

Of Cupolas, Clapboards, and Quilts:

Rural Preservation Strategies



FLYNN | BATTAGLIA

ARCHITECTURE | PRESERVATION | PLANNING | BUILDING SCIENCE

AIA Rochester

A001

ROC2015- Of Cupolas, Clapboards & Quilts: Rural Preservation Strategies

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LaLuce Mitchell, RA, LEED BD+C : Flynn Battaglia

April 17, 2015



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Course Description

The Town of Clarence is the oldest municipality in Erie County, founded in 1808. Since 2000, Clarence has become increasingly aware of the importance of retaining the wide open spaces and agricultural uses that are an integral part of its character and were the engine of its economy for over 150 years. To date, Clarence has set aside over 1,300 acres of land to remain forever free of large-scale development. The newest dimension of the Town's efforts is a recognition of the importance of the unique historic agricultural structures that still remain prevalent throughout the Town, many of them dating from the 19th century, some as early as the 1820s. A historic survey of barns and agricultural structures just completed provides the next step as the Town looks to unlock the economic potential of these structures and leverage it as part of the Town's future.

In 2012, the Town of LeRoy celebrated its Bicentennial. The LeRoy Historical Society initiated a barn quilt trail that brought the community together to discover its heritage and rural landscape. Today, LeRoy has over 100 barn quilts and has the largest barn quilt trail in New York State and the project continues to grow. The project brought together school students, service groups, farms, commercial businesses, the Genesee County Chamber of Commerce, and local farm markets. These unique, one-of-a-kind barn quilts have attracted national recognition and have drawn visitors from across the country. The Historical Society provides step on bus tours for groups who are interested in exploring the countryside. This session will discuss the nitty gritty of painting barn quilts and what to expect if your community decides to initiate a similar project.



Learning Objectives

At the end of the this course, participants will be able to:

1. Participants will be able to justify and promote the value of heritage tourism in a given region as one of the tools to a community's economic prosperity.
2. Participants will be able to identify a rural community's historic assets as they engage in revitalization and economic development projects
3. Participants will be able to compare different approaches to relating to agricultural resources and explain the benefits of each.
4. Participants will be able to capitalize on an area's unique history and character to generate reinvestment and increase interest and awareness in the area amongst the general public and public officials.

location:



history:



1st resident
Asa Ransom

Established in 1808
First township in Erie County



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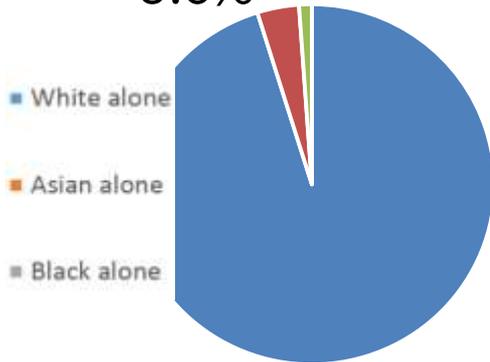
Brookfield Country Club



demographics:

average square
footage 3,480

3.6% 1.1%



Race



average assessed
value \$370,432



median household
income \$89,054



median age 43.7

pop. 31,000

Average household size 2.7

574 people per square mile



53.4 square miles

summary:

Immense development pressure



Agricultural heritage



Oldest Township in Erie County



Affluent exurban community



greenprint program:



To preserve and protect ecologically significant landscapes, valuable agricultural resources, aesthetic beauty and the rural character of the town, while maintaining a stable tax base and managing growth.

greenprint program:

2002

The Greenprint Program was approved in a public referendum by 2/3 vote of Town residents. Bond funds of \$12.5 million was secured as part of a 10 year Greenprint Preservation Program.

2012

After 10 years, the Greenprint Program had successfully preserved over 1,000 acres at a cost of \$6.8 million. The Town Board authorized the extension of the bond for an additional 10 years.

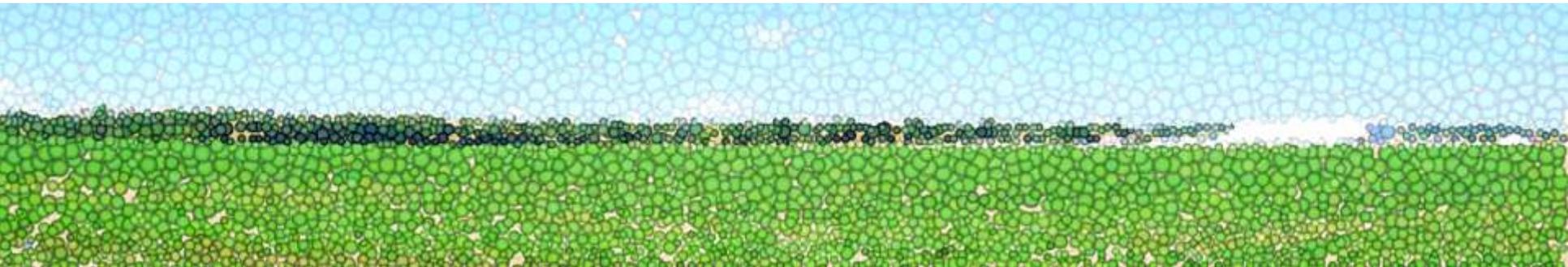


greenprint program:

Matrix Evaluation Property Ranking

The Land Conservancy *evaluates and ranks* each property with a point matrix analysis form arranged in *2 categories*:

- *Natural Land Form* – analyses natural land features: wetland and riparian corridors, scenic views, unique ecological communities, wildlife habitat, mature forests, open space and creek corridors.
- *Agricultural Land Form* – analyses agricultural land: value to the local agricultural economy, soil type, size and proximity to adjacent farms.



greenprint program:

Town Board Review

After agreement with the property owner, the Committee recommends acceptance by the Town Board.

The Town Board decides whether to conduct a public hearing to receive public comment. The Board then makes a final decision whether to contract with the property owner.

If the Town Board decides to purchase, the property or development rights are acquired and the land is preserved as forever green.



results:



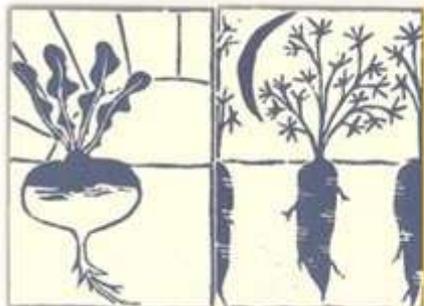
results:

Total Greenprint Acreage	1,498
Acquisition	1,010
Purchase of Development Rights	489

Total Purchase Price	\$10,390,328
Acquisition	\$7,756,680
Purchase of Development Rights	\$2,633,648

Average Cost Per Acre	\$6,936
Acquisition	\$7,680
Purchase of Development Rights	\$5,386

success stories:



ROOT DOWN FARM

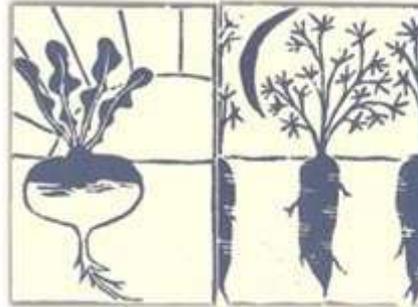
A Community Supported Agriculture Farm

The Town of Clarence purchased the development rights for several parcels, known as the Ribbeck & Dynabrade properties, and placed a conservation easement on the land.



