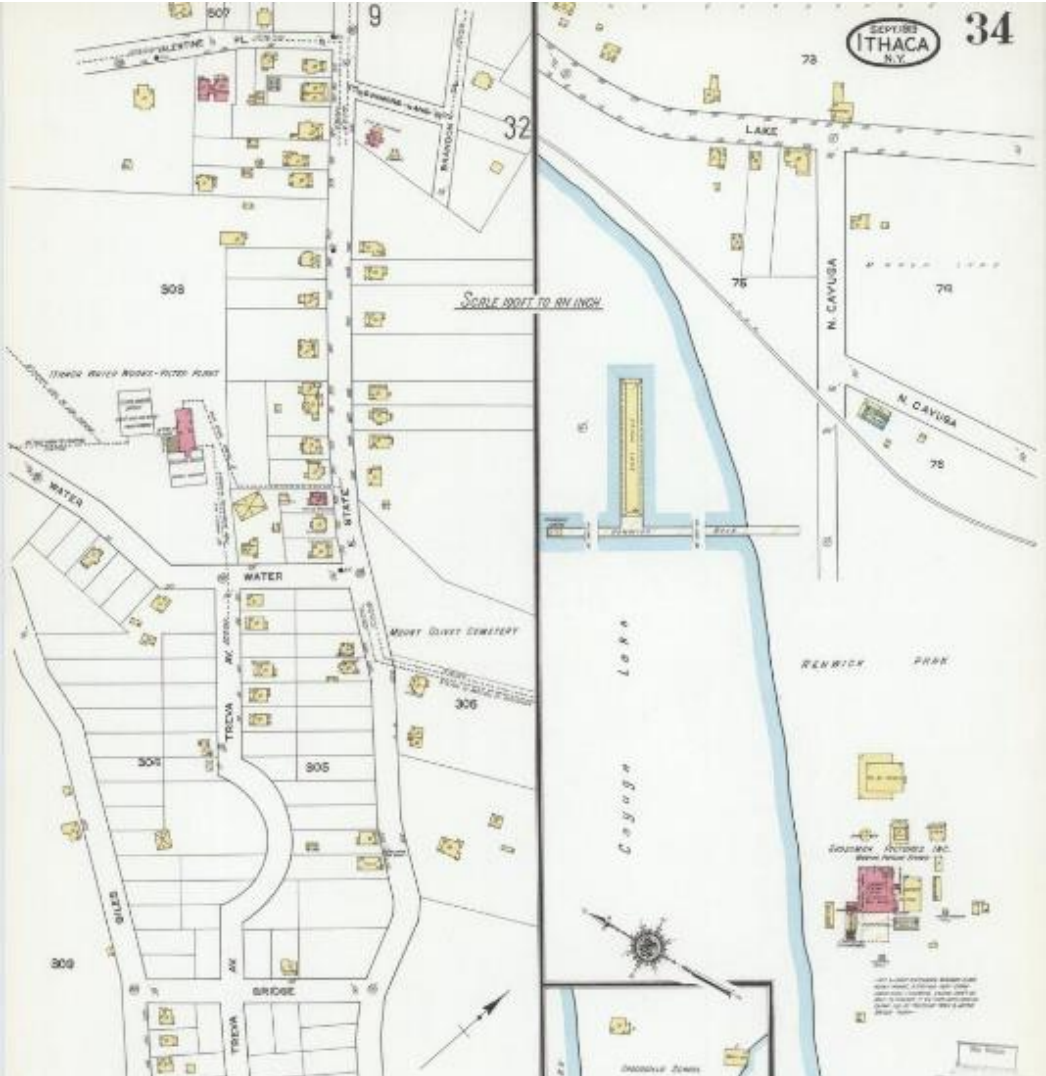
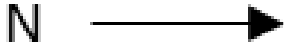


Fig. 2. Ithaca Sanborn Fire Insurance Map, 1919.



## **Changes to the Setting**

It is interesting to note that the cemetery across the street shown on the 1910 Sanborn map predates the house's construction. The cemetery, belonging to Immaculate Conception Church, remains in their ownership in 2023. It is believed that the "R.C. Cemetery" label depicted on the 1910 map is an abbreviation for Roman Catholic, as all buried at the Immaculate Conception's cemetery are believed to be both Roman Catholic and Irish. (Welch, Patricia. "Mount Olivet Cemetery." Mount Olivet. Tompkins Co. NYGenWeb Site. Accessed March 12, 2023.

<http://tompkins.nygenweb.net/cemeteries/tcemmtolive.htm>.)

The land for the cemetery was acquired from the Driscoll family in the 1860s, as part of the Driscoll Brother's quarry. It was originally named Immaculate Conception Cemetery, until the church purchased a second cemetery in 1915. The new cemetery was given the name Calvary Cemetery and the Immaculate Conception Cemetery was renamed to Mount Olivet in order to distinguish the two, as both cemeteries belonged to Immaculate Conception Church. The last burials were carried out in the 1940s before the cemetery ceased active burial practices (Welch, Patricia. "Mount Olivet Cemetery." Mount Olivet. Tompkins Co. NYGenWeb Site. Accessed March 12, 2023. <http://tompkins.nygenweb.net/cemeteries/tcemmtolive.htm>).

The construction of the homes and businesses along State Street, beginning in the 1910, changed the setting of East Ithaca. Development initially occurred southwards down State Street, then radiated outwards from that main artery, until the surrounding neighborhood of East Ithaca was filled in during the 21<sup>st</sup> century. The immediate area along Six Mile Creek remains relatively undeveloped at the time of the Historic Structures Report. Protection from neighborhood expansion is offered by the Mulholland Nature Reserve and outskirts of Ithaca College campus,



but the steep terrain into the ravine of the creek is largely inadequate to build on. The home still retains the views of tree cover and Six Mile Creek.

## Exterior Analysis



Fig 4. Lot View. 973 East State Street. Google Street Map. September 2019.

### **Setting**

973 East State Street is located in Ithaca, New York, north of Six Mile Creek and southeast of Collegetown. The single-family residence sits in a mixed-use neighborhood on a tree lined street, on a corner lot at the intersection of Water Street and East State Street. The immediate area is mainly residential, and close to Cornell University. There is a natural area by Six Mile Creek and the Mulholland Wildflower Preserve. East State Street is a part of Route 79, which runs to Ithaca as well as the New York/Pennsylvania border.

The house is oriented north, on a sloped lot that curves downwards to the south. The stepped walls of this architectural arrangement allow for entrance from both the basement and the first floor. Northwards, the house looks over the front porch at the sidewalk, the moderate traffic volume on East State, and at Mount Olivet Cemetery across the street. The view from the south peers over the balcony, tree canopies, and neighboring residential properties.

Centrally set back on the western boundary line, the back, side, and front yards are equally apportioned to grant privacy from the surrounding neighbors. The landscape is a certified wildlife habitat by the National Wildlife Federation, with several plots reserved for gardening. The eastern boundary line is separated from the roadside with stacked lines of stone pavers. Driveway access off of the east provides automobile access to Water Street from the attached carport.

### **Exterior Description**

973 East State Street is a similar size and age to the homes surrounding it. The shape of the building is neat, narrow, and rectilinear, extending southwards towards the backyard. It is 2.5 stories high and terminates in a peaked roofline. The façade's symmetry is evident in the outlines, projections, and penetrations of the home. The property is set back roughly fifteen feet from the sidewalk at the principal façade and is connected by a stone walk-up to the front porch. A two-story balcony and carport addition, visible looking south, conforms to the original lines, jutting outwards.

The property is a freshly painted 1910s craftsman style home with an estimated 2.5 floors, with intentional landscaping and neatly placed foliage. The original stucco siding material encases the perimeter in a painted two-tone shade of blue. These walls support a main gabled

roof, with a singular symmetrical dormer aligned on each side, a low-pitched roofline at the front porch, a shed roof over the balcony and another over the east bay window. The home rests on a terracotta foundation. Towards the south of the property, an addition in the form of a carport and roofed balcony have been installed. Towards the north, a compact roofed porch conceals the entryway. From the street, the architecture reads as visually sharp, clean, and direct.

Asphalt shingling in shades of brown clad five roof planes; grey asphalt shingling clads the front porch. The main gabled roofline is defined by a moderately steeped pitch and the single dormer on both the east and west side are symmetrically aligned. The front porch has a low-pitched roof, framed to form a pediment profile. Above the back balcony is a wide shed roof, angled to slough away snow and sun. Another shed roof lies over the bay window on the east façade. The overhanging eaves of the main roof, front porch, balcony, and bay window have exposed rafters and perpendicular beadboard soffits supported by brackets. All roofing features are painted in a white trim. There is a suspended painted aluminum gutter system along the east and west sides of the main roof with downspouts down the walls to move water away from the property. A brick chimney is centrally located along the exterior of the west façade, in close proximity to the two rectilinear skylights on the western half of the main roof.

