

**UNIVERSALIST CHURCH**

**Main Street**

**Cicero, New York**

### LEGAL DESCRIPTION

"All that tract or parcel of land, situate in the Town of Cicero, County of Onondaga and State of New York, known as being part of Lot Number 54, situated in the Town of Cicero aforesaid, bounded as follows: Beginning in the center of the State Road at a point South one degree 15 minutes East four chains and three links from the southwest corner of the store formerly owned and occupied by Ichabod C. Gage; thence running South 79 degrees 30 minutes West three chains and eighty links; thence South 12 degrees East one chain and sixteen and one-half links; thence North 70 degrees 31 minutes East three chains and eighty links to the center of the State Road; thence along the center of said Road North 12 degrees West one chain and sixteen and one-half links to the place of beginning, containing 44/100 of an acre of land."

### LOT SIZE

The lot size is approximately 76.8' by 250.8' and is level.

### UTILITIES

Utilities conducted into the site are public water and electricity. There is a natural gas line in the street but there is no evidence of its being conducted into the site. Sewage disposal in the village is by individual septic tank. It is assumed that there is a septic tank on subject property, since rough plumbing is evident in the toilet room behind the church.

### LOCATION

Subject property is situated on the west side of Main Street in the Village of Cicero; about 250 feet south of the intersection

LOCATION (continued)

of Route 31 and Route 11. The area is devoted mainly to small businesses, but the east side of Main Street in this block is the better side of the street from a business standpoint.

ZONING, ASSESSMENT AND TAX RATE

Zoning in the Village of Cicero on Main Street in this block is Commercial B, which permits virtually any kind of retail business and light manufacturing, including gasoline stations and warehouses, but excluding junk yards, etc.

Subject property is assessed for \$6,000., but as a church is exempt from tax payment. The official equalization rate is 32%, which means that the assessed valuation should represent about 32% of its estimated market value.

The State and County tax rate is \$24.50 per thousand.

Fire district	"	"	"	\$6.00	"	"
Lighting	"	"	"	\$7.00	"	"
School	"	"	"	<u>\$49.11</u>	"	"
Total tax rate				\$86.61		

BUILDING DESCRIPTION

The church building is approximately 36'9" by 47'6" on foundation; which is of concrete block, in fair repair, but requiring some pointing. The exterior is painted clapboard and needs at least one coat of paint to prevent deterioration. The siding on the rear or west side is cracked and weathered. Some minor cornice repair is advisable, and roof gutters on the south side of the building are lacking. The roof is asphalt shingle in apparently good condition. A brick chimney runs outside the rear wall. The front brick and concrete steps

BUILDING DESCRIPTION (continued)

from ground level to the lobby are in poor condition and require extensive repair or replacement.

The full basement has a concrete floor which is badly flaked and shows considerable dampness. The foundation walls are plastered or stuccoed. The basement contains an International forced hot air furnace, oil fired, and has a single outlet register in the floor of the church and a single heat run into the basement. There is an electric sump pump in the southeast corner of the basement. The ceiling of the basement is wood, covering 2" x 10" floor joists, 16" on center. At the southeast corner of the building is a grade entrance giving onto a landing from which wooden stairs lead down to the basement and up to the church lobby, which latter has a hardwood floor, wooden wainscoted and painted plastered walls. Over the lobby, with a stairway leading from a side aisle of the nave, is a nine-foot deep balcony with wide plank flooring.

The nave is approximately 38 feet long, with hardwood floor, painted walls and celotex panel ceiling about twenty feet high. At the west end of the nave is an 8 $\frac{1}{2}$ -foot wide dais or platform. The church is equipped with fourteen 13-foot pews and one 12-foot pew. Wooden frame windows are about 12 feet high.

At the rear of the building is an unfinished, one story concrete block, concrete floored building about nine feet square, which was apparently built as a toilet room, but containing no fixtures.

It is noted that the southwest section of the building has settled or is not plumb by several inches. Continued use of the building for public assembly should also require a rear exit, since a fire hazard is present due to the existence of only the front entrance.