Currently Steve and Erin Blabac operate the Root Down Farm out of the Ribbeck barn/farmhouse, utilizing much of the Greenprint Purchase of Development Rights land.

success stories:



ROOT DOWN FARM

A Community Supported Agriculture Farm



success stories:



Providence Creek Farm

10800 Rapids Rd, Clarence Center, NY 14032



The Town of Clarence purchased the Owen parcel and then placed a conservation easement on the land, eventually selling the parcel for farming. This process protects the land from future development.



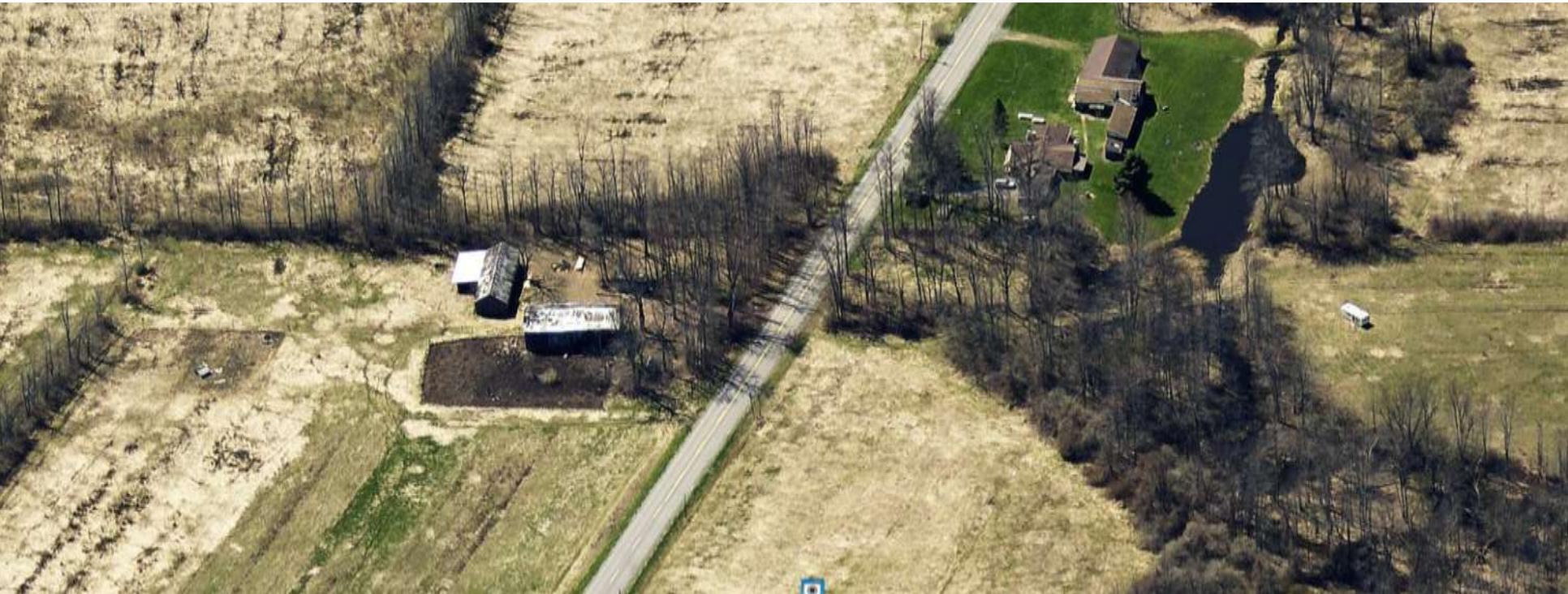
Currently Ben and Lori Gehl own and operate the Providence Creek Farm, focusing on small scale sustainable agriculture.

success stories:



Providence Creek Farm

10800 Rapids Rd, Clarence Center, NY 14032



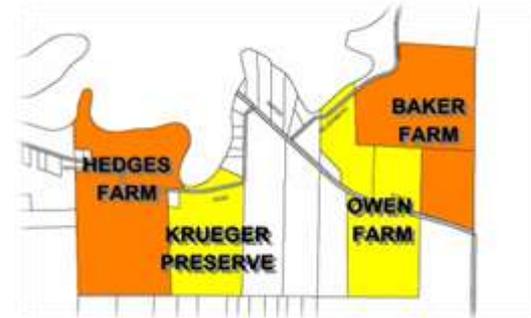
success stories:



The Town of Clarence purchased the development rights of 118 acres of land owned by Mel Hedges. This ensured that the land will be forever preserved while allowing customary agricultural operations.

Mel Hedges utilized the proceeds to upgrade the Farm's facilities such as fencing and barn restoration and acquire additional land to support his agricultural operations.

success stories:



next steps:

Town of Clarence, NY

Erie County

Chapter 96: FARMING

§ 96-3 Right-to-farm declaration.



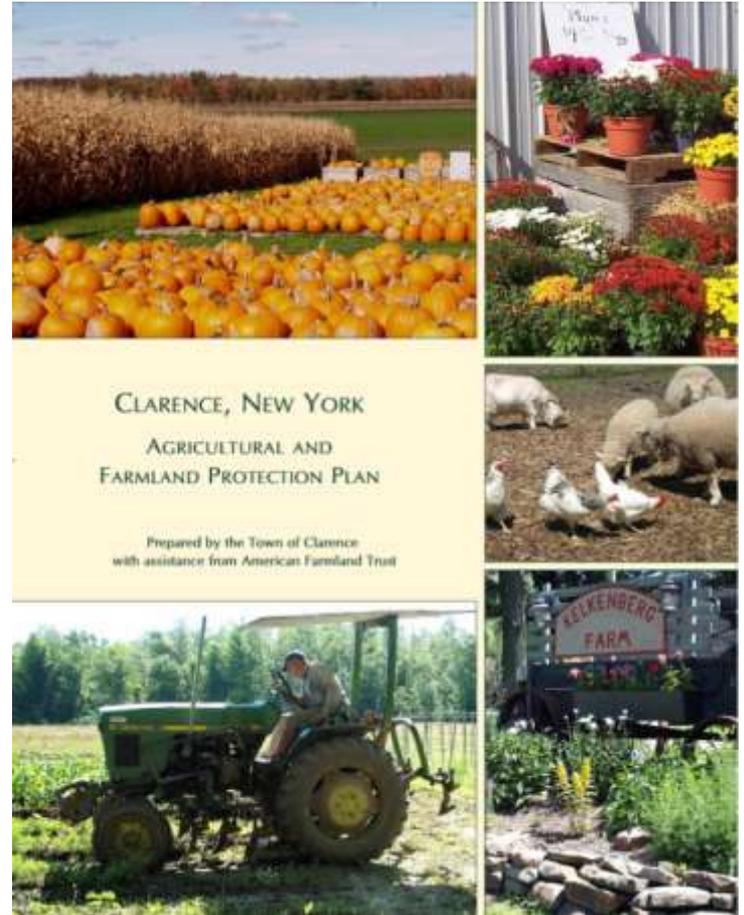
RECONNAISSANCE LEVEL SURVEY of Barns and Agricultural Structures

