

United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

Historic name: Downtown Syracuse Commercial Historic District  
Other names/site number: South Salina Street Downtown Historic District Expansion  
Name of related multiple property listing: Downtown Syracuse Multiple Property Documentation Form

### 2. Location

Street & number: 200, 300, and east side of 400 blocks of Warren Street; 205-209 Jefferson Street; 400 block and 500-550 South Salina Street  
City or town: Syracuse State: New York County: Onondaga  
Not For Publication: ☐ Vicinity: ☐

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ **National** \_\_\_ **Statewide** \_\_\_ **Local**

Applicable National Register Criteria: \_\_\_ **A** \_\_\_ **B** \_\_\_ **C** \_\_\_ **D**

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official:

Date

Title:

State or Federal agency/bureau or Tribal Government

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**4. National Park Service Certification**

I hereby certify that this property is:

- ☐ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

**Signature of the Keeper**

**Date of Action**

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**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

**Category of Property**

(Check only **one** box.)

Building(s)

☐

District

☒

Site

☐

Structure

☐

Object

☐

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing <u>21</u>	Noncontributing <u>10</u>	buildings
<u>0</u>	<u>2</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>21</u>	<u>12</u>	Total

Number of contributing resources previously listed in the National Register 1

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE/TRADE: business, department stores, financial institutions

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**Current Functions**

(Enter categories from instructions.)

COMMERCE/TRADE: business, department stores, financial institutions

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**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

VICTORIAN: Romanesque, Italianate, Renaissance

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Neo-Classical Revival,

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Skyscraper

MODERN MOVEMENT: Art Deco, Art Moderne

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

STONE (granite, marble), BRICK, TERRA COTTA, CONCRETE, GLASS, METAL (Bronze, Steel)

**Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

See continuation sheet.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒

A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐

B. Property is associated with the lives of persons significant in our past.

☐

C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐

D. Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

☐

A. Owned by a religious institution or used for religious purposes

☐

B. Removed from its original location

☐

C. A birthplace or grave

☐

D. A cemetery

☐

E. A reconstructed building, object, or structure

☐

F. A commemorative property

☐

G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

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**Period of Significance**

c. 1890-1963

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**Significant Dates**

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**Significant Person**

(Complete only if Criterion B is marked above.)

n/a

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**Cultural Affiliation**

n/a

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**Architect/Builder**

Archimedes Russell; Mobray and Uffinger; T. Walter Gaggin; Green and Wicks; Melvin King; Sargent, Webster, Crenshaw and Folley; Shreve Lamb Harmon and Frederick O'Connor

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

See continuation sheet.

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**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

See continuation sheet.

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**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing (36 CFR 67) has been requested  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other  
Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreeage of Property** 23 acres

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
 (enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

**Or**

**UTM References**

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

Point - Decimal Degree	– UTM Coordinate
1. -76.15W 43.049N	18T 406332 4766951
2. -76.151W 43.046N	18T 406278 4766533
3. -76.152W 43.045N	18T 406150 4766510
4. -76.152W 43.043N	18T 406182 4766283
5. -76.153W 43.043N	18T 406080 4766253
6. -76.154W 43.048N	18T 406046 4766735
7. -76.153W 43.049N	18T 406098 4766866
8. -76.152W 43.05N	18T 406160 4766965

**Verbal Boundary Description** (Describe the boundaries of the property.)

The district boundary is indicated on the attached map using parcel data from the City of Syracuse.

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated district includes the intact commercial buildings facing South Warren Street, South Salina Street, and portions of East Jefferson Street, bounded by Washington Street on the north, and Onondaga Street on the south, constructed between the period of significance of 1888-1963, as well as additional buildings constructed between 1963-1988

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**11. Form Prepared By**

Name/title: Grant Johnson (Historian) and Patrick Heaton (Project Manager)  
Organization: Environmental Design & Research, Landscape Architecture and Engineering, P.C (EDR).  
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Telephone: (315) 471-0688  
Date: August 20, 2013

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

See attached.

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log (Prints from Digital Photos)**

Name of Property: Downtown Syracuse Commercial Historic District

City or Vicinity: Syracuse  
County: Onondaga  
State: New York

Photographer: Grant Johnson

Date Photographed: June 20 and 21, 2013

Location of Negatives: CD-R Included



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Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo	Description
1	200 block of South Warren Street at East Washington Street, view to the south-southwest
2	201 South Warren Street, view to the southeast
3	208 South Warren Street, view to the southwest
4	214 South Warren Street, view to the west-southwest
5	214 South Warren Street, view to the north-northwest
6	220 South Warren Street, view to the northwest
7	221 South Warren Street, view to the northeast
8	300-04 South Warren Street, view to the southwest
9	306-08 South Warren Street, view to the west
10	312-44 South Warren Street, view to the north-northwest
11	325-45 South Warren Street, view to the east-southeast
12	300 block of South Warren Street, view to the south-southeast
13	349 South Warren Street, view to the east-southeast
14	351-53 South Warren Street, view to the east-northeast
15	352-68 South Warren Street, view to the northwest
16	357-59 South Warren Street, view to the northeast
17	205-09 East Jefferson Street, view to the north-northwest
18	401 South Warren Street, view to the southwest (from East Jefferson Street)
19	401 South Warren Street, view to the east-southeast
20	407 South Warren Street, view to the east
21	300 and 400 blocks of South Warren Street, view to the north-northwest
22	410-16 South Warren Street, view to the northwest
23	413-17 South Warren Street, view to the east
24	421-25 South Warren Street, view to the east-northeast
25	431-35 and 437-41 South Warren Street, view to the east-northeast
26	443 South Warren Street, view to the east-southeast
27	451 South Warren Street, view to the east
28	400 block of South Warren Street, view to the north-northeast
29	499 South Warren Street, view to the northeast
30	400 South Salina Street, view to the southwest
31	400 South Salina Street, view to the northwest
32	441 South Salina Street, view to the northeast
33	444 South Salina Street, view to the west
34	449-53 South Salina Street, view to the east northeast
35	450-60 South Salina Street, view to the west-northwest
36	462-74 South Salina Street, view to the west-northwest
37	476-80 South Salina Street, view to the west-northwest
38	500 South Salina Street, view to the south-southwest

See attached photo log for photos.

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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**Downtown Syracuse Commercial  
Historic District**

Name of Property

**Onondaga County, New York**

County and State

**Downtown Syracuse MPDF**

Name of multiple listing (if applicable)

**Narrative Description**

**Summary Paragraph**

The Downtown Syracuse Commercial Historic District is an expansion of the previously listed South Salina Street Downtown Historic District (2009). Together, these two districts comprise the commercial core of the City of Syracuse, New York during the late nineteenth and early twentieth centuries. The district highlights the buildings along streets that run parallel to, and radiate from the late nineteenth and early twentieth century commercial center of downtown, focused on the intersection of South Salina and East Fayette Streets. The expanded district is located east and south of the South Salina Street Downtown Historic District, and is located between the Hanover Square Historic District to the north, Armory Square Historic District to the west and Montgomery Street-Columbus Circle Historic District to the east.

**Narrative Description**

The City of Syracuse located in the center of New York State, near the intersection of the north-south Interstate 81, and the east-west New York State Thruway. The city experienced rapid growth following the opening of the Erie Canal in 1825, and developed many industries based on the shipping and receipt of goods via this waterway. As canal traffic diminished in the late nineteenth century, commercial activity shifted south along South Salina Street, eventually finding its seat near the intersection with Fayette Street, and spreading to neighboring streets. Department stores, theaters, banks, and other businesses were rapidly established along South Salina, South Warren, East Washington, and East Fayette Streets, and downtown flourished for decades. The rapid suburbanization of the surrounding area contributed to the steady decline of commercial activity in downtown Syracuse, though recent years have seen the start of the revitalization of downtown through the renovation of various historic buildings along its commercial corridors.

This district expansion includes thirty-one buildings along portions of South Salina and South Warren Streets generally running north and south between East Washington Street on the north and East Onondaga Street on the south. The portion of the district along South Warren Street includes all of the 200 and 300 blocks, bounded on the west by Bank Alley, one building on East Jefferson Street, and the east side of the 400 block. The portion of the district along South Salina Street includes the 400 block, as well as one building on the 500 block of South Salina Street, across East Onondaga Street.

The buildings at the corner of South Warren and East Washington Street serve as a formidable gateway to the commercial corridor of South Warren Street. The First Trust and Deposit Company Building (201 South Warren Street) and the University Block (208 South Warren Street and 120 East Washington Street) have been anchors for the financial and commercial district located to their south for over 100 years. The Snow Building (214 South Warren Street), immediately south of and connected to the University Block, was the first "skyscraper," in the City

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of Syracuse, was designed by noted Syracuse architect Archimedes Russell, and is the oldest building along this portion of South Warren Street. The contributing buildings to the south reflect the transition of the street from residential to part of the commercial core of the city in late nineteenth and early twentieth centuries, with several continually serving commercial or financial functions for a century or more.

The 400 block of South Salina Street, located immediately adjacent to the existing historic district (including the Dey Brothers Building on the east side of the street), has experienced more alteration and loss of historic features than seen in the blocks to the north. However, the Addis Co. Building (449-53 South Salina Street) is a significant Art Deco building that retains much of its original exterior detail, and was a major department store located in the heart of downtown. The remaining buildings along this block provide an unbroken rhythm to the commercial corridor. The Chimes Building (501 South Salina Street), located across East Onondaga Street, is also a significant Art Deco building and serves as the visual terminus of the commercial district corridor where South Salina Street turns southeast and the architectural character changes considerably.

**Building Descriptions:**

*South Warren Street*

**201:** The First Trust and Deposit (Key Bank) building at 201 South Warren Street was originally built in 1914 in the Neoclassical Revival-style, designed by Mobray and Uffinger of New York City. A 1928 addition, designed by T. Walter Gaggin of Syracuse, doubled the size of the building to its current dimensions, which are four stories in height, nine bays wide on Washington Street and ten bays wide of South Warren Street. The building is of steel frame construction, and is faced with granite, marble and terra cotta. The pedimented entrance on South Warren Street is flanked by modified Corinthian columns. Three-story high fluted pilasters articulate the street facades throughout the building, with the remainder of the wall surfaces within the colonnade consisting of metal tripartite windows and spandrels. The fourth story served as an attic level, which is faced in terra cotta tiles with rectangular windows openings, separated by scrolls and decorative lions' heads. A crown molding wraps around the building beneath the parapet wall with a foliate design in the panels.<sup>1</sup>

Along with the University Block across the street, the building serves as a prominent gateway to the South Warren Street commercial corridor that has been home to banks, hotels and various commercial enterprises for over a century. It was originally constructed as the main office for the First Trust and Deposit Company, and has historically served as a bank (it currently houses a Key Bank) for almost a century.<sup>2</sup>

<sup>1</sup> 201 South Warren Street, in *Landscape & Prospect*, 1992, Vol. 2.

<sup>2</sup> Hardin, 1993: 81.