ESTIMATE OF BUILDING REPRODUCTION COST

36.75' x 47.5' x 32.5' height	-	56,733	cu. ft.
plus lobby projection, 3' x 12' x 21.5' "	-	774	" "
plus, steeple, estimated		252	" "
Total		57,759	" "
Estimated reproduction cost *	x .70		per cu. ft.
		\$40,431.30	
plus front steps		500.00	
plus toilet room		400.00	
		\$41,331.30	
Less 66 2/3% accrued depreciation		27,567.98	
		\$13,763.32	
Less 25% functional obsolescence		10,332.82	
Net building value		\$3,430.50,	say \$3,400.

\* Dow's Construction Cost Index

LAND VALUE ESTIMATE

A check of the Onondaga County Clerk's office disclosed only one recent sale of land in Lot 54, that being a parcel of about 40 acres for residential development off the main highway at an indicated price of about \$550. per acre. This is not comparable with subject.

Other transfers of property in Lots 55, 41 and 42, being contiguous, were of farm lands and of residences and hence, also, were not suitable as comparables.

Consultation with the local banker, a Cicero real estate broker and with three merchants having retail establishments in the center of the village uniformly were of the opinion that market values of land on Main Street are generally considered to be \$100. per front foot for normal depths, zoned for retail business.

Based upon these opinion, therefore, it appears that a fair market value of subject land is

76.89' @ \$100. per front foot, or \$7,689.

FINAL ESTIMATE OF VALUE

This building is a special purpose type, and as such, does not lend itself to application of the economic or capitalization approach to value. It will be noted that, in addition to the accrued physical depreciation due to deterioration, a depreciation estimate has been made for functional obsolescence. Most communities, especially older villages, have churches which have become decrepit or otherwise obsolete, and which might better be torn down or devoted to other uses. Many of these structures have been converted to warehouses, dance halls, garages, stores, etc. New and modern structures, which offer modern conveniences, including Sunday School rooms, kitchen facilities and play areas for children, appeal to congregations which are attracted by up to date accommodations. The inevitable result, as it affects the old church, is its desertion by the congregation and its diminution in value as a church, almost to the vanishing point.

The subject building could not be converted to another use without almost complete remodeling, the cost of which would be prohibitive.

In my opinion, therefore, the reasonable estimated market value of this property as of this date is

Land	\$7,700.
Building	<u>3,400.</u>
	\$11,100.

  
Paul W. Gallagher, M.A.I.

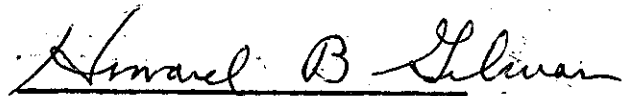
August 4, 1960

RESOLUTION OF EXECUTIVE BOARD  
OF  
NEW YORK STATE CONVENTION OF UNIVERSALISTS

The motion passed authorizing the sale of the Cicero Church property to the Onondaga Wholesale Grocery Corporation or its assigns for \$10,000.00 cash, it being this Boards understanding that a United States Post Office will be constructed on the property, and that Mr. Beebe is authorized, as attorney, to take the necessary steps to close the sale, and that the proper officers of the Convention are authorized to execute the deed and any other papers in connection therewith.

I have compared the foregoing with the resolution duly adopted by the Executive Board of the New York State Convention of Universalists, at a meeting regularly called and held at the Auburn, New York First Universalist Church, a quorum being present on September 12, 1960 and I hereby certify the foregoing to be a correct copy of said resolution, so adopted, and of the whole thereof, and that the same has not been revoked or rescinded.

Dated: September 23, 1960

  
Secretary

# This Indenture.

Made the Twenty Fourth \_\_\_\_\_ day of March \_\_\_\_\_ Nineteen Hundred and Twenty Seven \_\_\_\_\_

**Between** \_\_\_\_\_

The First Universalist Society of Cicero, a \_\_\_\_\_ religious \_\_\_\_\_

~~a~~ corporation organized under the laws of the State of New York \_\_\_\_\_ and located in the Town of Cicero, County of Onondaga, and \_\_\_\_\_ State of New York, \_\_\_\_\_

\_\_\_\_\_ party of the first part, and New York State Convention of Universalists, a religious corporation created by a Statute of the State of New York and having its principal office and place of business in the City of Syracuse, County and State aforesaid, \_\_\_\_\_

