

Syracuse University

From the Selected Works of Samuel D. Gruber, Ph.D.

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Hawley-Green Street National Register Historic District Boundary Expansion Syracuse Onondaga Co

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Available at: https://works.bepress.com/samuel_gruber/105/

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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Hawley-Green Street Historic District Boundary Expansion
other names/site number _____

2. Location

street & number generally Wayne, Lodi, Gertrude and Hawley Streets not for publication
city or town Syracuse vicinity
state NY code 36 county Onondaga code 067 zip code 13203

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X 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 X local

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 _____

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
107	24	buildings
1	0	sites
0	0	structures
0	1	objects
108	25	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

NA

Number of contributing resources previously listed in the National Register

52

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Single dwelling

DOMESTIC: Multiple dwelling

COMMERCE/TRADE: Specialty store

RECREATION AND CULTURE: Theater

Current Functions

(Enter categories from instructions.)

DOMESTIC: Single dwelling

DOMESTIC: Multiple dwelling

COMMERCE/TRADE: Specialty store

7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19th CENTURY: Greek Revival

LATE VICTORIAN: Italianate

LATE VICTORIAN: Queen Anne

LATE 19th AND EARLY 20th: Commercial Style

NO STYLE

Materials

(Enter categories from instructions.)

foundation: STONE, CONCRETE

walls: BRICK, FRAME

roof: ASPHALT

other:

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Narrative Description

Summary Paragraph

The purpose of the Hawley-Green Street Historic District Boundary Expansion is to include historic areas adjacent to the original district that were not included in the 1979 nomination but are similar in architectural character, period, and urban form. The existing district is located on the near north side of the City of Syracuse and was listed on the National Register of Historic Places in 1979. That district includes 56 properties primarily located along one block of Hawley Avenue and two blocks of Green Street. Within the original district, fifty-two buildings are contributing; four are non-contributing; and six listed buildings have been lost to demolition. This nomination updates and reassesses the 1979 building list (which was incomplete) and describes an additional 133 properties, of which 108 are contributing resources. Ninety-six are homes or commercial buildings; one (Finegan Park) is a site; and eleven are carriage sheds or garages. The new boundaries (within the rough triangle created by Hawley Avenue, Lodi Street, and Wayne Street) better conform to the original description of Hawley-Green as encompassing “a variety of economic classes, ethnic heritages, and functions in close proximity.”

Narrative Description

The Hawley Green Historic District was listed on the National Register in 1979. The original boundary took in a small L-shaped area generally encompassing one block of Hawley Avenue and two blocks of Greene Street characterized by a mix of mid-to-late nineteenth century house types developed in the half century 1860-1910. This boundary was based primarily on architectural integrity. The district expansion extends east to include the entire historic neighborhood generally defined by Hawley Avenue, Lodi Street, and Wayne Street, more than doubling the original district size. The new boundary takes in buildings with many of the same characteristics as those in the earlier designation and includes many contemporary but simpler, vernacular buildings of the same period. It also resolves contradictions and ambiguous boundaries in the original designation, and includes important twentieth-century resources such as the Crown Arms Apartments (now Grove Pointe) at 301-309 Hawley Avenue and the buildings around the 1920s former Avon Theater in the 400 block of Hawley. Finally, the expansion clarifies the period of significance (not articulated in the original designation) as 1824 to 1938.

All of the resources within the expanded district were surveyed in 2016 for this nomination. Currently listed properties include 56 buildings (52 contributing, 4 non-contributing). The boundary expansion adds 133 resources (107 contributing buildings, 1 contributing site, 24 non-contributing buildings, and 1 non-contributing object). The expanded district contains 189 properties (159 contributing buildings, 1 contributing site, 28 non-contributing buildings, and 1 non-contributing object.)

The limits of the Hawley-Green Street Historic District Boundary Expansion now reflect the historical and architectural development of the area rather than architectural integrity alone. The new boundary composes most of the triangle between Hawley Ave., Lodi Street, and Wayne Street, with the line of Wayne Street continued through the most westerly block to North McBride Street. Only two blocks west of North McBride are excluded, as these have been cleared of almost all early buildings. The new boundary also conforms to historic and present-day perceptions of the extent of this mostly nineteenth-century residential community.

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Figure 1. Original vs. Expanded Boundaries

Description of the Original Hawley-Green Street Historic District (1979)

The original historic district nomination was driven by an interest in stabilizing a neighborhood with an excellent inventory of livable residential properties close to the center of the city. This strategy was successful – many of the currently listed buildings have been rehabilitated and the district has attracted a number of small businesses that enhance the quality of life.

The description of the district in the original nomination has guided the boundary expansion:

The Hawley-Green Street Historic District reflects the growth of the city of Syracuse with its blend of architectural styles dating from the early nineteenth to the early twentieth century. Modest row houses such as Greenway Place, as well as palatial mansions along Green Street indicate that the area accommodated a wide range of income groups. Today, after years of deterioration and neglect, partly due to the scarcity of owner-occupied buildings, there is a growing concern for neighborhood rehabilitation ...

The structures and neighborhoods within the Hawley-Green Street Historic District reflect a variety of economic classes, ethnic heritages, and functions in close proximity. The first settlers were Irish and German immigrants as well as native-born Americans who came to the area en masse in the early 1850's. Typically, the first homes were of modest frame construction or, for the wealthier, brick with Greek Revival details. During the first decade the community was in rapid transition, with many residents changing their homes and occupations every one or two years.

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Another wave of development swept through the community in the 1870s, as it became more affluent. This stage bypassed the area south of Green Street, but Green Street and the blocks to the north gradually accommodated politicians, lawyers, and doctors among other professionals. The intense development during the late nineteenth century can be traced to the establishment of street car and, later, trolley lines which ran down Hawley to Green, up Green to Lodi and then north on Lodi. Contiguous land values rose at a more rapid rate than did property with poor access to the trolley line; thus, individuals whose jobs took them into the center of the city were attracted to Green Street, while local laborers and merchants would live elsewhere away from the thorough-fare.

During the last fifty years many of the larger residences have been broken up into apartments, and even the smallest homes are often not owner-occupied; in the process most houses have had rear additions and new entrances on the side or front installed. The vogue for front porches around the turn of the century has also resulted in changes to some of the buildings in the district. Recently there has been an awakening of community pride, which is reflected in some exterior restorations.

Practically every popular style of the nineteenth and early twentieth centuries is reflected in the district...

The survey of resources in the area surrounding the 1979 district demonstrates that they are part of the same historical and architectural development; taken together, these areas create a more complete historic neighborhood. Despite deterioration and alteration, a great deal of the original urban and architectural fabric is preserved within the boundary expansion. In fact, much of the difference in appearance today between the area within the original boundaries and the area within the expansion is that many previously derelict properties in the historic district have been restored and subsequently well-maintained, in large part because of designation. Meanwhile those properties outside the original boundary have continued to suffer neglect and sometimes demolition; because of the limits of the previous designation, they have wrongly been widely considered of lesser historic value.

Description of Historic District Boundary Expansion

The Hawley-Green Street Historic District Boundary Expansion is characterized by a variety of architectural styles that were popular in the nineteenth and early twentieth centuries. At the center of the district, the 1979 historic district boundaries encompass predominantly high-style residences. In the 1870s and 1880s, increasingly affluent residents built houses in the Second Empire and Queen Anne styles. These houses are mostly concentrated on Green Street where the trolley ran; yet a number are also dispersed throughout the neighborhood, helping to define its eclectic mix of architectural styles. The popular Italianate style is widely evident as are folk Victorian styles. The boundary expansion includes a larger proportion of more modest residences, including a few Greek Revival style homes from the 1840 to 1850 era, as well as a small selection of 1920s commercial and entertainment related architecture on the 400 block of Hawley Avenue, where a neighborhood movie theater and supporting businesses opened in the mid-1920s.

Most of the houses are built on narrow but often deep lots, which allowed original houses to be expanded with additions to the rear. All of the houses were built before the automobile age so driveways and garages were not included. Some houses did have carriage houses or small barns on their rear lots, and a few of these survive, though they have been converted to residential or other uses. In addition, a few garages were shoehorned into

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the district before the end of the period of significance. Many houses now have very narrow vehicular access leading from the street at the side of the lot to non-contributing garages behind.

Most of the neighborhood's residential areas are located within a triangle: mostly-west-east Hawley Avenue, Green Street, Gertrude Street, and Wayne Street; the approximately south-north cross streets of Catherine Street, North McBride Street, Howard Street and North Crouse Avenue; and the southeast-northwest artery Lodi Street. The interior residential streets are mostly tree-lined with sidewalks. Small businesses are located at the intersections of North Crouse and Hawley Avenues; Green Street and Hawley Avenue; and Catherine Street and Hawley Avenue. Immediately north of the district, early twentieth century apartment buildings, places of worship, and mid-twentieth century office buildings line both sides of James Street. Immediately to the south, a mix of commercial and former industrial properties is mostly located in the flat areas of Burnet Avenue. Both areas were considered for the district expansion but considered to be qualitatively different in character and feeling.

Block Descriptions

Individual resources are described in the building list attached to the end of this section. It is organized according to the address of primary buildings, sites, and objects taken from the 2016 tax roll; with the exception of carriage buildings converted to housing, outbuildings are grouped with their primary resources. This section focuses on the character of the street grid and is arranged alphabetically to match the building list.

Blocks in the Original HR District

Green Street 100 block (between the intersection of Hawley Ave/ Catherine Street and Howard Street)

This block has a mix of mid-to-late nineteenth century house types, all retaining substantial original formal and decorative elements. Since inclusion in the Hawley-Green NRHD in 1979, many houses have been carefully restored. Notable houses are 121 – an impressive brick Queen Anne house; 124 – a 1 ½ story Gothic Revival cottage; 125 – an Italianate house; 127 – Queen Anne/Stick-style residence; and 133-35 – a house with Eastlake details.

Green Street 200 block (between Howard and Lodi Streets)

The entire 200 block is an intact collection of mid-to-late nineteenth-century house types with a mix of modest Folk style homes, Italianate houses and more ornate Queen Anne structures (especially on the corner lots). Since inclusion in the Hawley-Green NRHD in 1979, many houses have been carefully restored.

Howard Street 400 block (between Green and Wayne Streets)

The 400 block of Howard Street mostly consists of properties connected to others on Green Street; these include the carriage house behind the Romanesque Revival duplex at 201 Green Street and, on the west behind 133-135 Green Street, four identical connected houses built in 1879. These wood row houses at 401-407 Howard Street are part of a short-lived popular development of joined houses that can be seen elsewhere in the Hawley-Green area. Beyond these, towards Wayne Street on both sides of the street, are three houses that date a generation later, from the 1890s. This block is an important connecting artery, tying the two-block stretch of Wayne Street to the district.

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North McBride Street 300 block (north of Hawley Avenue)

The east side of the 300 block of North McBride preserves a row of houses built in the 1880s and renovated in 1981-82. Their restoration soon after the designation of the district helped spark renewed interest in the history and architecture of the area. Number 304, built for real estate agent Edward Townsend, is a wood-frame clapboard-covered house with Stick-style ornament and a noteworthy sunburst design in the roof gable. Next door is the brick number 306, built for Alfred E. Lewis, an executive at the Syracuse Saving Bank. Both houses are fronted with Eastlake-inspired porches with gazebos. A former carriage house, which may have belonged to one of these houses or another now demolished structure, is situated in the back, at 306 ½ North McBride Street, and has been renovated with two residential units.

Blocks Partially in the Existing HR District

Hawley Avenue 200 block (between North McBride and Catherine Streets)

The block contains some outstanding houses on the south side of the street representing several architectural styles. Those on the east end of the block – the architecturally significant 206 (Italianate) and 210 (Queen Anne/Colonial transitional) – are in poor condition but maintain architectural integrity. The building at 206 is presently occupied, and both buildings could be fully restored.

The north side of the street is almost entirely occupied by Greenway Place (1882); the complex was first built by the prominent brewer John Greenway on the site of his brewery, which had been destroyed by fire. The brick structure initially consisted of 14 units intended to be sold individually, a townhouse concept then unusual for Syracuse. Greenway Place became known as the Hawley Court Apartments in 1927 when it was renovated and expanded into 60 apartments by the Mitchell Development Company. Based on designs by Dwight R. Collins, the complex was touted at the time as Syracuse's first garden court apartments. In the front, it was given a faux-English appearance with stucco and half-timber facades, and the rear apartments were designed to look out onto a landscaped garden court (today mostly paved for parking). A Gothic cottage in the courtyard functioned as the caretaker's residence. Based on style and location, this house appears to predate the Greenway development. At the northeast corner of Hawley Avenue and Catherine Streets is a contemporary 1-story commercial building. This store, while not contributing, occupies a site used for commercial purposes since the nineteenth century.

Hawley Avenue 300 block (between the intersection of Catherine/ Green Streets and Howard Street)

The 300 block of Hawley is the southern base of a triangular block. The north side of the street is dominated by two unique structures at either end, occupying triangular lots. To the west at 301-307 Hawley Ave. is the NR-listed Grove Pointe Apartments, formerly the Crown Arms Apartments, a 4-story building that replaced an earlier freestanding house on the site around 1926. At the east end of the block is the Emanuel Baptist Church, built in 1966 to replace an earlier building that had housed the historic congregation since 1902. Between these buildings are three houses – 317, 319, and 321. Numbers 317 and 319 are fairly typical examples of the residential architecture common to the neighborhood in the third quarter of the nineteenth century. Number 321 is an unusually narrow 3-story building.

In the 1870s-80s local builder George Beadle erected three impressive brick Italianate houses on the south side of the 300 block of Hawley Avenue. These were originally built as single-family houses and rental properties. Their restoration in the 1970s helped spark the historic preservation movement in Syracuse. Number 300, built in 1878, was George Beadle's home for ten years and was then home to John Greenway Jr., treasurer of the Greenway Brewery. Other prominent businessmen lived in these houses. They included Henry Rowling, a clothier and president of the Onondaga County Saving Bank, at 304 Hawley. Significant identical features of the three houses (numbers 300, 304, 306), including the Eastlake-inspired entrance porches and the hood

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moldings, suggest that many elements were ordered from building catalogs. For instance, the porch at 300 Hawley can be seen in the 1870s pattern book by A.J. Bricknell & Co.

Blocks within the HR District Boundary Expansion

Catherine Street 300 block (between Hawley Avenue and Wayne Street)

This block is defined by strong buildings on the corners with Hawley Avenue. The one on the west is part of the former Greenway Terrace (now named Elm Court Apartments) but has the appearance of a separate three-story town house with mansard roof. The Elm Court Apartments (lacking a matching town house on the other end) fills the rest of the west side of the block before Wayne Street. On the east side, north of the corner building (101-105 Green Street, formerly a pharmacy and now home to Hairanoia hair salon and a market), are three freestanding houses, two of which appear to have been built in the mid-nineteenth century and the third toward the end of the century. No buildings survive on the lots closest to the corner of Wayne Street.

Gertrude Street 100 block (between intersection of Howard Street/Hawley Avenue and Lodi Street)

This is one of the most intact mid-nineteenth century streets in the city. This well-preserved single block of Gertrude Street is lined on both sides with more than twenty mostly two-story wood-frame gable front houses, though there are also a few cube-shaped hip-roofed Italianate houses made of both wood (105, 114, 121) and brick (129). Many of the houses retain their original nineteenth-century front porches and other features. The residential character of the block is augmented by the remains of a small brick structure (Healy's Market) at the southwest intersection (401-403 Hawley Avenue) that was once a neighborhood grocery – perhaps the oldest such structure surviving in Syracuse. Across the street at 101-103 Gertrude is a 2-story Italianate double town house that was built as the Henry Schaeffer General Store in the 1870s and which now serves as the headquarters of NEHDA (Northeast Hawley Development Association), the local redevelopment organization. At the opposite end of the street, where it intersects with Lodi Street, is the one non-contributing building on the block, a late twentieth century corner meat and grocery store.

Hawley Avenue, 400 block (between the intersection of Howard/Gertrude Streets and North Crouse Avenue)

The 400 block of Hawley Avenue contains a good mix of original houses on the south side and several impressive Queen Anne houses on the north. It is also the most commercial of all the blocks of Hawley Ave., with a mid-nineteenth-century brick commercial building (formerly Healy's Store, a grocery) on the north side of the street at the west end and a late nineteenth-century multi-story mixed-use building on the south side at the east end. Across the street from this building are several commercial structures from the 1920s, including the former New Avon Theater with most of its original Art Deco façade intact. The auditorium of the theater is also partially preserved.

Hawley Avenue 500 block (between North Crouse Avenue and Lodi Street)

The 500 block of Hawley Avenue contains a number of commercial buildings from the 1950s, as well as a mix of nineteenth-century residential buildings at the center of the block. The development of this block is clearly connected to the use of North Crouse Avenue as a shortcut between downtown Syracuse and Lodi Street. A mid-to-late twentieth century commercial building on the north side of the street is now an art gallery; an industrial building on the south side of the intersection with North Crouse Avenue replaced a filling station after 1951; an apartment complex (Holiday Commons) was built in the late twentieth century; and a one-story commercial building occupies the southwest corner of Hawley Avenue and Lodi Street. In between, several folk and Italianate residences survive, along with Finnegan Park, first visible as "Hawley Park" on the 1910

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Sanborn map. This open grassy public space, decorated with a large public sculpture in 2011, forms the easternmost part of the triangle with Lodi Street.

Howard Street 300 block (between the intersection of Hawley Avenue/ Gertrude Streets and Green Street)

The 300 block of Howard Street is a short but important connective artery between Hawley Avenue and Green Street, joining the southern east-west grid of the district with the northern part aligned to the northwest (with streets parallel and perpendicular to James Street). There are four small houses mid-block, three of which date to the mid-nineteenth century. Larger houses at the corners are oriented to Hawley and Green Streets.