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**Downtown Syracuse Commercial  
Historic District**

Name of Property

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**208:** The University Block, located at the southwest corner of South Warren and East Washington Streets, is an imposing, ten-story high and seven bays-square building that occupies the end of a city block. A previous historic resources survey of Downtown Syracuse provided the following description of the building:

The building displays a U-shaped plan above a monumental two-story arched entrance on the center of the Washington Street façade. The first floor is characterized by storefronts that are separated by stone piers along the Warren Street façade. At the second floor level, fluted columns flank arched window openings with carved archivolt heads by keystones marked with "SU." At the main entrance, two-story columns support a full entablature adorned with carved figures across the top of the arched entrance way. A Greek key design and crown molding encircles the building at the third floor level. At the upper floors, stone quoins decorate the building corners. Molded sills and flush jackarches with keystones occur at each rectangular window opening, with one-over-one double hung sash. The top floor is set off by wreath molding at the sill course and elaborate arched window surrounds with cartouche. Acanthus leaf designs adorn the modillions. A crown molding and copper cresting define the roofline.<sup>3</sup>

Designed by prominent Buffalo, NY architects Green and Wicks, the University Building was built in 1898 to house the Syracuse University Law School. The remainder of the building included the Syracuse Commercial Bank, and Citizen's Club among its prominent tenants, as well as office space, and a public roof garden.<sup>4</sup> It has retained a considerable amount of exterior detail, despite alterations to the first floor storefronts. Along with the First Trust and Deposit building (Key Bank) across the street, the University Block has historically provided a gateway to the commercial corridor that developed along South Warren Street in the early twentieth century and continues into the present day.

**214:** The Snow Building, at 214 South Warren Street, has the distinction of being "Syracuse's first skyscraper." The building is ten stories tall and three bays wide. A previous historic resources survey of Downtown Syracuse provided the following description of the building:

There is a cast stone facing on the bottom two floors with rectangular masonry openings of the first floor, and round arches at the second floor with carved archivolt heads. A crown molding caps this section of the wall at the third floor sill level. The upper floors are faced with red brick in a highly decorative manner. All window openings except those on the fifth, eighth and tenth floors have segmental arch heads. The remaining are round-arched openings. The windows occur between stylized Ionic pilasters which extend from the third to the fifth floors. Decorative terra cotta tiles

<sup>3</sup> Inventory form for 208 South Warren Street in Landscape & Prospect, 1992, Vol. 2.

<sup>4</sup> Hardin, 1993: 79.

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form a band across the building at the seventh floor sill level. There are corbeled brick modillions at the top of the façade with stylized rosettes spaced in between. The bronze first floor door and window frames, and the clock which projects from the southeast corner of the second floor level were probably added in the 1920s.<sup>5</sup>

Designed by prominent Syracuse architect Archimedes Russell, the Snow Building was built in 1888 as an eight-story building for C.W. Snow, a wholesale druggist. Two additional stories were added in 1910 to provide access to the Citizen's Club in the neighboring University Block.<sup>6</sup> The building was taken over by Merchants National Bank in 1925, who later installed the first drive-through bank teller window in the nation (1941) in an alley on the south façade, which was removed when the building was connected to the newly built Merchants National Bank headquarters at 220 South Warren Street in 1963.<sup>7</sup> The Snow Building is architecturally significant for its design and construction, as well as significant for being the oldest commercial building in the downtown commercial district along South Warren Street.

**220:** The former Merchants National Bank Building at 220 South Warren Street was constructed in 1962-63. The building was designed by Sargent, Webster, Crenshaw and Folley, and was built to be connected with the adjacent Snow Building at 214 South Warren Street, which was the previous headquarters of Merchants National Bank.<sup>8</sup> It is an eight-story building that occupies the end of a city block at the corner of South Warren and East Fayette Streets. The building was originally twelve bays wide on South Warren Street and twenty bays wide on East Fayette Street, with symmetrical fenestration occurring throughout both facades, which are faced in white marble. Recent renovations have dramatically altered the facades to include several vertical banks of windows, though the building remains significant for its connection to the banking industry that has had such a strong presence along South Warren Street for over one hundred years, as well as its association with the neighboring Snow Building.

**221:** The building at 221 South Warren Street is a five-story, modern (built in 1980) office building on the northeast corner of South Warren and East Fayette Streets. The building is characterized concrete support piers between recessed bays of plate glass windows on the ground story, and by alternating horizontal courses of thick concrete and plate-glass windows on the upper stories. Though it maintains the visual corridor along this block of South Warren Street, it is a non-contributing structure because of age.

**300-04:** The Lemp Jewelers building is located at 300-04 South Warren Street, on the northwest corner of the intersection with East Fayette Street. The building is three stories tall, four bays wide on South Warren Street and six bays wide on East Fayette Street. It was originally constructed in the Art Deco style, and though ornamental

<sup>5</sup> Inventory form for 214 South Warren Street, in Landscape & Prospect, 1992, Vol. 2.

<sup>6</sup> Hardin, 1993: 81.

<sup>7</sup> Melvin, 1969: 95-96.

<sup>8</sup> Melvin, 1969: 106.

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detailing emphasizing the verticality is still present surrounding second story windows, the first story has been altered to become a storefront, and window replacements have removed decorative panels. Built in 1930 as the Barnes Building, it has historically served as a commercial building throughout over eighty years of existence, despite the loss of many neighboring commercial buildings.

**305, 309, 315-21:** The parcels at 305, 309 and 315-31 South Warren Street comprise a non-contributing urban pocket park. The parcels previously contained mid-to-late twentieth century commercial buildings, which were demolished in 2009 to create the park.

**306-08:** The building at 306-08 South Warren Street is a one-story, modern commercial building housing an eatery. It is a non-contributing structure.

**312-44:** The former Excellus building at 312-44 South Warren Street, built in 1978, is a multi-volume office building, ten stories in height at its highest point, with an attached parking complex at its southern end. Though the structure maintains the visual corridor of South Warren Street, the office building and parking complex are non-contributing structures.

**325-45:** The parking garage at 325-45 South Warren Street is an imposing six-story parking garage (with retail commercial space on the street level) that was built in 1950. The ground level originally contained storefronts, which have are currently boarded up. The street façade of the garage is twenty-two bays wide, with a glass-enclosed stairwell at its southern end. The garage is built of concrete, with curved parking deck ramps on the street façade. A large sign projects from the garage near its southern end. It is architecturally significant for being a large poured concrete structure that has served a consistent purpose for over 50 years, as well as significant for marking the transition of downtown Syracuse into an automotive destination for the increasingly suburban population who traveled downtown for work and leisure.

**349:** The building at 349 South Warren Street is five stories tall and four bays wide. The first floor storefront has been largely modernized, and features steel-framed glass windows surrounded by brick piers, and original outer pilasters built of limestone that step out from the building at their base, and are topped with decoratively carved capitals. The second-through-fourth stories display wide central windows flanked by narrow windows, with limestone sills and lintels, the latter of which continue across the façade in the former of a string course. The fourth story central windows feature round arches and wide, limestone lintels, providing Romanesque detailing. The fifth story features four, small rectangular window openings.

The building at 349 South Warren Street has historically served as a commercial structure, and is significant for its association with the commercial expansion of the retail and financial core of the city in the late nineteenth and early twentieth centuries. Built circa 1890, the building was among the first commercial buildings along South Warren

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Street, and helped mark the transition from the previously residential character of the street to becoming part of the vital commercial core of downtown.<sup>9</sup>

**351-53:** The Western Union Building is located at 351-355 South Warren Street. It is an eight-story commercial and office building, faced in buff-colored brick. The building is nine bays wide, with the bays oriented vertically in three groups of three rectangular windows with stone sills. A narrow cornice is located at the sill level of the eighth story windows, with the name of the building located above the windows. A dentillated cornice occurs atop the eighth story, with a low parapet wall located at the roof level. The first two stories display a modernized Mexican marble façade that was added in 1966. Built in 1927, this building is significant for its association with the ongoing commercial expansion of downtown Syracuse in the early twentieth century. It was constructed as the Syracuse Chamber of Commerce Building, with Western Union originally occupying the top floors, and remaining into the 1980s. It has continually functioned as an office building along the commercial corridor of South Warren Street since its construction.<sup>10</sup>

**352-68:** The HSBC building at the northeast corner of South Warren and East Jefferson Streets (352-68 South Warren Street), is a 15-story office tower built in 1972, with storefront space on the ground floor. The building is seven bays wide on South Warren Street, and five bays wide on East Jefferson Street. The second-through-sixth stories house a 375-space parking garage sheathed in vertical steel curtain walls projecting from the main volume of the building, while the upper stories displays symmetrical massing and fenestration. The building occupies the end of a city block and is an important part of the visual corridor in the commercial district along South Warren Street, but is not architecturally significant and does not contribute to the district due to age.

**357-59:** The Seitz Building at 357-59 South Warren Street is a five-story building, constructed in 1910 with Merritt C. Conway as the architect.<sup>11</sup> It contains commercial space on the first floor, and offices in the upper stories. The exterior of the building is clad in brick, and displays tall steel-framed banks of windows that emphasize the verticality of the street facades, and occupies the northeast corner with East Jefferson Street. Despite its age, and corner presence maintaining the density of the commercial corridor for over a century, it is a non-contributing structure due to its heavy alterations.

**401:** The Jefferson Building, at 401 South Warren Street (also 204 East Jefferson Street), occupies the southeast corner of the intersection of South Warren and East Jefferson Streets. The volume of the building extends east along Jefferson Street, terminating at the western boundary of the Montgomery Street-Columbus Circle Historic District (at St. Mary's Church). The building is four stories tall, nine bays wide on Jefferson Street and three bays deep on South Warren Street. The first story includes several small businesses on Jefferson Street, and a

<sup>9</sup> Inventory form for 349 South Warren Street, in Landscape & Prospect, 1992, Vol. 2.

<sup>10</sup> Inventory form for 351-53 South Warren Street in Landscape & Prospect, 1992, Vol. 2.



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restaurant at the corner of Jefferson and Warren Street. The storefronts have been modernized and sheathed in metal. Original details may be present beneath the sheathing. The upper stories are clad in glazed white tile, with repeating decorative geometric designs set in the tile between the bays and floors of the building. The windows display modern, metal windows with stone sills, topped with a simple dentillated cornice at the roof line. Constructed circa 1919, the Jefferson Building has served as a commercial and office building at this location for over 100 years under its original name.

**407:** The building at 407 South Warren Street is a five-story commercial structure that is three bays wide on the first two stories and five bays wide on the top three stories. It was built circa 1928 to house Antoine Weiler's Beauty Salon, and other office tenants.<sup>12</sup> While the building originally displayed a detailed Art Deco façade, the first story has undergone considerable alteration. The upper stories retain many of their historic features, though metal sheeting obscures some details in the outer granite pilasters on the third story. The first floor is characterized by cast concrete surrounding a central entry, with tall windows located on the outer bays. The second story displays a wide center window and narrow outer windows. The second, third and fourth stories are separated by green marble panels above the windows. The third through fifth story windows are identical, and slightly recessed into the façade. The building is topped by a dramatic frieze with carved stone panels in bas relief, depicting a floral and solar motif. The outer pilasters are topped at the frieze level by carved female theatrical figures.

**410-16:** This building is a rear addition to the Dey Brothers department store building, which is included in the existing South Salina Street Downtown Historic District. It was constructed in 1911, designed by Melvin King, an assistant to Archimedes Russell, who designed the main Dey Brothers building. It is eight stories tall and three bays wide, faced in brick and terra cotta, with a group of three windows in the center bay, and single windows in the flanking bays. The bays are separated by raised pilasters that rise from a second story cornice to support a seventh story cornice.<sup>13</sup> An adjacent building to the south, though not originally constructed as part of the Dey Brothers building, shares a first floor storefront, as well as entrance driveways to loading docks, with the eight-story addition. Historic maps indicate a bakery and restaurant were located in this building as early as 1923. Though the first floor storefronts have been modernized, these buildings are the only remaining early twentieth century commercial buildings on the west side of the 400 block of South Warren Street.