\_\_\_\_\_ party of the second part;

**Witnesseth**, that the party of the first part, in consideration of \_\_\_\_\_

One \_\_\_\_\_ Dollar \_\_\_\_\_

(\$ 1.00 \_\_\_\_\_) lawful money of the United States, and other good and valuable considerations \_\_\_\_\_ paid by the party \_\_\_\_\_ of the second part,

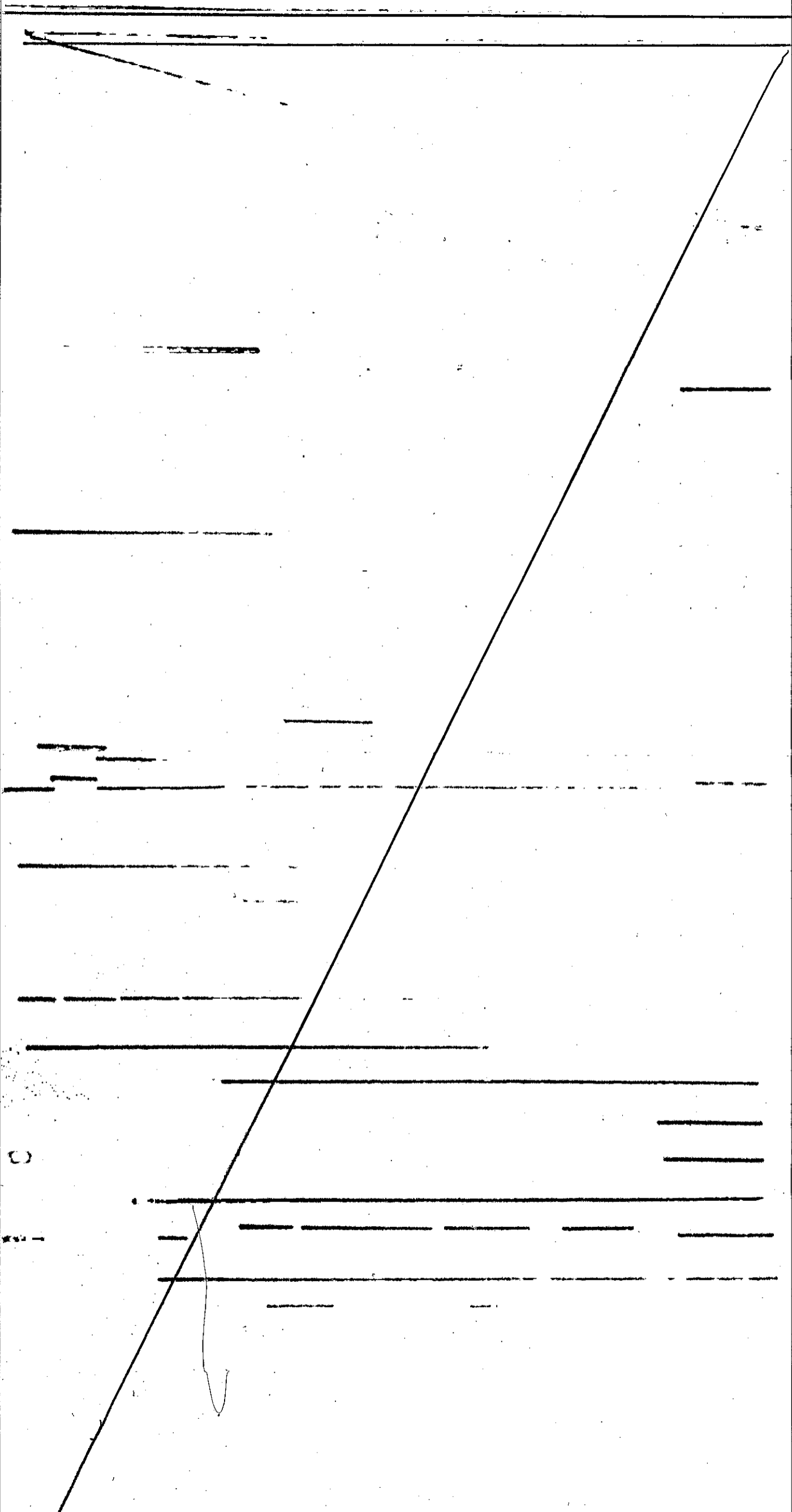
does hereby grant and release unto the party \_\_\_\_\_ of the second part, its successors and assigns forever, all <sup>a</sup> that piece or parcel of land situate

in the Town of Cicero, County of Onondaga, and State of New York, known as being part of Lot No. 54, situate in the Town of Cicero aforesaid, bounded as follows: - \_\_\_\_\_