Town of Clarence, New York

September 30, 2014

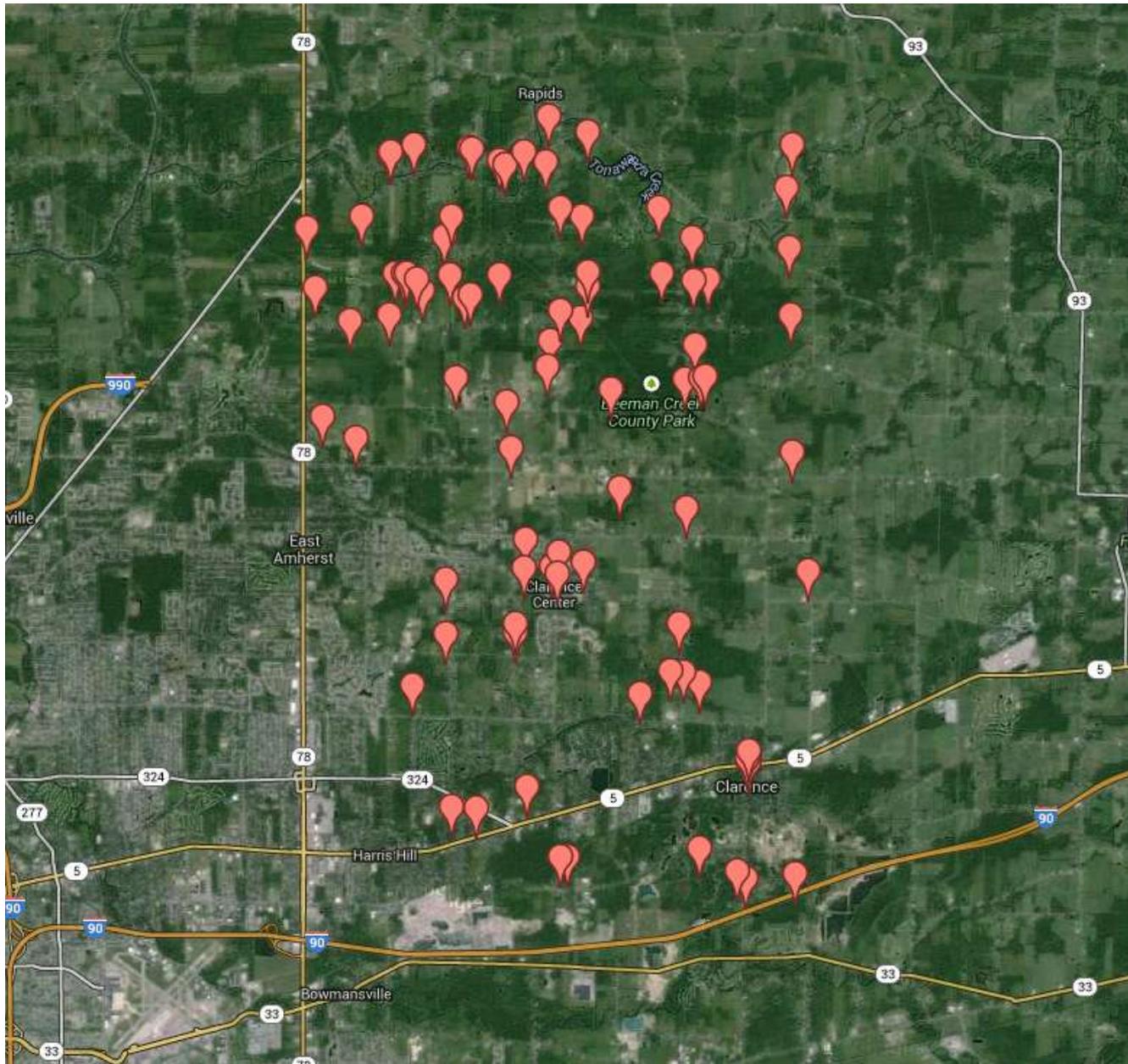


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“The underlying reason for undertaking a survey to identify a community’s historic resources is the growing recognition, by citizens and governments at all levels, that such resources have value and should be retained as functional parts of modern life...”

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David C. Hartzell Jr.
Supervisor

Lawrence Meckler
Deputy Supervisor

TOWN OF
CLARENCE
OFFICE OF PLANNING AND ZONING

OFFICE: (716) 741-8933

FAX: (716) 741-8257

Councilmembers:
Bernard J. Kolber
Patrick Casilio
Peter DiCostanzo
Robert A. Geiger
716-741-8020

January 31, 2014

RE: Reconnaissance Level Survey of Barns and Agricultural Structures

Dear Neighbor:

The Town of Clarence has contracted with Flynn Battaglia Architects to conduct a Reconnaissance Level Survey of Barns and Agricultural Structures.

This survey is an inventory tool that will provide important information that may be used in determining the historical value of your barns and agricultural structures.

The survey team members providing this letter to you, Courtney Creenan and LaLuce Mitchell, are working for Flynn Battaglia Architects under a contract with the Town of Clarence.

Survey team members are taking digital photographs of barns and agricultural structures, and will be using a computer to record a physical description of each structure.

Survey team members WILL NOT trespass on private property. They will conduct the survey from the public street or sidewalk.

If your property contains a barn or agricultural structure of possible historical significance, you have the ability to invite survey team members Courtney and LaLuce onto your property for a closer analysis.

For more information on the survey, please contact Jonathan Bleuer, Junior Planner in the Planning and Zoning Department, at 716-741-8933 or jbleuer@clarence.ny.us.

Sincerely,

Jonathan Bleuer
Junior Planner
Town of Clarence



Town of Clarence
Historic Agricultural Structures Reconnaissance Survey

Address : _____ ID Number: _____ USN Number: _____

Significance : _____ Number of Bays: _____

Current Owner : _____ Number of Stories: _____

Current Use : _____ Orientation: _____

Dairy _____
 Crib Barn (Grain) _____
Photo #s: _____

Date: _____

ARCHITECTURAL INFORMATION

Style/Detailing: _____

Forebay Silo _____
 Log Bank _____

Wall Material(s) | Type: _____

Roof Material(s) | Type: _____

Door Material | Type: _____

Window Material | Type: _____

Overall Condition: _____

Notable Features: _____

HISTORIC INFORMATION

Original Owner: _____

Original or Prior Uses: _____

Additions/Alterations: _____

History Notes: _____

Auxiliary Buildings:

Farm House Hay Barracks Grainaries Piggery
 Crib Barn Corn Crib Chicken House _____

TOWN OF CLARENCE HPC LANDMARK CRITERIA:

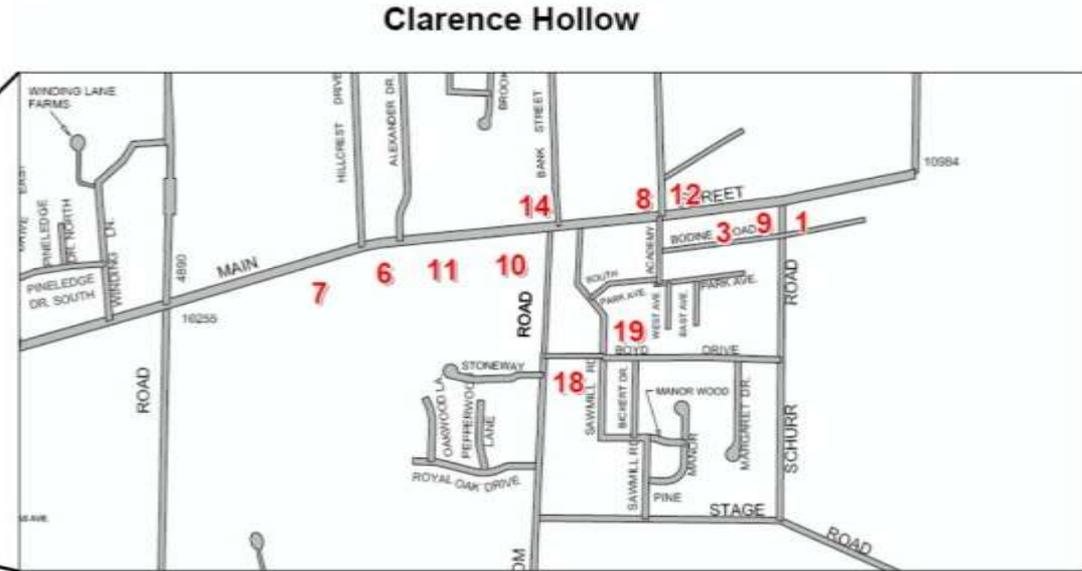
The Commission may recommend to the Town Board an individual property for designation as a landmark if it:

- (i). Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or
- (ii). Is identified with historic personages; or
- (iii). Embodies the distinguishing characteristics of an architectural style or method of construction; and/or
- (iv.) Is the work of a designer whose work has significantly influenced an age; or
- (v.) Because of unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

The Town of Clarence Historic Preservation Commission
Locally Designated Historic Landmarks



 = Existing locally designated agricultural landmarks



(105 total properties surveyed)



GREEN: Potential local landmark, likely NR eligible

14 properties



YELLOW: Moderate significance, possessing of some architectural or historical value, but features diminished due to later alterations, or determination limited due to poor site access.

29 properties



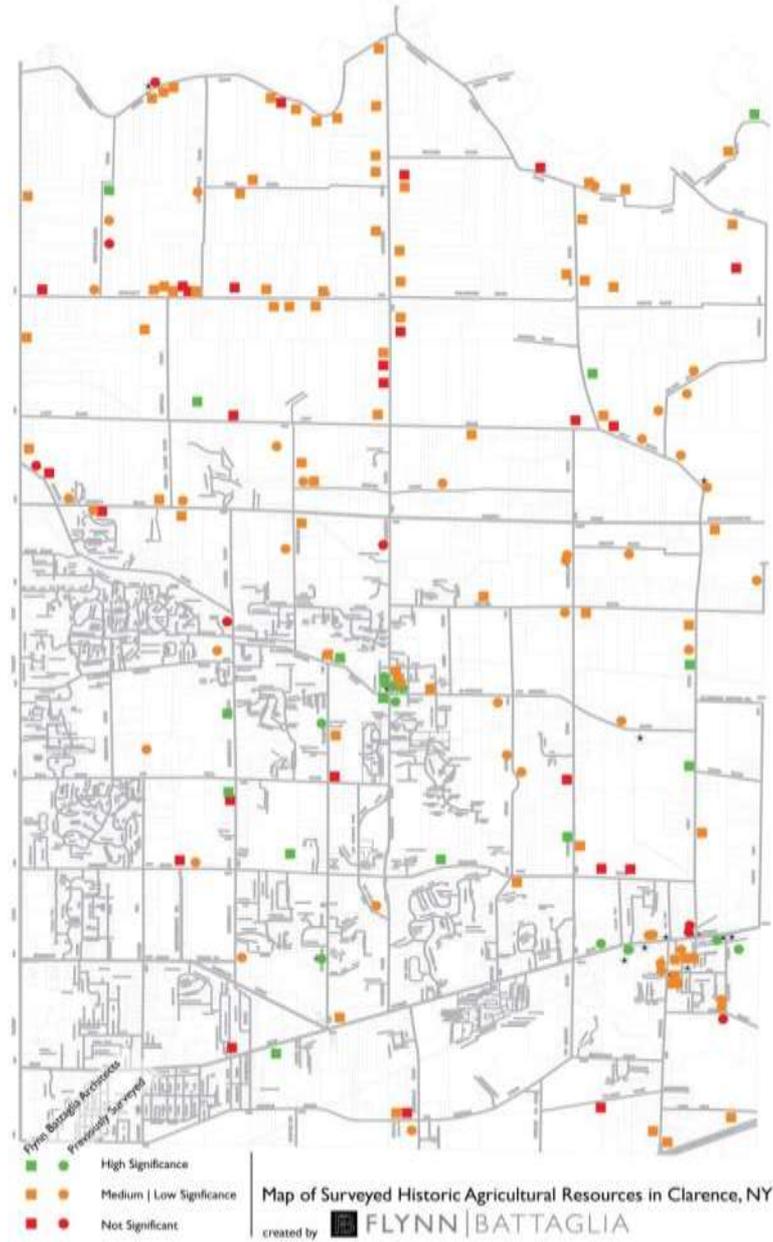
ORANGE: Low significance. May have once been associated with agriculture and former use is still evident, but major alterations have been made to structure that diminish integrity. Or, may be of a type that is common in Clarence and not distinctive architecturally nor specifically associated with aspects of history.

38 properties



RED: No significance. Very limited integrity due to alterations or demolition. Or, property may have no association with agriculture and be a common building type in Clarence.

24 properties



Map of Surveyed Historic Agricultural Resources in Clarence, NY
created by FLYNN | BATTAGLIA

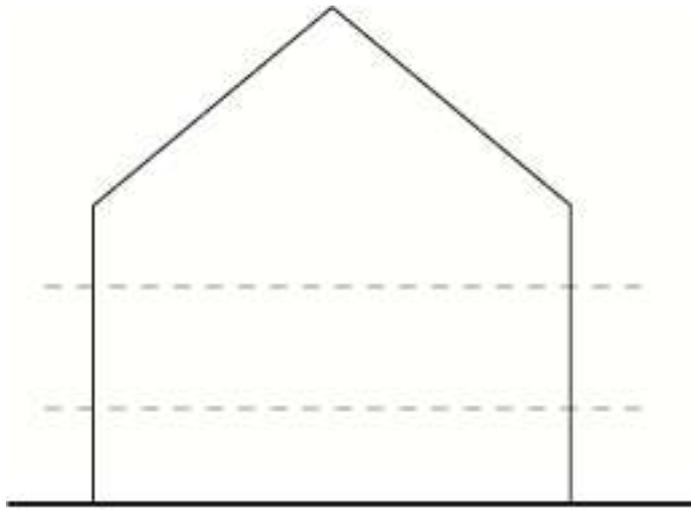
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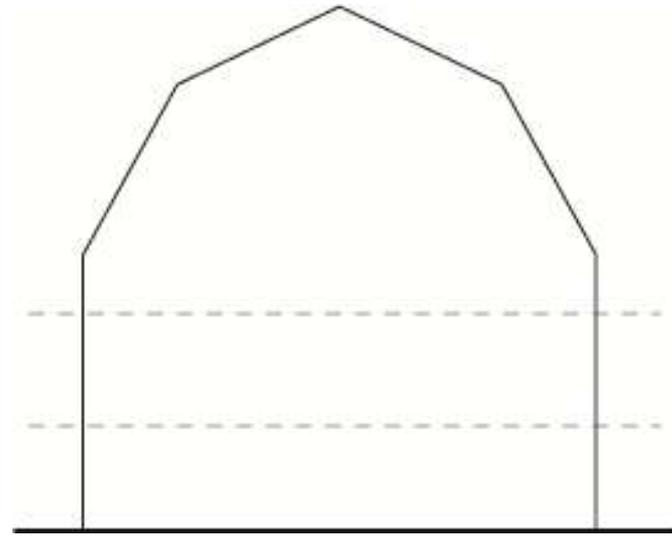
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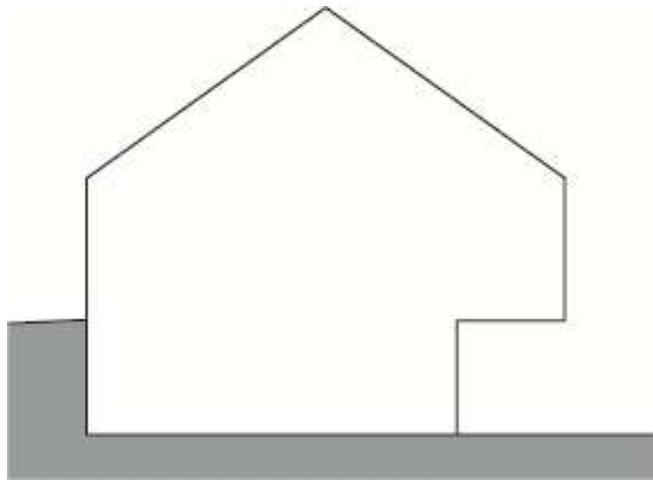