**413-17:** This building is a two-story, four-bay commercial building built circa 1910, though heavily altered and retaining no obvious original architectural features. Though steel cladding in the upper story may hide some detail, the building is non-contributing in its current state, but maintains the unbroken nature of the commercial corridor.

<sup>11</sup> Universal Portland Cement Co., 1912.

<sup>12</sup> Connors, 2008: 118.

<sup>13</sup> Inventory form for 410-16 South Warren Street in Landscape & Prospect, 1992, Vol. 2.

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**421-25:** The Bishop Curley Building at 421-425 South Warren Street is three stories in height and five bays wide, and was originally built in 1922. The first story has been modernized. It is punctuated by recessed entry doors in the middle and outer bays, with steel-framed plate glass windows located in the bays between the doors. The windows and doors are topped by a low-arched molding with keystone. Pilasters are located between all bays. A belt course with roundels on each pilaster is located between the first and second stories. The upper stories display a stripped down Neoclassical style. Decorative panels are located between the second and third story windows, and the pilasters between each bay are topped with an acanthus leaf. A thick frieze is located above the third story. A cornice tops the façade with paired carved brackets with an avian motif located above located corresponding to the locations of the pilasters.

**431-35 and 437-41:** The buildings at 431-35 and 437-41 South Warren Street, known as the WFBF Building or Lawyer's Building are located on adjacent parcels, but share a common façade and read as one building. Both buildings share a unique glazed terra cotta façade applied in the early 1940s, which remains largely unaltered. The smooth finish and rounded corners of the façade, along with the flat roof and horizontal bands of windows in the upper story of both portions of the building create a streamlined, "ship-like" appearance. The north half of the façade (431-35) is three stories tall, with six bays of window openings on the third floor corresponding to the windows of the original building. A stringcourse near the top of the wall is in a buff-colored tile. The south half of the façade (437-41) is two stories tall, with an eight-bay ribbon of windows with metal frames occupying the second story. A metal beltcourse appears above the first story, storefront windows, which are surrounded by darker terra cotta tile than the upper stories.

The building at 431-35 South Warren Street was constructed in 1914 as the home for the City Club of Syracuse, which occupied the building until 1918, before becoming home to the Syracuse Chamber of Commerce until 1926. For the next fifteen years the building was used for retail and office until being sold to the Onondaga Broadcasting Company, to be used for the radio station WFBF. The current façade was added shortly thereafter, unifying the adjacent building at 437-41 South Warren Street.

The building is architecturally significant for its unique Art Moderne façade, the only building of its type in Syracuse. It is also significant for its association with the continued commercial development of downtown on the twentieth century. It was one of the first buildings of its type built on that part of Warren Street, and it heralded the transition of the block from residential to commercial. Warren Street subsequently became one of the busiest and most vital commercial streets in the city.<sup>14</sup> The buildings at 431-35 and 437-41 South Warren Street are Local Protected Sites of the City of Syracuse.

<sup>14</sup> Inventory form for 431-35 South Warren Street in Landscape & Prospect, 1992, Vol. 2.

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**443:** The building at 443 South Warren Street is a mid-twentieth century commercial building that is three stories tall and four bays wide. The first story has been modernized and undergone noticeable alteration, displaying a cast concrete exterior with a recessed, steel-framed glass entry way. A row of glass lights attached to steel projects from the façade above the entry way, the width of the first story. The second and third stories display identical fenestration, with one window per bay, separated by brick pilasters. A decorative entablature is located above the third story, featuring corbeled brick with a repeating round arch and keystone design, with crossed bricks inside each arch. The facade is topped with a flat cornice.

**451:** The building at 451 South Warren Street is a two-story, five-bay, twentieth century commercial building. The façade is clad in decoratively carved limestone, with a symmetrical arrangement of windows around a central entryway. The first floor storefront displays cast concrete panels surrounding plate glass on either side of the recessed entry. The second story includes a central bank of three windows, with the outer bays containing windows surrounded on either side by pilasters. The frieze above the windows contains classical figures in bas relief, and the façade is topped by a classical crown molding. The building was constructed circa 1950 and has historically served a commercial function, first as a restaurant and later as a bank.<sup>15</sup>

**499:** The building at 499 South Warren Street serves as the southeastern terminus of the commercial district. It is an eight-story modern brick building on a triangular corner lot, with commercial use on the first floor and offices on the upper stories. Though it helps maintain the unbroken commercial corridor along this block, it was built in 1983 and is a non-contributing structure.

*East Fayette Street*

**110-16:** The parcel at 110-16 East Fayette Street is a non-contributing surface parking lot.

*Jefferson Street*

**205-09:** The building at 205-09 Jefferson Street is an Italianate-style commercial row building constructed circa 1900. It is four stories high and five bays wide, with a shop front on the first story, which has been modernized. A previous architectural survey noted the following of the upper stories: A cornice extends across the façade just below the second floor sill level. The second floor walls display rusticated brickwork and flush brick jack arches over the window openings. The third floor is distinguished by a stone sill course and projecting brick voussoirs over the segmental arched window openings. Projecting brick pilasters flank round arch window openings with brick archivolt at the fourth floor level.<sup>16</sup>

<sup>15</sup> Inventory form for 451 South Warren Street in Landscape & Prospect, 1992, Vol. 2.

<sup>16</sup> Inventory form for 205-09 East Jefferson Street in Landscape & Prospect, 1992, Vol. 2.

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In addition, a cornice and parapet wall previously adorned the roof line of the building, and their absence is noticeable in the distressed brick of the facade. Despite its exterior alterations, the building has continually been used for commercial purposes for over a century, is one of the few remaining examples of an Italianate-style commercial row building in downtown Syracuse, and helps form the eastern border of the downtown commercial district. The Montgomery Street-Columbus Circle Historic District, whose character is civic and religious, is located immediately to the east.

*South Salina Street*

**400:** The building at 400 South Salina Street is a modern, four-story commercial and office building that occupies the northern end of the block bounded by South Salina, West Jefferson, and South Clinton Streets. The South Salina Street façade is six bays wide, with an entrance bay offset to the south. The first story contains steel-framed windows and doors recessed beneath concrete arches, connecting to recessed concrete columns that separate the bays of the building. The upper stories are comprised of regular, alternating courses of thick concrete walls punctuated by rows of steel windows. Constructed circa 1967, the building was formerly the home of Sibley's Department Store. It is currently vacant and a non-contributing structure to the downtown commercial historic district, but maintains the unbroken nature of the commercial corridor of South Salina Street, particularly at the corner of South Salina and West Jefferson Streets.

The immediately adjacent building to 400 South Salina Street is a five-story non-contributing parking structure. The first floor is comprised of vacant commercial space, while the upper stories contain a parking facility. Though it is the same height as the building at 400 South Salina Street, the parking structure contains shorter stories than the adjacent commercial building. The building is faced in cast concrete with narrow openings, and is connected by an enclosed pedestrian bridge (also non-contributing) to 409 South Salina Street (the Mason Building) on the east block, which is included in the existing South Salina Street Downtown Historic District. While non-contributing the district the garage also aids in maintaining the unbroken commercial corridor along South Salina Street.

**441:** Located at 441 South Salina Street, the Galleries of Syracuse is a six-story, multi-volume steel, brick and glass structure spanning the width of the block between South Salina and South Warren Streets. It was built in 1987, replacing six structures previously located on the east side of South Salina Street. The South Salina Street façade is faced primarily in brick, punctuated by several single light windows, and extended window bays. The entry is a two-story glass and steel atrium at the north end of the building. The building is non-contributing, but is an imposing structure that maintains the unbroken nature of the commercial corridor of South Salina Street.

**444:** This building houses the United States Post Office Downtown Station. It is three stories high and seven bays wide, with a narrow central entry bay surrounded by three bays on either side. The first story is comprised of large

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steel-framed windows separated by cast iron piers, and topped by steel wall panels above and below the windows. The upper stories display vertical bands of marble separating the bay. Thinner horizontal rows of terra cotta brick separate the first and second story windows. The windows are framed in cast iron, with corbeled brick located above the third story windows. The building is topped with a thin band of metal at the roof line.

The current U.S. Post Office at 444 South Salina Street was formerly known as the Rudolph Building for the jewelry business located there. Five stores were located on the ground floor, with offices located in the upper stories. The building was renovated into a post office in 1982-83 when the former U.S. Post Office and Federal Building at Clinton Square was sold to a private company.<sup>17</sup>

**449-53:** The former Addis Building at 449-53 South Salina Street is a five-story, three-bay Art Deco-style building. The south façade is a plain brick façade ten bays deep. A previous historic resources survey of Downtown Syracuse noted the following:

On the street façade, there is a granite base course beneath the original shop windows with sheet copper pressed in a fanlight design in the arches above. The central entrance way surround is detailed with stylized wreath banding and corner rosettes. There is a cornice at the second floor sill level. Fluted pilasters separate the upper story bays and rise to full story high chevron designs. Above these are eagle designs in bas relief which separate the bands of anthemion carved within a zigzag design that extends across the heads of the fourth floor windows. The fifth floor is an attic story with a simple block wall surface and a very simple molding treatment at the parapet. The upper floor windows are arranged with large plate glass windows flanked by eight-light casement sash and four light transoms. Polished green marble spandrels occur at the third and fourth floor levels.<sup>18</sup>

Built for the Addis Co. department store in 1929, it is a rare and excellent example of an Art Deco façade located in downtown Syracuse.

**450-60:** This five-story building was built circa 1910, and features a two-story surround of glazed terra cotta, with keystones and stone brackets set in a second story cornice. The building is six bays wide, with windows paired in each bay on the upper three stories, which are in buff-colored brick, with decorative brick designs at the top of the wall between each bay and along the end and center pilasters. The colorful decorative brickwork is a rare feature in existing downtown buildings. The earliest known tenant was the Brown, Curtis & Brown Furniture Company, who occupied the building from 1925-1935. Fleischman's Furniture operated in the building from 1935 to 1990,

<sup>17</sup> Hardin, 1993: 72.

<sup>18</sup> Inventory form for 449-53 South Salina Street in Landscape & Prospect, 1992, Vol. 2.

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when the building was purchase by a local architecture firm, who renovated the façade, preserving the terra cotta work and restoring upper story windows to their original condition.<sup>19</sup>

**462-74:** The Empire Building (formerly the Gurney Building) is located at 462-474 South Salina Street. It is seven stories tall and twelve bays wide, with first floor commercial tenants and offices on the upper stories. The first story consists of steel-framed doors and plate glass windows recessed beneath two rows of steel spandrels, topped with a row of plate glass windows. The first two stories are clad in metal surrounds. The third through sixth stories are clad in brick, and display regularly spaced fenestration, with vertical flat-arched brick lintels and stone sills. The sixth story is topped by a stone cornice with dentils. The seventh story contains round-arched windows, with decorative carved stone brackets located every two bays. The building is topped by a dentillated cornice with stone piers at the northern and southern ends of the roof.