\_\_\_\_\_ Beginning in the center of the State Road at a point south one degree fifteen minutes, East four chains and three links from the Southwest corner of the Store formerly owned and occupied by Ichabod C. Gage; thence running S 79° 30' W. three chains and eighty links; thence S. 12° East one chain sixteen and a-half links; thence N. 70° 31' E. three chains and eighty links to the center of the State Road; thence along the center of said Road N. 12° W. one chain and sixteen and a-half links to the place of beginning, - Containing forty-four one hundredths ( $\frac{44}{100}$ ) of an acre of land. \_\_\_\_\_

\_\_\_\_\_ The premises hereby intended to be conveyed, are the same premises conveyed ~~to the party of the first part~~ by deed bearing date August 20, 1864, made by B. F. Sweet, Joseph Douglas and Asahel Sanders, Trustees of the First Congregation of Disciples of Cicero to Robert Lower and others, Trustees of the First Universalist Society of Cicero and their successors in office, and recorded in the Onondaga County Clerk's Office Sept. 10, 1864, at 12 o'clock Noon, in Book No. 152 of Deeds at Page 390.6 \_\_\_\_\_





— **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 part of the second part, its successors and assigns forever. \_\_\_\_\_

— **And** the party of the first part, covenants as follows: \_\_\_\_\_  
— **First.** That the part Y \_\_\_\_\_ of the second part shall quietly enjoy the said premises. \_\_\_\_\_  
— **Second.** That the party of the first part will forever **Warrant** the title to said premises. \_\_\_\_\_

In Presence of \_\_\_\_\_

**In Witness Whereof,** The party of the first part has caused ~~the~~ ~~corporate seal to be hereunto affixed,~~ and these presents to be signed by its duly authorized officer the day and year first above written.

x First Universal Church  
Society of \_\_\_\_\_  
By H. M. Cullock  
Pres Board of Trustees  
x

State of New York

County of ONONDAGA

ss.:

TOWN of CICERO

On this 24<sup>th</sup> day of March Nineteen Hundred and

Twenty Seven before me personally came Harry L. McCulloch to me personally known who, being by me duly sworn did depose and say that he resides in the Town of Cicero, County of Onondaga, New York, that he is the President of the Board of Trustees of the corporation described in and which executed the above Instrument; that he said corporation has no seal ~~knows the seal of said corporation that the seal affixed to said instrument is such corporate seal that it was so affixed by order of the Board of Directors of said corporation~~, and that he signed his name thereto by ~~the~~ order of said Board of Trustees of <sup>the</sup> First Universalist Society of Cicero.

+ Lucy B. Rodman  
Notary Public

54 Clemons S. RANDALL,  
300 PINE STREET,  
SYRACUSE, N. Y.



CORPORATION WARRANTY

FIRST UNIVERSALIST  
SOCIETY OF CICERO

TO

NEW YORK STATE  
CONVENTION OF UNIVERSALISTS

Dated: March 24th, 1927

State of New York  
County of Onondaga, ss.

23 RECORDED ON THE  
day of April A.D. 1927  
at 4 o'clock P.M.  
in LIBER 576 of DEEDS  
at PAGE 697 and examined

Smith J. Fowler

CLERK

RECORDED

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THIS INDENTURE, made the 15th day of July, nineteen hundred and Sixty

BETWEEN the FIRST UNIVERSALIST SOCIETY OF CICERO, of the Town of Cicero, County of Onondaga, and State of New York, a religious

x corporation organized under the laws of New York State party of the first part, and

the NEW YORK STATE CONVENTION OF UNIVERSALISTS, a religious Corporation organized and existing under the laws of the State of New York and having an office at 373 Argonne Drive, Kenmore, Erie County, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