The foundation of the main body is blocked terracotta with stucco, painted in a light grey-blue, and capped with an unadorned terracotta and stucco belt coursing in matching paint around the perimeter. An estimated 18" of exposed foundation is visible from the north side, sloping gradually towards the south into a full exposure to sit flush with the loose pebble-stoned driveway. The front porch is supported by structural footings, with ornamental wood lattice to fence in the gaps. The balcony is also held up with footings and is ornamented with a southern lattice wall which extends down half of the western side of the carport.

The exterior walls are stucco. The first story is visually divided from the second by an unadorned wood and stucco belt coursing in white trim that wraps the entire envelope. The separation is further distinguished with a two-tone paint job; the bottom half is a light grey-blue and the top half a muted royal blue.

### **Principal Façade**

A linear stone pathway at the principal façade terminates at a single wooden step that enters onto the roofed porch entryway. The porch's open-air, low-pitched, pedimented roofline is supported by two squared columns and is enclosed with a wooden railing system. The path to the front door is unobstructed, with the railing beginning on either side, marked by a squared post, that return at a 90-degree angle to the façade. The railing system consists of squared balusters and simple wood boards for a hand and bottom rail. The roofing material and construction vary



Fig. 5. Photograph by Claire Buchinger. *North Façade*. February 25, 2023. Ithaca, New York.

from the main roof in both size and color. The shingling has wider tiling and is grey. The beadboard on the ceiling runs north to south. There is an electrical fixture above the entry.

The entry door is located in the middle of the porch, but off-center from the façade, penetrating at the eastern end of the northern façade. The glass storm door has a scrolled lever and a narrow escutcheon with a visible keyhole, all in a bronze finish. This storm door covers a

full-glass wood door with a bronze doorknob, an ornate escutcheon, and a brass cylinder. On either side of the entryway are wood-framed windows.

To the east is a double-hung sash window. To the west is a system of three windows connected by trim. The wider lattice-patterned window is flanked by two narrow windows. These windows have storm and screen attachments that can be snapped in and out of place depending on the season by maneuvering the metal fasteners. This system encases the double-hung sashed windows on the interior, which are counterweighted and on a pulley system. These are all locked at the sash and can be pushed upwards.

In addition, two double-hung sashed windows are centrally aligned at the second floor. A square casement rests in the middle of the attic space, near the peak.

### **South Façade**

There is a full-height wood lattice cover at the basement level that conceals the carport. An in-swinging half-glass two paneled painted door marks the basement entrance. At the first floor, a similar railing system to the front porch is utilized at the balcony, with squared features at the balusters, handrail, and bottom rail. However, unlike the porch, this railing system is fully enclosed. The shed roof is supported by three equally distanced squared columns which also act as railing posts. The roofing materials are the same as the main roof.



Fig. 6. Photograph by Claire Buchinger. *South Façade*. February 25, 2023. Ithaca, New York.



There is a pair of in-swinging full-glass patio doors to the west and a half-glass two paneled painted wood door to the east. The hardware at the patio doors matches the scrolled lever and narrow escutcheon at the front entry storm door. The half-glass door, leading to the kitchen, is divided by a mullion and muntin to make four equal lights. The visible hardware consists of a bronze doorknob with a rectilinear escutcheon and a visible keyhole. A double-hung sashed window is next to it, towards the east. At the second floor are two double-hung sashed windows on either side of the façade, and one double-hung sashed window centrally placed at the attic. A painted aluminum downspout sits diagonally at attic level near the peak.

### **West Façade**

The basement level is penetrated by one horizontal casement window with three equidistant vertical divisions towards the south.

Two identical narrow windows are aligned across both sides of the chimney.

These windows have storm and screen attachments that can be snapped in and out of

place depending on the season by maneuvering the metal fasteners. This system encases the double-hung sashed windows on the interior, which are counterweighted and on a pulley system.

These are all locked at the sash and can be pushed upwards. All chimney brickwork adjoined to the west wall has been stuccoed and painted over. A pair of double-hung sashed windows align

towards the south end. On the second floor, two double-hung sashed windows sit on opposite



Fig. 7. Photograph by Claire Buchinger. *West Façade*. February 25, 2023. Ithaca, New York.

ends, separated by the chimney, a square casement window, and a small louvered exchange. At the dormer is a pair of square casement windows, connected by trim.

### **East Façade**

The basement level is penetrated by two horizontal casement windows, each with three vertical divisions, on opposite ends of the façade.

At the first floor, a built-out bay window is cantilevered on two brackets at the kitchen. The pair of windows are operated by hand cranks that open the glass outwards at the middle, where they

meet. There is a double-hung sash window aligned to the north. In between the first and second floor, and in between the bay window and double-hung sash window, is another double-hung sash window. At the second floor are double-hung sash windows on either side of the façade. At the dormer is a pair of square casement windows, connected by trim.



Fig. 8. Photograph by Claire Buchinger. *East Façade*. February 25, 2023. Ithaca, New York.

# Interior Analysis

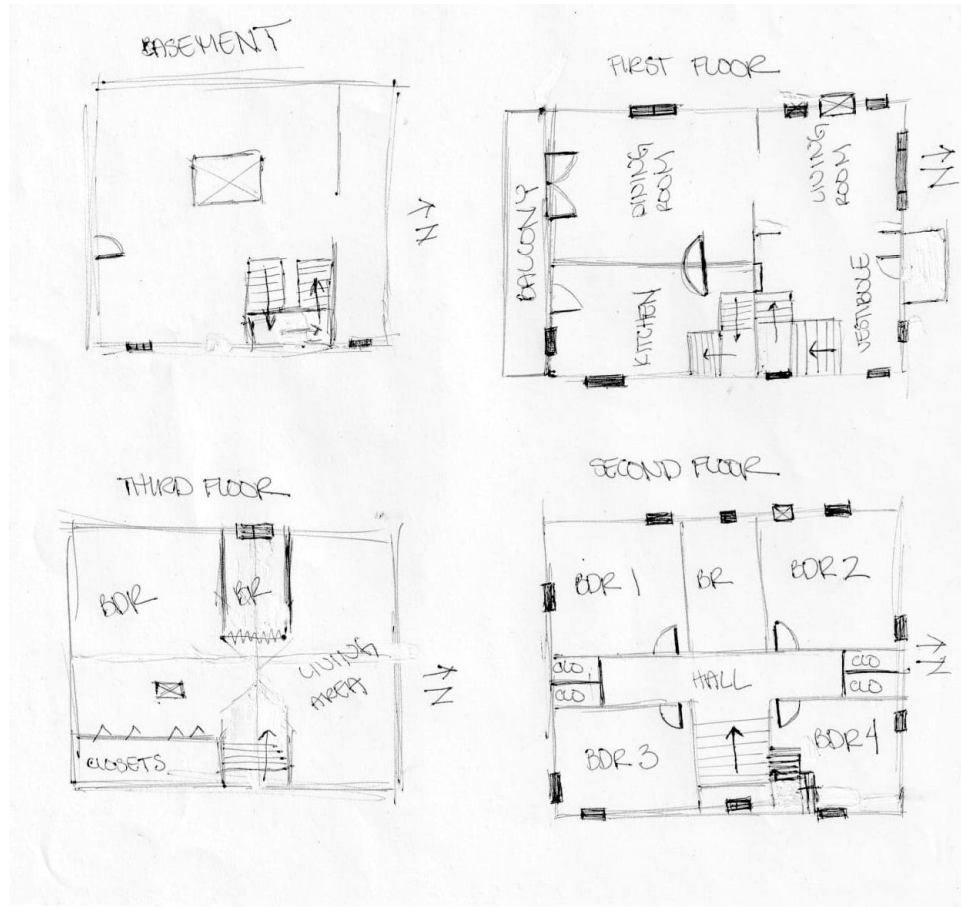


Fig. 9. Drawings by Claire Buchinger. *Interior Layouts*. March 1, 2023. Ithaca, New York.

## Basement Stairwell

The entrance to the basement is accessed from the eastern corner of the kitchen and is marked by an open doorway, which follows the standard door trim of wood jambs with a double header lintel. There is an integrated wooden spindle placed for ornamentation along the wall return between the staircase entry and the north kitchen wall. A metal transition strip appears where the kitchen flooring meets the beginning of the first tread. The plastered walls of the



Fig. 10. Photograph by Claire Buchinger. *Basement Entry, from Kitchen*. February 25, 2023. Ithaca, New York.

first floor meet the stucco walls of the foundation halfway down where it encounters a low sloped sheetrock ceiling. At the landing of the staircase is a floor to ceiling built-in wood shelving unit. The descending half-turn staircase is constructed in wide wooden planks, including the risers, treads, and landing. There is no stringer.