Built in 1910 by W. Snowden Smith, the Empire Building originally housed a theater in the rear portion of the building, which was demolished in 1961, and is now a parking lot. Renovations in the 1980s removed a two-story storefront crowned by a dentillated entablature and balcony, as well as a Renaissance-style roof balustrade. Despite the considerable loss of some exterior features, a significant portion of the street façade remains, and the building is a good example of turn-of-the-century commercial growth of downtown Syracuse.<sup>20</sup>

**476-80:** The building at 476-80 is a vacant, non-contributing three-story commercial structure, built circa 1946 and originally housing a restaurant and bowling alley. It is the last building on the west side of the 400 block of South Salina Street.

**482, 484-98:** The parcels at 482 and 484-98 South Salina Street comprise a non-contributing surface parking lot. The parking lot also includes a parcel at 130-44 West Onondaga Street.

**500-50:** The Chimes Building at 500 South Salina Street is a fourteen-story office building constructed in 1929 in a modest Art Deco style, designed by Shreve Lamb Harmon of New York City, and Frederick O'Connor of Syracuse. The building is clad in cut stone and trimmed in bronze, with a wedge-shaped, "flatiron"-style plan, conforming to its triangular lot at the corner of South Salina and West Onondaga Streets. Carved stone ornamentation appears between piers and the top of the walls, and in panels above the second story windows.<sup>21</sup> The first story includes steel-framed plate glass windows recessed beneath concrete spandrels supported by decorative piers with a simple, Art Deco design. The building is connected to a parking garage across South Salina Street by an enclosed pedestrian bridge (non-contributing).

<sup>19</sup> Inventory form for 450-60 South Salina Street in Landscape & Prospect, 1992, Vol. 2.

<sup>20</sup> Inventory form for 462-74 South Salina Street in Landscape & Prospect, 1992, Vol. 2.

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Though the building is separated from the denser portion of the South Salina Street commercial district by a large parking lot and an intersection, it has historically been a part of the commercial corridor, and forms its southern visual terminus in the present day.

<sup>21</sup> Hardin, 1993: 71.

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The expanded Downtown Syracuse Commercial Historic District (which includes the existing South Salina Street Downtown Historic District) is significant under Criterion A as the full, remaining historic commercial core of downtown Syracuse, which has served as a regional commercial center for surrounding towns and villages for over a century. The expansion encompasses the largely intact historic commercial core of downtown Syracuse, and includes the previously listed South Salina Street Downtown Historic District, which is significant under Criterion A, as well as Criterion C, for containing some of the city's most significant commercial buildings, designed by some of its most important architects. The expanded portion of the district also includes additional buildings designed by at least one of these architects (Archimedes Russell), as well as designers of iconic buildings in New York City (Shreve Harmon Lamb), as well as a number of buildings that, while not designed by notable architects (or their architect is not known), retain significant architectural details that contribute to the historic character of the commercial corridor.

While the blocks of South Warren and South Salina included in this boundary expansion have experienced significant losses and alterations, the function of these corridors has remained commercial and financial since the late nineteenth century, and they serve as a reminder of the transition of downtown Syracuse from a residential area south of the Erie Canal into a regional economic center for the twentieth century and beyond. The expanded district is distinct in architecture and character from adjacent historic districts to the north (Hanover Square comprised of buildings from and associated with the Erie Canal era), east (Montgomery Street and Columbus Circle, comprised primarily of civic and religious buildings), and west (Armory Square, comprised of warehouses and commercial buildings).

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The present-day City of Syracuse began over two centuries ago as a modest settlement amidst millions of acres of Native American territory in Central New York State. Within a few decades it had grown into an economic power thanks to the development of transportation routes such as the Erie Canal, and the advantages provided by natural salt deposits that gave rise to an industry that would provide employment and prosperity for over a century. The city is located in the center of the state, at the southern end of Onondaga Lake. The area comprising present-day downtown Syracuse began in the eighteenth century as a crossroads in a wooded swamp near Onondaga Creek.

Prior to European contact, the Central New York region (including Syracuse) was the territory to the Onondaga Nation of the Iroquois. The Onondagas were the keeper of the great council fire of the Five Nations, which originally also included the Cayuga, Mohawk, Oneida, and Seneca, and was expanded to Six Nations with the addition of the Tuscarora in 1722. The area was well-known to European settlers in the early colonial years. The



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central location predisposed the area to becoming a hub and common meeting place, a pattern which would be perpetuated by the European settlers.<sup>22</sup>

During the Revolutionary War, the Six Nations of the Iroquois (excluding the Oneidas) sided with the British. Despite this allegiance, the English did not make provisions for the Iroquois after the closing of the war. By 1786, the Onondagas had signed a treaty with the State of New York ceding their vast lands, with the exception of certain reservations.<sup>23</sup> By 1790, the New Military Tract, a 1.5 million-acre tract set aside by the state in 1782 for soldiers of the Revolutionary War, encouraged surveying and subsequent migration by white settlers. The land was divided into 28 townships, each containing 100 lots of 600 acres in a uniform grid pattern. South of Onondaga Lake, a large tract was set aside as the Onondaga Reservation, though many of the early European-American settlements in this region were within the original boundaries of that reservation, which were later diminished.

The earliest permanent European-American settler in the area surrounding Syracuse was Ephraim Webster, a hunter, trapper, scout and interpreter who constructed a log cabin along the east bank of Onondaga Creek in 1786.

In 1788, Webster encouraged Comfort Tyler and General Asa Danforth to settle in Onondaga Hollow, in what later became the Town of Onondaga.<sup>24</sup> Danforth requested the consent of the Onondagas to relocate to their lands, which was given, and he set out with his family to the Onondaga country. Tyler and Danforth are credited for making the first salt for use by resident white settlers from the salt springs near the mouth of Onondaga Lake. Geologic activity hundreds of thousands of years ago left salt deposits close to the surface of the lake and its surrounding lands, making it easily accessible for excavation. This natural resource was to become the basis for the area's early industrial success.

Webster and Danforth established their homesteads along an established Indian trail, later developed as the Seneca Turnpike, one of the first major east-west roads through the area. The settlement that grew up around them became known as Onondaga Hollow. By 1790, the salt springs at the southern end of Onondaga Lake were being tapped for production, beginning the local salt manufacturing industry. Another Indian trail connected the salt flats to the growing community of Onondaga Hollow to the south, and present-day Salina Street closely mimics this original path.

In the early nineteenth century, Onondaga Hollow was positioned to become the population center of the area. However, in 1814, Judge Joshua Forman, a prominent local supporter of the development of the Erie Canal (and a former resident of Onondaga Hollow) purchased a large quantity of land in what is today the center of the City of Syracuse. He relocated to this area and commissioned the platting of village lots. In 1822 the outlet of Onondaga Lake was dredged, lowering the lake level and draining the surrounding wetlands, thereby opening more land for

<sup>22</sup> Carter, 2008.

<sup>23</sup> Frisbie, 1996.

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development. When the Erie Canal was built, it traveled through the center of Forman's newly-established "village," thereby focusing all development in that area and eclipsing the older settlements of Salina and Onondaga Hollow. The opening of the Erie Canal in 1825 shifted development from Salina on the north of Forman's settlement and Onondaga Hollow on the south, to present-day downtown Syracuse.<sup>25</sup>

For several years, Syracuse was among the foremost producers of salt in the world. Salt was an essential product in curing meats, was in high demand and provided a direct and indirect livelihood for many early residents, either as barrel or kettle makers, suppliers of cord wood for the salt manufacturers, or in transportation of the salt to distant markets. The salt industry, as well as other commercial ventures and industries in Syracuse, would grow significantly in the next several decades as a direct result of the opening of the Erie Canal.<sup>26</sup>

Completed in 1825, the Erie Canal was constructed through Syracuse in 1819, and linked the nascent village and its commerce with New York City and the Hudson River to the east, and Buffalo and Lake Erie to the west. Positioned at the center of the state, Syracuse became a major shipping and transportation hub for salt barrels and other commodities. In addition, the rise in trade and traffic led to increased settlement, new businesses, increased property values, and a more robust economy as the village became a city. In downtown, the canal was soon lined with three-and four-story brick buildings, built in contiguous rows. Buildings along the canal had storefronts facing away from the canal and docks in the rear where boats could tie up. A raised bridge carried traffic over the canal at Salina Street.<sup>27</sup>

As the nineteenth century progressed, the dominance of the salt industry in Syracuse waned, and the gradual nature of its decline gave other industries the chance to develop and flourish. The city's historic advantages of central location and ease of access from major transportation routes contributed to a remarkable economic stability that has consistently marked the advances of the city. Industrial products which contributed to the city's economic diversity included clothing, bicycles, typewriters, automobiles, candles, garment-pressing machinery, steel, gears, fine china, and many products that were later sold in downtown stores.

Banking was another industry that contributed significantly to the rapid increase in monumental downtown buildings. Buildings such as the Gridley Building, Syracuse Savings Bank, Onondaga Savings Bank, Gere Bank Building, Bank of Syracuse, and Third National Bank exhibit the highest level of architectural expression achieved in the city during this period. The close proximity of several financial institutions in the heart of downtown was significant enough that a street between the blocks was named for their high concentration along the main commercial corridors. Bank Alley is located between the 200 and 300 blocks of South Salina and South Warren

<sup>24</sup> King, 1992; Landscape & Prospect, 1994.

<sup>25</sup> Carter, 2008.

<sup>26</sup> Connors, 2006.

<sup>27</sup> Landscape & Prospect, 1992.

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Streets, running north to south from East Washington Street through East Fayette Street to East Jefferson Street. The block from Jefferson to Fayette is named Bank Street, but the entire two-block stretch is generally referred to as Bank Alley. It appears on historic maps as early as the 1892 Sanborn fire insurance map, and has historically served as a passageway between streets, as well as providing off-street access to the back doors and delivery entrances for the adjacent commercial buildings, including the banks that used to occupy several of the buildings along South Salina and South Warren Streets, for over a century.<sup>28</sup>

Commercial development greatly accelerated during the second half of the nineteenth century. Downtown stability was virtually assured because of the canal and railroad systems that passed directly through the downtown core. South Salina Street evolved into a dry goods retail center, while the North Salina Street corridor featured smaller retail business activity. Hanover Square became the diversified commercial core of downtown with banks, office buildings, newspaper offices and retail establishments along East Genesee, East Water and Warren Streets. City government operated from its site south of the Erie Canal between Water and Washington Streets along Montgomery Street while office and institutional buildings developed to the south down Montgomery Street to Columbus Circle.<sup>29</sup>

Late nineteenth century commercial buildings in downtown exemplify the transformation of the city from a modest amalgamation of incorporated villages into a major regional commercial center. After the Civil War, architecture in the Central Business District (CBD) became markedly more ambitious. Professional architects such as Horatio Nelson White, Archimedes Russell, Charles Colton, and others contributed impressive commercial buildings that would give identity to the growing city, several of which were located in the commercial district centered on South Salina, East Fayette, and South Warren Streets. Architects explored a diverse array of styles, as the eclecticism of the Victorian period encouraged architectural freedom and the application of detail. Technological innovations would allow buildings to be designed larger, as cast-iron and steel frame construction methods replaced masonry load-bearing walls, and the passenger elevator challenged the existing four-story height limit.<sup>30</sup>

In the 1890s, monumental stone buildings such as the Dey Brothers building on South Salina Street (designed in 1893 by local architect Archimedes Russell), began to appear. The Wilson Building (1898) was constructed on South Salina Street in the Renaissance Revival style. The Beaux Arts style made its appearance in the last few years of the century, with such monumental examples as the University Block (1897) at the corner of South Warren and East Washington Streets.