Lodi Street 400 block (west side, between Hawley North Crouse Avenues)

The 400 block of Lodi Street (a triangular block bordered by the 500 block of Hawley Avenue, the 400 block of Lodi Street, and the 400 block of North Crouse Avenue) was fully developed in the mid-nineteenth century, as can be seen in the Laass's *Bird's Eye View of Syracuse* of 1868. It is the first block along Lodi to be built upon for housing. The lot lines and houses on this block are aligned with the grid of streets ending with Hawley Avenue. Consequently, the houses built facing Lodi Street face north, and together present a ragged line, with each house set back further than the one next to it, and at an angle to the street. Though houses were built on these lots by the 1860s, the present-day houses all appear to be similar late-nineteenth-century 2-1/2 story wood frame houses, although most have been altered with new siding. The best preserved example is 415 Lodi Street, a common type of late Victorian house with Queen Anne features, simplified to fit a narrow lot.

Lodi Street 500 block (west side, between North Crouse Avenue and Gertrude Street)

The 500 block of Lodi Street, which continues into North Crouse Avenue and Gertrude Streets, is now one side of the Clinton Playlot, a public park. Originally the site of a mid-nineteenth century development of connected houses shown on Sweet's 1874 view of Syracuse, it was subsequently sold to State Senator Francis H. Gates in 1907 as an investment property. The buildings were demolished between 1935 and 1938, leaving a vacant lot now used as a playground. (See also North Crouse Avenue 400 block).

Lodi Street 600 block (west side, between Gertrude and Green Streets)

The first part of the 600 block of Lodi Street is now occupied by a one-story non-contributing brick market and its adjacent parking area, built after the period of significance. However, the second half of the block contains four significant buildings representing a range of house styles and probably several decades of residential development. Number 609 is a sizable Queen Anne house which, though resided, preserves many of its original elements, including a tower. Number 611 is an Italianate house, also with new siding. Number 613 is a well preserved and maintained example of an upright-and-wing type house, possibly from before 1860. Number 615 is a 2-story house of indeterminate date; its low hipped roof and cube shape suggest that the core of a mid-nineteenth century Italianate style house may exist under twentieth-century renovations.

Lodi Street 700 block (west side, between Green and Wayne Streets)

The housing on this side of Lodi Street is intact, beginning with number 701, the impressive 3 1/2 story, two-family, previously listed Queen Anne house at the corner of Green and Lodi Streets. This is followed up the block by two late nineteenth century houses, one a Queen Anne house with a square tower over the entrance, and the other a late Italianate house with a projecting tripartite bay and other transitional elements. All these houses retain original features but have new siding and other (mostly overlaid) additions. At the corner with Wayne Street, a contemporary non-contributing apartment building (The Alodi Residence) has replaced an earlier apartment block.

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North Crouse Avenue 400 block (between Hawley Avenue and Lodi Street)

The 400 block of North Crouse Avenue, a short block between Hawley Avenue and Lodi Street, is included the district as an important part of the original street plan. All the buildings on the block have been altered as a result of road's use as a shortcut between downtown Syracuse and Lodi Street. Only the two buildings on the corners with Hawley Avenue (which have Hawley Ave. addresses) retain integrity. Three buildings on the street have nineteenth-century residential structures at their core but have been extensively remodeled. Number 308 is a gas station converted to general commercial use in the early 21st century. A small city playground at the intersection with Lodi Street – the Clinton Playlot – was developed after the period of significance. (See Lodi Street 500 block.)

Wayne Street 100 block (south side, between Catherine and Howard Streets)

All the houses on the south side of this block are contributing elements. Number 108 is one of the smallest houses in the city and represents the minimum required for a worker's shelter. Numbers 126 and 128 are nearly identical modest Stick-style houses but with reversed plans, probably built as a twin development. Other houses clearly date from the mid-nineteenth century and are good examples of modest folk style workers' and artisans' houses.

Wayne Street 200 block (south side, between Howard and Lodi Streets)

Three surviving Queen Anne style houses on the south side of this street are noteworthy. According to maps of the area, some lots in the middle of the block were never developed and one large house has been demolished. These lots are today used for garden and green space.

Individual Historic Resources

The 189 historical resources in the Hawley-Green Street Historic District Boundary Expansion are individually described in the following building list; a summary is presented here.

There are 160 contributing resources in the expanded district: 52 contributing buildings in the original district with 107 contributing buildings and 1 contributing site within the boundary expansion.

The following six listed buildings within the original district have been demolished:

109 Green Street (one of three row houses demolished as a group)
111 Green Street (one of three row houses demolished as a group)
113 Green Street (one of three row houses demolished as a group)
131 Green St.
212 Green St.
222-224 Hawley Ave.

The following four buildings are non-contributing resources within the original district:

126 Green St. (infill residence placed on empty lot)
134 Green St. (infill residence placed on empty lot)
226 Hawley Ave. (commercial building built after period of significance)
227-231 Hawley Ave. (commercial building built after period of significance)

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The following twenty-four buildings are non-contributing resources within the boundary expansion:

117 Gertrude St. (garage)
128 Gertrude St. (garage)
133 Gertrude St. (garage)
135-139 Gertrude St. [601-607 Lodi St.] (commercial building after period of significance)
126 Green St. (garage)
206 Hawley Ave. (garage)
322 Hawley Ave. (garage)
323-31 Hawley Ave. (Immanuel Baptist Church, built 1966)
418 Hawley Ave. (garage)
426 Hawley Ave. (infill residence replacing earlier building)
445 Hawley Ave. (infill commercial enclosing alley)
500-502 Hawley Ave. (industrial building)
505 Hawley Ave. (ArtRage; commercial building built after period of significance)
510-512 Hawley Ave. (Holiday Commons; apartment built after period of significance)
522-524 Hawley Ave. (commercial building built after period of significance)
308 Howard St. (infill residence replacing earlier building)
713 Lodi St. (Alodi Residence; apartment built after period of significance)
305 North Crouse Ave. (commercial conversion)
306 North Crouse Ave. (commercial conversion)
308 North Crouse Ave. (converted gas station)
315 North Crouse Ave. (commercial conversion)
114 Wayne St. (garage)
118 Wayne St. (garage)
128 Wayne St. (garage)

The following object is also non-contributing properties within the boundary expansion:

515 Hawley Ave. (sculpture added to Finnegan Park in 2011)

Property	Date	USN	Description	Picture
Catherine Street				

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303 Catherine St.	c. 1870, remodeled 1927		Elm Court Apartments. (Wing) Lot with grade gently rising from south to north. 3-story brick Second Empire townhouse. Simple Mansard roof. 1-story open wooden entry porch on the principal/east side elevation. NOTE: Listed with the central block of the Elm Court Apartments	
304 Catherine St		06740.000300	Vacant lot (now driveway for 101-107 Hawley. (Demolished: 06740.000300)	
305-319 Catherine St.	c. 1870, remodeled 1927	06740.000210	Elm Court Apartments. (Central Block) <i>Contributing building:</i> Lot with grade gently rising from south to north. 2 ½-story brick apartment building with a modified Mansard roof. 3 1-story open wooden entry porches on the principal/east elevation. Vehicular access to rear parking area at north side. Originally had a mansard-roofed wing at each wing; 303 survives but 321 has been demolished to provide access for parking	
306 Catherine St.	c. 1890	06740.000299	CATHERINE FOOTE HOUSE (WALKER HSE) <i>Contributing building:</i> Level lot. 2 ½-story simple Queen Anne style front gabled roof. 1/3 width 1-story open wooden entry porch and 2/3 width bow front window on the principal/west elevation. Vehicular access at the south/front yard.	
308 Catherine St.	c. 1870	06740.000298	LOWRY HOUSE <i>Contributing building:</i> Level lot. 2-story Folk style front-gable house. Full width 1-story open porch on the principal/west elevation. House extended to rear an unknown date. No vehicular access.	

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310 Catherine St.	c. 1860	06740.000297	HENRY A DILLAYE HOUSE (O'CONNOR RESIDENCE) <i>Contributing building:</i> Level lot. 2-story Folk style front gable roof with boxed eaves. Full width 1-story enclosed porch on the principal/west elevation. Arched central window on second story. Main entry west elevation at north edge. Vehicular access at the north/front yard	
323 Catherine St.		06740.000209	Vacant. Parking Lot. (Demolished: 06740.000209)	
Gertrude Street				
101-103 Gertrude St.	1873	06740.000077	HENRY SHAFER GENERAL STORE <i>Contributing building:</i> Corner, level lot. 2-story Italianate double town house-style has wide, projecting cornice and low-pitched roof. Structure was built as the Henry Schaeffer General Store. 2 evenly-spaced main entries on principal/south elevation. No vehicular access.	
105 Gertrude St.	1852	06740.000349	JOHN PHILLIP HOUSE BERMAN HSE (DUPLEX) <i>Contributing building:</i> Level lot. 2-story Italianate style single town house has wide, projecting cornice with brackets and low pitched roof. Full width 1-story open porch on the principal/south elevation. Main entry on south elevation at east edge. Vehicular access from St. at west/front yard	
107 Gertrude St.	c. 1870	06740.000350	COMFORT DAGGETT HOUSE (PERRA HSE) <i>Contributing building:</i> Level lot. 2-story Folk style front gable roof. 1 1/3 width 1-story enclosed front porch on the principal/south elevation with main entry on the west edge. Vehicular access from St. at west/front yard.	

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109 Gertrude St.	c. 1860	06740.000351	GEORGE LEWIS HOUSE (DIDOMENIA DUPLEX) <i>Contributing building:</i> Level lot. 2 ½-story Italianate style house with bracketed cornice modified with addition of 1/2-story attic. Front gabled roof. Full width 1-story porch with main entry on the east edge. Vehicular access from St. at the side/west yard.	
110 Gertrude St.	c. 1850	06740.000225	MARTIN APP HOUSE (HUSTED HOUSE) <i>Contributing building:</i> Level lot. 2-story Folk style front gabled roof house. Main entry on principal/north elevation with shallow projecting porch with gable roof. Vehicular access at the east/front yard. 2-bay flat-roofed garage at east edge/side yard is non-contributing.	
111 Gertrude St.	c. 1900	06740.000354	MARTIN-COLE HOUSE <i>Contributing building:</i> Level lot. 1 ½-story Folk style house with front gable roof. Full-width 1-story porch with main entry at the east edge. Vehicular access at the east/front yard.	
113 Gertrude St.	c. 1870	06740.000352	PHILLIPSON HOUSE (SCARELLA DUPLEX) <i>Contributing building:</i> Level lot. 2-story Folk style house with front gable roof; full width 1-story enclosed front porch with main entry at the west edge of the principal/south elevation. Vehicle garage at the northern property edge. Vehicular access at west/front yard.	
114-16 Gertrude St.	c. 1870, renovated 1986-87	06740.000226	JOHN KLAPATZKY HOUSE <i>Contributing building:</i> Level lot. 2-story Italianate house with low hipped roof with bracketed cornice. Main entry on principal/north elevation with small, shallow, half-hipped projecting entry porch. Vehicular access to the east/front yard.	

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117 Gertrude St.	c. 1850, restored 1984-86	06740.000353	<p>WILLIAM POPE HOUSE (HOWARD HOUSE)</p> <p><i>Contributing building:</i> Level lot. 2-story wood frame Greek Revival house with front gable roof with boxed eaves (gable-end returns). Main entry on principal/south elevation with open west-wrapping porch, added later. Vehicular access at the west/front yard.</p> <p><i>Non-contributing secondary resource (building):</i> One-story, one-car garage front gable garage at rear of lot, built after 1938.</p>	
118 Gertrude St.	c. 1850	06740.000227	<p>HENRY GRIFF HOUSE (WALKER HOUSE)</p> <p><i>Contributing building:</i> Level lot. 2-story Folk style house with front gable roof. Full width 1-story open porch. Main entry on the west elevation. Vehicular access at the west/front yard.</p>	
120 Gertrude St.		06740.000228	Vacant lot. Demolished house (06740.000228).	
121 Gertrude St.	c. 1860	06740.000355	<p>NICHOLAS MARTIN HOUSE (PRINCE HOUSE)</p> <p><i>Contributing building:</i> Level lot. 2-story Italianate house with low hipped roof with wide bracketed cornice. Main entry on the principal/south elevation with full width 1-story open porch. Vehicular access at the east/front yard.</p>	
122 Gertrude St.	c. 1850	06740.000229	<p>CHARLES STROH HOUSE (OSCAR KAPPS HOUSE)</p> <p><i>Contributing building:</i> Level lot. 2-story Folk style house with front gabled roof. Full width 1-story enclosed porch with main entry on the principal/north elevation at the west edge. Vehicular access at the east/front yard.</p>	

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123 Gertrude St.	c. 1850	06740.000356	<p>SAMUEL GARDINER HOUSE (PAGANO HOUSE)</p> <p><i>Contributing building:</i> Level lot. 1-1/2-story Greek Revival front gable roof with boxed eaves (cornice returns). Full size attic story windows extend high into the gable. Full width 1-story open porch with main entry on the principal/south elevation at the west edge. Vehicular access at the east/front yard.</p>	
124 Gertrude St.	c. 1860	06740.000230	<p>LUDWIG TRAGE HOUSE</p> <p><i>Contributing building:</i> Level lot. 2-story Italianate house with modified addition of partial front gabled roof. Front projecting 2-story polygonal window bay. 1/3 width 1-story shallow, open porch with front gabled roof and main entry on the principal/north elevation at the east edge. Vehicular access at the west/front yard.</p>	
125 Gertrude St.	c. 1860	06740.000357	<p>REVEREND JOSEPH R. JOHNSON HOUSE (LISI HOUSE)</p> <p><i>Contributing building:</i> Level lot. 2-story Greek Revival house with front gable with boxed eaves (cornice returns). Full width 1-story open porch with main entry on the principal/south elevation at the west edge. Vehicular access at the west/front yard.</p>	
126 Gertrude St.	c. 1860	06740.000231	<p>PETER C EVANS HOUSE (ASCANI HOUSE)</p> <p><i>Contributing building:</i> Level lot. 2 1/2-story Italianate modified with addition of 1/2-story attic. Front-gabled roof. 1/3 width 1-story open wooden entry porch. Front projecting 2-story polygonal window bay on the principal/north elevation.</p> <p>Originally similar to #124. Vehicular access at the east/front yard.</p>	
127 Gertrude St.	c. 1860	06740.000358	<p>ROBERT WELCH HOUSE</p> <p><i>Contributing building:</i> Level lot. 2 1/2-story Italianate house with front-gable roof, modified with addition of 1/2-story attic. 1/3 width 2-story open wooden entry porch and 2/3 width bow front windows on the principal/north elevation. Vehicular access at the west/front yard</p>	

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128 Gertrude St.	c. 1870	06740.000232	<p>RESIDENCE</p> <p><i>Contributing building:</i> Level lot. 2-story Folk style house with front gable roof with side dormers. Full width 1-story open wooden porch with main entry at the west edge of the north elevation. Vehicle garage at the southern property edge. Vehicular access at the east/front yard.</p> <p><i>Non-contributing secondary resource (building):</i> One-story, one-car garage front gable garage at rear of lot, built after 1938.</p>	
129 Gertrude St.	c. 1860	06740.000359	<p>DENNIS MCCARTHY HOUSE (ANTONIO PRINCI HOUSE)</p> <p><i>Contributing building:</i> Level double lot. 2-story brick Italianate house with simple hipped roof with bracketed cornice. Windows with hooded crowns. Side porch at west elevation. Main entry at principal/south elevation at west edge. House extended to rear at an unknown date. Vehicular access at the west/front yard.</p>	
130 Gertrude St.	c. 1850	06740.000233	<p>CHARLES SCHLOSSER HOUSE (MUSCOLINI HOUSE)</p> <p><i>Contributing building:</i> Level lot. 2-story Folk style house with front gable roof. Full width 1-story enclosed porch with main entry at the west edge of the principal/north elevation. Vehicular access at east/front yard shared with 132 Gertrude.</p>	
132 Gertrude St.	c. 1850	06740.000234	<p>DEGLILI HOUSE</p> <p><i>Contributing building:</i> Level lot. 2-story Folk style house with front gable roof. Full width 1-story enclosed porch with main entry at the west edge of the principal/north elevation. Vehicular access at west/front yard shared with 130 Gertrude.</p>	
133 Gertrude St.	c. 1880	06740.000360	<p>ANDREW MILLER (VINCITORE HOUSE)</p> <p><i>Contributing building:</i> Lot slopes slight to southeast. 2-story gable front wood frame house with full width front porch and side polygonal projecting bay. House extended to rear at an unknown date. Vehicular access on west.</p>	

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			<i>Non-contributing secondary resource (building):</i> 1-story 1-car gable front garage at rear of lot.	
134 Gertrude St.	c. 1870	06740.000235	RESIDENCE <i>Contributing building:</i> Level lot. 2-story Folk style house with front gable roof. Full width 1-story open porch with main entry at the west edge of the principal/north elevation. Vehicle garage at the southern property edge. Vehicular access at the east/front yard.	
135-139 Gertrude St.	1970s?	06740.000361	DOMINICK'S MARKET (BUTLERS MARKET) <i>Non-contributing building:</i> Commercial building from late 20 th century; includes vacant parcels on Lodi as well as Gertrude Streets.	
Green Street				
101-105 Green St. (Listed 1979)	1884	06740.001829	HAIRINOIA <i>Contributing building:</i> Corner, level lot. 2 1/2-story wood frame clapboard-sided Folk style mixed-use building with front gable roof. Commercial storefront has 2 evenly-spaced main entries on principal/south elevation. Vehicular access at the rear/north yard.	
109 Green St. (Listed 1979: Demolished)		06740.000301	Vacant: Demolished. One of a row of three attached houses listed in 1979 Hawley-Green Street Historic District.	
111 Green St. (Listed 1979: Demolished)		06740.000303	Vacant: Demolished. One of a row of three attached houses listed in 1979 Hawley-Green Street Historic District.	
113 Green St. (Listed 1979: Demolished)		06740.000302	Vacant: Demolished. One of a row of three attached houses listed in 1979 Hawley-Green Street Historic District.	