## Basement

The general basement is unfinished with an open concept layout made possible by wooden support beams. In the center of the concrete floor plan is the HVAC, electric heater, smart grid hybrid electric system, and air cleaner. A second brick chimney stack near the HVAC equipment extends from the basement to the attic, although it has been removed from the roofline. The location of the dormant stack suggests that it served as a heating stove, that was once used in kitchen. The body of the chimney has been plastered over on the first and second floor. The hose hook-up for the washer and dryer is located along the western wall, along with an exterior A/C exchange. A horizontal casement window



Fig. 11. Photograph by Claire Buchinger. *Basement Storage*. February 25, 2023. Ithaca, New York.

with three equidistant vertical divisions lies in-between those outlets. An in-swinging half-glass two paneled entry door penetrates at the south. This entrance is equipped with standard bronze hinges, a doorknob, and a deadbolt. There are also two horizontal casement windows with three vertical divisions each on either end of the eastern wall, as well as plumbing lines that connect to the city, an exterior gas meter exchange, and an exterior water hose hook-up. To the north is an open doorway in a sheetrock wall that leads to a storage room. The interior of this rectilinear space is finished with dropdown acoustical ceiling tiles, sheetrock walls, shag carpeting, and faux wood paneling.

## First Floor

Unless noted otherwise, each room has a framed-out plaster ceiling to designate the separation of spaces. The framing pattern runs the outline of the room and is divided using a grid system that splits into four parts, with a simplified circular medallion in the center. The ceiling framing transitions downwards into crown molding. The walls are constructed of plaster with an estimated 6” trim molding baseboard around the perimeter, and there is oak plank flooring throughout. All windows and doors are trimmed in wood, with a double header at the lintel, topped with a molding profile trim. The windows are double-hung sashed windows, counterweighted and on a pulley system. The hardware locks at the sash and the window can be pushed upwards

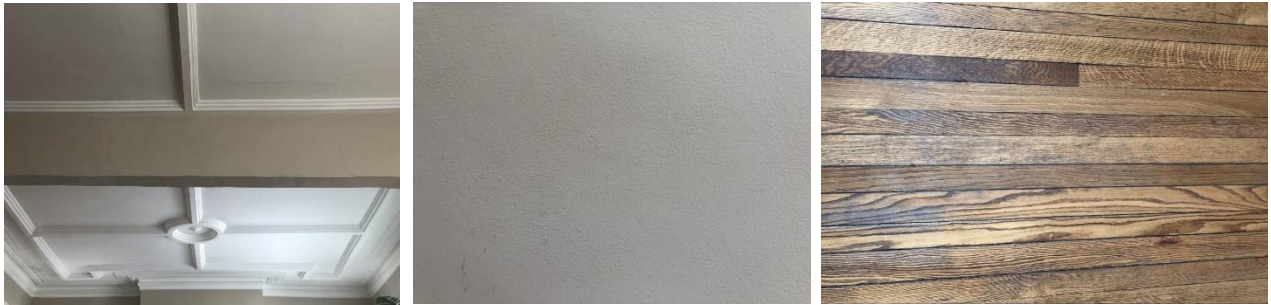


Fig. 12. Photograph by Claire Buchinger. *First Floor Ceiling*. February 25, 2023. Ithaca, New York.

Fig. 13. Photograph by Claire Buchinger. *Plaster Wall*. February 25, 2023. Ithaca, New York.

Fig. 14. Photograph by Claire Buchinger. *Oak Plank Flooring*. February 25, 2023. Ithaca, New York.

## Vestibule:

The principal façade opens into the vestibule, with a view of the main staircase, the living room, and the dining room. The kitchen is not visible beyond the arrangements of walls. To the immediate east, before the staircase, is a double-hung sashed window. To the west, an open archway, in plaster, separates the vestibule from the living room. Along the north wall is another double-hung sashed window, lying east of the main entry door. The in-swinging full-glass wood door has a doorknob, an escutcheon, a half-moon turn latch, hinge knuckles, and rounded hinge



pins finished in bronze. A brass switch plate is located in between the two aforementioned architectural features.

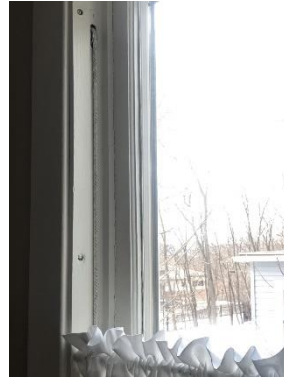


Fig. 15. Photograph by Claire Buchinger. *Door Trim*. February 25, 2023. Ithaca, New York.

Fig. 16. Photograph by Claire Buchinger. *Hinges*. February 25, 2023. Ithaca, New York.

Fig. 17. Photograph by Claire Buchinger. *Window Trim*. February 25, 2023. Ithaca, New York.

Fig. 18. Photograph by Claire Buchinger. *Window Counterweights*. February 25, 2023. Ithaca, New York.

Fig. 19 Photograph by Claire Buchinger. *Window Hardware*. February 25, 2023. Ithaca, New York.

## First-Floor Staircase

South of the vestibule is an L-shaped staircase integrated into the east wall leading up to the second floor. A newel post with a flat cap stands upright on the rounded bottom step of the stairwell, with half of the post resting on the tread and the other half flush with the floor. The balusters are squared and tightly arranged. The stringer and bullnose are shaped with a wooden molding profile. The risers are painted over, with polished wooden treads. A casement window occupies the width and height of the landing to the east, and a low sloped beadboard ceiling, running north to south, ascends westwards to the second floor.

Wall paneling begins at the west side of the stairwell and continues along the south wall, until it reaches the built-in bookcase. The insertion of the bookcase blocks what used to be a doorway from the vestibule to the kitchen. At the floor in



Fig. 20. Photograph by Claire Buchinger. *Vestibule, Facing South*. February 25, 2023. Ithaca, New York.



Fig. 21. Photograph by Claire Buchinger. *Vestibule Floor Grate*. February 25, 2023. Ithaca, New York.



front of the bookshelf is both a cast iron ornate rectilinear floor grate and a modern vinyl rectilinear louvered floor grate.

## Living Room

An open archway, in plaster, separates the living room from the vestibule. Across the room to the west, two double-hung sashed windows are aligned on either side of the fireplace. The middle portion of the western wall projects into the room in order to conceal the body of the chimney. The fire grate is framed with half-height brickwork and a polished wooden mantle, supported by brackets. An ornate floor grate is on the floor to the south. On the north wall, towards the front of the property, is a series of three windows. These windows have exterior storm and screen attachments that can be snapped in and out of place depending on the season by maneuvering the metal fasteners.



Fig. 22. Photograph by Claire Buchinger. *Living Room Fireplace*. February 25, 2023. Ithaca, New York.

This system encases the three double-hung sashed windows on the interior. The center window has a lattice pattern at the fixed sash. To the south, a cased opening leads to the dining room, utilizing the first floor standard door trim.

## Dining Room

The plaster walls are accompanied with wood wainscoting; there is no chair rail. The plaster ceiling follows the first floor standard, but with two intersecting diagonals added to the



Fig. 23. Photograph by Claire Buchinger. *Dining Room Ceiling*. February 25, 2023. Ithaca, New York.

divisions. In the northern direction, the corners of the ceiling trim are shaped into a semi-circular arch as opposed to right angles. A hanging light fixture is located in the center of the medallion. There is a pair of double-

hung sash windows centrally located at the west wall. The south wall is divided in half with a pair of in-swinging full-glass patio doors that lead to the balcony. The leaves have matching scrolled levers and narrow escutcheons, with hinge knuckles and rounded hinge pins finished in bronze. There is a 180-degree swinging 5-panel butler door, on pivot hinges, with two brass push plates to the kitchen at the east, with a brass sliding light switch on the strike side of the opening.



Fig. 24. Photograph by Claire Buchinger. *Dining Room to Kitchen*. February 25, 2023. Ithaca, New York.  
Fig. 25. Photograph by Claire Buchinger. *Butler Door Pivot Hinge*. February 25, 2023. Ithaca, New York.

## **Kitchen**

The kitchen is finished in sheets of linoleum flooring for water-proofing and cleanup purposes. The layout follows the formula for plaster walls and baseboards, but the plaster ceiling remains plain and unadorned rather than framed out. A projecting bay window is at the east, over the stone countertop and sink and between the modern upper cabinetry. This pair of casement windows latch along the sides where they meet, with operable hand cranks at the bottom for ventilation. Their hardware is modern, brown, and is perhaps made of vinyl or coated metal.

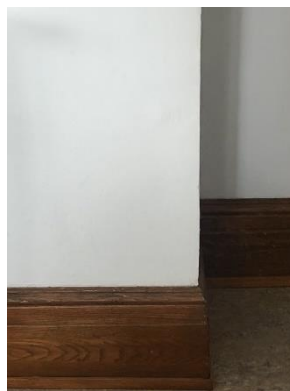


Fig. 26. Photograph by Claire Buchinger. *Kitchen Sheet Laminate*. February 25, 2023. Ithaca, New York.