While the architecture of the nineteenth century defines the primary growth phase of the city, as Syracuse matured into a regional commercial center, the architecture of the twentieth century is largely one of renewal. New

<sup>28</sup> Moriarty, *Syracuse Post Standard*, January 24, 2013.

<sup>29</sup> Landscape & Prospect, 1992.

<sup>30</sup> Carter, 2008.

**United States Department of the Interior**  
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**Downtown Syracuse Commercial  
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construction did not expand the boundaries of the commercial core, as much as it replaced older buildings. A post-World War I building boom saw much of downtown Syracuse renewed. The architectural styles of new buildings followed national trends, with excellent examples remaining throughout downtown. While Beaux Arts and Renaissance styles were common at the turn of the century, Neoclassical and Commercial styles became popular later. One of the most intact examples of Neoclassical architecture is the First Trust & Deposit Company (1914) on the corner of East Washington and South Warren Streets, the street facades of which are comprised entirely of a colonnade of fluted pilasters and granite columns. In the late 1920s, the Art Deco movement began to influence the buildings being designed and built in Syracuse, and heavily influenced downtown commercial architecture until the 1940s.

The changes to downtown Syracuse in the early twentieth century were in part a result of the closure of the Erie Canal in 1918, but also due to a shift in dominant industries away from salt, brewing and manufacturing. Commerce expanded to include new enterprises such as department stores, as the business district shifted south along Salina Street, and grew throughout downtown to include South Warren Street, as well as east-west cross streets such as Jefferson and Washington.

A review of Sanborn Fire Insurance maps from the late nineteenth-to-mid-twentieth centuries (see attached maps) shows the evolution of South Warren Street from a primarily residential street to a commercial and financial corridor, anchored by the First Trust & Deposit Company Building and University Buildings at the northern corners of South Warren and Washington Street. The adjacent Snow Building, built in 1888 as Syracuse's first "skyscraper," and later home to the Merchants National Bank, was constructed by famed local architect Archimedes Russell. By 1884, the south end of the 200 block of South Warren Street was anchored by a monumental stone building in the United States Post Office. This building was demolished in 1949 in anticipation of the construction of the new Merchants National Bank headquarters (which was not built until 1961), but reinforced the dominance of banking institutions along South Warren Street, providing a financial backbone of sorts to the dominant retail corridor of South Salina Street to the west.

With the stock market crash of October 29, 1929, however, the Great Depression began its slow march to decimate the local economy, which began to recover in the mid-to-late 1930s (as many did throughout the state and nation) thanks to President Franklin Delano Roosevelt's New Deal. The onset of World War II in late 1941 led to prosperous expansion of manufacturing facilities throughout the city. By the end of World War II, the character of South Warren Street had changed completely from its residential beginnings. The 1946 Sanborn map show a mix of banks, offices, restaurants, and various commercial enterprises throughout the 300 and 400 blocks. The 400 block of South Salina Street reflects a similar character to the 300 block with a mix of large department store and smaller commercial operations.

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**Downtown Syracuse Commercial  
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By the 1950s, many aging downtowns throughout the country experienced the effects of postwar suburbanization and the erosion of urban populations. This was compounded by Federal policies encouraging "urban renewal" in the form of neighborhood demolition and the removal of the historic urban fabric in favor of modern civic and commercial buildings, as well as elevated highways bisecting previously cohesive neighborhoods.

The effects of urban renewal along the commercial corridors of South Warren and South Salina Streets were manifested in the closing of stores as the centers of business migrated to suburban shopping centers. Several buildings and portions of entire city blocks were demolished in favor of new office towers meant for commuter populations from outside the city, as well as the parking facilities and surface lots to service them. A number of these multi-story parking garages are located along South Salina and South Warren Streets, and serve as a reminder of the mid-twentieth century transition of downtown from the commercial center of the region to a commuter destination for employment of largely suburban populations.

The late 1960s and early 1970s saw a slowing of urban renewal efforts in downtown Syracuse in comparison to the previous decades. However, the impact on the city was significant on its visual and historic character. The success of attempts to revitalize the downtown and stem population through demolition of structures that were perceived to be out of date or inadequate has since been debated, though these structures serve as a reminder to this era of urban renewal and widespread changes to downtown Syracuse. As the twentieth century progressed, commercial activity became increasingly retail-oriented, and began to serve a shrinking population downtown. The buildings that survive from these periods represent the growth and development of downtown Syracuse through decades of commercial evolution and profound changes in the built environment.

The commercial corridor along South Warren and South Salina Streets has experienced significant changes in the past several decades, witnessing a decline, but also a recent turnaround as previously vacant buildings become repopulated with new tenants, reviving business along the corridor. Several historic buildings in the South Salina Street Downtown Historic District have been successfully rehabilitated, with original details that had been sheathed by unsympathetic alterations becoming visible again. The blocks of South Salina Street and South Warren Street included in the Downtown Syracuse Commercial Historic District include numerous historic structures that may have suffered some loss of integrity through alteration, but retain the potential for rehabilitation that has been experienced by the historic fabric of the commercial core of the city.

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**Downtown Syracuse Commercial  
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County and State

**Downtown Syracuse MPDF**

Name of multiple listing (if applicable)

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**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
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Section number 9 Page 2

**Downtown Syracuse Commercial  
Historic District**

Name of Property

**Onondaga County, New York**

County and State

**Downtown Syracuse MPDF**

Name of multiple listing (if applicable)

**MAPS**

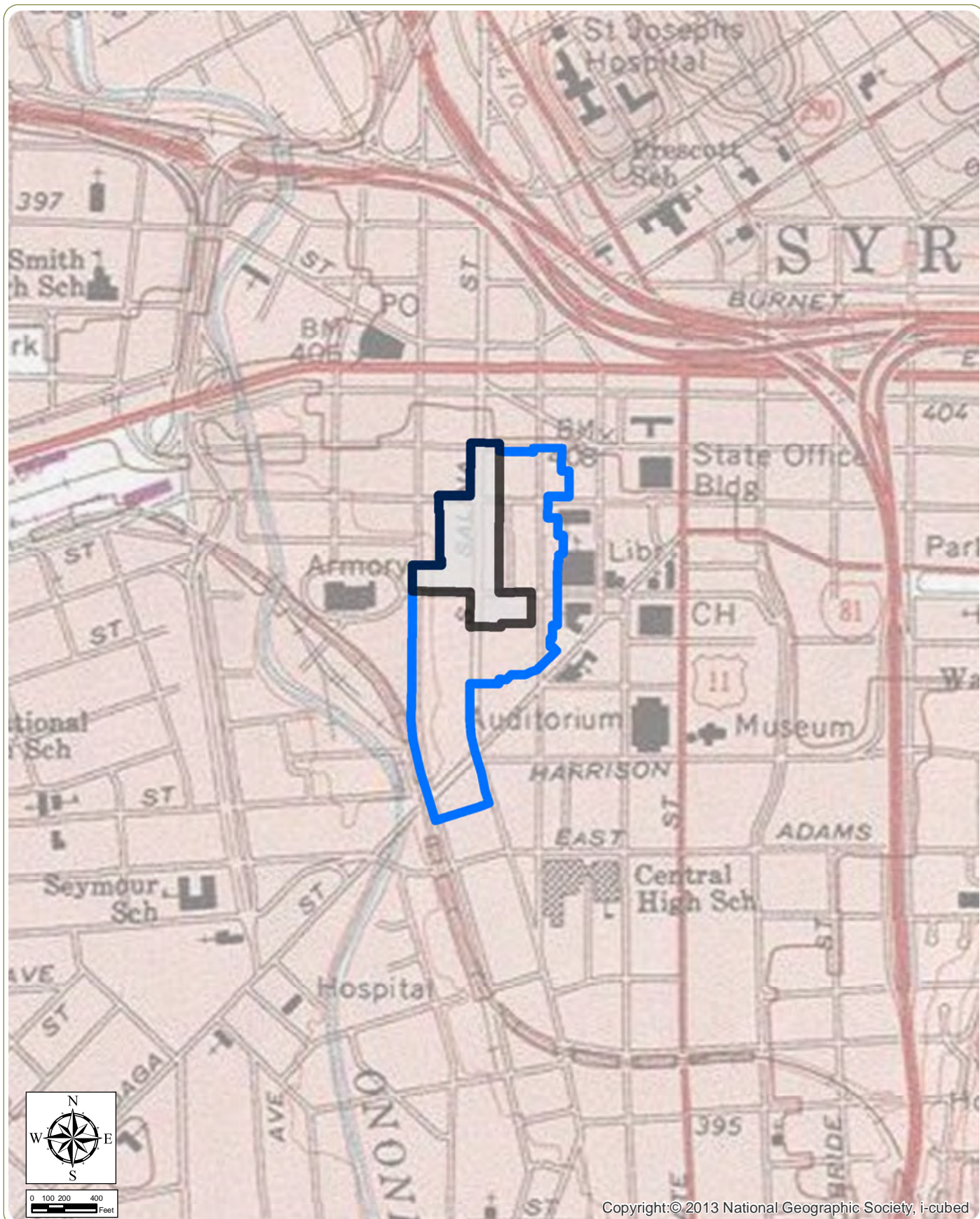
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## Downtown Syracuse Commercial Historic District