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115 Green St. (Listed 1979)	c. 1890	06740.010673	RESIDENCE <i>Contributing building:</i> Lot slopes slightly to the south and west. 2 ½-story Folk style house with front gable, with full pediment with bracketed cornice. Similar but lower rear addition. Full width 1-story east-wrapping porch with main entry on the east edge of the principal/south elevation. Vehicular access at the side/west yard.	
117 Green St. (Listed 1979)	c. 1900	06740.000304	WEIR MOOSBRUGGER HOUSE <i>Contributing building:</i> Lot slopes slightly to the south and west. 2 ½-story Folk style house with front gable with cornice returns and side dormers. Full width 2-story enclosed porch with main entry on the west edge of the principal/south elevation. Vehicular access at the side/west yard.	
121 Green St. (Listed 1979)	1897	06740.000305	WEAVER HOUSE <i>Contributing building:</i> Lot slopes to the south and west with retaining wall on southern edge of the property. 2 ½-story Italianate/Queen Anne transitional style house with side gable roof with intersecting front gable on west side. 2/3 width 1-story open wooden entry porch and 1/3 width bow front window on the principal/south elevation. Vehicle entrance at the west/rear yard.	
122 Green St. (Listed 1979)	c. 1880	06740.000322	SMITH-LAGALANTE HOUSE <i>Contributing building:</i> Lot slopes slightly north. 2-story Folk style house with front gable roof with overhanging eaves. Windows with hooded crowns. Full width 1-story enclosed porch with main entry on the west edge of the principal/north elevation. Vehicular access at the side/west yard.	
124 Green St. (Listed 1979)	c. 1880	06740.000324	BEHM/HOFMAN HOUSE <i>Contributing building:</i> Lot slopes slightly north. 2-story Folk style front gable roof with overhanging eaves. Windows with hooded crowns. Full width 1-story open porch with main entry on the west edge of the principal/north elevation. Vehicular access at the side/east yard.	

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125 Green St. (Listed 1979)	1876	06740.000306	BONDA HOUSE <i>Contributing building:</i> Lot slopes slightly to the south and west. 2-story Italianate house with hipped roof with cross gables. Windows with hooded crowns. 1-story west-wrapping entry porch with spindle work with main entry at principal/south elevation. 1-story, 3-bay vehicle garage at the north property edge. Vehicular access at the west/rear yard.	
126 Green St. (Listed 1979)	1993	06740.001273	INFILL RESIDENCE <i>Non-contributing building:</i> Infill residence built in 1993: New design is sympathetic to surrounding listed buildings in Hawley-Green Street Historic District. <i>Non-contributing secondary resource (building):</i> a one-story one-car garage in rear of lot, contemporary with house.	
127 Green St. (Listed 1979)	c. 1890	06740.000307	BURDICK-TRUDEAU HOUSE <i>Contributing building:</i> Lot slopes slightly south. 2 ½-story Stick style house with hipped roof with gabled dormers. Full width 1-story, east-wrapping open porch with Eastlake details. Main entry on the east edge of the principal/south elevation. Vehicular access at the side/east yard.	
128 Green St. (Listed 1979)	1920	06740.000325	OAKES AMES HOUSE (YANKULOVICH RESIDENCE) <i>Contributing building:</i> Lot slopes slightly east. 2 ½-story Front-gable roof. Full width 2-story open porch with main entry on the east edge of the principal/north elevation. Vehicular access at the side/east yard.	
129 Green St. (Listed 1979)	c. 1890, renovated 1983-84	06740.000309	BONTA KONG HOUSE <i>Contributing building:</i> Lot slopes slightly to the south. 2 ½-story Queen Anne house with complex gabled roof form. Main entry on the east edge of the principal/south elevation with full width 1-story open porch. Vehicle garage at the northern property line. Vehicle entrance at the east/rear yard.	

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130 Green St. (Listed 1979)	1920	06740.000326	OAKES AMES HOUSE (DISOLO RESIDENCE) <i>Contributing building:</i> Lot slopes slightly east. 2 ½-story Folk style house with gable roof with overhanging eaves. Partial width 2-story open porch centered on principal/north elevation. Two entrances flank the porch on either side. Vehicular access at the side/west yard.	
131 Green St. (Listed 1979: Demolished)		6740.000310	Vacant. Parking lot. (Demolished BONTA ROSE HOUSE)	
133-135 Green St. (Listed 1979)	1879, Restored 1982-83	06740.000311	HOES (SCANDLON) BUILDING <i>Contributing building:</i> Lot slopes slightly to the south. Queen Anne style house with complex hipped and gabled roof; Eastlake style ornament on full width front porch with central decorated pediment; stick style in gable.	
134 Green St. (Listed 1979)	1993	06740.001272	INFILL RESIDENCE <i>Non-contributing building:</i> Infill residence built in 1993.	
200-204 Green St. (Listed 1979)	1880s	06740.001182	RESIDENCE <i>Contributing building:</i> Level lot. 2 ½-story Queen Anne style house with front and intersecting cross gables. 1-story entry porch with spindle work with main entry at principal/north elevation. Small second sleeping porch above main entry porch at north elevation. No vehicle entrance.	
201-203 Green St (NE corner of Howard). (Listed 1979)	DATE	06740.000282	MCGUIRE-GRECO-OKUN HOUSE <i>Contributing building:</i> Lot slopes slightly to south. This is a Romanesque Revival duplex house with connecting tower in Romanesque style with Queen Anne massing and details. Complex hipped and gabled roof An arcaded porch opens in the first bay of the house, on the southwest corner, overlooking the intersection. The complex was renovated and partially restored in 1982.	

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			Rear of lot contains renovated carriage house (USN: 06740.000283) described separately.	
Rear 201 Green St. (Listed 1979)	DATE	06740.000283	<p>BOVTA CARRIAGE HOUSE (GRECO HOUSE)</p> <p><i>Contributing building:</i> The carriage house in rear (shown here), which faces on Howard Street, was restored in 1982 and is now a rental property.</p> <p>Also identified as 408 Howard St; in the original HD designation this property appears to have been number 408 Howard St. but it is part of the 201 Green St. tax parcel.</p>	
206 Green St. (Listed 1979)	c.1890	06740.000340	<p>BROOKS / CAPUTO HOUSE</p> <p><i>Contributing building:</i> Level lot. 2 ½-story Queen Anne house with cross-gable roof. Full width 1-story open porch with the main entry at the principal/northern elevation. Vehicular access at west/rear yard.</p> <p><i>Contributing secondary resource (building):</i> a one-story hipped roof garage at the southern property edge, built before 1924.</p>	
207 Green St. (Listed 1979)	c.1890	06740.000281	<p>OKUN RESIDENCE</p> <p><i>Contributing building:</i> Lot slopes slightly west. 2 ½-story Folk style house with front-gable roof with shed dormers on both sides. Full width 2-story open porch with main entry on the principal/south elevation. Vehicular access at the east/rear yard.</p>	
208 Green St. (Listed 1979)	1911	06740.000341	<p>VEVILLE / HUNT HOUSE</p> <p><i>Contributing building:</i> Level lot. 2 ½-story cross-gable house. Main entry on the west edge of the principal/north elevation with full width, west-wrapping 1-story open porch. Vehicular access on west/side yard.</p>	

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209 Green St. (Listed 1979)	1869	06740.000280	RUSSELL-FARRENKOPF HOUSE <i>Contributing building:</i> Level lot. 2-story frame Second Empire house with side wing; mansard roof with dormers; façade with tall first story windows, flush boarding, rich decoration including ornamented pilasters at corners and window bays. Originally built as personal home of contractor Henry Russell.	
210 Green St. (Listed 1979)	c. 1860	06740.000342	PHELPS-MCCARTHY-GOKEY RESIDENCE <i>Contributing building:</i> Level lot. 2 ½-story Italianate house with hipped roof with cupola. Frame construction with flush boarding and quoins to simulate masonry. Main entry on the principal/north elevation with full width 1-story east-wrapping open porch. Vehicle garage at the southern property edge. Vehicular access at the east/rear yard.	
211 Green St. (Listed 1979)	1850, addition 1885, renovation 1983	06740.000279	GLASS-CARDILLO HOUSE <i>Contributing building:</i> Lot slopes slightly to the south. 2 ½-story Queen Anne style house adapted from earlier Gothic cottage which became side wing. Front gable. Main entry on the principal/south elevation with full width 1-story open porch with spindle work. Vehicle entrance at the east/rear yard.	
212 Green St. (Listed 1979: Demolished)	c. 1860	06740.000343	Vacant. Demolished – IVES-ROSS HOUSE (CALABRIA RESIDENCE)	
213 Green St. (Listed 1979)	1883	06740.000278	ALLEN ERREGGER HOUSE <i>Contributing building:</i> Lot slopes to the south. 2 ½-story Queen Anne style house with front gable, with intersecting cross gables. 1-story west-wrapping entry porch with main entry at principal/south elevation. Vehicle entrance at the west/rear yard.	
214 Green St. (Listed 1979)	c. 1850, addition 1870s, renovation 1984	06740.000344	CHAPMAN-CLARK HOUSE (CLARK-LEMAR HOUSE) <i>Contributing building:</i> Level lot. Hipped roof with wide bracketed cornice. House began as a Folk/Greek Revival house set far back from the St. and was expanded in Italianate style. Main entry on the principal/north elevation with full width 1-	

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			story open porch. Vehicular access at the west/rear yard.	
215 Green St. (Listed 1979)	1880s, renovation 1982-83	06740.000277	WOODRUFF-AMES HOUSE <i>Contributing building:</i> Lot slopes to the south. 2 ½-story Italianate transformed to a front gable house with intersecting cross gables. Main entry at east edge of the principal/south elevation with small, shallow, half-hipped projecting entry porch. No vehicle access.	
217 Green St. (Listed 1979)	c. 1860	06740.000276	WEAVER-MEYER HOUSE <i>Contributing building:</i> Lot slopes slightly to the south. 2-story Italianate with low hipped roof with wide bracketed cornice. Main entry on the principal/south elevation with full width 1-story open porch. Vehicular access at the east/front yard.	
218 Green St. (Listed 1979)	1890	06740.000345	MICHAEL E DRISCOLL HOUSE (SCHWARTZ RESIDENCE) <i>Contributing building:</i> Lot slopes slightly to the south. Queen Anne style wood frame house with corner tower and roof turret. Michael E. Driscoll (1851-1929), seven-term in the U.S. Congressman (1899-1913) lived here. He helped obtain funds for the construction of the former Federal Building on Clinton Square	
219 Green St. (Listed 1979)	1856, renovation c. 1984	06740.000275	IRA WATERBURY (STOUP) HOUSE <i>Contributing building:</i> Lot slopes slightly south. 2-story Greek Revival. Front gabled with cornice returns. Full width 1-story open porch with main entry on the principal/south elevation at the west edge. No vehicular access.	

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220 Green St. (Listed 1979)	1868	06740.000346	COLE-FUOCO HOUSE <i>Contributing building:</i> Level lot. 2-story Italianate house with hipped roof with wide bracketed cornice. Main entry at west edge of the principal/north elevation with small, shallow, half-hipped projecting entry porch. Vehicular access from St. at the west.	
222 Green St. (Listed 1979)	Unknown	06740.000347	GREENWOOD-FRATANGELO HOUSE <i>Contributing building:</i> Lot slopes slightly to the west. 2-story broad house with low hipped. Main entry on the principal/north elevation. First-story projection from north elevation with half-hipped roof. Vehicular access at the west/front yard. Side entrance at 615 Lodi St.	
Hawley Avenue				
200-202 Hawley Ave.			Vacant. Parking lot.	
201-223 Hawley Ave. (Listed 1979)	DATE	06740.000215	GREENWAY PLACE (previously, Metz Apartments) <i>Contributing building:</i> Row of fourteen attached townhouse units, now apartments. Original Second Empire style with stone foundation and brick facing received Tudor style upper façades and new entranceways of stucco and half timbering in 1920s, and was expanded with new apartment units in the rear facing court.	
203 (Rear) Hawley Ave. (Listed 1979)	Before 1860	06740.000212	GREENWAY PLACE GOTHIC COTTAGE <i>Contributing building:</i> Free-standing Gothic style house within courtyard of larger Greenway Place complex.	

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206 Hawley Ave. (Listed 1979)	c.1870	06740.000200	REED (NORTH) HOUSE <i>Contributing building:</i> Level lot. 2-story Italianate. Vehicular access at the west/rear yard. Hipped roof with wide bracketed cornice. Main entry on east edge of the principal/north elevation with full width 1-story open porch. House has been extended to the rear at an unknown date. <i>Non-contributing secondary resource (building):</i> a one story one-car gable front garage at the southern property edge.	
210 Hawley Ave. (Listed 1979)	1898	06740.000201	MOOSE HOME-MCDOWELL HOUSE <i>Contributing building:</i> Level lot. 2 ½ story transitional Queen Anne/Colonial with high hipped roof with multiple side dormers. With finished stone foundation, clapboard siding; projecting polygonal windows bays on north façade and east side, projecting columnar entrance porch.	
212-214 Hawley Ave.			Vacant. Parking lot.	
218 Hawley Ave. (Listed 1979)	c.1840; front addition c.1880	06740.000202	KEHOE HOUSE <i>Contributing building:</i> Level lot. 2 ½-story Queen Anne. Style cross-gable house, with high front gable with decorative shingle pattern.. 1/3 width 1-story open wooden entry porch and 2/3width bow front window on the principal/north elevation. House has been extended to the rear at an unknown date. No vehicular access.	

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220 Hawley Ave. (Listed 1979)	1850s	06740.000203	GOULLET HOUSE <i>Contributing building:</i> Level lot. 1 1/2-story Folk style house with front gable. Full width 1-story west-wrapping open porch with main entry set back on the principal/north elevation at the west edge. House has been extended to the rear at an unknown date. No vehicular access.	
222-224 Hawley Ave. (Listed 1979: Demolished)	1872 renovated 1984	06740.000204	Vacant. Demolished 2015. (Previously described as. "SPENCER LEMAR BUILDING: Level lot. 4 story brick Italianate/Second Empire apartment house, mansard roof.")	
226 Hawley Ave. (Listed 1979)	c.1970	06740.000205	SYRACUSE SOAPWORKS <i>Non-contributing building:</i> 2 1/2 story commercial building built after the period of significance.	
227-231 Hawley Ave. (NW corner of Catherine St) (Listed 1979)	c.1980	06740.000211	EXTRA KLEEN FOOD <i>Non-contributing building:</i> One-story commercial building built after the period of significance. Replaced earlier commercial building in 1978 nomination.	
300 Hawley Ave. (Listed 1979)	1878	06740.000081	RESIDENCE <i>Contributing building:</i> Level lot. 2-story Italianate with bracketed cornice. Windows with hooded crowns. Main entry at east edge of the principal/north elevation with small, shallow, projecting entry porch. Vehicular access at the south/rear yard. Rear of lot paved for parking. One of a row of buildings built by Beadle between 300 and 306 Hawley Avenue.	

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301-307 Hawley Ave. (Listed 1979)	1927	06740.000314	GROVE POINTE APARTMENTS (Crown Arms / Vigliotti Apartments) <i>Contributing building:</i> Level lot. 4-story brick apartment building on irregular lot, allowed trapezoidal plan.	
302 Hawley Ave.			Vacant. Parking lot.	
304 Hawley Ave. (Listed 1979)	1874	06740.000247	HENRY ROWLING HOUSE <i>Contributing building:</i> Level lot. 2-story Italianate with bracketed cornice. Windows with hooded crowns. Main entry at east edge of the principal/north elevation with small, shallow, half-hipped projecting entry porch. Vehicular access to paved rear of lot from Catherine Street. One of a row of buildings built by Beadle between 300 and 306 Hawley Avenue.	
306 Hawley Ave. (Listed 1979)	1874	06740.000248	BEADLE / BARKER & SARK HOUSE <i>Contributing building:</i> Level lot. 2-story brick Italianate with bracketed cornice. Vehicular access at the west to/rear yard. Rear of lot paved for parking. One of a row of buildings built by Beadle between 300 and 306 Hawley Avenue.	
308 Hawley Ave. (Listed 1979)	1888	06740.000249	DAWSON-LYMAN HOUSE (KNIGHT) <i>Contributing building:</i> Level lot. 2-story Italianate with bracketed cornice. Windows with hooded crowns. Main entry at east edge of the principal/north elevation with small, shallow, half-hipped projecting entry porch. Vehicular access at the west/rear yard.	
308 Rear Hawley Ave. (Listed 1979)	c.1890	06740.013909	CONVERTED CARRIAGE HOUSE <i>Contributing building:</i> Separate 2-story wood frame structure in rear of #308 formerly carriage house; now residence, with newer door and windows added. Original part has "saltbox" roof, with longer slope to west. Main entrance was from east beneath two gable-dormers,	

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			where added 1-story 1-car garage, with a terrace on gently sloping roof, gives car access from north.	
313-315 Hawley		06740.000315	Parking lot and vacant land for Grove Pointe Apartments (301-309 Hawley).	
312 Hawley Ave.	c.1885	06740.000250	KAUFFMAN RESIDENCE (1976) <i>Contributing building:</i> Level lot. 2 1/2 story queen Anne style house with hipped roof expanded with large dormers over projecting bays.. Front entrance off center with pair of arched windows on second story above. Vehicular access from St. to narrow drive on south side.	
314 Hawley Ave.	c.1870	06740.000236	J.S. WORDEN HOUSE (BACICHI HOUSE) <i>Contributing building:</i> Level lot. 2-story Italianate. Wood frame with 1-story full width open porch.	
316 Hawley Ave.	c.1890	06740.000237	GEORGE BLANT HOUSE (VENTRA HOUSE) <i>Contributing building:</i> Level lot. 2-story Four Square house with hipped roof. 2-story open porch, full width on ground level, 2/3 width on second story.	
316 (Rear) Hawley Ave.	DATE	06740.003733	CONVERTED CARRIAGE HOUSE <i>Contributing building:</i> Needs Description Also addressed as 316.5 Hawley Street.	