Fig. 27. Photograph by Claire Buchinger. *Kitchen Baseboards*. February 25, 2023. Ithaca, New York.

Fig. 28. Photograph by Claire Buchinger. *Kitchen Cabinetry*. February 25, 2023. Ithaca, New York.

Overlooking the balcony and the backyard is a double-hung sashed window as well as a half-glass two paneled wood door. The doorknob, escutcheon, keyhole, hinge knuckles, and rounded hinge pins are finished in bronze. The western wall possesses the original built-in chestnut cabinetry, stained and with a wide wood grain. The upper layer of squared hinged cabinetry touches the ceiling, with a matching second layer of cabinetry underneath. The format repeats along the bottom row, until the arrangement changes to vertical cup pull drawers at the south. The southern cabinetry terminates in a narrow-hinged oak closet with a small knob. The original hardware at the swinging cabinets form fleur de lis shaped hinges, and a bolted pull can be thrown to lock the handle on each door. It is suspected that pieces of the original cabinetry layout were split up and removed to accommodate the refrigerator. Along the east and north walls are modern top and bottom cabinetry, stone countertops, as well as appliances such as a sink, gas range, and oven hood. The opening to the basement staircase runs behind the north wall.



Fig. 29. Photograph by Claire Buchinger. *Kitchen, East Elevation*. February 25, 2023. Ithaca, New York.

Fig. 30. Photograph by Claire Buchinger. *Kitchen, West Elevation*. February 25, 2023. Ithaca, New York.

## Second Floor

Unless noted otherwise, each room has a plain unadorned plaster ceiling. Each wall is constructed of plaster with an estimated 6” trim molding baseboard around the perimeter, and there is oak plank flooring throughout. All windows and doors are trimmed in wood, with a double header at the lintel, topped with a molding profile trim. The windows are all double-hung sashed windows, counterweighted and on a pulley system. The hardware locks at the sash and the window can be pushed upwards. The doors are painted 5-paneled 90-degree swinging openings with bronze hinge knuckles, rounded pins, and doorknobs with escutcheons and keyholes.



Fig. 31. Photograph by Claire Buchinger. *Second Floor Door Trim*. February 25, 2023. Ithaca, New York.

Fig. 32. Photograph by Claire Buchinger. *Second Floor Door Knob*. February 25, 2023. Ithaca, New York.

## Hallway

At the top of the last tread on the second floor is a narrow perpendicular hallway leading to four bedrooms and one bathroom. On either side of the stairwell are integrated wooden spindles placed for ornamentation along the wall returns between the staircase

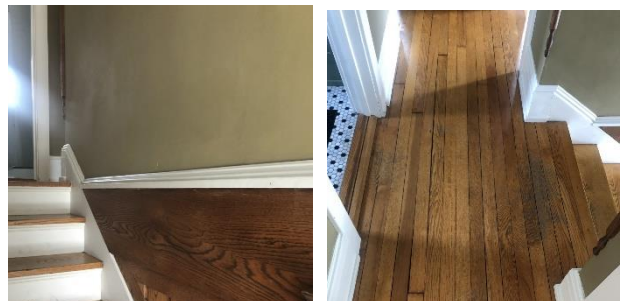


Fig. 33. Photograph by Claire Buchinger. *Second Floor Stairwell*. February 25, 2023. Ithaca, New York.

Fig. 34. Photograph by Claire Buchinger. *Second Floor Hallway*. February 25, 2023. Ithaca, New York.

and the hallway walls. The hallway is the only area on the second floor with a thin strip of crown molding. A flush mounted light fixture and a smoke alarm are on the ceiling.

## **Bedrooms**

There are four bedrooms for the four corners of the upstairs second floor. These are mirrored in layouts and materials. They follow the second floor standards, and are numbered per the layout drawing in figure 9.

### **Bedroom #1**

Bedroom 1 has one double-hung sash window at the west and at the south. A closet with an out-swinging door is at the east.

### **Bedroom #2**

Bedroom 2 has one double-hung sash window at the west and at the north. A closet with an out-swinging door is at the east. A rectilinear ornate floor grate is near the strike side of the closet door.

### **Bedroom #3**

Bedroom 3 has one double-hung sash window at the east and at the south. A closet with an out-swinging door is at the west.

### **Bedroom #4**

Bedroom 4 has one double-hung sash window at the east and at the north. A closet with an out-swinging door is at the west. There is a staircase to the attic at south, hidden from view by an eastern wall.

## **Bathroom**

Marble hexagonal honeycomb penny tiling butts up against the oak plank flooring of the hallway. A cast iron rectilinear ornate floor grate sits near the strike side of the in-swinging door.

To the north is a vertical floor to ceiling built-in and painted cabinetry. The cabinetry unit consists of a bottom hinged cabinet with a drawer above it, and a countertop. An open shelf is between the bottom cabinet and the top hinged cabinet. Small green glass knobs with silver threading are on each door. The plaster walls are tiled with squares of white tiling on the lower half. The walk-in shower is on a raised dais to the right, with a curtain rod closure. The plumbing is two shower heads and a drain. The location of the shower conceals the toilet behind the western shower wall. A casement window latches along the side, with an operable hand crank at the bottom for ventilation. The hardware is modern, brown, and is perhaps made of vinyl or coated metal. A circular ventilation fan is to the south. There is a tiled ledge underneath for shelving or seating that butts up against a built-in corner half-height cabinet. A wall sconce is on either side of the pedestal sink on the south wall, along with two sets of swinging cabinet doors. The modern cabinetry is shallow, with a stone countertop, green glass knobs, and chamfered edging.



Fig. 35. Photograph by Claire Buchinger. *Attic Stairwell*. February 25, 2023. Ithaca, New York.

### **Attic Staircase**

The attic space has been updated into a loft-style in-law suite. Entrance is gained through the enclosed staircase at bedroom four, moving south. The open doorway of the L-shaped staircase is framed in a wide wooden trim at the jambs and sill, and topped with the same lintel molding as the other openings. The treads, risers, stringer, and landing of the staircase are finished in a shiny coat of paint. The walls are organized with



Fig. 36. Photograph by Claire Buchinger. *Attic Stairwell*. February 25, 2023. Ithaca, New York.



horizontal planks of stained knotty pine, with a singular turned piece of light blonde wood for hand railing at the west wall. This stairwell opens up into the ceiling of the east dormer, above.

At the top of the stairs, on the attic floor, runs a parallel system of wood railing. The handrail, posts, and balusters of this system are squared, with the balusters floating several inches above floor grade. There is no bottom rail. The staircase walls terminate at the top of the last tread, forming a wooden ledge to the south, and the aforementioned gated railing lookout to the north. The pair of out-swinging casement windows on the east wall at the east dormer are framed out, and latch along the side, with operable hand cranks at the bottom for ventilation. The hardware is modern, brown, and is perhaps made of vinyl or coated metal.

### **Attic**



Fig. 37. Photograph by Claire Buchinger. *East Dormer*. February 25, 2023. Ithaca, New York.

The attic walls and gabled ceilings continue the knotty pine treatment, with the boards arranged vertically down the walls, and horizontally at the ceiling. The wall space at the peaks of the two dormers have planking arranged to form diagonals. There is low pile carpeting throughout the space, with the exception of tiling at the bathroom.

The staircase opens into a view of the full bathroom, located underneath the west dormer. The space is separated from the other areas in the attic by floor to ceiling knotty pine walls on the north and south sides, and a curtain rod closure across the front. The pair of out-swinging casement windows on the west wall at the west dormer are framed out, and latch along the side, with operable hand cranks at the bottom for ventilation. The hardware is modern, brown, and is perhaps made of vinyl or coated metal. Underneath the windows is a low built-in linear open shelving unit with one shelf and a stone countertop, that spans the length of the wall. A small louvered exchange is centrally located beneath. There is a rectilinear skylight on the north peak, and a square ventilation fan at the south peak. This skylight is screened, and can be maneuvered outwards to form an awning. The operable hardware is modern and brown, with a twist knob, and is perhaps made of vinyl or coated metal. Plumbing consists of a pedestal sink, a free-standing bathtub, and a toilet.

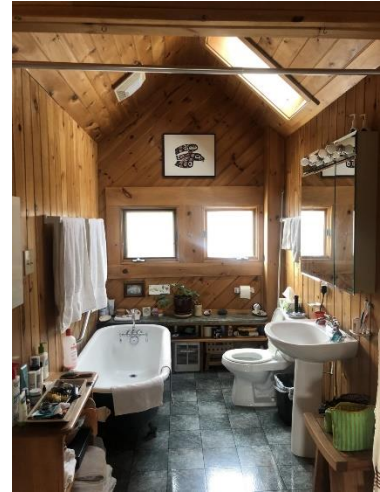


Fig. 38. Photograph by Claire Buchinger. *Attic Bathroom*. February 25, 2023. Ithaca, New York.