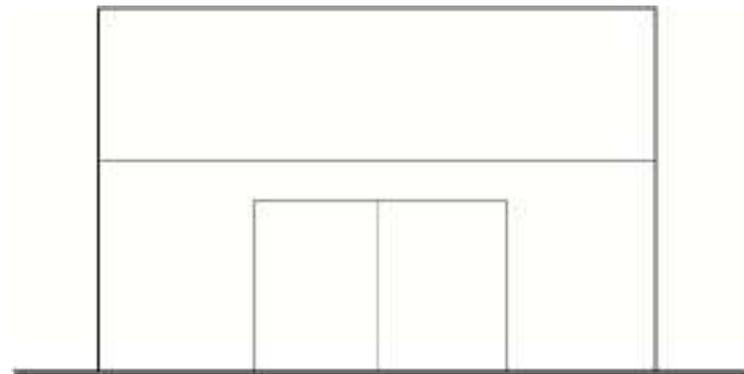
Basement Barn



Gambrel Roof



Forebay Barn



English Barn

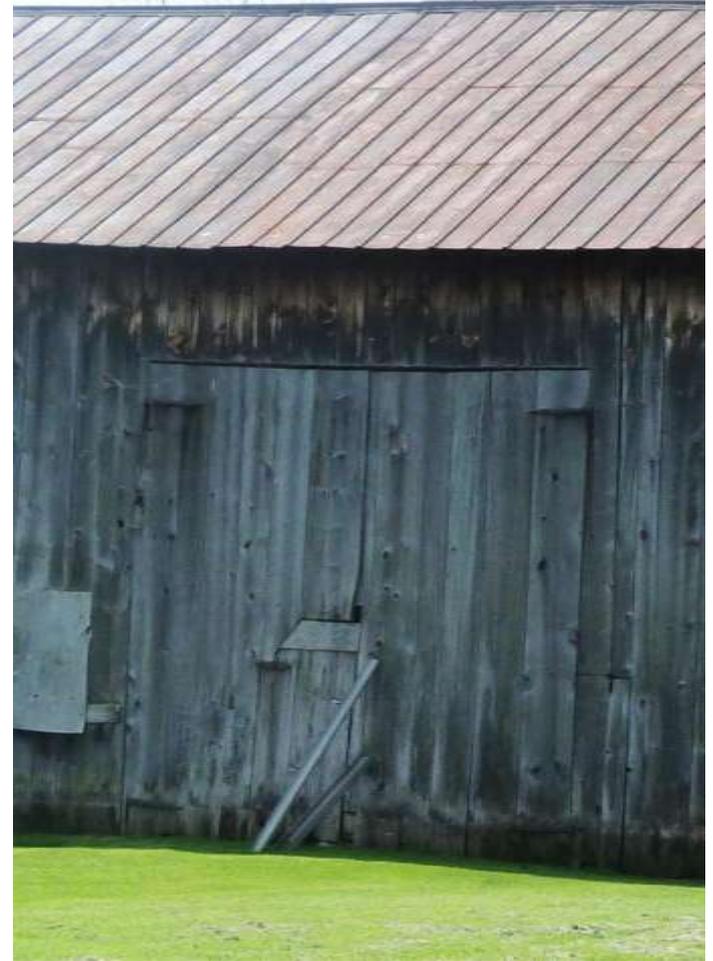
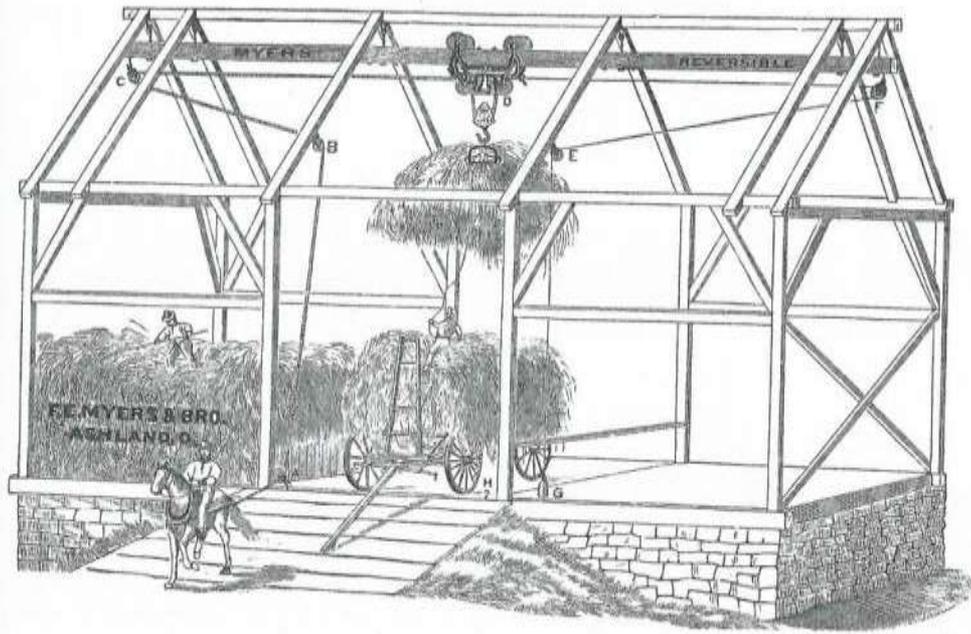
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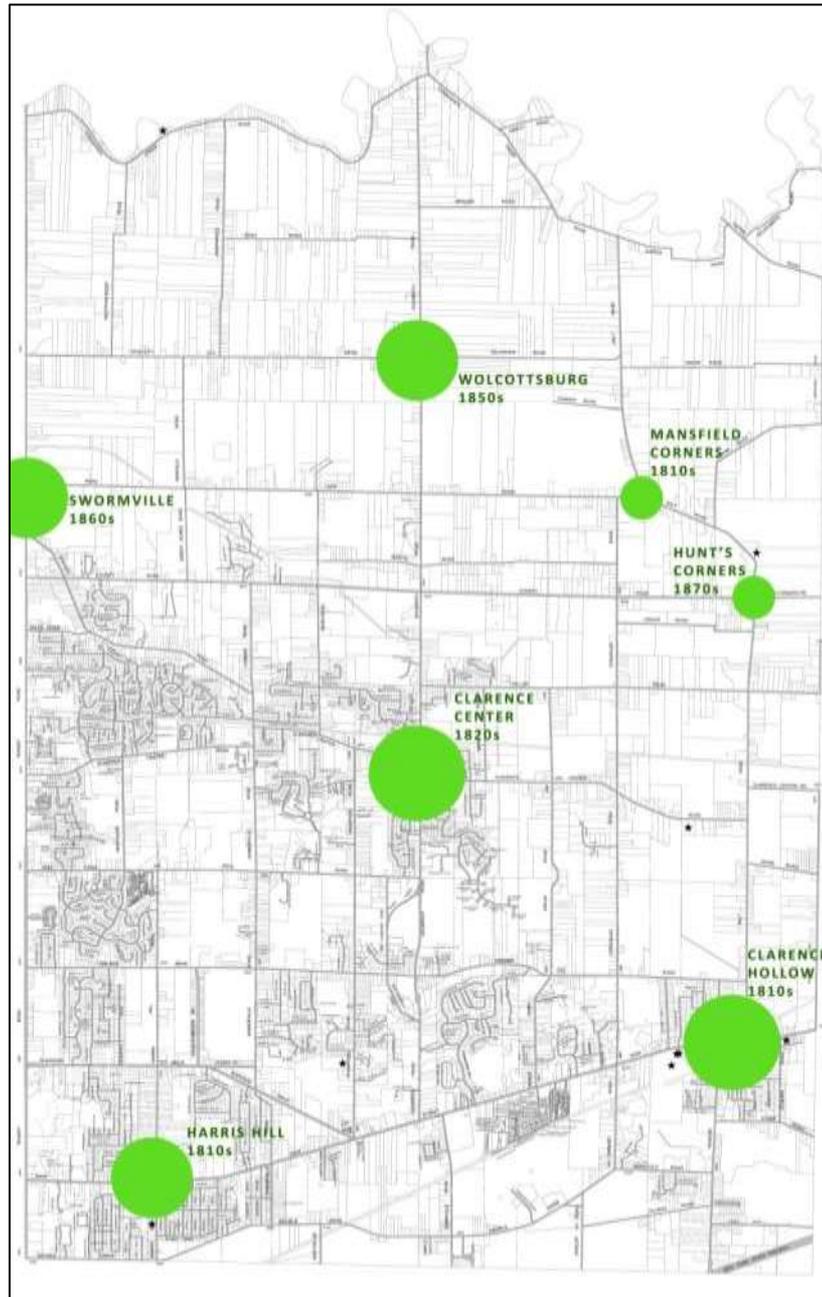