City of Syracuse, Onondaga County

Historic District Boundary

August 2013

Notes: Basemap: USGS *Syracuse West* 1:24,000 Topographic Quadrangle



South Salina Street Downtown Historic District

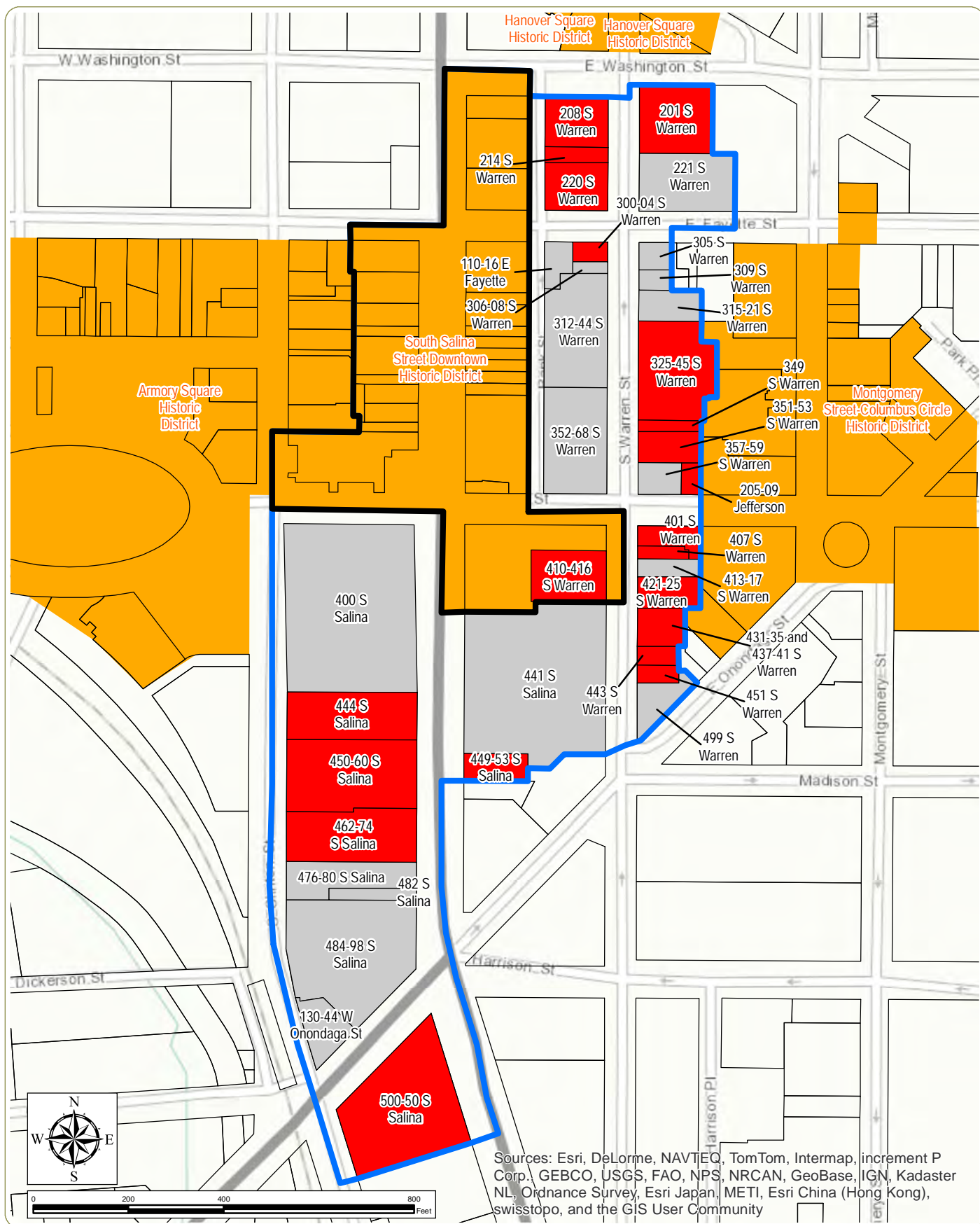


Downtown Syracuse Commercial Historic District

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## Downtown Syracuse Commercial Historic District

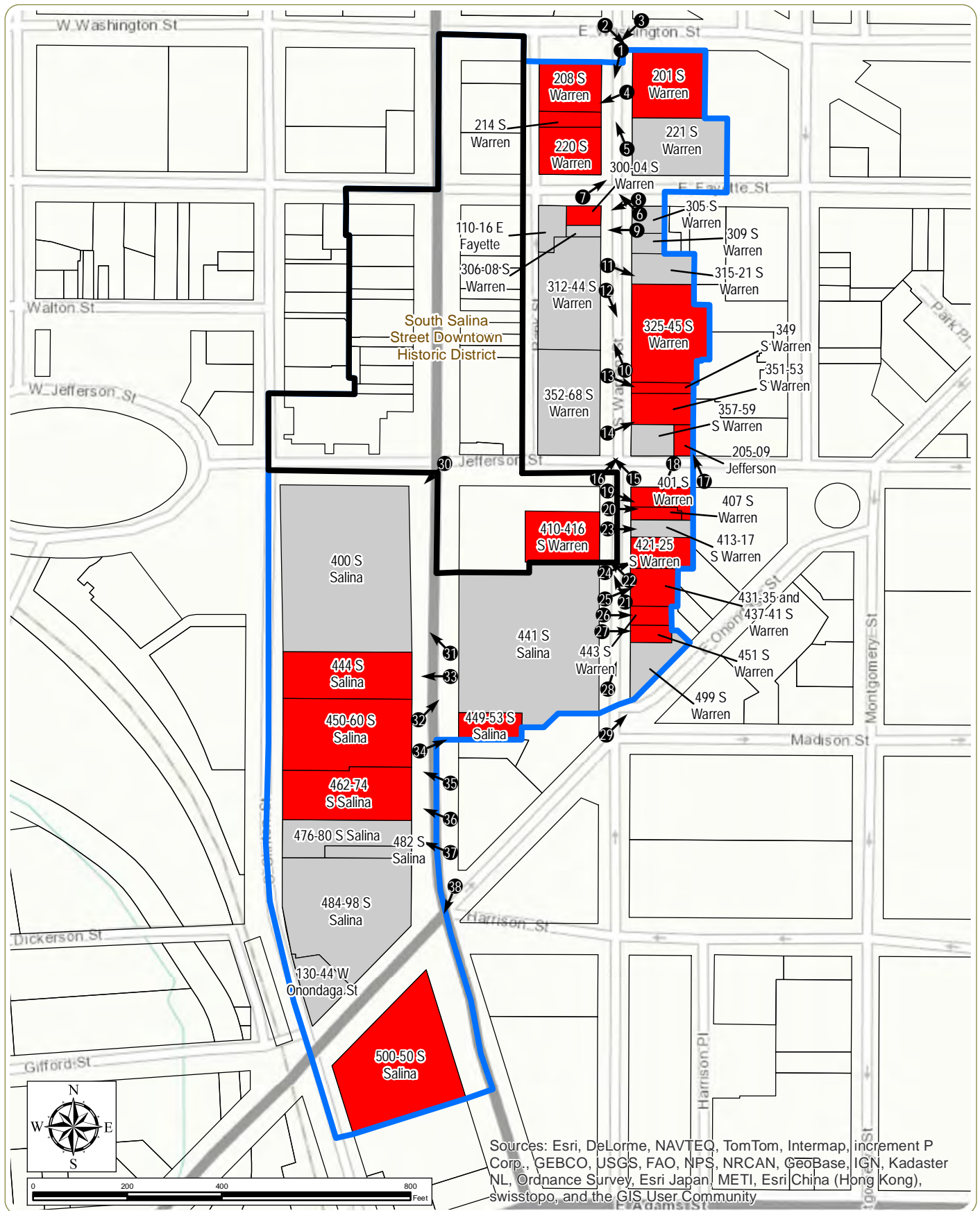
City of Syracuse, Onondaga County

Historic District Boundary and Contributing Resources

August 2013

Notes: Basemap: ESRI Online World Topography Map

- South Salina Street Downtown Historic District
- Downtown Syracuse Commercial Historic District
- Contributing Property
- Non-Contributing Property
- NRHP-Listed Historic District



## Downtown Syracuse Commercial Historic District

City of Syracuse, Onondaga County

Photo Key

August 2013

Notes: Basemap: ESRI Online World Topography Map

- South Salina Street Downtown Historic District
- Downtown Syracuse Commercial Historic District
- Contributing Property
- Non-Contributing Property
- Photo Locations



Photo - 01

200 block of South Warren Street at East Washington Street, view to the south-southwest