The living area towards the north façade has a centrally located square fixed window at the north wall, with a rectilinear skylight on the gabled roofline at the west. This skylight is screened, and can be maneuvered outwards to form an awning. The operable hardware is modern and brown, with a twist knob, and is perhaps made of vinyl or coated metal. There is a heat register along the baseboard.

The bedroom towards the south façade has a pair of bifold closet doors that span the length of the east wall, although the chimney stack runs through the middle of the view. At the south wall is a double-hung sash window, which latches at the sash, and can be pushed upwards. There is a heat register at the baseboard and an air system near the peak.



Fig. 39. Photograph by Claire Buchinger. *Attic, North Elevation*. February 25, 2023. Ithaca, New York.  
Fig. 40. Photograph by Claire Buchinger. *Attic, South Elevation*. February 25, 2023. Ithaca, New York.

# Condition Assessment

## Exterior

The exterior preservation objective is to maintain watertightness, historic character, and to continue to implement a pattern of routine maintenance.

The foundation material is of terracotta blocking with a painted stucco overcoat, which was common for Ithaca homes constructed between 1900-15.

Overall, there is nothing that would indicate rising damp, nor any signs of bulging. There is no loose or detached stucco. There are some negligible fine cracks and depressions throughout. Previous repairs are visible in the form of thick patching to cover linear and diagonal cracks as well as smaller swaths of surface level damage.

A live foundational crack rests underneath the west basement window, running through thickness of wall, possibly due to the settling or shifting of building materials or seismic activity. The condition of the crack is further addressed and photographed within the basement subsection, as the damage is most apparent from the interior.

The exterior walls rest on the foundation, beginning with terracotta blocking and a stucco finish construction, to possibly a wood stud and stucco finish at the first and second floors in order to reduce the weight. The field observations of the first and second floor walls did not reveal any signs of loose or detached stucco, or noticeable cracking or depressions. Moving vertically, there is



Fig. 41. Photograph by Claire Buchinger. *Exterior Stucco Patching*. April 2, 2023. Ithaca, New York.



Fig. 42. Photograph by Claire Buchinger. *Staining at Belting*. April 2, 2023. Ithaca, New York.

possible water staining evident at both belting lines. There is no outward evidence of settling at the joists of the windows and doorways, which all appear to remain plumb and square.

As discussed in the earlier portion regarding the exterior façade, there are six roofing planes. The reroofing dates have not been clarified, although the coloring of the asphalt on the porch roof varies from the other five planes. The porch roofing is assumed to be newer due to the reduced presence of biological growth. The asphalt shingling of each plane lays flat, with no observable lifting, warping, or granulating of the tiles on the slopes. Each roof line remains level,



Fig. 43. Photograph by Claire Buchinger. *Biological Growth, West Façade*. April 2, 2023. Ithaca, New York.

and appears structurally sound with no sagging or cracking. The cornice and eaves are in excellent condition. Some biological growth is present at the east and west gable of the main roof due to the close proximity of tree cover. Similar growth is also present at the east and west dormers where the roof lines of the dormers meet the main gabled roof. Biological growth is most noticeable on the north facing side, which may get less sun. This organic material can be manually scraped

off. The walls of the dormers do not show evidence of detached or otherwise damaged stucco.

Bulging has been noted at the east dormer, however, it is unclear if that is the result of deterioration or from patching over flashing.

The brick chimney stack has been repointed, with several bricks replaced near the top by the flue, which is noticeable due to the color variation in the brick material and the thicker mortar.

The gutters, downspouts, and flashing are exemplarily functional; there are no signs of water damage from malfunctioning. Some areas of paint have scratched off the aluminum surface of the gutters, but the gutters are solidly attached and watertight. There is no detectable rusting of the flashings, gutters, or downspouts. The window and door trims are in good to excellent condition, and have avoided the majority of weathering, UV exposure, water infiltration, peeling, and splitting. The fenestrations are squarely aligned in their frames; the frames and trims are freshly painted, with no peeling or powdering of the finish.

## **Basement**

The basement preservation objective is to maintain stability, and to monitor the environment for continued structural integrity and for symptoms of moisture.

The leveling coat of the concrete flooring has broken away, taking with it some of the concrete surface. The concrete and concrete level coat may have sustained spalling and scabbing damage from past flooding as the entry door to the south sits flush with the driveway, or from the moisture level of the earth underneath the structure, in addition to the water infiltration down the foundation walls. However, there is no scent or visual evidence of mildew present.

The wood support beams show wear consistent with age, such as splitting, peeling, and denting, with some holes of unspecified origin, though nothing of concern was noted.

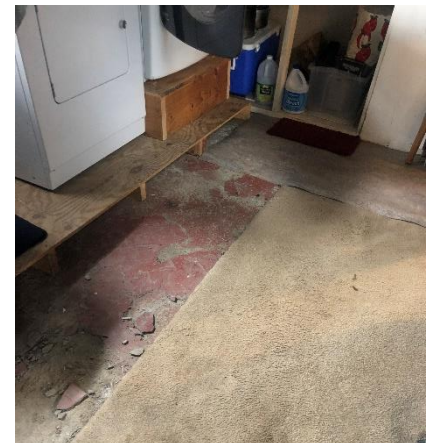


Fig. 44. Photograph by Claire Buchinger. *Concrete Spalling*. April 2, 2023. Ithaca, New York.



Although the second brick chimney stack near the HVAC equipment is no longer functional, it still possesses historic integrity. The flaws in the brick materials appear to be from the manufacturing process. The mortar looks to be the original pointing.

The stucco finish of the foundation walls is granulating, revealing the terracotta blocking underneath at the west window and at the foot of the stairs. A vertical crack runs through the



Fig. 45. Photograph by Claire Buchinger. *Foundation Damage, Stairs*. April 2, 2023. Ithaca, New York.

Fig. 46. Photograph by Claire Buchinger. *Foundation Damage, West Window*. April 2, 2023. Ithaca, New York.

entire thickness of the wall underneath the west window. Stucco has detached where water infiltration has pooled. A moderate amount of horizontal crumbling is at the stairs, with patches of stucco detached. There is no sign of active groundwater infiltration. Spray foam insulation was used at the ceiling, where the venting, gas lines, and plumbing pipes travel. Expansion of the spray foam material may have shifted wood framing elements out of alignment.

## **First floor**

The first and second floor inspection will be reported on from the bottom, upwards, beginning with the flooring.

The first floor preservation objective is to maintain current conditions through routine maintenance and to identify the source of water infiltration in the southwest corner of the living room ceiling.

The oak plank flooring is original and continuous throughout first floor, until the sheet linoleum flooring is reached in the kitchen. The wood planks are level; they expand and contract depending on the season, exhibiting temporary creaks. The finish stain or varnish has darkened with age, use, and UV exposure. The wood flooring pattern does not appear to contain missing or replacement materials. The boards remain smooth, with no peeling or splitting. The cast iron forced air system grates in the living spaces are intact and original. They are accompanied in several areas with modern louvered vents as an expansion of the interior heating and cooling system. The baseboard trim around the perimeter shows knicks, wear, and age which has been filled in with paint.

The L-shaped staircase integrated into the east wall leads up to the second floor. The risers are painted over, disguising any potential hints of damage or wear, and are topped with neatly polished wooden treads. There is some splitting along the grain pattern on the treads, yet no abrasion through either the center or edges of the steps. The staircase is in excellent condition, including the newel post, stringer, balusters, and wood paneling.



Fig. 47. Photograph by Claire Buchinger. *Wood Treads*. April 2, 2023. Ithaca, New York.

The plaster walls possess fine cracks and depressions throughout. There appears to be some settling occurring above the majority of the window and door joists. Previous repairs are visible in the form of thick patching to cover up the linear, horizontal, and diagonal cracks as well as smaller swaths of surface level damage. The plaster archways between the vestibule, living room, and dining room show stress fractures and cracking in the surface materials from settling.

There have been several window replacements in both the kitchen and the living room although they retained their original framing, and the replacement hardware was

matched to the original. The chestnut window trims contain scratches and pitting that have been smoothed over with paint. The stained wood doors and their trim have darkened with UV exposure, and the painted wood doors and their painted trims disguise surface scratches and pitting.

The kitchen was renovated in the 1970s, and again in the 1990s-2000s. The original chestnut kitchen cabinets are one of the only original features to remain, and are marked by divots, depressions, and gouges consistent with their material, age, and use. There are knicks at the wood baseboards from traffic and wear. The kitchen's wood doors and windows follow the observations reported for the rest of the first floor. The remainder of the kitchen has been modified with non-historic materials and is not reported on.