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317 Hawley Ave.	c.1875	06740.000317	RESIDENCE <i>Contributing building:</i> Level lot. 2-story Italianate house with low hipped roof. Full width 1-story open porch. Vehicular access from St. to east side of house.	
318 Hawley Ave.	Before 1892	06740.000239	PATRICK MURPHY HOUSE (NICOLLI HOUSE) <i>Contributing building:</i> Level lot. 2-story Folk style house with full width 2-story front porch. House has been extended to rear at unknown date. Vehicular access from street on south side of lot.	
319 Hawley Ave.	c. 1850	06740.000316	CRISP RESIDENCE (2016) <i>Contributing building:</i> Level lot. 1-1/2-story Greek Revival front gable roof with boxed eaves (cornice returns). Full size attic story windows extend high into the gable. Full width 1-story front porch not original. Vehicular access from street to east side of house.	
320 Hawley Ave.	c.1875	06740.000240	THOMAS MURPHY HOUSE (ORVORATI HOUSE) <i>Contributing building:</i> Level lot. 2-story 3-bay Italianate house. Main entrance via steps and 1-bay projecting porch to door in left bay. Two rectangular windows in face on first floor to right, with two corresponding windows above. House extended to rear at unknown dates.	

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321 Hawley Ave.	1870s?	06740.000318	RESIDENCE <i>Contributing building:</i> Level lot. 3-story two-bay house on high stone foundation, creating half basement. House is wood frame, sides plastered, new siding on façade. Projecting steps lead to gable front projecting entrance porch, to two replacement entrance doors on right side of ground floor. New siding. No vehicular access.	
322 Hawley Ave.	Before 1892	06740.000241	VINCENT BOVA HOUSE <i>Contributing building:</i> Level lot. 2-story Folk style wood frame gable front house. House extended to rear at unknown dates. New siding. <i>Non-contributing secondary resource (building):</i> One-story two-car garage in rear.	
323-31 Hawley Ave.	1966	06740.000321	IMMANUEL BAPTIST CHURCH. <i>Non-contributing building:</i> Shingle-sided one-story modern side gable church. Third building of the congregation. Gregory Ferentino Associates, architect. Built after the period of significance. Includes sites of two demolished buildings (06740.000319 + 06740.000320).	
326 Hawley Ave.			Vacant: Empty lot.	
330 Hawley Ave.	c.1890	06740.000242	HATTIE WELLS HOUSE (LEPIANE HOUSE) <i>Contributing building:</i> Level lot. 2-1/2-story wood frame on stone foundation cross-gable Colonial house with faux-brick siding.	

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400 Hawley Ave. (Corner of Howard St.)	c.1880, renovated 2015	06740.000339	<p>MRS. HENRY C. THOMPSON HOUSE</p> <p><i>Contributing building:</i> Level lot. 2-story Folk style gable front wood frame house on cast stone foundation. Three 2nd story windows facing Hawley Ave.; none on 2nd floor facing Howard St. Corner lot, polygonal projecting bay toward rear, facing Howard St.. 1-story cottage-like addition on rear (after 1892).</p> <p>One-story, two-car garage, hipped roof on cast stone block walls recently demolished in 2015.</p>	
401-403 Hawley Ave.	c.1850	06740.000216	<p>HEALY'S STORE / BABIAN'S MARKET.</p> <p><i>Contributing building:</i> Triangular corner, level lot. 2-story brick Italianate. Flat roofed. Cornice with bracket and dentils. Structure is the oldest commercial building in the district.</p>	
402 Hawley Ave.	1870s	06740.000327	<p>D.L. GLOVER HOUSE</p> <p><i>Contributing building:</i> Level lot. 2-story Folk style house. Front-gabled. Enclosed front entrance porch added; new siding. House has been extended to rear at unknown date. No vehicular access.</p>	
404 Hawley Ave.	1870s?	06740.000328	<p>CHARLES HENSON HOUSE</p> <p><i>Contributing building:</i> Level lot. 2-story Folk style house, One door and two windows below, three windows above. Front-gabled with front porch with entrance by steps off center to right.</p>	

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405 Hawley Ave.	Mid-1880s	06740.000217	HELMSTETTER HOUSE <i>Contributing building:</i> Level lot. 2 ½-story Queen Anne. Cross-gabled roof. Small hipped 1-story entry porch with spindle work with main entry at principal/south elevation. Small second sleeping porch with spindle work at south elevation.	
406 Hawley Ave.	1871	06740.000329	CHARLES HENSON HOUSE <i>Contributing building:</i> Level lot. 2-story 3-bay Italianate, wood. Main entrance via projecting porch far right bay on ground floor. Extended to rear. Note wooden quoins at corners.	
408 Hawley Ave.			Vacant, Empty lot. (06740.000330 – Demolished)	
410 Hawley Ave.			Vacant, Empty lot. (06740.002270 – Demolished)	
409-413 Hawley Ave.			Vacant, Empty lot. (06740.000218 + 06740.000219 – Demolished)	
412 Hawley Ave.	c. 1870	06740.000331	CORASANITI RESIDENCE <i>Contributing building:</i> Level lot. 2-story wood frame, hipped roof Italianate house, on cut stone ashlar laid foundation. 2/3 first floor enclosed entrance porch added. At some point (1920s?) house was doubled in size to rear and hipped roof extended. 2-story projecting porch on rear. New siding on entire house.	
414 Hawley Ave.	c. 1870	06740.000332	V. CORASANITI HOUSE <i>Contributing building:</i> Level lot. 3-bay wood frame gable front; new siding, windows, access ramp.	

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415-417 Hawley Ave.	c. 1920s	06740.000220	J.P. BEACH STORE <i>Contributing building:</i> Level lot. Extra wide 2-story front gable. Central entrance. Probably originally had store fronts on either side. (Currently, Wendy's Hair Salon.)	
418 Hawley Ave.	c.1870?	06740.000330	MARTIN MCNAMARA HOUSE <i>Contributing building:</i> Level lot. 2-story wood frame Italianate, extended to rear (perhaps already in the 19th-century), front 2-level enclosed porch added; new siding. Vehicular access from street on west side to garage in rear. <i>Non-contributing secondary resource (building):</i> One-story, one-car garage front gable garage at rear of lot, built after 1938.	
419 Hawley Ave.	1870	06740.000221	JOHN BROWZE HOUSE <i>Contributing building:</i> Level lot. 2-story wood frame, wood sided, Italianate house, with low hipped roof; enclosed front entrance porch added. House extended to rear at unknown date.	
420 Hawley Ave.			Vacant. Empty lot (06740.000334 – Demolished)	
421 Hawley Ave.			Vacant. Empty lot.	
422 Hawley Ave.	ca 1870	06740.000335	DENNIS SWEENEY HOUSE (BURKAIT HOUSE) <i>Contributing building:</i> Level lot. 2-story wood frame side gable with porch. New siding.	
423-425 Hawley Ave.			Vacant. Empty lot.	

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426 Hawley Ave.	1997	06740.013885	INFILL RESIDENCE <i>Non-contributing building:</i> Two-story infill residence replaced existing house (06740.000336 – DENNIS SWEENEY HOUSE (BAGLIERE RES)) – in 1997.	
427 Hawley Ave.	1901	06740.000223	ROBERT BERGGREN HOUSE <i>Contributing building:</i> Lot slopes slightly to south. 2 ½-story brick Queen Anne house, on high cut stone foundation. On front and east side projecting 2-story polygonal windows bays topped with pediment dormers. Small triangular dormer on west side. Main entrance up stone steps at façade left. Second door now enters at front west window of front bay.	
428 Hawley Ave.	c. 1860	06740.000337	JEREMIAH SULLIVAN HOUSE (GALATI 2 FAMILY) <i>Contributing building:</i> Level lot. Gable and wing house. New siding.	
429 Hawley Ave.			Vacant. Empty lot (06740.000222 – Demolished)	
430-432 Hawley Ave.	c.1870	06740.000338	JAMES SOUTHERTON HOUSE (JOHN MARDOZE JR RES) <i>Contributing building:</i> Level lot. 2-story wood frame 3-bay Italianate. Projecting front porch and steps on right first floor bay. Tw rectangular windows to left; three above.	

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431 Hawley Ave.	1901	06740.000224	DANIEL LANE HOUSE (DONLON HOUSE) <i>Contributing building:</i> Level lot. 2 1/2-story brick gable front, simple Queen Anne house, with cross-gable roof. Front enclosed porch added. Decorative shingle and windows panes intact in front gable. <i>Contributing secondary resource (building):</i> 1-story hipped roof shed or garage at rear of lot, but no apparent vehicular access.	
433 Hawley Ave.	ca 1925	06740.013066	COMMERCIAL BUILDING <i>Contributing building:</i> Level lot. 1-story brick commercial buildings with decorative patterned brickwork. Central doorway with large display windows on either side.	
436-438 Hawley			Vacant. Empty lot.	
439-443 Hawley Ave.	1920s	06740.003927	NEW AVON THEATER <i>Contributing building:</i> Level lot. 2-story double lot Art Deco commercial.	
440 Hawley Ave.			Vacant. Empty lot.	
442 Hawley Ave.	c. 1870	06740.013067	RESIDENCE <i>Contributing building:</i> Level lot. 2-story folk style wood frame gable front house. Access ramp added on west side.	
444 Hawley Ave.	c.1880	06740.013068	RESIDENCE <i>Contributing building:</i> Level lot. 2-story cross gable wood frame, 2-story porches on Hawley Avenue façade.	

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445 Hawley Ave.	Date unknown (1980s?)	06740.013884	INFILL COMMERCIAL <i>Non-contributing building:</i> Level lot. Original shape and scale, but new concrete façade (fills in alley shown in Sanborn maps). Seems to share a roof with 447-449 Hawley but is also bundled in same tax parcel with 439-443 Hawley.	
448-450 Hawley Ave. (corner of N. Crouse)	c.1900	06740.013069	MIXED-USE COMMERCIAL BUILDING <i>Contributing building:</i> Level lot. 3-story brick mix-used, commercial on ground floor and residential above.	
447-449 Hawley Ave. (corner of N. Crouse)	1920s	06740.013070	COMMERCIAL BUILDING <i>Contributing building:</i> Level lot. 1-story Art Deco commercial structure. Pair of entrance doors at center flanked by rectangular windows set in façade wall. Decorative parapet wall.	
500-504 Hawley Ave. (corner of N. Crouse)	Ca. 1964	06740.013886	INDUSTRIAL BUILDING <i>Non-contributing building:</i> Industrial building concrete block composed of four parts,. Original rectangular structure at 502-504 with plain walls, industrial windows with no trim. East part 2-stories; west part 1-story, with main entrance from adjacent corner parking area that extends to street. 1-story addition, corresponding to 214 N. Crouse St., on rear, with garage-size service door facing street. A 2-story angled addition fills the "L" between the 1-story wings, and faces N. Crouse Ave. and	

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			corner parking area. Built and use for decades as a dry cleaning plant; closed since late 1990s.	
501 Hawley Ave.	c. 1890, Renovated 1920s?	06740.003386	RESIDENCE <i>Contributing building:</i> Level lot. 2 -story wood frame gable front, renovated with commercial storefronts on ground floor. <i>Contributing secondary resource (building):</i> One-story, one-car garage at rear of lot, facing N. Crouse Ave.; cast block walls, hipped roof; new door.	
503 Hawley Ave.			Vacant. Empty lot	
505 Hawley Ave.	c.1950	06740.004722	ART RAGE GALLERY <i>Non-contributing building:</i> Level lot. 1-story brick commercial with display window façade. Built outside period of significance.	
506-508 Hawley Ave.			Vacant. Empty lot.	
507 Hawley Ave.	c. 1890	06740.008276	RESIDENCE <i>Contributing building:</i> Level lot. 2 ½-story wood frame front gable residence. 2-story front porch added. Faux brick siding.	
509 Hawley Ave.			Vacant. Empty lot.	

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510-512 Hawley Ave.	Ca. 1960	06740.013888	HOLIDAY COMMONS APARTMENTS <i>Non-contributing building:</i> Level lot. 2-story 9-unit apartment building. Long rectangular gable front structure with entrances to apartments on sides. No doors, windows or other articular on street façade. small rectangular windows evenly distributed on long sides, with no extra decoration.	
511 Hawley Ave.	1880s?	06740.013887	RESIDENCE <i>Contributing building:</i> Level lot. 2-story wood frame and wood-sided, front gable residence. 2-story front porch rebuilt with lower brick wall.	
514 Hawley Ave.			Vacant. Empty lot.	
515 Hawley Ave.	c. 1900	06740.013891	FINEGAN PARK <i>Contributing site:</i> Site is occupied by a meat market in the 1892 Sanborn but shows up as "Hawley Park" on subsequent (1910) maps, but is Finegan Park by 1924, the named derived apparently from the nearby Finegan Tract and former Finegan Ave. (600 block of Hawley Ave. since at least 1924). Alternative street address = 401-409 Lodi Street.	
515 Hawley Ave.	2011	06740.013892	Sculpture. <i>Non-contributing object:</i> "Rising," by Dennis Earle, in Finegan Park. Noncontributing due to age.	

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516 Hawley Ave.	1870s?	06740.008277	RESIDENCE <i>Contributing building:</i> Level lot. 1 ½-story Folk style gable front house. Front porch added. Gable window original. Vehicular access from St. to west side.	
518 Hawley Ave.	c.1870	06740.008278	RESIDENCE <i>Contributing building:</i> Lot slopes slightly to west. 2-story wood frame Italianate. Low hipped roof. Original front door and window frames. New vinyl siding. Vehicular access from St. to east side, shared with #520.	
520 Hawley Ave.	c.1885	06740.013889	RESIDENCE <i>Contributing building:</i> Level lot. 2 ½-story wood frame Queen Anne style house with off center façade projecting polygonal window bay surmounted by gable. Entrance on façade right, with projecting gable front porch supported by stick style posts and spindle valence. <i>Contributing secondary resource (building):</i> Concrete-block one-car garage attached by recent masonry wall to main house to create sheltered enclosure.	
520 ½ Hawley Ave.	Before 1850	06740.013911	RESIDENCE (BACK HOUSE) <i>Contributing building:</i> House set on rear of 520 lot. 1 ½ story wood frame, 2-section, Folk style gable-and-shed-roof house. Entrance now through north end of now-enclosed side porch beneath slightly angled shed roof; entrance may originally have been through the long side of the open porch of this side gable house. Two rectangular windows on north (gable) facade, and smaller rectangular attic window with shutters set close in gable angle. Brick chimney in center of north section. Slightly lower rectangular extension to rear. 20th-century faux-brick siding. Reportedly originally sited close to Hawley Ave., possibly facing Lodi Street, too (with open porch), and moved when present 520 building was built.	

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522-524 Hawley Ave.	1955	06740.013890	COMMERCIAL BUILDING / BARBER SHOP <i>Non-contributing building:</i> Lot slopes slightly to southeast. 1-story commercial building, trapezoidal plan, with cast block walls and cut stone façade around large display windows. Built as 2 twin stores, each with metal trimmed glass door and display windows on façade. Built as a barber shop by the owners of 520 Hawley Avenue.	
Howard Street				
304-302 Howard St.	1851	6740.000365	HEZEKIAH DAVIS HOUSE <i>Contributing building:</i> Level lot. 2-story Folk style gable-and-wing style. Cross-gabled roof. Partial 1-story wooden open porch with main entry in the L at the principal/west elevation.	
308 Howard St.	2007	6740.000366	INFILL RESIDENCE <i>Non-contributing building:</i> Two-story infill residence built 2007. Replaced ALEXANDER SOULE HOUSE (06740.000366).	
310 Howard St.	c. 1850	6740.000367	FREDERICK PRATT HOUSE (REYNOLDS HOUSE) <i>Contributing building:</i> Level lot. 2-story Folk style house. Front gabled roof. Enclosed 1-story entry porch at the principal/west elevation with the main entry at the south edge. 1-story vehicle garage at the north property edge. Vehicle access at the north/front yard.	
311 Howard St.	1901	6740.000323	H.A. HUNTINGTON HOUSE <i>Contributing building:</i> Lot slopes slightly south. 2-story Folk. Style side gable roof with hipped dormers. Full width 1-story open porch with centered main entry at the principal/east elevation. Vehicle access at the north/front yard.	

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401 Howard St. (Listed 1979)	1879	6740.001258	ROW HOUSE (401) <i>Contributing building:</i> This row of four attached, narrow, 3-story wood frame houses was built in response to the trolley service along Howard Street.	
403 Howard St. (Listed 1979)	1879	6740.001259	ROW HOUSE (403) <i>Contributing building:</i> This row of four attached, narrow, 3-story wood frame houses was built in response to the trolley service along Howard Street.	
405 Howard St. (Listed 1979)	1879	6740.001255	ROW HOUSE (405) <i>Contributing building:</i> This row of four attached, narrow, 3-story wood frame houses was built in response to the trolley service along Howard Street.	
407 Howard St. (Listed 1979)	1879	06740.013894	ROW HOUSE (407) <i>Contributing building:</i> This row of four attached, narrow, 3-story wood frame houses was built in response to the trolley service along Howard Street.	
408 Howard St.			See 201 Green Street Rear.	