Photo - 02

201 South Warren Street, view to the southeast





Photo - 03

208 South Warren Street,  
view to the southwest



Photo - 04

214 South Warren Street,  
view to the west-southwest

**Downtown Syracuse Commercial Historic District**  
City of Syracuse, Onondaga County

Photo Log  
August 2013



Photo - 05

214 South Warren Street,  
view to the north-northwest



Photo - 06

220 South Warren Street,  
view to the northwest

## Downtown Syracuse Commercial Historic District

City of Syracuse, Onondaga County

Photo Log

August 2013





Photo - 07

221 South Warren Street,  
view to the northeast



Photo - 08

300-04 South Warren Street,  
view to the southwest



Photo - 09

306-08 South Warren Street,  
view to the west



Photo - 10

312-44 South Warren Street,  
view to the north-northwest

## Downtown Syracuse Commercial Historic District

City of Syracuse, Onondaga County

Photo Log

August 2013





Photo - 11

325-45 South Warren Street,  
view to the east-southeast



Photo - 12

300 block of South Warren  
Street, view to the south-  
southeast





Photo - 13

349 South Warren Street,  
view to the east-southeast



Photo - 14

351-53 South Warren Street,  
view to the east-northeast

## Downtown Syracuse Commercial Historic District

City of Syracuse, Onondaga County

Photo Log

August 2013



Photo - 15

352-68 South Warren Street,  
view to the northwest



Photo - 16

357-59 South Warren Street,  
view to the northeast

## Downtown Syracuse Commercial Historic District

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Photo - 17

205-09 East Jefferson Street,  
view to the north-northwest



Photo - 18

401 South Warren Street,  
view to the southwest (from  
East Jefferson Street)

## Downtown Syracuse Commercial Historic District

City of Syracuse, Onondaga County

Photo Log

August 2013



Photo - 19

401 South Warren Street,  
view to the east-southeast



Photo - 20

407 South Warren Street,  
view to the east

## Downtown Syracuse Commercial Historic District

City of Syracuse, Onondaga County

Photo Log

August 2013





Photo - 21

300 and 400 blocks of  
South Warren Street,  
view to the north-northwest



Photo - 22

410-16 South Warren Street,  
view to the northwest

## Downtown Syracuse Commercial Historic District

City of Syracuse, Onondaga County

Photo Log

August 2013



Photo - 23

413-17 South Warren Street,  
view to the east



Photo - 24

421-25 South Warren Street,  
view to the east-northeast





Photo - 25

431-35 and 437-41 South Warren Street, view to the east-northeast



Photo - 26

443 South Warren Street, view to the east-southeast

## Downtown Syracuse Commercial Historic District

City of Syracuse, Onondaga County

Photo Log

August 2013



Photo - 27

451 South Warren Street,  
view to the east



Photo - 28

400 block of South Warren  
Street, view to the north-  
northeast





Photo - 29

499 South Warren Street,  
view to the northeast



Photo - 30

400 South Salina Street,  
view to the southwest

## Downtown Syracuse Commercial Historic District

City of Syracuse, Onondaga County

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August 2013



Photo - 31

400 South Salina Street,  
view to the northwest



Photo - 32

441 South Salina Street,  
view to the northeast





Photo - 33

444 South Salina Street,  
view to the west



Photo - 34

449-53 South Salina Street,  
view to the east-northeast



Photo - 35

450-60 South Salina Street,  
view to the west-northwest



Photo - 36

462-74 South Salina Street,  
view to the west-northwest

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Photo - 37

476-80 South Salina Street,  
view to the west-northwest



Photo - 38

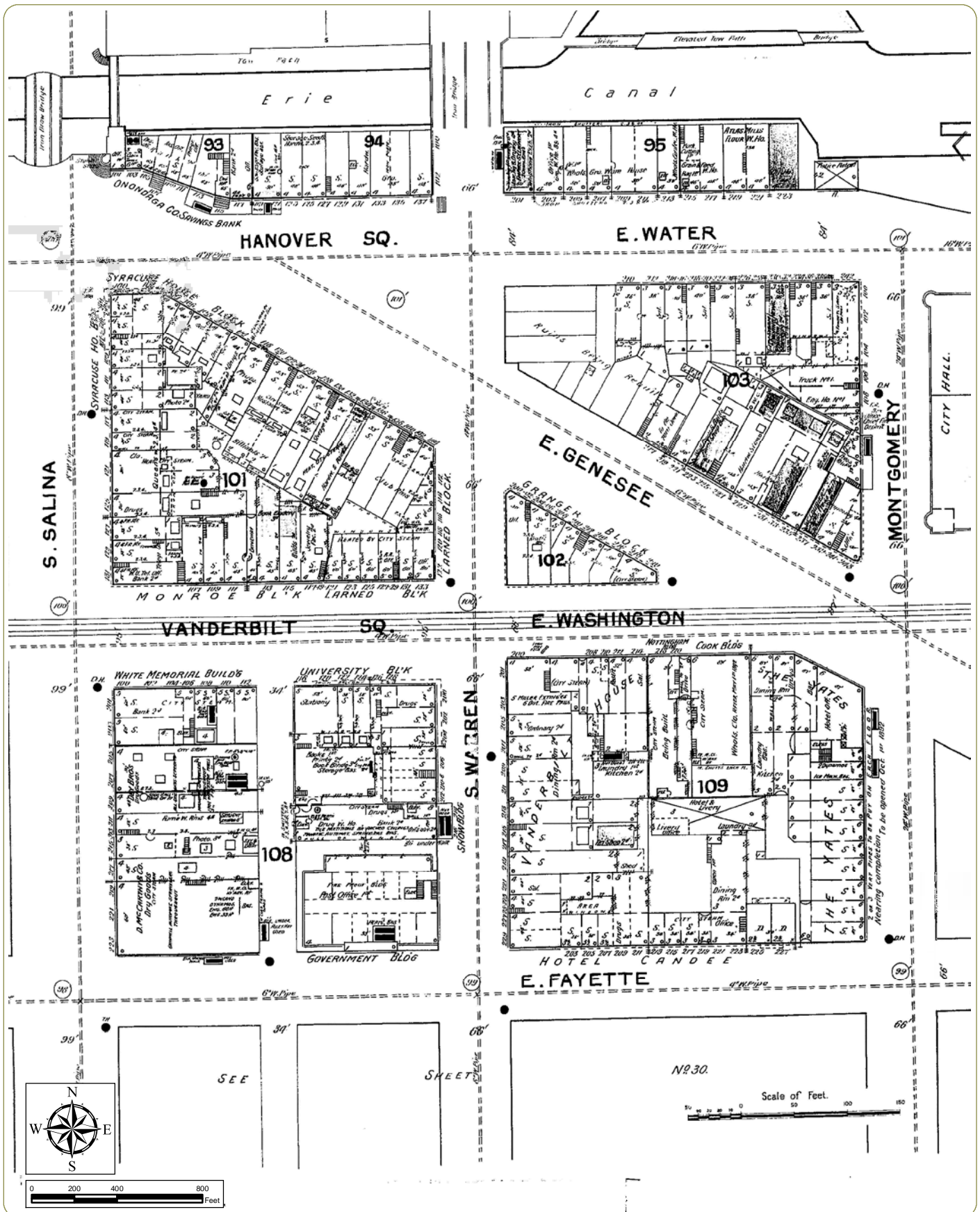
500 South Salina Street,  
view to the south-southwest

## Downtown Syracuse Commercial Historic District

City of Syracuse, Onondaga County

Photo Log

August 2013



## Downtown Syracuse Commercial Historic District

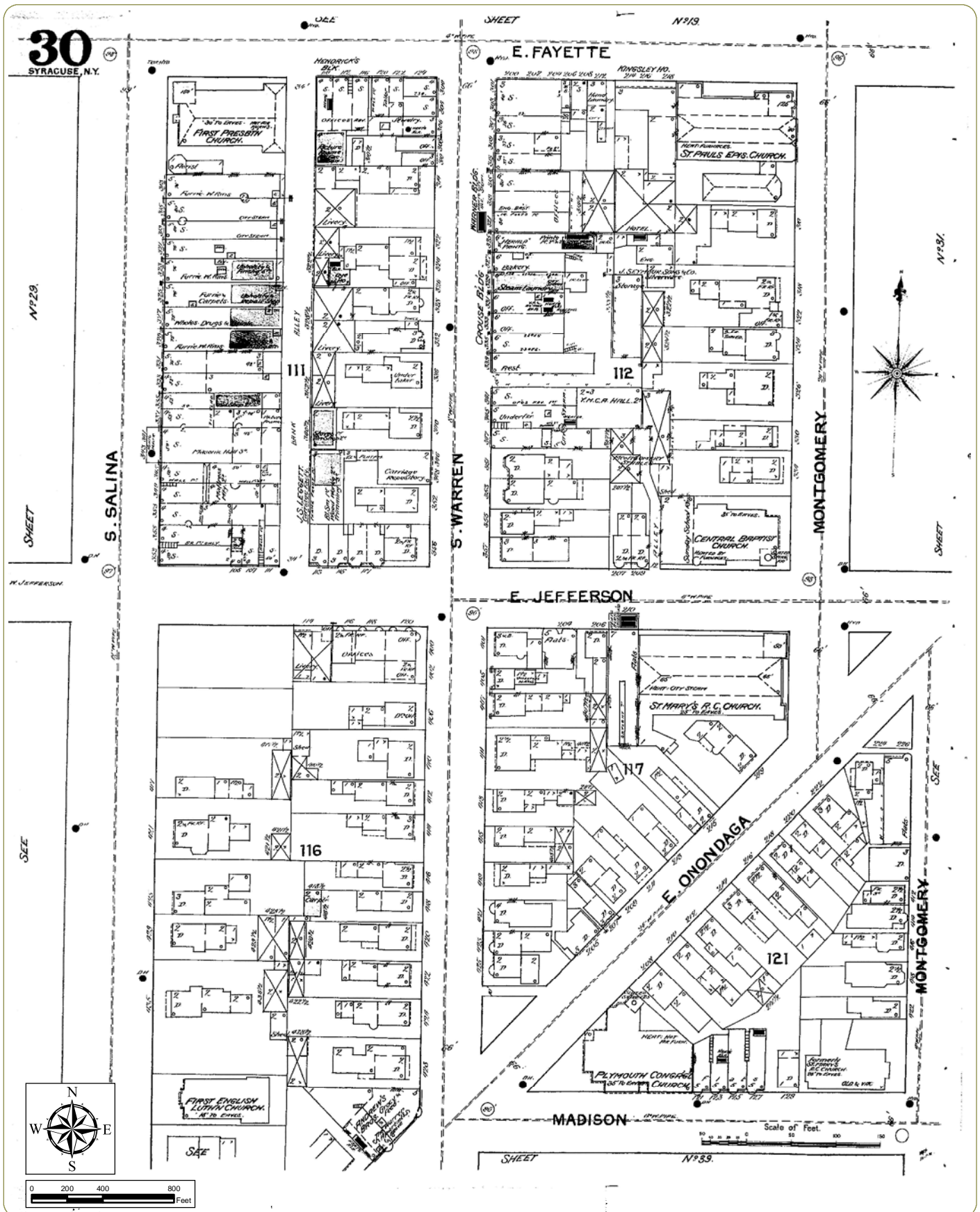
City of Syracuse, Onondaga County

1892 Sanborn Map - Sheet 1 (Plate 19)

August 2013

Notes: Basemap: 1892 Sanborn Fire Insurance Map





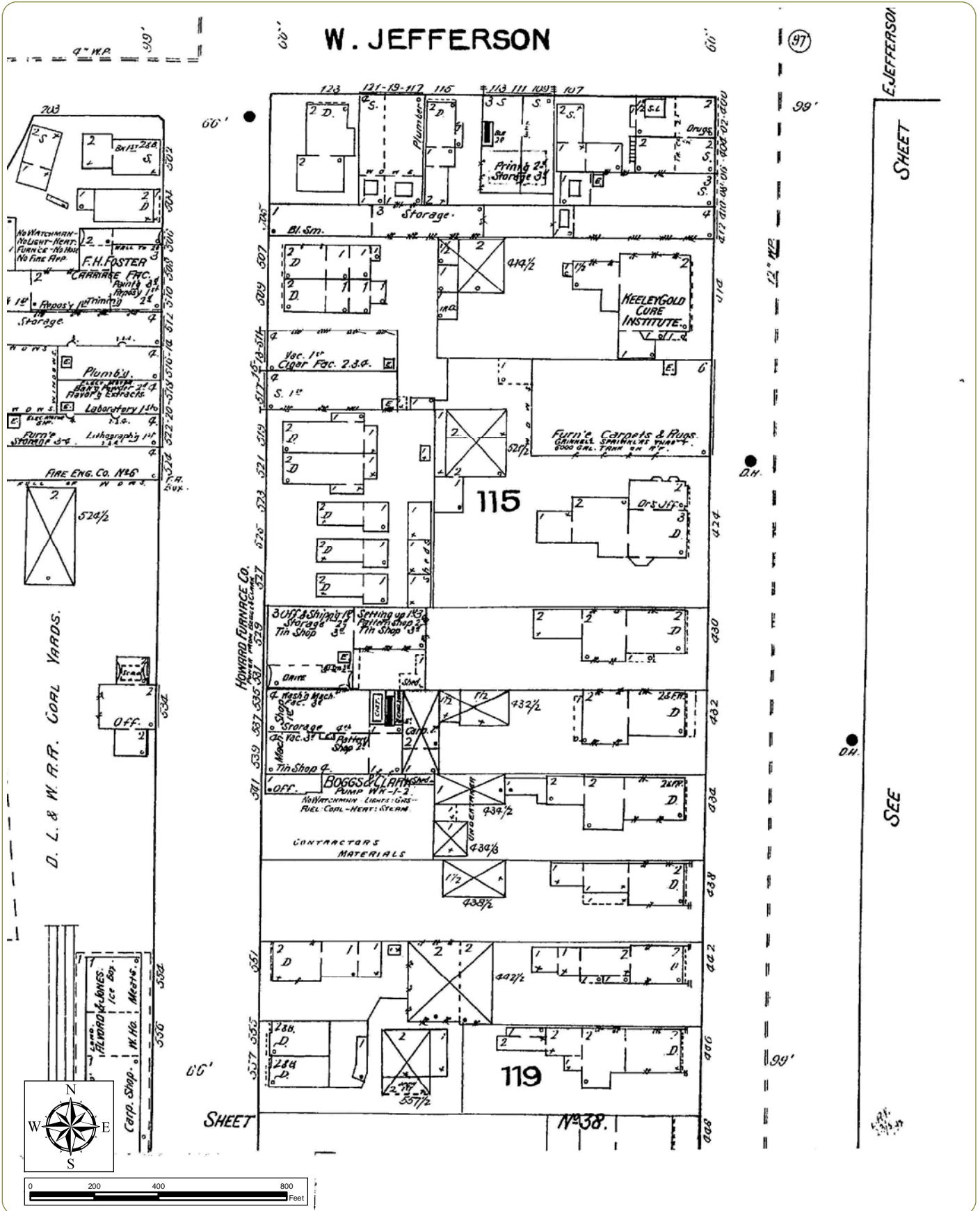
## Downtown Syracuse Commercial Historic District