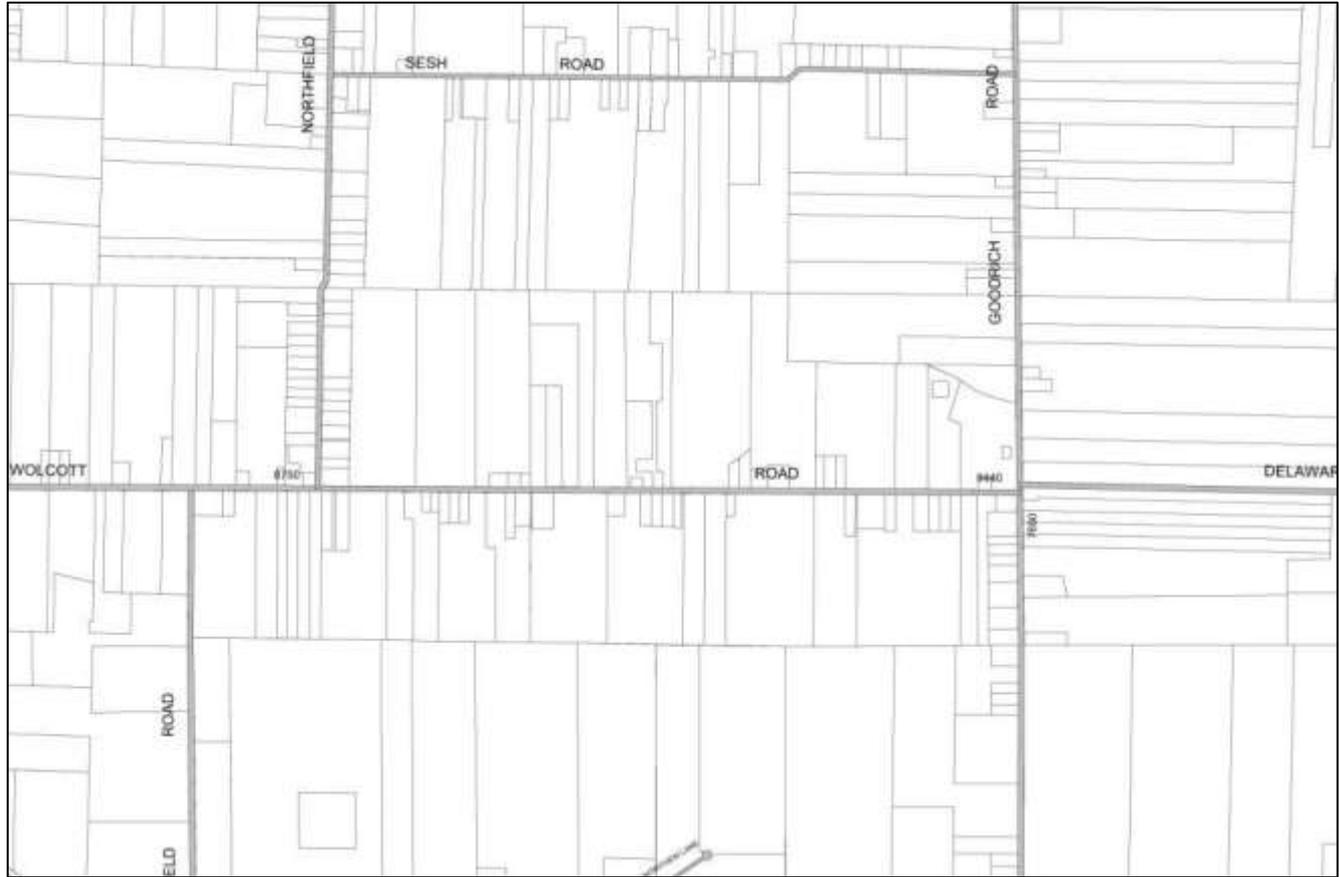


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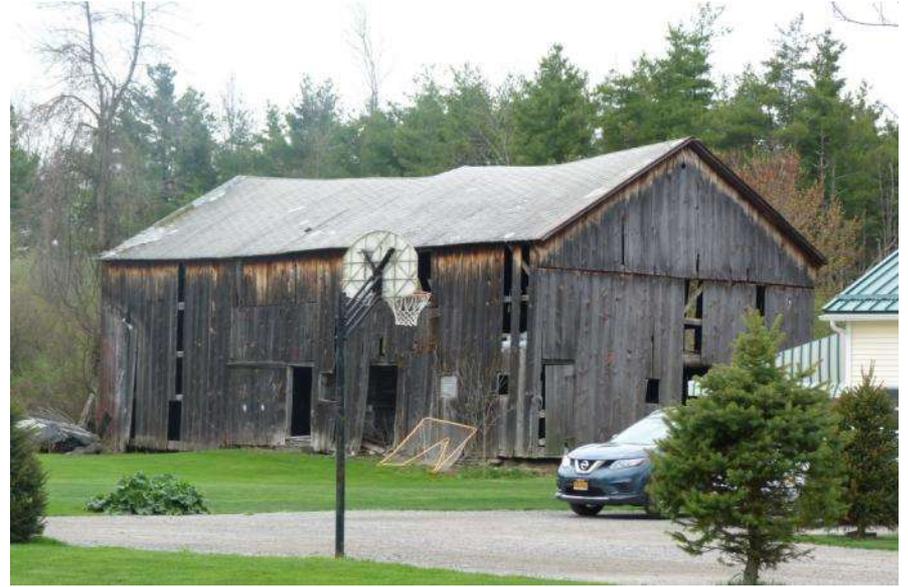
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conclusions:

Planning processes preserve and shape the future of the town.



“...to enhance existing open space preservation tools and to **develop a preservation program**, including a purchase of development rights (PDR) program for those areas most susceptible to development, prioritizing those lands, which are currently active in terms of **agricultural production.**”