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409 Howard St. (Listed 1979)	1880s?	6740.000312	ALLEN / BROWN SMITH HOUSE <i>Contributing building:</i> Lot slopes slightly to the south. 2 1/2-story Queen Anne style house with hipped roof with cross gables. Small entry porch with front gabled roof with main entrance at the north edge of the principal/east elevation. No vehicle access.	
410-416 Howard St.			Vacant. Parking lot	
411-413 Howard St.			Vacant. Empty lots.	
415 Howard St. (Listed 1979)	1890s	06740.000313	EVERSON-BLAISDELL HOUSE <i>Contributing building:</i> Lot slopes slightly to the south. 2 1/2-story Common house with front gable roof. Main entry on the south edge of the principal/east elevation with full width 1-story open porch. Vehicular access at the north/side yard.	
417 Howard St. (Listed 1979)	1890s	06740.013194	RESIDENCE <i>Contributing building:</i> Lot slopes slightly to the south. 2 1/2-story Common house with cross gable roof. Main entry on the south edge of the principal/east elevation with full width 1-story open porch. Vehicular access at the south/side yard.	
418 Howard St.	c. 1880	06740.000284	J EMMET WELLS RENTAL HOUSE <i>Contributing building:</i> Level lot. 3-story Stick style house with front gabled roof. Full width 1-story open porch with main entry at the southern edge of the principal/west elevation. House may have been Italianate and been remodeled with 3 rd floor and Stick style porch. Vehicle access at the east/back yard. One of four adjacent buildings between 410 and 418 Howard St. erected in 1884 by J. Emmet Wells, 4 th ward alderman, for rental.	

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Lodi Street				
401-409 Lodi St.			See 515 Hawley Street (Finegan Park)	
411 Lodi St.	c.1890	06740.013896	RESIDENCE <i>Contributing building:</i> Narrow lot slopes slight to south and east. 2-story wood frame gable front residence 2- story wood frame. New siding.	
413 Lodi St.			Vacant. Empty lot	
415 Lodi	c.1890	06740.003926	RESIDENCE <i>Contributing building:</i> Narrow lot slopes slightly to south and east. 2-story wood frame gable front residence.	
417 Lodi St.	c.1890	06740.013897	RESIDENCE <i>Contributing building:</i> Narrow lot slopes slightly to south and east. 2-story wood frame gable front residence. Original porch now enclosed, new siding.	
419 Lodi St.	c.1890	06740.013898	RESIDENCE <i>Contributing building:</i> Level lot. 2 1/2 story wood frame gable front house, with small gable set within larger or right side of façade. Full width front ground floor porch, new siding.	
501-513 Lodi St.	2005		CLINTON PLAYLOT.	

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			Open land since nineteenth-century row houses were demolished between 1935 and 1938. The parcel is now a fenced landscape playground with tennis court, open green space, and playground equipment. (Not counted)	
601-607 Lodi St.			See 139 Gertrude (This is the side entrance to Dominick's Market)	
609 Lodi St.	c.1890?	06740.000362	<p>DORA B FERRIS HOUSE</p> <p><i>Contributing building:</i> Lot slopes slight to south and east. 2 ½-story Queen Anne residence. Cross gables; corner tower with multi-partite roof; new siding.</p> <p><i>Contributing secondary resource (building):</i> One-story, two-car front gable garage at rear of lot, built before 1924.</p>	
611 Lodi St.	c.1870?	06740.000363	<p>AIME HARNOIS HOUSE</p> <p><i>Contributing building:</i> Lot slopes slightly to southeast. 2-story wood Italianate house with low hipped roof, new siding. Rebuilt projecting entrance porch.</p> <p><i>Contributing secondary resource (building):</i> One-story, two-car front gable garage at rear of lot, built before 1924.</p>	
613 Lodi St.	c. 1850?	06740.000364	<p>ODILLON DUPLESSIS HOUSE</p> <p><i>Contributing building:</i> Lot slopes slightly to southeast. Front gable upright and wing house. Main door on left bay of ground floor, with two windows center and right. Three windows on second story façade.</p> <p><i>Contributing secondary resource (building):</i> One-story, two-car front gable garage at rear of lot, built before 1924.</p>	
615 Lodi St.			See 222 Green Street. (This is a side entrance)	

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701 Lodi St. (Listed 1979)	1895, renovated 1985	06740.000274	COOK-KIRNAN HOUSE <i>Contributing building:</i> Lot slopes slightly south and east. 3 ½-story Queen Anne style two-family house (now apartments) with complex gabled and hipped roof. Octagonal tower on Green St. side 1-story entry porch with main entry at principal/east elevation.	
703 Lodi St.	Before 1892	06740.000273	ANNIE HAWKINS HOUSE <i>Contributing building:</i> Lot slopes slightly south and east. 2-story "Princess Anne" house with front gable house with projecting front bay. Full porch on first floor and half porch on second.	
705 Lodi St.	c.1870?	06740.000272	JAMES AND ANNA MOORE HOUSE <i>Contributing building:</i> Lot slopes slightly south and east. 2-story wood Italianate, with low hipped roof, intact roof brackets, and window frames; but new siding. Rebuilt projecting entrance porch with pediment.	
707 Lodi St.	c.1890?	06740.000271	THOMAS DUPLERRIS HOUSE <i>Contributing building:</i> Lot slopes slightly south and east. Eclectic asymmetrical late Victorian house with square-plan tower over off-center entrance. Original attic windows, and window frames throughout; new entrance doors, siding and asphalt shingle roof.	

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709 Lodi St.	c.1880?	06740.000270	SIEFKER-HARVEY HOUSE <i>Contributing building:</i> Lot slopes slightly south and east. 2-story Italianate-Victorian transitional, new siding.	
713 Lodi St., Corner of Wayne	1980s?	06740.000269	THE ALODI RESIDENCE <i>Non-contributing building:</i> Three-story rectangular block brick apartment building.	
North Crouse Avenue				
305 North Crouse Ave.	Before 1892	06740.013900	COMMERCIAL CONVERSION <i>Non-contributing building:</i> House of indeterminate age, much altered, with added commercial front.	

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306 North Crouse Ave.	Before 1892	06740.013901	RESIDENCE <i>Contributing building:</i> Possibly mid-19th century house obscured by extensive remodeling.	
308-318 North Crouse Ave.	c.1960	06740.013902	CONVERTED GAS STATION <i>Non-contributing building:</i> Garage building erected after the period of significance with adjacent parking area; recently (2016) converted to commercial building.	
309 North Crouse Ave.			Vacant. Parking lot	
311-313 North Crouse Ave.	Before 1892	06740.013903	COMMERCIAL CONVERSION <i>Non-contributing building:</i> House of indeterminate age, much altered with added commercial front but retains original form.	

North McBride Street





304 North McBride St. (Listed 1979)	c. 1881	06740.000214	Townsend-Manderfield House <i>Contributing building:</i> Lot slopes slightly to the west. 2 ½-story Queen Anne style house with hipped roof with cupola. Main entry on the principal/west elevation with full width 1-story open porch with spindle work. Vehicular access at the south/rear yard.	
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306 North McBride St. (Listed 1979)	c. 1881	06740.000213	Lewis-Ebeling House / Manderfield Residence <i>Contributing building:</i> Lot slopes slightly to the west. 2 ½-story Queen Anne house with hipped roof with cross gables. 2/3 width 1-story open wooden entry porch and 1/3 width bow front window on the principal/west elevation. Vehicular access at the south/rear yard.	
306 ½ North McBride St. (Listed 1979)	1870-1890	06740.000207	Coach House for Manderfield Residence <i>Contributing building:</i> Coach House (306 Rear North McBride Street) actually located behind 304 North McBride Street, Syracuse. Former Carriage house, now apartments. Early 20 th century Sanborn maps suggest this property (and the adjoining Gothic Cottage behind Greenway Place) may actually have belonged to a mansion on Catherine Street.	
Wayne Street				
100-102 Wayne St.			Vacant. Paved parking (06749.000296 – Demolished)	
104 Wayne St.			Vacant. Empty lot. (USN: 06749.000295 – Demolished)	
106 Wayne St.	1870s?	06740.000294	RICHARD SEVENOAKS HOUSE <i>Contributing building:</i> Lot slopes slightly to west. 2-story Folk style wood frame front gable house. Enclosed side porch with shed roof an addition. <i>Contributing secondary resource (building):</i> One-story, two-car front gable garage at rear of lot, built between 1924 and 1938.	
108 Wayne St.	1870s?	06740.000293	IRES BROWNELL HOUSE (PATOVILLE RESIDENCE) <i>Contributing building:</i> Lot slopes slightly to west. 1-story, one room, gable front, wood frame, clapboard-sided house. Entrance door and front window have been replaced. Two similar sized extension on rear. This was originally one of the smaller houses in the city, and represents the minimum required for a worker's shelter. <i>Contributing secondary resource</i>	

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			<i>(building):</i> One-story, two-car front gable garage at rear of lot, built between 1924 and 1938.	
110 Wayne St.	1860s?	06740.000292	<p>ALFRED L ROWLEY RENTALS</p> <p><i>Contributing building:</i> Lot slopes slightly to west. 2-story gable front wood frame Folk style house. Full width open front. Originally a twin of #112.</p> <p><i>Contributing secondary resource (building):</i> One-story, two-car front gable garage at rear of lot, built between 1924 and 1938.</p>	
112 Wayne St.	1860s?	06740.006442	<p>RESIDENCE</p> <p><i>Contributing building:</i> Lot slopes slightly to west. 2-story gable front wood frame Folk style house. Shallow L extends to west in rear. Open front porch with steps angled at west end, corresponding to beveled wall on first story. Originally a twin of #110.</p> <p><i>Non-contributing secondary resource (building):</i> One-story, one-car garage at rear of lot, built after 1938.</p>	
114 Wayne St.	c. 1860	06740.000291	<p>REXFORD HELM HOUSE (PIASCIT RESIDENCE)</p> <p><i>Contributing building:</i> Lot slopes slightly to northwest. 1 1/2-story Folk/Greek Revival front gable house with cornice returns. Fieldstone foundation. Full width 1-story enclosed porch added. House extended to rear. Current shingle siding obscures original elements. Vehicular access from St. to east side.</p> <p><i>Non-contributing secondary resource (building):</i> One-story, one-car garage at rear of lot, built after 1938.</p>	

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116 Wayne St.	DATE	06740.000290	REXFORD WALES HOUSE (VECCHIO RESIDENCE) <i>Contributing building:</i> Lot slopes slightly to northwest. 2-story folk style house with 2-story full width open porch.	
118 Wayne St.	1880s?	06740.000289	GILES EVERSON RENTAL <i>Contributing building:</i> Level lot. 2 ½ story wood frame wood sided gable front house with original fenestration pattern and window surrounds. Elliptical attic window in gable. Replacement full width 2-story front porch. Vehicular access from St. to east side of house. <i>Non-contributing secondary resource (building):</i> Two-story, structure at rear of lot used as residence, built after 1938.	
120 Wayne St.	1870s?	06740.000288	L.L. NELSON HOUSE <i>Contributing building:</i> Level lot. 1 ½-story Folk style front gable house, second story window push far up into gable. Three windows up, two down. Entrance at west edge of façade. No vehicular access from St. to east side. House built in two stages; probably extended to rear.	
122 Wayne St.	DATE	06740.000287	FREDERICK RANGER HOUSE <i>Contributing building:</i> 2-story wood frame Italianate with low hipped roof with projecting eaves supported by original brackets. 2-story full width partially enclosed front porch added.	

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124 Wayne St.			Vacant. (NICHOLAS SEUBERT HOUSE – USN 6740.000286 – demolished 2014)	
126 Wayne St.	c. 1870	06740.000285	E.B. JUDSON RENTALS <i>Contributing building:</i> Level lot. 2-story Stick style house with front gable roof. Full width 1-story open porch with main entry at the east edge of the principal/north elevation. Vehicle garage at the southern edge of the property. Vehicle access at the east/front yard shared with 128 Wayne.	
128 Wayne St.	c. 1870	06740.010500	RESIDENCE <i>Contributing building:</i> Level lot. 2-story Stick style front gable roof. Full width 1-story open porch with main entrance at the west edge of the principal/north elevation. Vehicle access at the west/front yard shared with 126 Wayne. <i>Non-contributing secondary resource (building):</i> Two-story, structure at rear of lot used as residence, built after 1938.	
204-208 Wayne St.			Vacant. Empty lot now used for gardens. (SWARTHOTH RESIDENCE – 06740.000266 – demolished)	
210 Wayne St.	1883	06740.000267	JOHN H COOGAN HOUSE <i>Contributing building:</i> Lot slopes slightly to the south. 2 1/2-story Queen Anne. Hipped roof with cross gables. Full width 1-story enclosed porch with the main entry at the principal/northern elevation. Vehicle access at the west/front yard.	

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212 Wayne St.	c. 1884	06740.000268	<p>CARDILLO HOUSE</p> <p><i>Contributing building:</i> Lot slopes slightly to the south. 2 1/2-story Queen Anne style front gable house. Small entry porch with front gabled roof with main entrance at the east edge of the principal/north elevation. Vehicle entrance at the west/front yard.</p> <p><i>Contributing secondary resource (building):</i> Two-story former carriage house or barn, now garage in rear at the southern property line.</p>	
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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.)

Property is:

- ☐ 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.

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1824-1938

Significant Dates

NA

Significant Person

(Complete only if Criterion B is marked above.)

NA

Cultural Affiliation

NA

Architect/Builder

NA

Period of Significance (justification): Date of earliest identified residence in the district to the completion of the commercial district on Hawley Street and the construction of the Grove Pointe apartment complex in the late 1920 – early 1930s. After that, few additional buildings were constructed in the neighborhood. The year 1938 has been chosen as the end of the period of significance because Hopkins' *Atlas of the City of Syracuse, N.Y. and Suburbs* of that year provides a complete snapshot of the community at that time.

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Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Statement of Significance District and Expansion: Summary Paragraphs

The Hawley-Green Street Historic District Boundary Expansion is significant under **Criterion A: Community Planning and Development** for its association with the settlement and development of the City of Syracuse in the period 1824 to 1930. The district is a remarkably intact and coherent residential neighborhood laid out in the second quarter of the nineteenth century and mostly built up before the turn of the twentieth century. The community offers rich testimony of the rapid development of Syracuse in its second phase, after the original establishment of the Village of Syracuse on the Walton Tract in 1824 around what is now Clinton Square. The success of the Erie Canal, completed in 1825, just northeast of the original settlement, led to the development and growth of the Hawley-Green neighborhood. The street grid was fully established by 1848 when Syracuse became incorporated as a city.

The Hawley-Green Street Historic District Boundary Expansion is also significant under **Criterion C: Architecture** for its rich blend of architectural styles from the early nineteenth century to the early twentieth century, including Folk, Italianate, Romanesque, Stick-style, Queen Anne, and Second Empire styles. This mix, as a whole, created a cohesive neighborhood. Most houses are wood-frame and wood-sided. A smaller number of houses are masonry, mostly brick on stone foundations. The district and expansion area have fortunately experienced relatively few demolitions and little non-historic infill.

Part of the area was designated an historic district in 1979. In the 35 years since the designation, increased research about the historic development of the area and continuing restoration of buildings in the area have led to the recognition that the few streets previously designated are only part of the historically cohesive nineteenth-century neighborhood. Many of the structures on the streets designated in 1979 have been restored, and these now well-cared for and attractive historic and community resources form the core of the Hawley-Green Street Historic District Boundary Expansion.

Narrative Statement of Significance

Criterion A: Community Planning and Development

Hawley-Green and the Early Development of Syracuse

The first significant European settlement of the area that would become the City of Syracuse occurred in the years following the American Revolution. After the close of the war, the tribes of the Haudenosaunee Confederacy relinquished their lands east of the Genesee River (where present-day Rochester is located) and were moved to nearby reservations or out of New York State entirely. In 1791, 1.5 million acres in the center of the state surrounding the Finger Lakes were divided into parcels of 600 acres to be distributed to Revolutionary War veterans. Each of the original towns of what was known as the Military Tract contained one hundred 600-acre parcels; most were named for figures from Ancient Greece and Rome. The area where present-day Syracuse is situated, however, was originally the Onondaga Reservation, which was not included in the Military Tract. The reservation was crossed by a major east-west road, later incorporated into the Seneca Turnpike, and a

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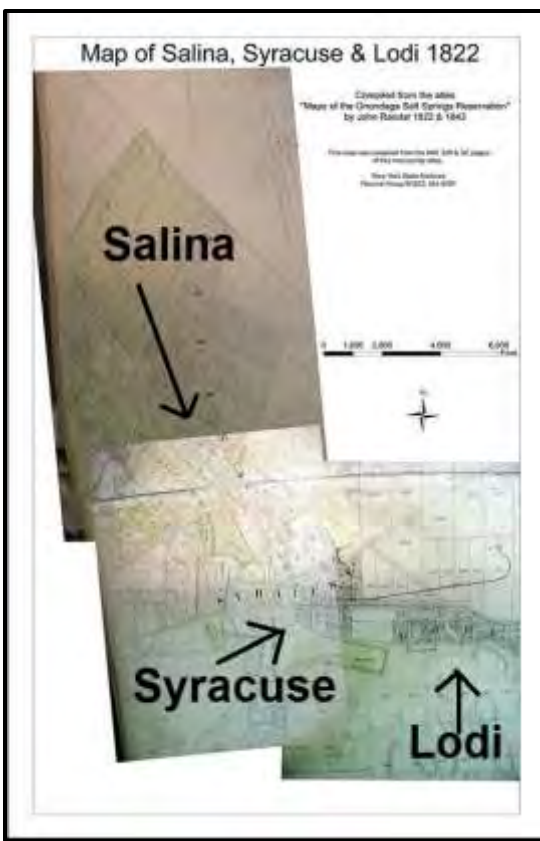
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major north-south road, now Salina Street. Between 1790 and 1822, the lands of the Onondaga were made smaller through a series of (now-contested) treaties – the Onondaga Nation Territory was reduced to less than 10 square miles south of the city, and European settlers moved onto vacated Onondaga land.