One and no more (\$1.00 and no more) Dollars,

lawful money of the United States,

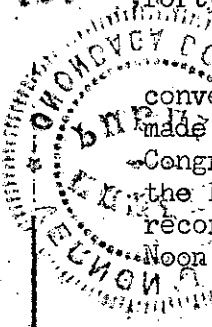
paid by the party of the second part does hereby remise, release and quitclaim unto the party of the second

part, its successors

and assigns forever,

ALL that piece or parcel of land situate in the Town of Cicero, County of Onondaga, and State of New York, known as being part of Lot No. 54, situate in the Town of Cicero aforesaid, bounded as follows: -

Beginning in the center of the State Road at a point South one degree fifteen minutes, East four chains and three links from the Southwest corner of the Store formerly owned and occupied by Ichabod C. Gage; thence running S 79° 30' W. three chains and eighty links; thence S. 12° East one chain sixteen and a-half links; thence N. 70° 31' E. three chains and eighty links to the center of the State Road; thence along the center of said Road N. 12° W. one chain and sixteen and a-half links to the place of beginning, - Containing forty-four one hundredths (44/100) of an acre of land.



The premises hereby intended to be conveyed, are the same premises conveyed to the party of the first part by deed bearing date August 20, 1864, made by B. F. Sweet, Joseph Douglas and Asahel Sanders, Trustees of the First Congregation of Disciples of Cicero to Robert Lower and others, Trustees of the First Universalist Society of Cicero and their successors in office, and recorded in the Onondaga County Clerk's Office Sept. 10, 1864, at 12 o'clock Noon, in Book No. 152 of Deeds at Page 390.

The party of the first part is a church and society of the Universalist denomination of the State of New York in fellowship with the party of the second part.

This Deed is made without any previous application to any Judge or Court pursuant to the authority contained in Section 9 of Chapter 398 of the laws of New York for 1902.

The party of the first part makes this conveyance pursuant to the provisions of Section 7 of Chapter 33 of the Laws of New York for 1907, which conveyance was first duly authorized by more than a majority vote of the society given at a meeting duly called and held as provided in said Section 7.

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 party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer the day and year first above written.

In presence of:

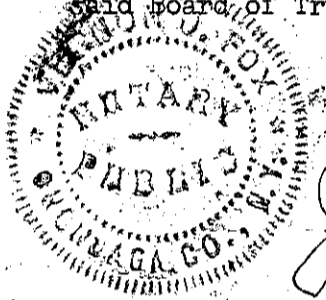
FIRST UNIVERSALIST SOCIETY OF CICERO

By Edward L. Emmons, Jr.  
President Board of Trustees

STATE OF NEW YORK COUNTY OF ONONDAGA ss.:

On the 16<sup>th</sup> day of July 19 60 before me came Edward L. Emmons, Jr., to me known, who, being by me duly sworn, did depose and say that he resides in Cicero, New York

that he is the President of the First Universalist Society of Cicero, the corporation described in, and which executed, the foregoing instrument; that he knows the seal of said corporation and that he signed the same as such corporate seal, and that he signed the same by order of the Board of Trustees of The First Universalist Society of Cicero.



RECORDED THIS 28<sup>th</sup> DAY OF July 1960 AT 12:04 P.M.  
Walter E. Lansing  
COUNTY CLERK

54. Kick

First Universalist Society of Cicero

To

New York State Convention of Universalists

DEED

QUITCLAIM - CORPORATION

Dated, July 15th, 1960

The land affected by the within instrument lies in

Town of Cicero

RECORD AND RETURN TO

DONALD W. BEEBE  
ATTORNEY AT LAW  
614 CHAMBER OF COMMERCE BLDG.  
288 MAIN STREET  
BUFFALO 2, N. Y.

Reserve this space for use of Recording Office.

Recorded on the 28 day of July 1960 at 12:04 P.M., in Book 2006 of Deeds at page 6159 and examined by Walter E. Lansing Clerk

RECORDED

JUL 28 12 04 PM '60

ONONDAGA COUNTY CLERK'S OFFICE

Walter E. Lansing  
CLERK