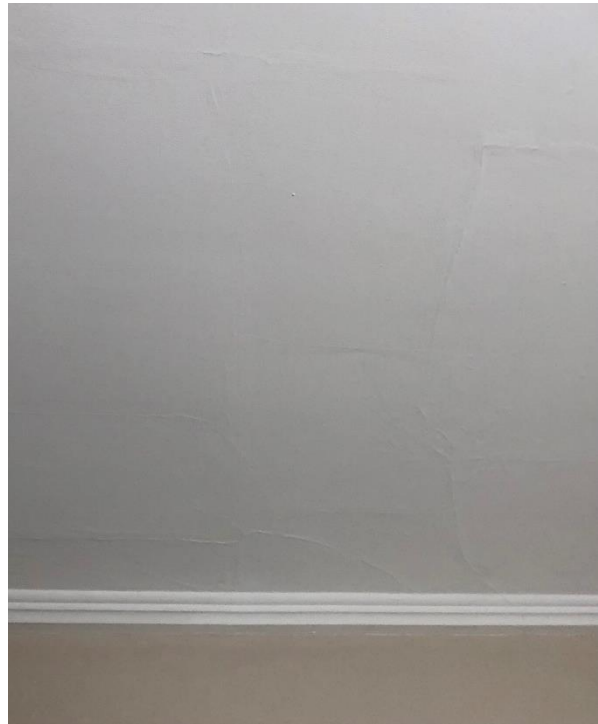


Fig. 48. Photograph by Claire Buchinger. *Plaster Settling above Vestibule Archway*. April 2, 2023. Ithaca, New York.



Fig. 49. Photograph by Claire Buchinger. *Living Room Water Damage, Facing West*. April 2, 2023. Ithaca, New York.

The plaster ceiling of the first floor contains patching and cracking throughout. Plaster repairs to the ceiling and the ceiling framing elements are visible as they bulge outwards at the spots of correction. An area of water damage was observed near the open archway between the living room and the dining room. The source of the leak may be coming from the pedestal sink or toilet in the bathroom above. It is possible that the plaster framing system once contained bosses in the medallion portion for a lighting fixture in both the vestibule and the living room. The flashing and plaster around the chimney are watertight and in excellent condition. The crown molding around the perimeter shows knicks, wear, and age which has been filled in with paint.

## **Second floor**

The second floor preservation objective is to maintain current conditions and to document any changes in the settlement patterns of the plaster above the windows and doors, as well as at the ceilings.

The oak plank flooring is continuous throughout second floor, until the marble hexagonal shaped penny tiling in the bathroom. The wood planks are level; they expand and contract depending on the season, creating temporary creaks. The hallway flooring material is original, as the finish stain or varnish has darkened with age and wear. The boards remain smooth, with no peeling or splitting. Although oak planking runs throughout, the dates of the flooring material vary as evident by a clear transition in color and graining from the hallway to the four bedrooms. The color and graining changes indicate newer replacement materials at the bedrooms, most

notably at bedroom #2 per figure 9. The flooring is penetrated at the bedrooms and bathroom by original cast iron floor grates, typically near the closets.



Fig. 50. Photograph by Claire Buchinger. *Second Floor Flooring Transitions*. April 2, 2023. Ithaca, New York.

Fig. 51. Photograph by Claire Buchinger. *Second Floor Flooring Transitions*. April 2, 2023. Ithaca, New York.

Settling of the plaster walls at the window and door joists is evident in each of the upstairs room. There are multiple vertical crack lines in the plaster wall finish that do not follow the natural breakdown pattern of the materials. The lines may indicate the presence of paneled wallpaper at an earlier date. Plaster wall and ceiling repairs are visible in the form of thick patching to cover linear and diagonal cracks as well as smaller swaths of surface level damage.



Fig. 52. Photograph by Claire Buchinger. *Settling at Joists*. April 2, 2023. Ithaca, New York.

Fig. 53. Photograph by Claire Buchinger. *Vertical Plaster Lines*. April 2, 2023. Ithaca, New York.

The bathroom floor tiling is assumed to be original. The built in cabinetry is modern, along with modern plumbing fixtures, which may be the possible source of the living room leak, below.

## **Attic**

The attic's preservation objective is to maintain current conditions and to be diligently aware of any changes in watertightness.

The attic space was remodeled into the 1990s to create a habitable space for an in-law suite. The space may not offer any historic integrity, but the remodel has added value to the home through function. Certain features within the footprint were updated in order to meet building codes, such as removing the stairwell door and replacing fixed windows with casements for egress.

The floorboards are obstructed by the layer of carpeting, although this can easily be removed at a later date for examination without harming any historic materials. The conditions of the stair risers and treads are also concealed, but with paint; the substrate is presumed to be a type of wood, or a wood byproduct. The stairwell has most likely been subjected to wear and surface markings, but there are no signs of overt splitting or obvious abrasion

The pine planking of the walls and ceilings are free from dark water staining or leaks. However, some water staining appears at the wood sills of the skylights, as the windows open outwards, breaking the seal around the perimeter. The window fenestrations in the walls are square and plumb in their frames, and are watertight. There is no evidence of settling at the joists. A defunct brick chimney stack cuts through the attic towards the roof, and is in excellent



condition, with no missing bricks or mortar. Overall, the attic area is well ventilated and well-sealed, with no evidence of animal activity.



Fig. 54. Photograph by Claire Buchinger. *Water at Skylight*. April 2, 2023. Ithaca, New York.

# Appendices

## **Chain of Title**

A copy of the chain of title can be found on the following page. The timeline is organized in descending order, from the present to the date of construction.

## **Character Defining Features**

Overhanging eaves and brackets

Doorknobs, door levers, hinges and hinge pins, window latches and window pulley hardware

Newel post, balustrade, and decorative wooden paneling at vestibule staircase

Double-hung wooden sashed windows on a pulley system

Chestnut door and window trims

Chestnut kitchen cabinetry

Ornamental wooden spindle detailing at basement and second floor stairwells

Plaster framed ceilings at first floor

Brick fireplace at living room

Brick fireplace at basement

Cast iron floor grates at first and second floors



Year	Ownership Timeline	Resource
1917-1922	<p>John J. &amp; Clara C. Sullivan. Sullivan &amp; Salter Barbershop 224 E. State St.            Agnes Sullivan. Bookkeeper. Driscoll Bros. &amp; Co.            Harry O. Sullivan. Mechanic.            Bertha Sullivan. Teacher.            Freda L. Sullivan. Nurse.            Reese J. Sullivan. Electrician at 130 E. Seneca.</p>	Ithaca City Directory
1915-1916	<p>John J. &amp; Clara C. Sullivan. Sullivan &amp; Salter Barbershop 224 E. State St.            Reese J. Sullivan. Electrician at 130 E. Seneca.</p>	Ithaca City Directory
1913-1914	<p>973 E. State St. is not yet an address.</p>	Ithaca City Directory

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## **New York State Disclosure Form for Buyer and Seller**

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### **THIS IS NOT A CONTRACT**

*New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.*

*Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.*

*If you need legal, tax or other advice, consult with a professional in that field.*

---

### **Disclosure Regarding Real Estate Agency Relationships**

#### **Seller's Agent**

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

#### **Buyer's Agent**

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interests. The buyer's agent does this by negotiating the purchase of a home at a price and

on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

#### **Broker's Agents**

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller can not provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

#### **Dual Agent**

A real estate broker may represent both the buyer and seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to



both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

### Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller to negotiate the purchase and sale of real estate. A sales agent works under the supervision

This form was provided to me by Carol Bushberg, Broker (print name of licensee) of Carol Bushberg RE (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Seller as a (check relationship below) | <input type="checkbox"/> Buyer as a (check relationship below) |
| <input checked="" type="checkbox"/> Seller's agent                         | <input type="checkbox"/> Buyer's agent                         |
| <input type="checkbox"/> Broker's agent                                    | <input type="checkbox"/> Broker's agent                        |
| <input type="checkbox"/> Dual agent  |  |
| <input type="checkbox"/> Dual agent with designated sales agent            |  |

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

- Advance informed consent dual agency
- Advance informed consent to dual agency with designated sales agents

If dual agent with designated sales agents is indicated above: \_\_\_\_\_ is appointed to represent the buyer; and \_\_\_\_\_ is appointed to represent the seller in this transaction.

(I) (We) Michael O. Engle and Jane Margaret Hunt acknowledge receipt of a copy of this disclosure

form: signature of { } Buyer(s) and/or  Seller(s):



Michael O. Engle

Date: 06 / 07 / 2023

Date: \_\_\_\_\_



# DISCLOSURE FORM – PART A

Utility Surcharges/Agricultural Districts/Uncapped Natural Gas well

PROPERTY ADDRESS: 973 East State Street, Ithaca, New York

### ELECTRIC AVAILABILITY

Seller represents that electric utility service  IS or  IS NOT currently available at the above referenced property lot location.

### UTILITY SURCHARGES

Seller represents that this property  IS or  IS NOT subject to an electric, gas and/or water utility surcharge specified below. Seller also represents that this property is subject to such offer surcharge specified below.

Type  Electric  gas  water  other Purpose: \_\_\_\_\_

Amount: \$ \_\_\_\_\_ Payable:  monthly  yearly  other \_\_\_\_\_

### AGRICULTURAL DISTRICTS/FARMING ACTIVITY DISCLOSURE

This property  IS or  IS NOT in an Agricultural District.