One of the first settlements was a small village called Salina, which developed near the salt flats at the southern end of Onondaga Lake. James Geddes laid out the community in 1798 as a grid using the Salt Road, (which would become North Salina Street) as the anchor line for his plan.¹ The village was chartered that year and continued to expand in the opening decades of the nineteenth century. It was one of several small independent hamlets that experienced rapid growth throughout the early nineteenth century due to the area's natural salt deposits, as well as the development of industries that capitalized on the Erie and Oswego Canals and various regional railroad lines.² This conjunction of natural resources and transportation corridors was the key factor in the development of Onondaga County and the City of Syracuse.

In 1804, a 250-acre tract located in the Village of Syracuse was sold at public auction to Abraham Walton, the proceeds to be used to improve the east-west road.³ In 1824, a group of Albany businessmen formed the Syracuse Company in order to purchase the Walton Tract, which is the site of Syracuse's current downtown.⁴ The partnership included William James, Gideon Hawley, James McBride, Isaiah and John Townsend, and Moses Dewitt Burnet. The company made the first attempts to actively improve and promote the development of the area, and descendants of Syracuse Company members continued to own and benefit from property in the tract for many generations. For example, the writer Henry James and his brother, philosopher William James, benefited throughout their lives from Syracuse property income, possibly including properties in the Hawley-Green area first developed by their grandfather, also William James, after whom James Street is named.⁵

Another set of speculators, Harvey Baldwin, Aaron Burt, and Oliver Teall, bought sixty acres of land on the hills directly east of Syracuse. This settlement, Lodi, provided a more healthful environment than the intervening "cedar swamp" that became Syracuse and, for a short time, the Baldwin, Burt, and Teall tract appeared a more likely site for urban growth.



All three settlements were in close proximity to each other. Salina was oriented towards its salt pans; Syracuse and Lodi were oriented to the cardinal directions on precision grids. Syracuse and Salina were in the valley of the Onondaga River; Lodi was on a set of hills to its east. In terms of growth, Salina had a head start over both its competitors; but, with the completion of the Erie Canal in 1825, the village of Syracuse outpaced its neighbors in growth and was named the seat of Onondaga County in 1830.

Figure 2 (Left). Map of Salina, Syracuse, and Lodi, 1822. Compiled from the *Maps of the Onondaga Salt Springs Reservation*, by John Randal, 1822 & 1843. New York State Archives, Record Group B 1623, Mix #287.

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(Syracuse: Times Publishing Company, 1894), 372-373.
anings of a Century, 2 vols. (Boston: Boston History Co., 1896), Vol I, 411.
James (New York: Harcourt Brace & Company, 1998), 1-4.

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The Hawley-Green area developed within the triangular grid of roads connecting the three villages. Their orientation to one another led to the odd but regular pattern of streets within the historic district. Lodi was annexed by the village of Syracuse in 1835. Thirteen years later, Syracuse annexed Salina and was incorporated as a city in 1848.

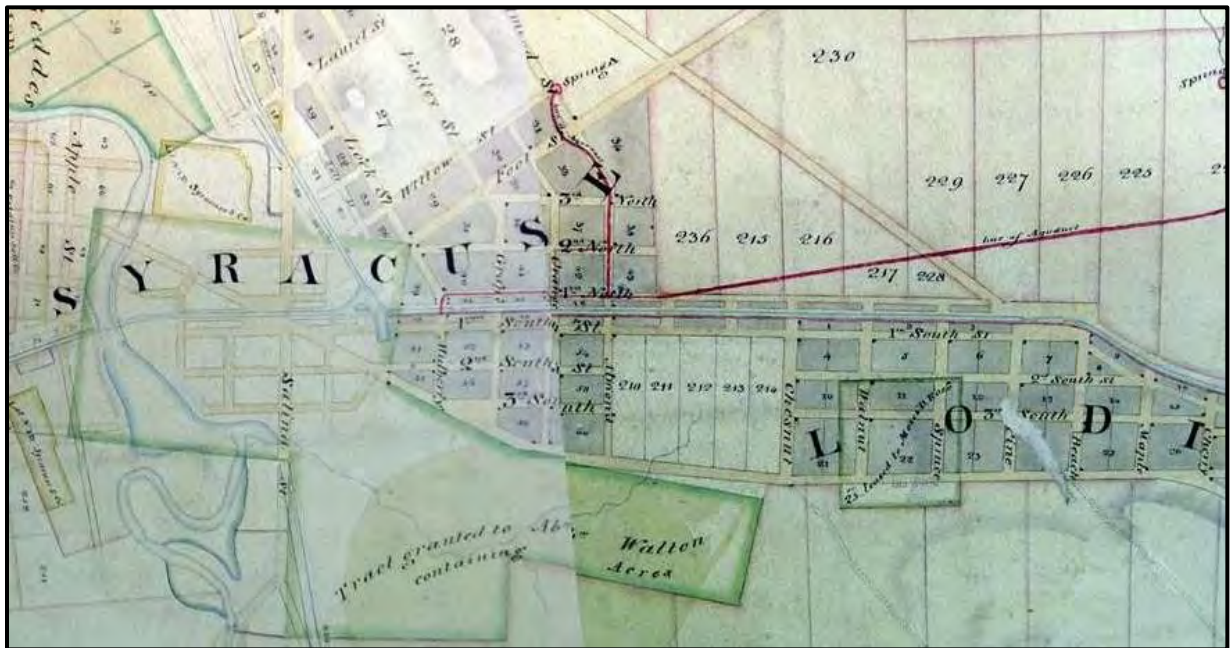


Figure 3 (Below). Detail of Map of Salina, Syracuse and Lodi, 1822.

The Erie Canal and Oliver Teall

As with many other parts of Syracuse, Hawley-Green is associated with the Erie Canal. Its early developers were deeply immersed in the construction, management, and success of the canal and, subsequently, the livelihoods of many of its developers and early residents were tied to the crafts and commerce of the canal and its traffic in goods and people. While the neighborhood saw little physical growth in the first decades of the nineteenth century, some scattered lots were developed for canal-related activities, including maintenance, storage and equipment yards, and for agricultural purposes. By mid-century, however, stonemasons, coopers, and others tied to the economic life of the canal are listed as living in the area.

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The construction of the Erie Canal began in 1817 and was completed in 1825, the same year that Syracuse became a village. Not coincidentally, in 1826, Captain Oliver Teall (1788-1857) and his associates opened Lodi Street, a wide road that ran northwest on high ground from the canal to the Village of Salina. Already visible as a drawn street on a map of Syracuse by John Randal in 1822 (Figures 2, 3), Lodi Street connected the locks in the Village of Lodi on the south side of the Erie Canal with the Village of Salina by linking with upper North Salina Street at Kirkpatrick Street, within the boundaries of the Village of Salina. After the merger of Salina with Syracuse in 1848, this area became the expanded city's First Ward.

Teall was a veteran of the War of 1812 and the first superintendent of the Erie Canal. He was an energetic developer and owned mills, lime works, and dry docks in Lodi. He developed a municipal water supply and was one of the founders of the Syracuse Academy on Lodi hill in 1835. However, he also foresaw that Syracuse would expand near the canal and helped plan better ways to connect existing neighborhoods to the waterway. As a biographer wrote in 1853, "the buyers or sellers of real estate have found it convenient if not needful to have somewhat to do with Captain Teall whose wise foresight of the future growth of Syracuse led him to become an owner of valuable lots in many parts of what is now the city."⁶

The canal was so successful that it had to be enlarged and deepened in mid-century. The waterway stimulated agriculture, industry, and commerce across the state since it provided easy access from western and upstate producers to markets along the Hudson, in New York City, and beyond. Consequently, the canal stimulated the growth of villages along its route. Syracuse, being at its mid-point, saw tremendous expansion over a short period of time. In 1820, Syracuse had only 600 inhabitants, but ten years later there were 2,565. By 1840 there were 11,014 people in the city and twice that, 22,127, in 1850, the same year that the Weighlock building (now Erie Canal Museum) opened on the canal downtown. This was precisely the period of the development of Hawley-Green. By mid-century, stonemasons, coopers, and others tied to the economic life of the canal are listed in directories as living in the area. It is not surprising to see the streets lined with closely packed houses in the first graphic depiction of the neighborhood in 1868.



Figure 4. Detail of area north of the Erie Canal. Laass, L. C. *Bird's Eye View of Syracuse, N.Y. Designed & Drawn by J. C. Laass, civ. eng. & L. Laass, architect.* Baltimore: E. Sachse & Co., 1868.

⁶ On Oliver Teall and his many accomplishments, see John Livingston, *Biographical Sketches of Distinguished Americans Now Living: Philosophy teaching by example* (New York, 1853), 111-117.

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The Erie Canal moved ideas as well and goods. Syracuse developed as a city receptive to new ideas in religion and politics. Abolitionists were very active in the city and the region; the canal (and the railroad) served to bring fugitive slaves to freedom in a more tolerant environment. The Rev. Jermaine Loguen, the “Stationmaster” of the Underground Railroad in Syracuse had a house and land just across the canal in Lodi, near East Genesee Street (at corner with present-day Pine Street). Many African Americans, some of whom found work in canal-related enterprises, lived in the Hawley-Green area. Mary Robinson, for example, owned properties on Catherine Street before the Civil War and rented them for income to other African-Americans.⁷

The importance of the canal diminished over the next decades as railroad travel and transport became more reliable. Railroads came to Syracuse as early as 1839 and competed with the canal. By 1890 the city was the hub of nine rail lines. The railroad line, however, mostly followed the canal, so industrial and residential development patterns were not significantly altered.

The Street Plan and Street Names

The street plan of the Hawley-Green neighborhood demonstrates three common practices in early American town planning and urban real estate development: 1) the incorporation and amplification of early paths, tracks and trails; 2) the alignment of streets in consideration of topographical features, and 3) the imposition of an orthogonal grid. In the Hawley-Green district and its adjacent area, the early tracks were those of Lodi and James Streets, which traveled along the area’s high ground. Both these tracks were long used by the local Haudenosaunee population and were subsequently utilized by the first European settlers in the late eighteenth and early nineteenth centuries. Features included the Lodi hills to the east, Onondaga Lake and the salt flats to the west, and the east-west artery of the Erie Canal, begun in 1817. The two trails and the canal defined the triangular area on which an orthogonal street grid was introduced.

Lodi and James Streets

Lodi Street followed the old Haudenosaunee path known as the “upper trail,” which avoided the swampy lowland now at the center of Syracuse. James Street, too, traveled along a ridge, rising from its westernmost end at the low-point of the canal in the center of Syracuse and intersected with Lodi Street to the northeast, becoming one of the main land entry routes to Syracuse. Settlement along Lodi Street appears to have begun near the canal and gradually moved north. In the mid-nineteenth century the intersection of Lodi and James Streets was very much the edge of the living city – and it was here that the large, public Rose Hill cemetery was located. On James Street, as on Lodi Street, settlement began near the canal in the 100 block (once known as “Robber’s Row”) and only gradually moved up the hill. That block burned in a fire in 1834, which allowed a new beginning. Though favored for its views and better climate in summer, James Street remained almost impassable in bad weather for many decades until a plank road was created in 1849 in conjunction with the siting of the New York State Fair atop the James Street Hill. From that time on, development moved quickly on James Street, with lavish mansions on top of the hill and desirable but more modest properties below in Hawley-Green.⁸

⁷ Judith Wellman, *The Freedom Trail in Central New York: A Brief Introduction. The Underground Railroad, Abolitionism, and African American Life, 1820-70*. (Syracuse: Preservation Association of Central New York, 2002). Online at: http://www.pacny.net/freedom_trail/

⁸ Dick Case, “Moneybags Created James Street,” *Syracuse Herald-American*, March 25, 1962.

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Early notices of the developing community can be found in the *Syracuse Daily Courier* of January 1857, with a small advertisement for Alexander Henderson, a veterinary surgeon, who was situated near the corner of Hawley Avenue and Lodi Street.⁹ In the same year we read of a new brick house on Burnet Avenue for sale with lot and “food bearing fruit trees of all kinds.” Lots were being sold on Lodi Street just south of James Street, although the owner would be happy to trade “for good farm land.”¹⁰ These notices and others suggest that the 1850s was still a decade of transition with open land, formerly used for agriculture, being adapted for housing. However, residents often occupied multiple lots allowing space for a yard, garden, and small orchard. Soon, however, most lot sizes were reduced. Lots were subdivided and infilled with additional (often small) residences with the second generation of home ownership.

The Street Grid

By 1839, according to a map of the Syracuse surveyed by Hugh Lee (known as the “Lee Map”), the district was already laid out on a grid plan within a triangular boundary. The western half of this grid, extended east to Almond Street (now Townsend Street), near the line of the incorporation boundary from the village of Syracuse. (This portion of the grid seems to have been developed as early as 1822, when it appears on the John Randal map.) North McBride and North Townsend Streets are angled to the northwest, to meet the existing James Street at a right angle, and parallel North Salina Street, the foundation line of the village of Salina grid.¹¹



Figure 5. Map of Village of Syracuse, Hugh Lee, surveyor, 1839. Detail showing the streets of the Hawley-Green fully planned, seen in the central triangular area.

Lee’s plan shows the entire triangle as planned, an improvement over the Randal map. The Syracuse grid was now extended east to Lodi Street with three major straight east-west streets laid out to the north of and parallel

⁹ “Horses and dogs for sale,” *Syracuse Daily Courier*, January 6, 1857.

¹⁰ *Syracuse Daily Courier*, March 4, 1857.

¹¹ Gruber and Harvey.

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to the canal. These were designated First North, Second North (Burnet Ave.) and Third North (Hawley Ave.) Streets. First North Street is now mostly lost, but the short Canal Street corresponds to part of that artery. Burnet and Hawley Avenues (named after members of the Syracuse Company) became the main arteries of the new neighborhood.

Names of relatives of the Syracuse Company were also applied. The current Greene Street was originally Jeannette Street, after the wife of the surveyor-mapmaker Hugh Lee. Wayne Street was originally Elizabeth Street, after the wife of Augustus James, a brother of William James. Both streets were later renamed in honor of Revolutionary war generals Nathaniel Green and Anthony Wayne. Catharine Street was named after Catharine, wife of William James and an aunt of John B. Burnet.¹²

The grid plan within the Hawley-Green triangle connected the grid of Syracuse to the axis of Lodi Street, which then traveled north to Salina. Initially, Syracuse and Salina were hardly connected; the new arrangement literally laid the groundwork for the eventual merger of the villages in 1848. In the Hawley-Green triangle, some of the streets were aligned parallel and perpendicular to the Erie Canal, while others were parallel and perpendicular to James and Lodi Streets. The practical result of this is that the upper streets adjoining Lodi (Gertrude, Green and Wayne) do not cut across the face of the hill but rather climb a gentler grade. The mixed grid plan also provides the district with some of its most charming features, the triangular blocks where Green and Gertrude intersect with Hawley Avenue. These created visually interesting intersections that came as close as any planned squares to serving as everyday public spaces. The prominence of the angled intersections also encouraged the construction of noteworthy brick buildings at the ends of the triangular blocks.

Not surprisingly, development took place first on the streets closest to the canal and nascent downtown. However, Burnet (not included in the district) and Hawley Avenues underwent several stages of development after the first wave of building, so that these streets contain a mix of house sizes and styles, as well as buildings erected specifically for commercial purpose.

The opposite sides of Lodi Street also followed different patterns of development. On the 1839 Lee map, the street grid on the west of Lodi Street south of James Street is complete; the east side north of Hawley Avenue is not. This may have been due to perceived lack of need, steeper terrain east of Lodi, or different ownership or jurisdiction. Whatever the reason, the markedly different land use pattern is clear in subsequent maps and bird's eye views.

Mid to Late-Nineteenth Century Development

In the 1850s, Syracuse became a major stop along the New York Central Railroad, which by 1853 connected New York City to Buffalo. Both the canal and the railroad fostered unprecedented industrial growth in Syracuse. Additionally, the city became the regional hub for the surrounding agricultural areas. The railroad line ran parallel to and on the north side of the Erie Canal. With the continued success of the canal, the arrival of the railroad, and the increasing number of new industries, the neighborhood continued to grow.

The densely developed blocks were used in a variety of ways by a broad mix of economic classes and ethnic heritages. The first large influx of settlers comprised Irish and German immigrants and Haudenosaunee. Bradley's 1852 *Birds-Eye View of Syracuse* shows scattered houses north of the canal and west of downtown, approximately in the area of Hawley-Green. (Note that the view does not show any streets, and the

¹² "The Roads of Syracuse," *The Sunday Herald Syracuse*, (January 15, 1882).

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representation of houses is almost certainly a general reflection of the housing density in the area at that time rather than a portrayal of specific properties.)