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Barn Quilts of LeRoy

A celebration of the Bicentennial of
the Town of LeRoy

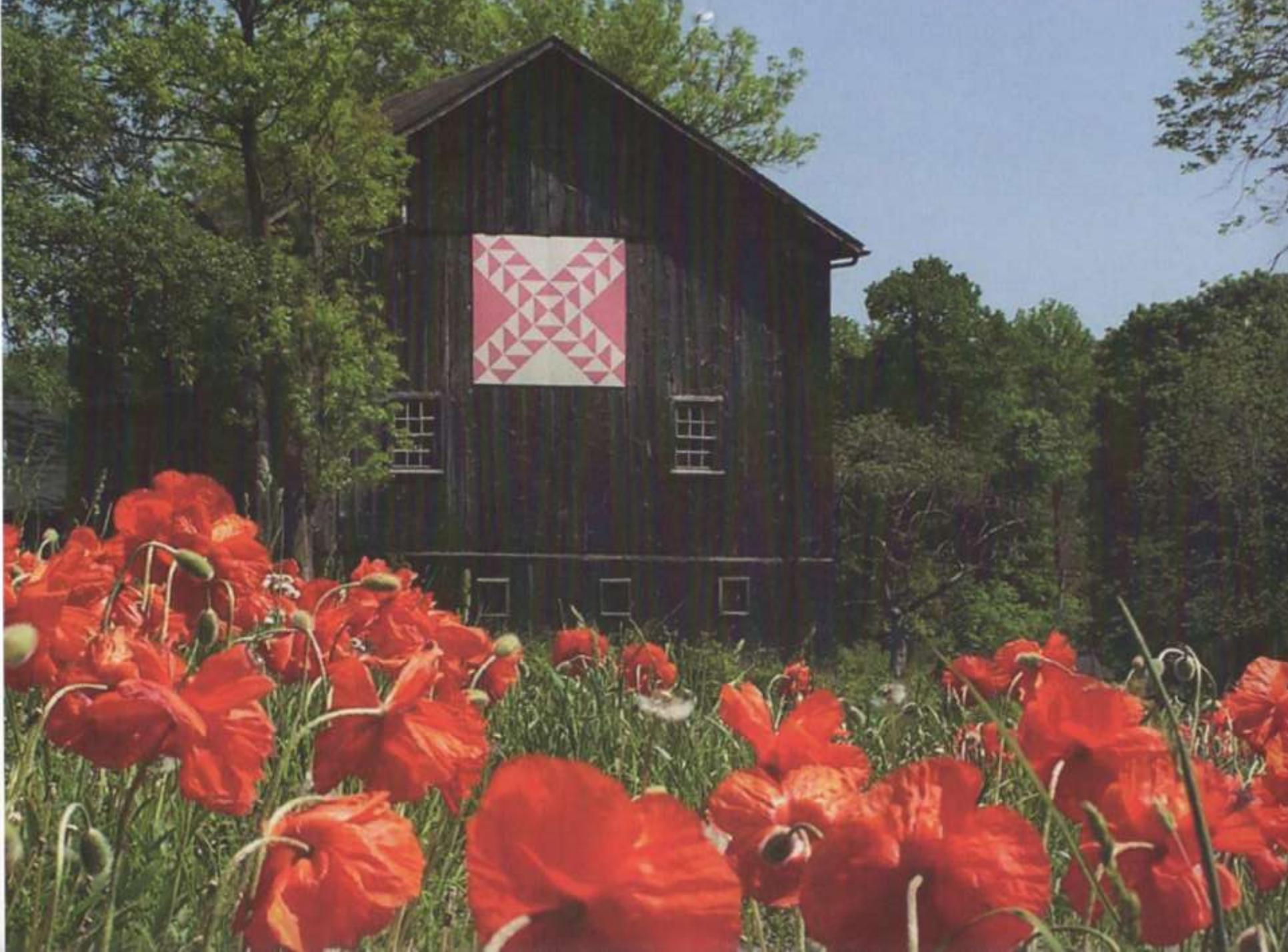








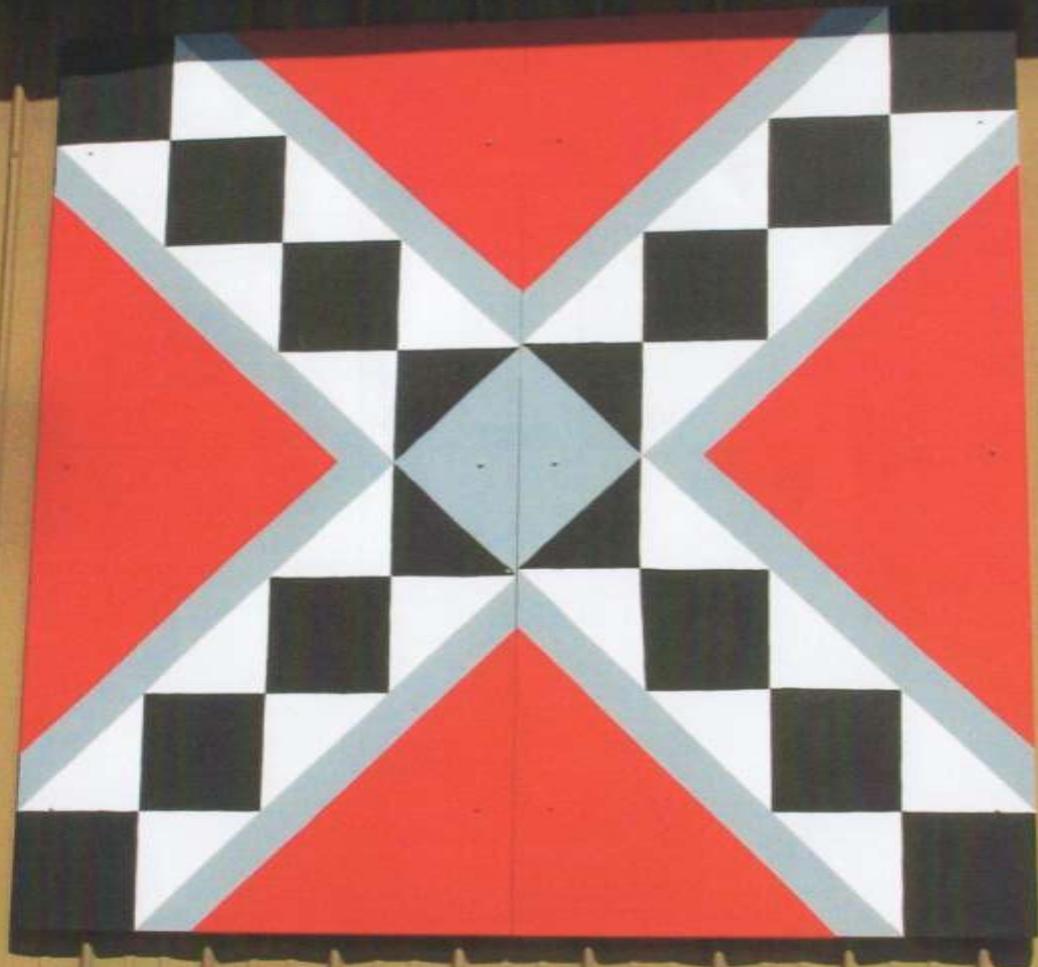
















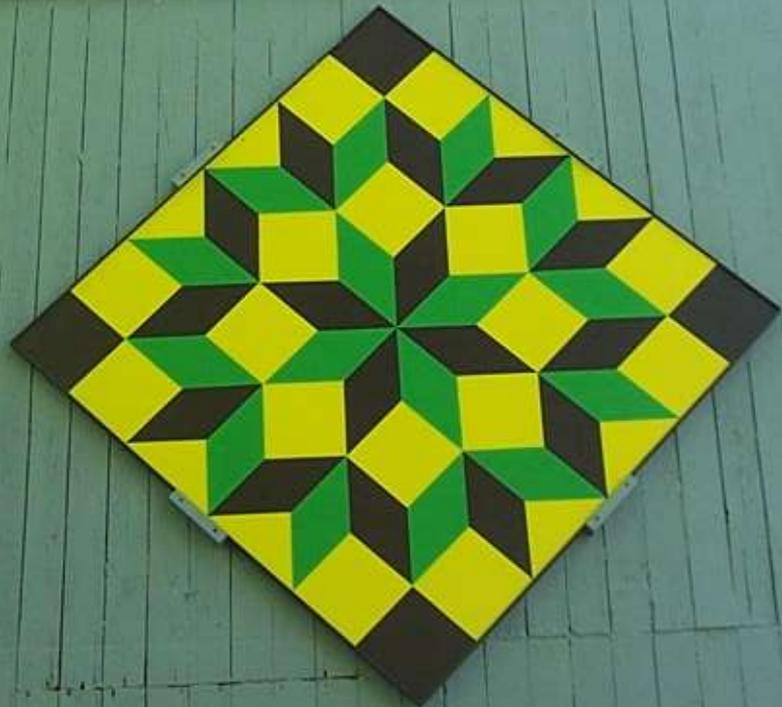


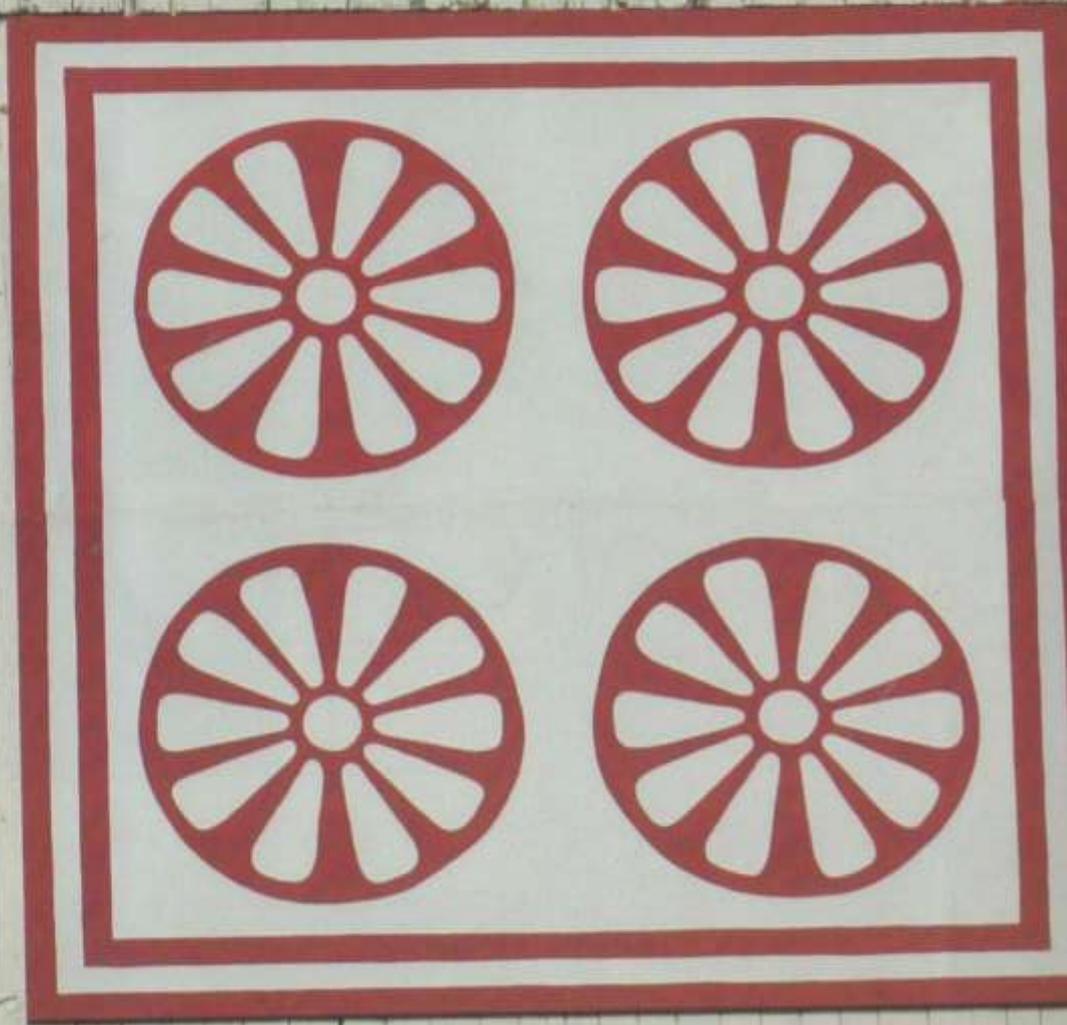






GRAHAM
1912













GAME ROOM

Gameroom Rules
No smoking
No drinking
No eating
No alcohol































2013
BARN QUILT
CALENDAR

LEROY HISTORICAL SOCIETY





This concludes The American Institute of Architects
Continuing Education Systems Course

AIA Rochester

Linda Hewitt 585.232.7650