Pursuant to Section 310 of Agricultural and Markets Law, a notice containing the following paragraph must be included in all purchase contracts for property that may be located either partially or wholly within an agricultural district. If property is in an agricultural district, the following disclosure applies.

It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. **Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law.**

### UNCAPPED NATURAL GAS WELL DISCLOSURE

Initial the following:

JMH

MOE I HAVE NO actual knowledge of any uncapped natural gas well(s) on the aforementioned property.

\_\_\_\_\_ I HAVE actual knowledge of an uncapped natural gas well(s) on the aforementioned property.

As the seller of residential real property, you are required by law to disclose the existence of an UNCAPPED NATURAL GAS WELL on your property of which you have actual knowledge and to disclose such fact to any purchaser of your property prior to entering into a contract for the sale of such property. Section 242(3) of the Real Property Law states as follows: Any person, firm, company, partnership or corporation offering to sell real property on which uncapped natural gas wells are situated, and of which such person, firm, company, partnership or corporation has actual knowledge, shall inform any purchaser of the existence of these wells prior to entering into a contract for the sale/purchase of such property. I have received and read this disclosure notice. I authorize my agent to provide a copy of this disclosure notice to any prospective purchaser.

SELLER: *[Signature]*

BUYER: \_\_\_\_\_

SELLER: *Michael O. Engle*

BUYER: \_\_\_\_\_

DATE: 06 / 07 / 2023

DATE: \_\_\_\_\_



## DISCLOSURE FORM – PART B

Protection Device/Oil, Gas, Mineral and Timber rights

PROPERTY ADDRESS: 973 East State Street, Ithaca, New York

### PROTECTION DEVICE DISCLOSURE

#### SMOKE ALARMS

The law requires that a property owner/landlord must provide working smoke detectors on each floor of all properties for sale or rent. It is the responsibility of the property owner/landlord to ensure that smoke detectors are in working order when a new owner/tenant moves in. Once a new owner/tenant moves in, it is then the new owner/tenant's responsibility to check the batteries in the smoke detector and to ensure that the unit is in good working order. New owners/tenants understand that there are legal penalties for removing the batteries from any smoke alarm.

#### CARBON MONOXIDE DETECTORS

As of March 6, 2003 the law requires that a property owner/landlord must provide at least one working carbon monoxide detector in each unit for sale or rent.

It is the responsibility of the property owner/landlord to ensure that the carbon monoxide detector is in working condition when a new owner/tenant moves in. Once a new owner/tenant moves in, it is then the responsibility of the new owner/tenant to check the batteries in the carbon monoxide detector and to ensure that the unit is in good working order. New owners/tenants understand that there are legal penalties for removing batteries from any carbon monoxide detector.

### SELLER DISCLOSURE REGARDING OIL, GAS, MINERAL AND TIMBER RIGHTS

The owner of real property has a variety of rights that can convey with property when the property is sold to another. These rights include surface rights (the rights to build or plant crops upon the ground) and certain subsurface rights (the right to extract materials from below the ground). Among the various subsurface rights, are the rights to explore for, and remove, oil, gas and various minerals such as coal, sand and gravel. Surface and subsurface rights are often transferred together; however these rights can transfer separately. Despite the best intention of Sellers, property owners are often not aware of the extent of the oil, gas and mineral rights they may or may not own. Determining who owns the various rights to oil, gas and minerals can be complex and should only be done by an attorney and/or title company with expertise in this area. Buyers of real property are strongly encouraged to have their rights to oil, gas and minerals examined before moving forward with a purchase and sale agreement.

- Seller owns all and has not leased any oil, gas, mineral and/or timber rights.
- Seller does not own the rights to oil, gas and/or minerals.
- Seller does not own the rights to timber.
- Some oil, gas, mineral and/or timber rights have been leased by the Seller or previous owner.
- Seller has attached copies of all written oil, gas, mineral and/or timber rights leases and other documents (e.g. leases, royalty agreements) within the Seller's possession to this disclosure.
- Seller has no knowledge.

THIS IS A DISCLOSURE ONLY. Buyer has received and read this disclosure notice.

SELLER: 

BUYER: \_\_\_\_\_

SELLER: Michael D. Engle

BUYER: \_\_\_\_\_

DATE: 06 / 07 / 2023

DATE: \_\_\_\_\_

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Seller's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) **XXX** Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) **XXX** Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (initial)**

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or


(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

(f) **csb** Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

	06 / 07 / 2023	<i>Michael D. Engle</i>	06 / 07 / 2023
_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
<i>Carol Bushberg, Broker</i>	06 / 06 / 2023		
_____ Agent	_____ Date	_____ Agent	_____ Date



---

## **New York State Housing Discrimination Disclosure Form**

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Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

### **Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:**

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

### **YOU HAVE THE RIGHT TO FILE A COMPLAINT**

**If you believe you have been the victim of housing discrimination** you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: [www.dhr.ny.gov](http://www.dhr.ny.gov);
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website [https://www.dos.ny.gov/licensing/complaint\\_links.html](https://www.dos.ny.gov/licensing/complaint_links.html)
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



# Division of Licensing Services

New York State  
Department of State, Division of Licensing Services  
(518) 474-4429  
[www.dos.ny.gov](http://www.dos.ny.gov)

New York State  
Division of Consumer Rights  
(888) 392-3644

## New York State Housing Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit  
<https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Carol Bushberg, Broker (print name of Real Estate Salesperson/  
Broker) of Carol Bushberg Real Estate (print name of Real Estate company, firm or brokerage)

(I)(We) Michael O. Engle and Jane Margaret Hunt

(Real Estate Consumer/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Real Estate Consumer/Seller/Landlord Signature Michael O. Engle JM Hunt Date: 06 / 07 / 2023

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.





# Division of Licensing Services

New York State  
Department of State  
Division of Licensing Services  
P.O. Box 22001  
Albany, NY 12201-2001  
Customer Service: (518) 474-4429  
www.dos.ny.gov

## Property Condition Disclosure Statement

Name of Seller or Sellers: Jane Margaret Hunt and Michael O. Engle  
Property Address: 973 East State Street, Ithaca, New York 14850

### General Instructions:

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy of thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

### Purpose of Statement:

This is a statement of certain conditions and information concerning the property known to the seller. This Disclosure Statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also is encouraged to check public records pertaining to the property.

A knowingly false or incomplete statement by the seller on this form may subject the seller to claims by the buyer prior to or after the transfer of title. In the event a seller fails to perform the duty prescribed in this article to deliver a Disclosure Statement prior to the signing by the buyer of a binding contract of sale, the buyer shall receive upon the transfer of title a credit of \$500 against the agreed upon purchase price of the residential real property.

"Residential real property" means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or resident of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be construction or (b) condominium units or cooperative apartments or (c) property on a homeowners' association that is not owned in fee simple by the seller.

### Instruction to the Seller:

- a. Answer all questions based upon your actual knowledge.
- b. Attach additional pages with your signature if additional space is required.
- c. Complete this form yourself.
- d. If some items do not apply to your property, check "NA" (Non-applicable). If you do not know the answer check "Unknown."

### Seller's Statement:

The seller makes the following representations to the buyer based upon the seller's actual knowledge at the time of signing this document. The seller authorized his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller's agent.

### GENERAL INFORMATION

- 1. How long have you owned the property? ..... since 1990
- 2. How long have you occupied the property? ..... since 1990
- 3. What is the age of the structure or structures? ..... 108 years old  
*Note to buyer – If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint.*
- 4. Does anybody other than yourself have a lease, easement or any other right to use or occupy any part of your property other than those stated in documents available in the public record, such as rights to use a road or path or cut trees or crops? .....  Yes  No  Unknown  NA
- 5. Does anybody else claim to own any part of your property? *If yes, explain below* .....  Yes  No  Unknown  NA
- 6. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? *If yes, explain below* .....  Yes  No  Unknown  NA

# Property Condition Disclosure Statement

7. Are there any features of the property shared in common with adjoining landowners or a homeowner's association, such as walls, fences or driveways? *If yes, describe below* .....  Yes  No  Unknown  NA

\_\_\_\_\_

8. Are there any electric or gas utility surcharges for line extensions, special assessments or homeowner or other association fees that apply to the property? *If yes, describe below* .....  Yes  No  Unknown  NA

\_\_\_\_\_

9. Are there certificates of occupancy related to the property? *If no, explain below* .....  Yes  No  Unknown  NA

\_\_\_\_\_

## ENVIRONMENTAL

### Note to Seller:

In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products that could pose short or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners and pool chemicals and products containing mercury and lead.

### Note to Buyer:

If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property.