Figure 6. Detail of Hawley-Green area. *Bird's Eye View of Syracuse* by Lewis Bradle, 1852.¹³

Overall, the area appears to have supported a mix of people of different professions and economic strata. The city directory of 1855-56 gives some sense of the professions of residents during the decade before the Civil War. It is not possible to assign precise locations to the addresses provided, but the variety of occupations of residents in the neighborhood is clear. These include blacksmiths, boatmen, builders, carpenters, cigar makers, masons, peddlers, salt manufacturers, stonecutters, and other manual and artisan occupations.¹⁴

In the same way, views of the city in 1868 (see Figure 4) and 1874 (Figure 7, below) give us a sense of the texture of the neighborhood, even if the details of every property are not exact and entirely reliable. Today, almost a century a half after the last view was published, the general appearance of the district is much the same.

¹³ Lewis Bradle. *Bird's Eye View of Syracuse*, 1852.,

¹⁴ *Syracuse City Directory for 1855-56* (Syracuse: W. H. Rainey and J.R. Daley, publishers, 1855).

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Figure 7. View from the west. H. H. Bailey, *Birds Eye View of Syracuse*, 1874.¹⁵

Development in the second half of the nineteenth century was first facilitated by the horse-drawn streetcar and later by the electric trolley lines that ran on Hawley Avenue and Green, Lodi, and James Streets. Public transportation made it easier for people to commute from their new homes into the city center for work or entertainment. Contiguous land values rose at a faster rate than did property with limited access to the trolley line. The area, which initially had the appearance of a rural neighborhood, soon transitioned into a denser urban one. Nearly every popular architectural style of the nineteenth and early twentieth centuries is reflected in the neighborhood, from tiny worker's cottages to the Queen Anne residence of the first mayor of Syracuse, Harvey Baldwin.

Gertrude Street was developed more harmoniously within the decades of the 1850s through 1870s. There, most of the houses are of a similar scale and set back. These include simple gable front folk style wood-frame houses and also Italianate style houses popular at that time. Both types are clearly visible in the 1868 and 1874 bird's-eye views of the area. Further up the hill, Green Street was built a little later and there are many larger and more ornate residences, mostly in the Queen Anne, Romanesque Revival and other late Victorian decorative styles.

¹⁵ H. H. Bailey, *Birds Eye View of Syracuse*, New York. Milwaukee, WI: American Oleograph Co., 1874.

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Especially after 1870, bankers, lawyers, and other professionals settled at the north and highest edge of the area, along James Street (now mostly converted to commercial apartment buildings and, therefore, not in the district). Also after 1870, a considerable number of political and civic leaders built homes on Green Street and to its north, bringing more professionals and their families into the area.

By the beginning of the twentieth century, most houses had rear additions and often new entrances on the front or side. A map of 1892 (Figure 8) indicates few outbuildings. However, as car culture took root, Sanborn Maps of 1924 (Figure 9) and 1938 indicate added garages behind houses on larger lots.



Figure 8. Detail of the Hawley-Green district (composite). *Atlas of the City of Syracuse, Onondaga County, New York*. New York: J.W. Vose & Co., 1892.



Figure 9. Detail of the Hawley-Green district. *Atlas of the City of Syracuse, N.Y. and Suburbs: From official records, private plans and actual surveys*, Philadelphia: G.M. Hopkins co., 1924.

Several large commercial areas are adjacent to the district. One is on lower James Street near its intersection with the Oswego Canal and North State Street. It was home to a mix of local merchants, warehouses and manufacturing plants. Another, along Burnet Avenue, housed several small businesses that generally serviced the Hawley-Green and contiguous neighborhoods. Both these areas are outside the primarily residential Hawley-Green District.

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The nature of businesses along Burnet Avenue began to significantly change when the New York Central Railroad tracks were elevated in the 1930s. Effectively separated from areas to the south, Burnet Avenue became less central to the neighborhood and more of an edge, where service industries – especially for the new automotive culture – developed. Burnet began to attract light industry and repair businesses with a more diverse customer base. Local merchants gave way to regional entities. This trend continued and ultimately expanded in the 1960s, when the elevated corridor became Interstate 690. With easy access to and from the highway, provided at McBride and Townsend Streets, respectively, and an underpass to downtown Syracuse at North Crouse Avenue, Burnet became a regional corridor. A number of existing businesses expanded and new businesses moved in, replacing older housing stock with commercial buildings and large stretches of parking.

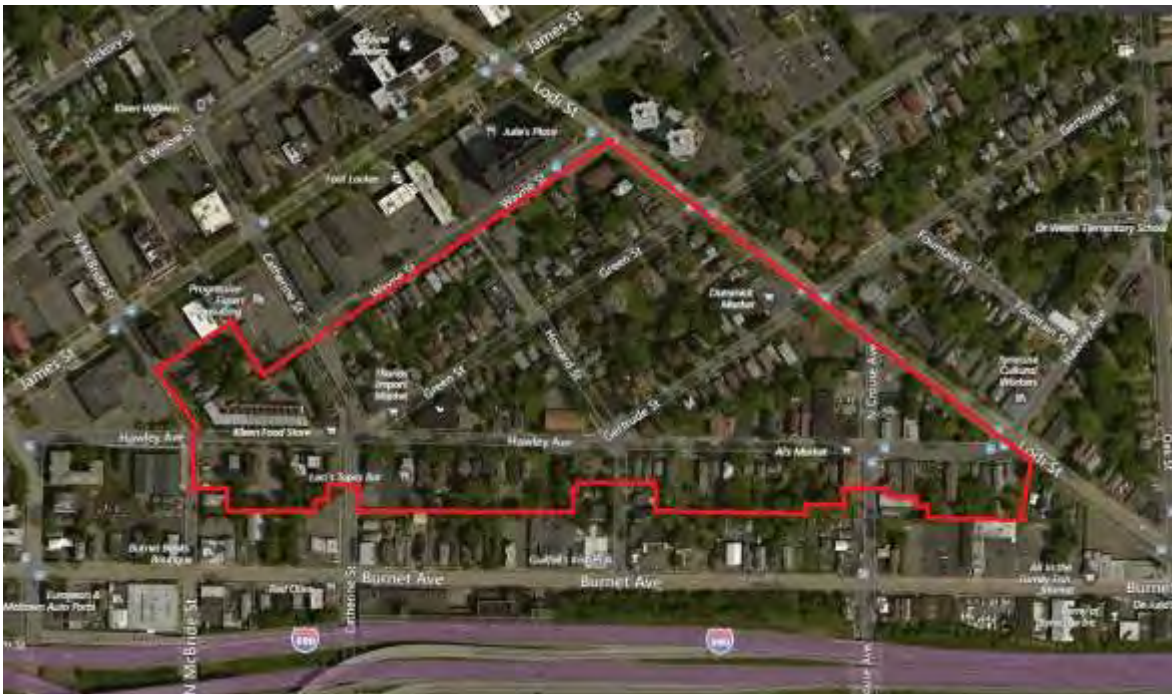


Figure 10. Hawley-Green District. Aerial view from Bing.

Criterion C: Architecture

The Hawley-Green Street Historic District Boundary Expansion is notable for its broad collection of American house types prevalent in the mid to late-nineteenth century. Most surviving houses date from between 1850 and 1900. Styles include Vernacular/Folk (often with Greek Revival elements); Gothic; Italianate; Connected Row Housing; Stick-Style and Queen Anne; Second Empire; early 20th century Apartment Design; and Commercial. Most of the buildings are free-standing on narrow lots. Less than half have outbuildings (carriage houses or garages).

Architects and Builders

Comparably few houses in the neighborhood were built by architects as, in the mid-nineteenth century, the architectural profession in America was small. A few self-identified architects were active in Syracuse from the 1840s, but they were more involved in the construction of public and commercial buildings and homes for the

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very rich than in the construction of everyday housing. The city directory of 1856-57 advertised the services of architects S. H. Hewes & R. Rose, but no particular buildings in the district have been identified by this firm.

Instead, most buildings were designed and erected by trained building trades contractors and artisans, including stonemasons, bricklayers, carpenters, plasterers, and painters, as well as unskilled laborers. Some of these builders likely lived in the district. The first homes in the area were typically of modest frame construction, simply designed, and constructed in the local vernacular or folk style, though Greek Revival style details were often applied to windows, doors, and porches.

Building lots on most of the streets were (and remain) very narrow. Early houses were not deep, so most buildings had back service yards that probably contained privies, storage areas, and places for washing, other household chores, and perhaps cooking. Householders also kept gardens and small orchards. By 1868, when the neighborhood is shown in considerable detail in the birds-eye view of Syracuse by V. C. Laass (Figure 4), the area was densely developed but also seems to have had abundant trees along streets and in yards.¹⁶ The 1874 bird's eye view of the city (Figure 5) presents a similar appearance. While the exact delineation of houses may not be completely accurate, the artists do show tightly packed residences along Burnet Avenue, Hawley Avenue, and Gertrude Street, with some development on Green and other clearly labeled streets. Development had not, however, spread much east of Lodi Street or north of James Street.

By the late 1870s, building practices had changed. Architects such as Horatio Nelson White, Archimedes Russell, Charles Colton, and many others had started to design houses for the growing white-collar professional class as well as the wealthy. However, most of their work took place in newer "Streetcar Suburbs" laid out on the city's periphery from the 1870s. H. N. White may have designed 209 Green Street, built by local contractor Henry Russell, who was known to work with the prominent architect. Archimedes Russell, who also trained with White, has been suggested as the architect of 304 and 306 North McBride, but there is no confirming evidence.¹⁷

Building Types

Most of the houses in the district are built on narrow but often deep lots that, in subsequent decades, allowed original houses to expand with additions to the rear. It is hard to date individual extensions, though many appear to be from the early twentieth century. Property maps of the period show most streets in the district lined by rows of narrow and long houses (Figures 8. 9). Through the 1920s, houses were gradually modernized with running water and electricity.

The extensions (which can also be seen clearly in current aerial views of the neighborhood, Figure 10), are easy to note on several Italianate houses on the 400 and 500 blocks of Hawley Avenue that have doubled in size. Probably these extensions coincide with the transition of much of the neighborhood from single family residences to boarding houses and apartments (although, in the nineteenth century, even small family houses often took in lodgers and included live-in servants). From the 1890s through the 1920s, increased industrialization, the use of transient workers, and the settlement of European immigrants in the city made boarding houses and apartments much in demand.

¹⁶ Bird's eye view of Syracuse, N.Y. Designed & drawn by J. C. Laass, civ. eng. & L. Laass, architect. Lithographed & printed by E. Sachse & Co

¹⁷ Hardin, *Syracuse Landmarks*, 195-196.

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All of the houses in the district were built before the automobile age so, initially, they lacked driveways and garages. Some houses did have carriage houses or small barns on their rear lots, and a few of these still survive (although often converted to new uses), such as on the 300 block of Hawley Ave. Most of the lots are narrow; as a result, many houses now have very narrow vehicular access leading from the street at the very side of the lot, replacing earlier green space. Due to lack of space, two adjacent properties often share a drive. Even apartments remodeled or built in the 1920s made no provisions for automobile parking, as close proximity to trolley lines took residents downtown in a matter of minutes. Open space behind apartments, including the renovated Greenway Terrace on Catherine Street and Greenway Place and the newly built Crown Arms on Hawley Avenue, was devoted to gardens, not paved parking lots (as is now the case).

Vernacular / Folk Houses

A few examples survive of simple mid-to-late nineteenth-century wood-frame, 1-1/2 and 2-story residences where the gable roof is the ceiling of the second floor. Over the decades, most have received new siding and other additions such as enclosed front porches and rear additions. The older cores are visible, but the houses now reflect generations of changes in residential life and demographic patterns. A surprisingly large number of original window and door frames remain, and it is likely the original clapboards of older houses survive under later aluminum and vinyl.

A good example of a simple vernacular house is on the edge of the district at 518 Hawley Ave. Such houses were once plentiful on the north side of Syracuse, and many more can be seen further up Lodi Street, across James Street. However, this is one of the only well-preserved vernacular houses in the Hawley-Green neighborhood.

More affluent mid-nineteenth century homeowners built a variety of wood-frame, clapboard-sided, houses, including simple gable-front homes with Greek Revival details. Versions with full second stories, fully articulated with two windows, can be seen at 308 Catherine St., 118 and 122 Gertrude Street, and 319, 402, 442 Hawley Avenue. Just slightly larger and taller three-window versions can be seen on 123 and 124 Green Street and 414 Hawley Avenue.

There are only a few examples of the slightly more expansive upright and wing house (613 Lodi, 428 Hawley). This is possibly the most local house type outside the Hawley-Green Street district, having evolved in New England and upstate New York in the early 1800s. The form combines a traditional 2-story gable-front house and a 1 1/2 story gable front cottage into a vernacular simplification of the formal Greek Revival "Temple and Wing House," built in stages or all of-a-piece. However, only a few such buildings can be found in the neighborhood, no doubt because of the narrow lots and because most development took place after the Civil War, when Italianate and other new styles were preferred.¹⁸

Many, if not all, of the vernacular/ folk houses in the Hawley-Green Street Historic District Boundary Expansion originally had front porches, and some had varying degrees of wooden decoration. While many porches have been replaced or enclosed, Gertrude Street is a fine example of a nearly intact neighborhood of simple vernacular houses. Many have been saved in recent years and restored.

¹⁸ On the Upright and wing house see John A. Jakle, Robert W. Bastian, and Douglas K. Meyer, *Common Houses in America's Small Towns: The Atlantic Seaboard to the Mississippi Valley* (Athens, Ga and London: University of Georgia Press, 1989), 157-160, 224.

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Gothic Cottages

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A few small Gothic cottages from the 1850s remain in Syracuse, where the style was briefly popular. In the Hawley-Green neighborhood, 124 Green Street, built in 1855 and restored in 1985, is a 1 ½-story cottage with a steep roof gable and label hood moldings around the windows; the original porch and verge boards have been moved to the rear. A Gothic cottage at 211 Green Street was built around 1850 but, in the 1880s, the property was expanded and the cottage was incorporated into the side wing of a Queen Anne building.¹⁹ Another Gothic cottage with ornate bargeboards stands in the rear parking lot of Greenway Place. The exact date and circumstances of its construction are unknown but it was used as a caretaker's house for the larger complex which was built several decades later.

Italianate Houses

After simple vernacular buildings, probably the most popular style of house in the Hawley-Green Street district is Italianate. In the mid-century the style spread here as throughout the city and region. Inexpensive wood-frame versions predominate – simple cubes limited to two stories. Though many of these have had original features covered or removed (or extensions added in past decades), their original form remains unmistakable. Examples can be found at 105, 116, 121, and 129 Gertrude Street; 125, 214, 217, and 220 Green Street; and 206, 314, 412, 419, 518 Hawley Avenue. Houses that have survived intact and/or been restored provide a vision of how parts of the neighborhood once appeared. Other houses have seen more change but retain visible elements, including brackets, window and door frames, interior stairs, and fireplaces; probably much more survives beneath later resurfacings.²⁰

Within the district, the homes of the most affluent business owners were of a substantial size and constructed of masonry. These include the three impressive brick Italianate houses on the south side of the 300 block of Hawley Avenue erected by local builder George Beadle in the 1870s-80s. Originally built as single family houses and rental properties, their restoration in the 1970s helped spark the historic preservation movement in Syracuse. Number 300 Hawley Avenue, built in 1878, was Beadle's home for ten years and then the home of John Greenway Jr., treasurer of the Greenway Brewery. Other prominent businessmen lived in these houses and in the neighborhood. Henry Rowling, a clothier and president of the Onondaga County Saving Bank lived at 304 Hawley. Significant identical features of the three houses (300, 304, 306) – in particular, the Eastlake-inspired entrance porches and the hood moldings – suggest that these were ordered from building catalogs. The porch at 300 Hawley can be seen in the 1870s pattern book by A.J. Bricknell & Co.

Connected (Row) Houses

The third quarter of the nineteenth century saw the development of a new type of housing in Syracuse – connected buildings with multiple units all under one roof. These early “townhouses” were money-making schemes, but they also provided adequate housing for the city's workers, including white-collar workers. Two of the first examples were at 501-513 Lodi Street and 303-321 Catherine Street (Greenway Terrace). Both are visible in the bird's-eye view of the city of 1874 (Figure 7) and appear on later city maps. The complex at 501-513 Lodi Street was sold as an investment to State Senator Francis H. Gates in 1907 but subsequently

¹⁹ Hardin, *Syracuse Landmarks*, 196.

²⁰ On Italianate houses in Syracuse see Hardin, *passim*; S. Gruber & B. Harvey, Washington Square; and Gruber, Samuel D. “Italianate Style Houses on Syracuse's Eastside,” *My Central New York* (Aug 24, 2013), blog online at: <http://mycentralnewyork.blogspot.com/2013/08/italianate-style-houses-on-syracuses.html>

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demolished after the city declared it unsafe in 1935. The location is now the site of the Clinton Playlot, opened in 2005.²¹

The complex at 303-321 Catherine Street survives. Originally named Greenway Terrace after its developer, brewer John Greenway, it is now the Elm Court Apartments. A site around the corner at 201-223 Hawley Avenue was soon after developed by Greenway in 1882 as a row of linked houses known as Greenway Place, reportedly intended for his brewmeisters and executives. He conceived the complex as 14 individual house units, but in the 1920s, it was transformed into a much larger set of apartments (see below).

In 1879 a row of four connected wood-frame houses was erected at 401- 407 Howard Street. These 3-story Queen Anne style houses were probably built in response to the introduction to the trolley line on Howard Street. Three ornate connected houses also once stood at 107-113 Green Street, unique on that street of stand-alone residences. These attached houses were included in the original National Register district, but were demolished sometime after 1979.

Freestanding Stick-style and Queen Anne Houses

By the 1880s, there was increasing interest in the taller, asymmetrical, and more ornate Queen Anne and other late Victorian styles. The most eye-catching architecture in the area is the result of Syracuse's expansion in the last quarter of the nineteenth century. The erection of substantial and ornate Queen Anne and other ample houses included entirely new development, but there were almost certainly some demolition and replacement of small wood-frame houses, as well as varying degrees of remodeling.