City of Syracuse, Onondaga County

1892 Sanborn Map - Sheet 2 (Plate 30)

August 2013

Notes: Basemap: 1892 Sanborn Fire Insurance Map



## Downtown Syracuse Commercial Historic District

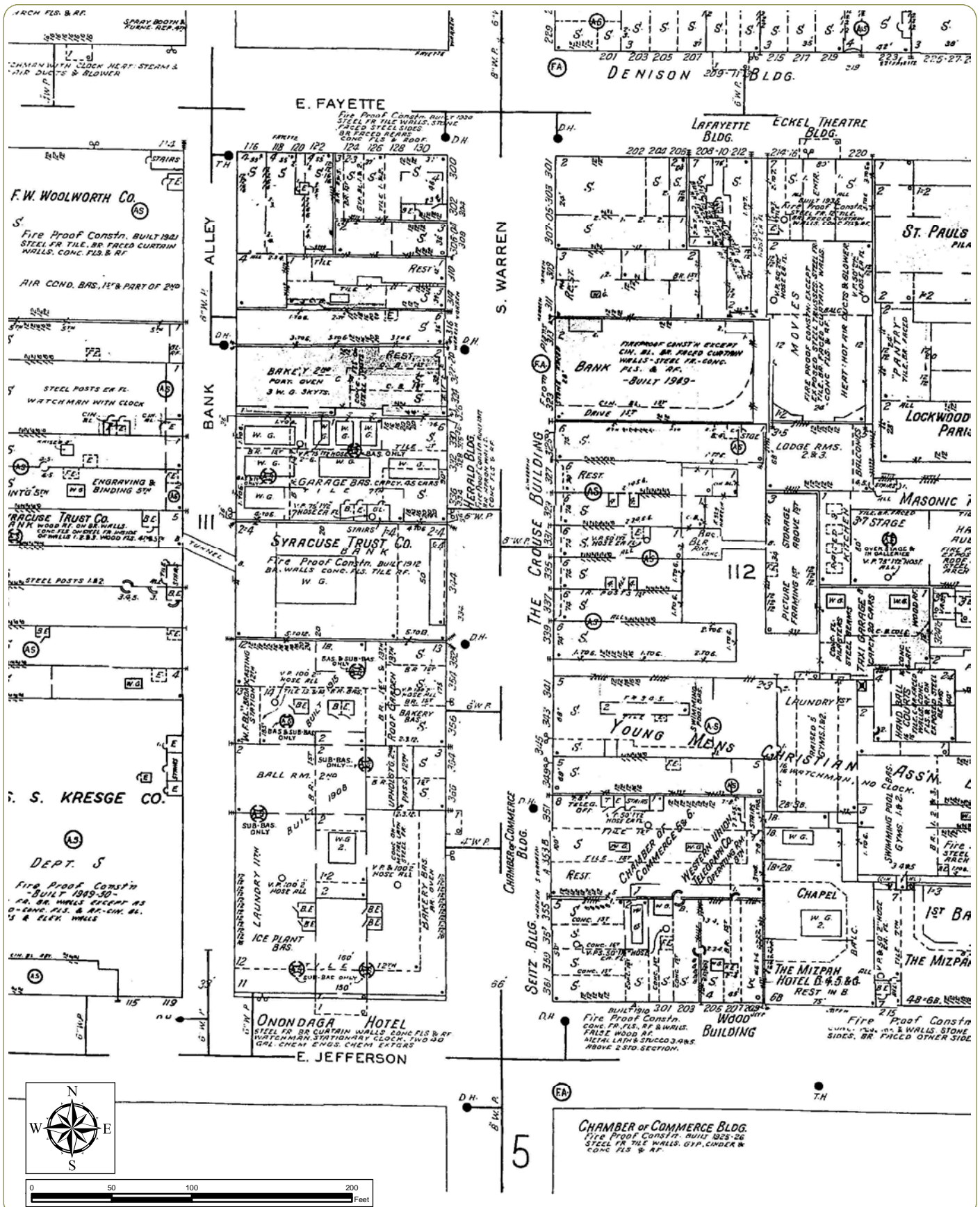
City of Syracuse, Onondaga County

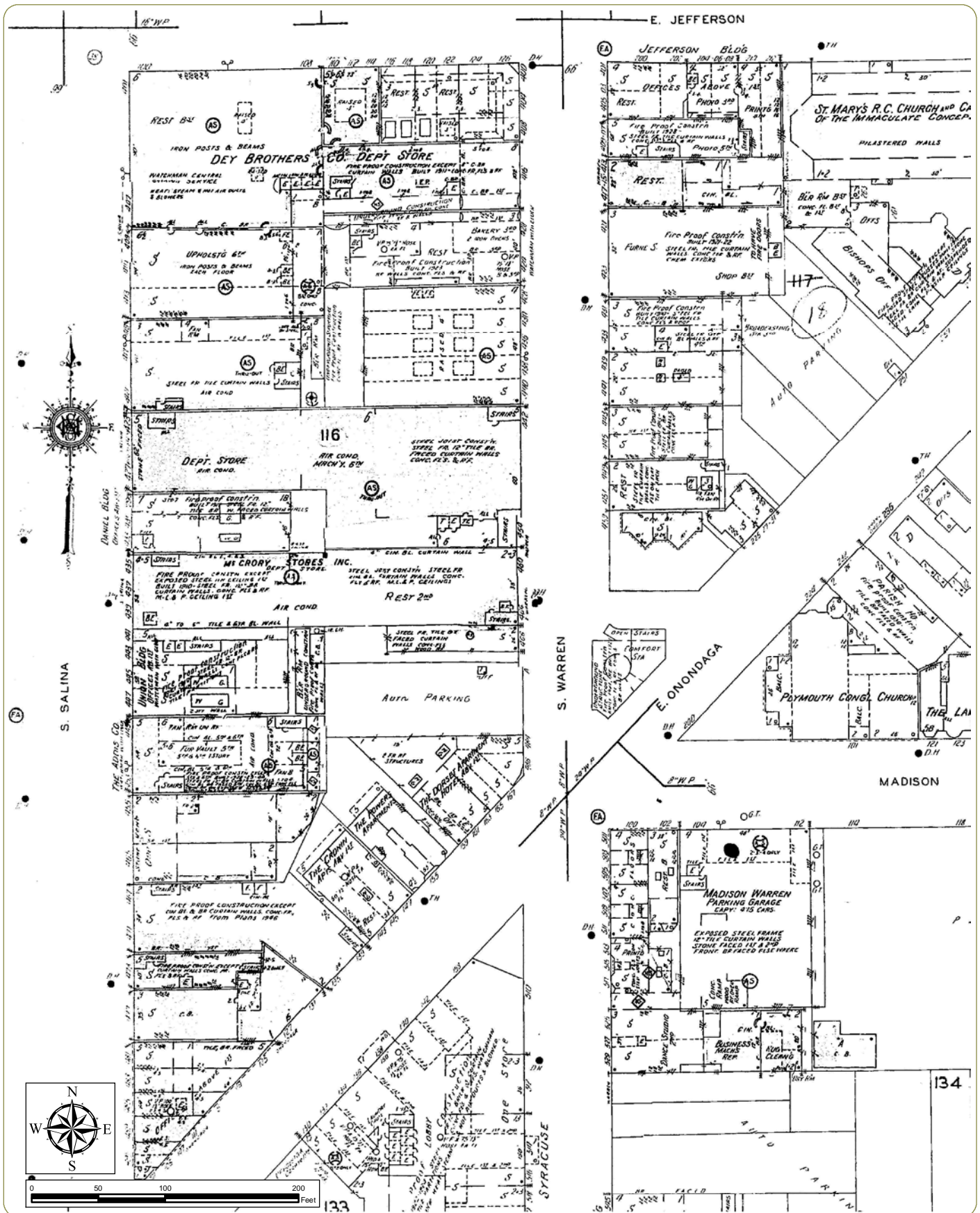
1892 Sanborn Map - Sheet 3 (Plate 29)

August 2013

Notes: Basemap: 1892 Sanborn Fire Insurance Map







## Downtown Syracuse Commercial Historic District

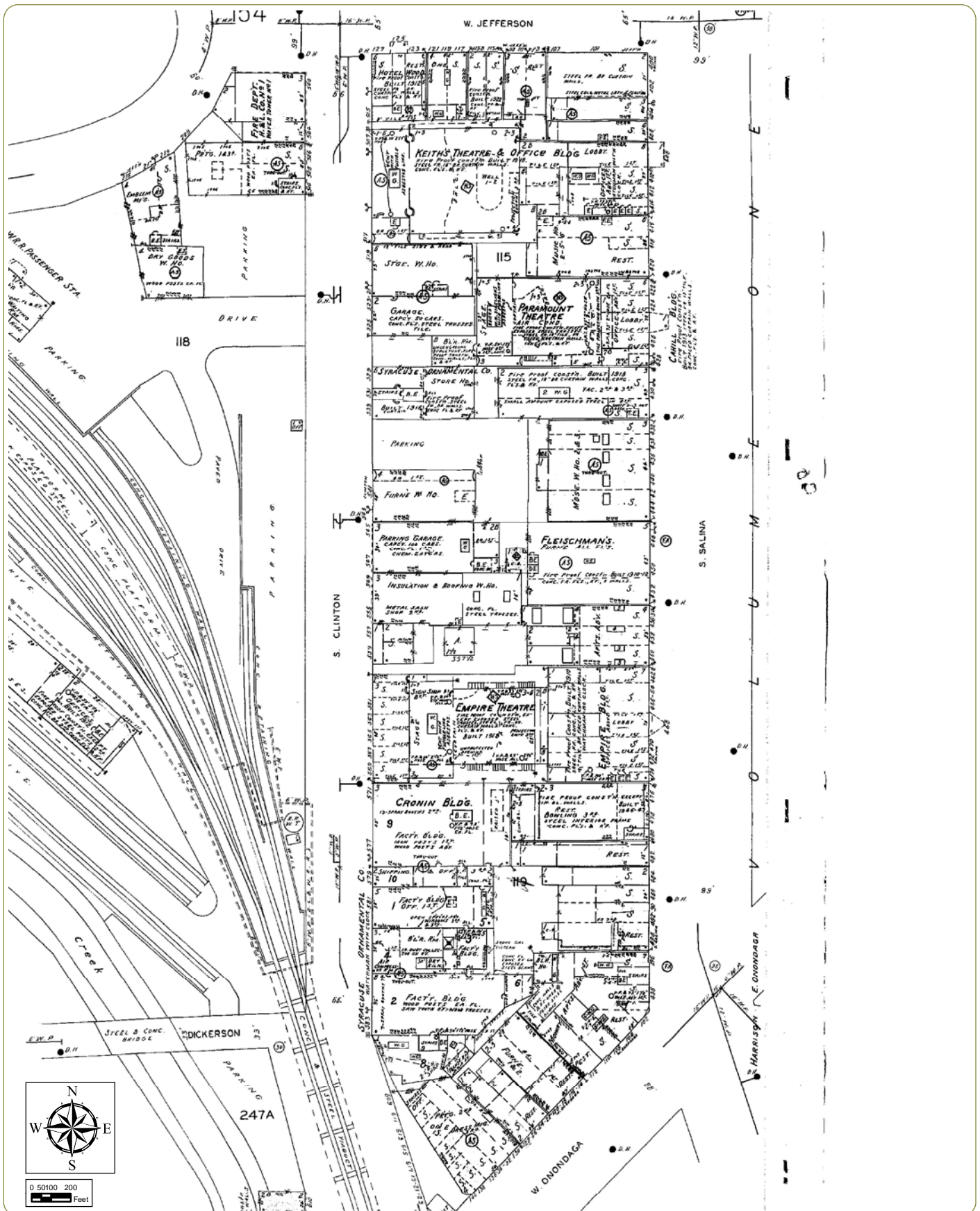
City of Syracuse, Onondaga County

1946 Sanborn Map - Sheet 2 (Plate 5)

August 2013

Notes: Basemap: 1910-1950 Sanborn Fire Insurance Map





## Downtown Syracuse Commercial Historic District

City of Syracuse, Onondaga County

1946 Sanborn Map - Sheet 3 (Plate 156)

August 2013

Notes: Basemap: 1910-1950 Sanborn Fire Insurance Map