10. Is any or all of the property located in a designated floodplain? *If yes, explain below* .....  Yes  No  Unknown  NA

\_\_\_\_\_

11. Is any or all of the property located in a designated wetland? *If yes, explain below* .....  Yes  No  Unknown  NA

\_\_\_\_\_

12. Is the property located in an agricultural district? *If yes, explain below* .....  Yes  No  Unknown  NA

\_\_\_\_\_

13. Was the property ever the site of a landfill? *If yes, explain below* .....  Yes  No  Unknown  NA

\_\_\_\_\_

14. Are there or have there ever been fuel storage tanks above or below the ground on the property?  Yes  No  Unknown  NA

• If yes, are they currently in use? .....  Yes  No  Unknown  NA

• Location(s)

\_\_\_\_\_

• Are they leaking or have they ever leaked? *If yes, explain below* .....  Yes  No  Unknown  NA

15. Is there asbestos in the structure? *If yes, state location or locations below* .....  Yes  No  Unknown  NA  
inspector noted small amount of suspect material on two heating ducts

\_\_\_\_\_

# Property Condition Disclosure Statement

16. Is lead plumbing present? *If yes, state location or locations below* .....  Yes  No  Unknown  NA

\_\_\_\_\_

17. Has a radon test been done? *If yes, attach a copy of the report* .....  Yes  No  Unknown  NA  
Sellers have a satisfactory test from 2014 that is uploaded to the listing

\_\_\_\_\_

18. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? *If yes, describe below* .....  Yes  No  Unknown  NA

\_\_\_\_\_

19. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance? *If yes, attach report(s)* .....  Yes  No  Unknown  NA

\_\_\_\_\_

## STRUCTURAL

20. Is there any rot or water damage to the structure or structures? *If yes, explain below* .....  Yes  No  Unknown  NA

see structural inspection report

\_\_\_\_\_

21. Is there any fire or smoke damage to the structure or structures? *If yes, explain below* .....  Yes  No  Unknown  NA

\_\_\_\_\_

22. Is there any termite, insect, rodent or pest infestation or damage? *If yes, explain below* .....  Yes  No  Unknown  NA

\_\_\_\_\_

23. Has the property been tested for termite, insect, rodent or pest infestation or damage? .....  Yes  No  Unknown  NA

*If yes, please attached report(s)*

24. What is the type of roof/roof covering (slate, asphalt, other)? ..... asphalt shingles

• Any known material defects? no. See structural inspection report

• How old is the roof? structural inspector found roof in good condition for its age.25 yr shingle. approx.20 years, JD Ferro roof

• Is there a transferable warrantee on the roof in effect now? *If yes, explain below* ..... no

\_\_\_\_\_

# Property Condition Disclosure Statement

25. Are there any known material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? .....  Yes  No  Unknown  NA  
see structural inspection report

## MECHANICAL SYSTEMS AND SERVICES

26. What is the water source? (Check all that apply) .....  Well  Private  Municipal  
 Other: \_\_\_\_\_

• If municipal, is it metered? .....  Yes  No  Unknown  NA

27. Has the water quality and/or flow rate been tested? .....  Yes  No  Unknown  NA  
regularly by the City of Ithaca

28. What is the type of sewage system? (Check all that apply) .....  Public Sewer  Private Sewer  
 Septic  Cesspool

• If septic or cesspool, age? .....

• Date last pumped? .....

• Frequency of pumping? .....

• Any known material defects? If yes, explain below .....  Yes  No  Unknown  NA

29. Who is your electric service provider? ..... NYSEG/NYSEG

• What is the amperage? ..... 100 amp

• Does it have circuit breakers or fuses? ..... circuit breakers

• Private or public poles? ..... public

• Any known material defects? If yes, explain below .....  Yes  No  Unknown  NA

30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? If yes, state locations and explain below .....  Yes  No  Unknown  NA

31. Does the basement have seepage that results in standing water? If yes, explain below .....  Yes  No  Unknown  NA

# Property Condition Disclosure Statement

Are there any known material defects in any of the following? *If yes, explain below. Use additional Sheets if necessary* .....

32. Plumbing system? Inspector noted corrosion on water supply line. Sellers will repair b4 closing.  Yes  No  Unknown  NA
33. Security system?  Yes  No  Unknown  NA
34. Carbon monoxide detector?  Yes  No  Unknown  NA
35. Smoke detector?  Yes  No  Unknown  NA
36. Fire sprinkler system?  Yes  No  Unknown  NA
37. Sump pump?  Yes  No  Unknown  NA
38. Foundation/slab?  Yes  No  Unknown  NA
39. Interior walls/ceilings?  Yes  No  Unknown  NA
40. Exterior walls or siding?  Yes  No  Unknown  NA
41. Floors?  Yes  No  Unknown  NA
42. Chimney/fireplace or stove? Ithaca Stove Works inspected in 2022  Yes  No  Unknown  NA
43. Patio/deck?  Yes  No  Unknown  NA
44. Driveway?  Yes  No  Unknown  NA
45. Air conditioner? central ac provided by air source heat pump  Yes  No  Unknown  NA
46. Heating system? air source heat pump  Yes  No  Unknown  NA
47. Hot water heater? air source heat pump hot water heater  Yes  No  Unknown  NA

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48. The property is located in the following school district ICSD, Belle Sherman Elementary, Dewitt Middle School, IHS

**Note:** Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and floodplain maps).

*The seller should use this area to further explain any item above. If necessary, attach additional pages and indicate here the number of additional pages attached.*

# Property Condition Disclosure Statement

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## SELLER'S CERTIFICATION:

Seller certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller's actual knowledge as of the date signed by the seller. If a seller of residential real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier.

*Seller's Signature*

X Michael O. Engle

Date 06 / 07 / 2023

*Seller's Signature*

X 

Date 06 / 07 / 2023

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## BUYER'S ACKNOWLEDGMENT:

Buyer acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller or seller's agent and is not a substitute for any home, pest, radon or other inspections or testing of the property or inspection of the public records.

*Buyer's Signature*

X \_\_\_\_\_

Date \_\_\_\_\_

*Buyer's Signature*

X \_\_\_\_\_

Date \_\_\_\_\_





Date : 4/28/2015

Site Radon Inspection Report

Michael O. Engle  
973 E. State St  
Ithaca, NY 14850-

Client: Michael O. Engle  
Test Location 973 E. State St  
Ithaca, NY 14850-

Individual Canister Results

Canister ID# : 2374689  
Canister Type : Charcoal Canister 3 inch  
Location : Basement  
Radon Level : **2.8 pCi/L**  
Error for Measurement is: ± 0.3 pCi/L

Test Start : 12/03/2014 @ 18:15  
Test Stop : 12/07/2014 @ 14:45  
Received: 12/10/2014 @ 10:53  
Analyzed: 12/10/2014 @ 16:35

The reported results indicate that radon levels in the building tested are below the United States Environmental Protection Agency (EPA) action level of 4.0 picoCuries per liter of air (pCi/L). The EPA recommends retesting if your living patterns change and you begin occupying a lower level of the building, such as a basement or if major remodeling is done.

General radon information may be obtained by consulting the EPA booklet: A Citizen's Guide to Radon ([www.epa.gov/radon/pubs/ditguide.html](http://www.epa.gov/radon/pubs/ditguide.html)). To request a copy or for further information, please contact your state health department. The EPA maintains a radon information website, including copies of its publications, at [www.epa.gov/iaq/radon](http://www.epa.gov/iaq/radon).

**For New Jersey clients:** Please see the attached guidance document entitled Radon Testing and Mitigation: The Basics for further information.

**For New York clients:** If the radon level of one or more testing devices is equal to or exceeds 20 pCi/L please contact the New York State Department of Health, Bureau of Environmental Radiation Protection, for technical advice and assistance at 518-402-7556 or toll free 1-800-458-1158.

Carol Bushberg  
Licensed Real Estate Broker/Owner  
Carol Bushberg Real Estate  
421 N. Aurora Street, Ithaca, NY  
www.carolbushberg.com

**PLEDGE OF ASSURED QUALITY**

All procedures used for generating this report are in complete accordance with the current EPA protocols for the analysis of radon in air (EPA 402-R-92-004). The analytical results relate only to the samples tested, in the condition received by the lab, and that calculations were based upon the information supplied by client. RTCA and its personnel do not assume responsibility or liability, collectively and individually, for analysis results when detectors have been improperly handled or placed by the consumer, nor does RTCA and its personnel accept responsibility for any financial or health consequences of subsequent action or lack of action, taken by the customer or it's consultants based on RTCA-provided results.



*Andreas C. George*  
Andreas C. George  
Radon Measurement Specialist  
NJ MES 11089

*Dante Galan*  
Dante Galan  
Laboratory Director

NRSB ARL0001  
NYS ELAP ID: 10806  
PADEP ID: 0346  
NJDEP ID: NY933  
NJ MEB 90036  
FL DOH RB1609  
IL RNL2000201

1345-3380  
14)345-8546

2 Hayes Street, Elmsford, NY 10523  
[www.rtca.com](http://www.rtca.com)