A variant of the simple vernacular front-gable house with added decoration in the Stick-style can be seen on Wayne Street; 126 and 128 are nearly identical houses with reversed plans, probably built as a twin development.

Fine and well-preserved examples of the Queen Anne style can be found at 405 Hawley Avenue and 701 Lodi Street, but the most impressive houses in this style are on North McBride Street and along the 200 block of Green Street. The houses at 304 and 306 North McBride were erected around 1881 and may have been designed by noted Syracuse architect Archimedes Russell. Siegrid Tuttle renovated them in 1981-82, helping to spark renewed interest in the history and architecture of the district. Number 304, built for real estate agent Edward Townsend, is a wood-frame clapboard-covered house with much Stick-style ornament and a noteworthy sunburst design in the roof gable. Next door is the brick Number 306, built for Alfred E. Lewis, an executive at the Syracuse Saving Bank. Both houses are fronted with Eastlake-inspired porches with gazebos.²²

On the north side of the 200 block of Green Street, at 216-218, is a massive multi-storied Queen Anne style house with a large cylindrical tower and sleeping porch; it was built in 1890 for Congressman Michael E ("Honest Mike") Driscoll, who served seven terms in the United States House of Representatives. Down the street at 201-203 is a palatial brick and stone Romanesque residence with Eastlake porches and a polygonal tower; in 1895, the two opposing candidates for mayor occupied the two halves of the building. At 213 Green

²¹ "Senator Gates Secures Block, Buys Property in Gertrude Street and North Crouse Avenue," *Post-Standard* (March 7, 1907); "Graves Block ruled Unsafe: City Directs Building to be Vacated," *Post-Standard, Syracuse*, Nov. 15, 1935. The latter article contains the only known photo of the block.

²² Hardin, *Syracuse Landmarks*, p. 181-182.

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Street, a house built by contractor Irwin M. Allen in 1883 has striking massing, a variety of roof types, and large dramatic arches framing the entrance and front porch.

Second Empire

Only a few examples of this style survive in the district. However, a Second Empire residence at 209 Green Street, possibly designed by Horatio Nelson White, features a mansard roof and elaborately molded window heads.

Apartment Complexes

By the early twentieth century, James Street (just outside the boundary of the Hawley-Green Street Boundary Expansion) remained the address for the most significant mansions. However, soon after, these mansions were joined by, and sometimes replaced by, large upscale apartment buildings, which changed the character of the street. Syracuse's population was growing rapidly, and older neighborhoods faced renewed residential development and greater density.

The first accurate property map of the streets in the Hawley-Green Street district was developed in 1892; it shows almost all the lots developed and most of those buildings still survive. In a few instances, however, the development of large apartment blocks after World War I caused the demolition of older houses. The Grove Pointe at 301-309 Hawley (formerly Crown Arms Apartments) was built in 1927 and faces the important five-way intersection of Hawley, Green, and Catherine Streets. The four-story brick apartment building fills much of its triangular lot and spreads east along both Green and Hawley Streets. However, its height does not much exceed that of the tallest houses in the area (such as 321 Hawley), and so the large building now seems to blend into the earlier residential mix.

Other apartments were introduced into the neighborhood in the 1920s. Between North McBride and Catherine Streets, the long row of 14 connected houses originally known as Greenway Place (described above) was redeveloped by the Mitchell Development Corporation as the Hawley Court apartment building; architect Dwight R. Collins redesigned the façade with stucco and half-timbering. These apartments and others owned by the same company along North McBride, Catherine, and James Streets created a block in which approximately 100 apartments looked inward to a central garden court. In 1927, this project was touted as Syracuse's first example of a "garden court apartment" complex with tenants able to enjoy "a court beautified with trees, grass, flowers, and shrubbery and yet be in the close downtown district."²³

Commercial Development, Nineteenth and Twentieth Centuries

The last type of construction spans two centuries; the Hawley-Green Street district is exceptional in that it preserves a variety of structures built for modest commercial use within a largely residential neighborhood. One of these buildings is the oldest commercial building in the district and among the oldest of its kind in the region. The modest 2-story brick building at 401 Hawley Avenue was erected around 1850 as Healy's Store and later became Babian's Market and Community Stores, Inc. It was open until 1978 but remained vacant for decades; now, it (and an adjacent residential property) are now being restored. The store was mentioned for sale in an ad of 1857: "Also, the brick grocery on the corner of Gertrude and Hawley Streets. The stand is an excellent

²³ "Garden Court Development: Apartments to Surround Landscaped Plot," *Syracuse Herald* (June 5, 1927)

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location, and is now doing a good business.”²⁴ The building must have been something of a landmark when built, since it is clearly delineated and labeled in the 1862 bird’s-eye view of the city.

The corner of Catherine and Green Streets (101-105 Green Street) became the site of a pharmacy beginning in 1865. The present 2 ½-story wood frame structure was erected in 1885 by surgeon and pharmacist Judson J. Taylor. He probably lived upstairs over his expanded store. (In 2016, the building is the home of a hair salon and a market). Another store was built in 1873 at the corner of Howard and Gertrude Streets (101 Gertrude Street). This wood-frame Italianate style structure was the Henry Schaefer General Store. (It currently – 2016 – serves as the offices of the NEHDA, the Northeast Hawley Development Agency.)

Hawley Avenue only had a few small grocery stores, such as the Onondaga Grocery Co. Inc. (subsequently Kash & Karry) at the corner of Hawley and Catherine (231 Hawley Avenue). There is still a small grocery store at the intersection, though it occupies a late twentieth century building.

In the early twentieth century a small neighborhood commercial and entertainment district developed on Hawley Avenue towards Lodi Street. The New Avon Theater at 439-445 Hawley Avenue opened in 1926. The Art Deco-inspired façade of this theater and its associated brick commercial buildings survives, though the marquee is gone and the entrance changed. The simple flat wall brick design, with only modest decoration, was typical of local commercial vernacular on the Northside and throughout Syracuse.

Post World War II Development

After World War II, James Street transitioned again. The once fashionable address for well-to-do residents became a street of empty or abandoned mansions. These properties became easy targets for demolition and new market-rate commercial and residential construction, particularly as the city was desperate to offer alternative locations to businesses leaving downtown. The result was the loss of high-quality nineteenth-century residential fabric and, in its place, the construction of low-scale, low-density office development reflective of then-popular suburban office parks, with a few high-rise apartment buildings. Instead of enhancing the Hawley-Green Street district, James Street walled the residential neighborhood in.

In Hawley-Green itself, the post-war out-migration of city residents to the suburbs left the community and its many modest houses and apartment buildings with vacancies, deteriorated conditions, and decreasing property values. Some of the smaller residences survived as single-family houses; larger ones suffered due to the high cost of upkeep. Some houses were changed with enclosed front porches, new entrances, rear additions, and garages. These maintained the livability of individual buildings but degraded the historic integrity of the neighborhood. Many of the larger residences had already been broken up into apartments during the previous fifty years, and even the smallest homes were rarely owner-occupied.

This slow downturn continued into the 1970s, until the Landmark Association of Central NY, Inc. (today the Preservation Association of Central New York) spearheaded the restoration of a row of Italianate brick houses on the south side of Hawley Avenue (300-306). The “Beadle houses,” named after their builder, George Beadle, were originally built as single family homes and as rental properties. Today they are all adaptively reused for office and restaurant space. In another action, the Landmark Association nominated a portion of the

²⁴ *Syracuse Daily Courier* (March 4, 1857).

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neighborhood to the National Register of Historic Places as the Hawley-Green Street Historic District, which was designated in 1979.²⁵

The historic significance and inherent physical appeal of the area, plus the economic incentives then available for development of historic properties, captured the attention of a disparate collection of individuals. Acting largely independent of one another, they began investing in the historic district, with the assistance of city government and the Northeast Hawley Development Association (NEDHA), a new not-for-profit neighborhood advocacy organization. While some maintained a strictly business relationship with their properties, others made a more personal commitment and became residents as well as developers.

The initial wave of investment was promising, bringing in a variety of new residents and changing the physical appearance of a few streets and general perceptions about the neighborhood. Unfortunately, larger urban problems, coupled with a change in the historic tax credit program in the mid-1980s, prevented full renewal of the area. As a result, revitalization remained concentrated in pockets scattered throughout the Hawley-Green neighborhood. These properties were successful in their own right but unable to usher in a sweeping renaissance.

Recently, there has been a reawakening of community pride, reflected in some new restorations of older properties as well as the opening of restaurants and cafes. Several restorations are presently in progress on Hawley Avenue and Gertrude Street. Celebrated carpenter and craftsman Glenn Hinchey continues his decades-long efforts to improve historic properties and provide quality affordable housing. There has been a substantial and intentional development of an LGBT community, with the neighborhood promoted as especially “Gay Friendly.”²⁶ NEHDA has re-committed to the protection and promotion of the neighborhood through policies that encourage diversity in population and respect and appreciation for the architectural richness and variety of Hawley-Green, within its extended boundaries.

Conclusion

The Hawley-Green Street Historic District Boundary Expansion adds 96 properties to the existing district of 52 properties. It is a strong part of the integrated and connected urban fabric of Syracuse developed in the period between 1839 and 1930. These buildings and the streets that connect them are associated with the development of one of Syracuse’s earliest urban expansions and a longstanding vibrant residential center, representative of a variety of co-existing social and economic groups, and a wide array of architectural types.

²⁵ Even at the time, it was widely recognized that this was only a small segment of what was a larger, historically and architecturally coherent area. Much of that area, then dubbed the LBJ (Lodi-Burnett-James) triangle, is included in the Hawley-Green Street Historic District Boundary Expansion.

²⁶ Cammi Clarke, “CNY community marketed as gay-friendly,” *The Post-Standard*, June 20, 2004.
http://syracusesthenandnow.org/Nghbrhds/HawleyGrn/HG_GayFriendly.htm

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Syracuse City Directory for 1855-6. Syracuse: W.H. Rainey and J. R. Daley, publishers, 1855.

"Two Large Real Estate Transfers." *The Evening Herald*, December 12, 1890. [About Greenway Place and Greenway Terrace]

Wellman, Judith. "The Freedom Trail in Central New York: A Brief Introduction." *The Underground Railroad, Abolitionism, and African American Life, 1820-70*. Syracuse: Preservation Association of Central New York, 2002. Online at: http://www.pacny.net/freedom_trail/

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): _____

Hawley-Green Street Historic District Boundary Expansion

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10. Geographical Data

Acreage of Property

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 18N
Zone Easting Northing

3
Zone Easting Northing

2
Zone Easting Northing

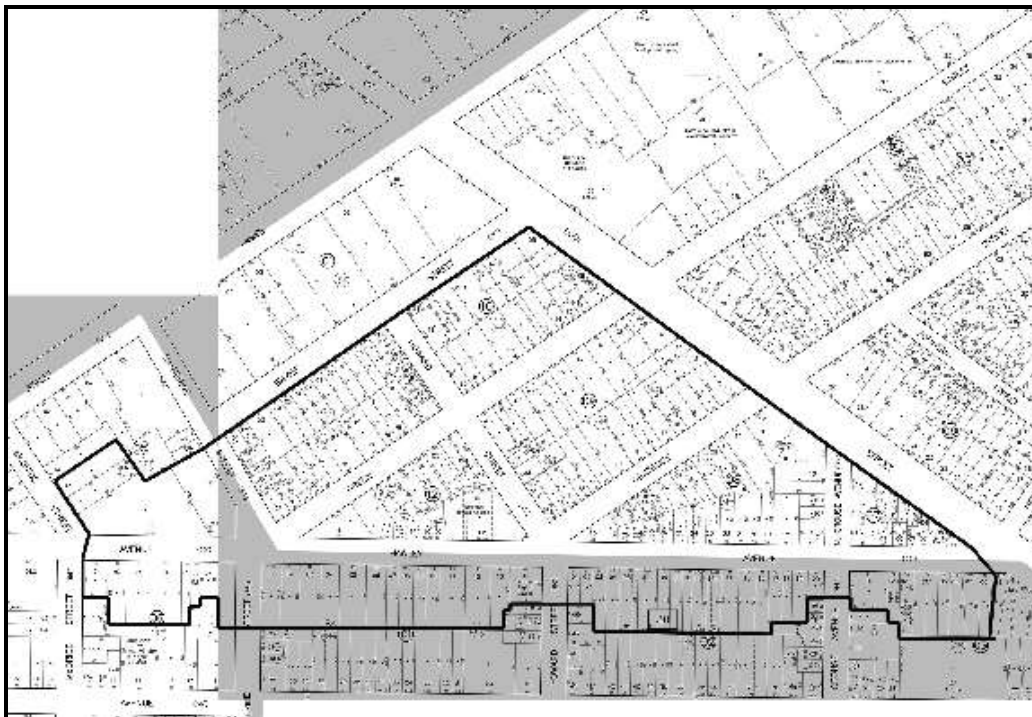
4
Zone Easting Northing

Verbal Boundary Description

The boundary coincides is indicated by a heavy line on the enclosed map.

Boundary Justification

The boundaries were selected based on map and other historical research and in consultation with SHPO staff to best represent the surviving boundaries of a still extant and coherent nineteenth-century neighborhood. The boundaries follow the development of streets and residential construction and nineteenth century settlement patterns since extant in the present-day city. The boundaries define a group of streets that share a neighborhood history and are connected as a cohesively planned city district. Building styles differ, but together combine to present a rich and complementary history of domestic architecture in Syracuse from the mid nineteenth through the early twentieth centuries.



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11. Form Prepared By

name/title Samuel D. Gruber

organization Gruber Heritage Global

date August 31, 2016

street & number 123 Clarke Street

telephone 315-762-2850

city or town Syracuse

state NY

zip code 13210

e-mail samuelgruber@gmail.com

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Hawley-Green Street Historic District Boundary Expansion

City or Vicinity: Syracuse

County: Onondaga

State: New York

Photographer: Samuel D. Gruber

Date Photographed: Spring-Summer 2016

Description of Photograph(s) and number:

- | | |
|-----------|---|
| 01 of 22. | 100 block of Wayne Street, south side, view of 110-114. |
| 02 of 22. | 100 block of Wayne Street, south side, view of 126-128. |
| 03 of 22. | 700 block of Lodi Street, west side looking north. |
| 04 of 22. | 300 block of Catherine Street, east side, view of 306-310. |
| 05 of 22. | 300 block of Catherine Street, west side looking north. |
| 06 of 22. | 200 block of Hawley Avenue, intersection with N. McBride St., looking southwest. |
| 07 of 22. | 200 block of Hawley Avenue, north side looking west, Greenway Place. |
| 08 of 22. | 300 block of Hawley Avenue, south side, looking west, view of 300-308. |
| 09 of 22. | 300 block of Hawley Avenue, south side, looking west, view of 114-118. |
| 10 of 22. | 400 block of Hawley Avenue, south side at intersection with Howard St., southwest at 400-408. |
| 11 of 22. | 400 block of Hawley Avenue, north side. |
| 12 of 22. | 500 block of Hawley Avenue, south side, seen across Finegan Park with Dennis Earle Sculpture. |
| 13 of 22. | 300 block of North Crouse Avenue, looking south to intersection with Hawley Ave. |
| 14 of 22. | 100 block of Gertrude Street, looking west. |
| 15 of 22. | 100 block of Gertrude Street, north side, view of 105-111. |
| 16 of 22. | 100 block of Green Street. |
| 17 of 22. | 100 block of Green Street, north side. |
| 18 of 22. | 100 block of Green Street, south side. |
| 19 of 22. | Howard Street, view northeast from intersection with Green Street, 201-203 Hawley on corner. |
| 20 of 22. | 200 block of Green Street, south side looking west from 210. |

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21 of 22. 200 block of Green Street, south side looking west from 218.
22 of 22. 200 block of Green Street, north side, 211-213.

Photo Key

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01 of 22. 100 block of Wayne Street, south side, view of 110-114.



02 of 22. 100 block of Wayne Street, south side, view of 126-128.

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03 of 22. 700 block of Lodi Street, west side looking north.



04 of 22 300 block of Catherine Street, east side, view of 306-310.

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05 of 22. 300 block of Catherine Street, west side looking north.



06 of 22. 200 block of Hawley Avenue, intersection with N. McBride St., looking southwest.

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07 of 22. 200 block of Hawley Avenue, north side looking west, Greenway Place.



08 of 22. 300 block of Hawley Avenue, south side, looking west, view of 300-308.

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09 of 22. 300 block of Hawley Avenue, south side, looking west, view of 114-118.



10 of 22. 400 block of Hawley Avenue, south side at intersection with Howard St., view southwest at 400-408.

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11 of 22. 400 block of Hawley Avenue, north side.



12 of 22. 500 block of Hawley Avenue, south side, seen across Finegan Park with Dennis Earle Sculpture.

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13 of 22. 300 block of North Crouse Avenue, looking south to intersection with Hawley Ave.

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14 of 22. 100 block of Gertrude Street, looking west.



15 of 22. 100 block of Gertrude Street, north side, view of 105-111.

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16 of 22. 100 block of Green Street.



17 of 22. 100 block of Green Street, north side.

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18 of 22. 100 block of Green Street, south side.

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19 of 22. Howard Street, view northeast from intersection with Green Street, 201-203 Hawley on corner.

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20 of 22. 200 block of Green Street, south side looking west from 210.



21 of 22. 200 block of Green Street, south side looking west from 218.

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22 of 22. 200 block of Green Street, north side, 211-213.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Various
street & number _____ telephone _____
city or town _____ state NY zip code _____

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 18 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.