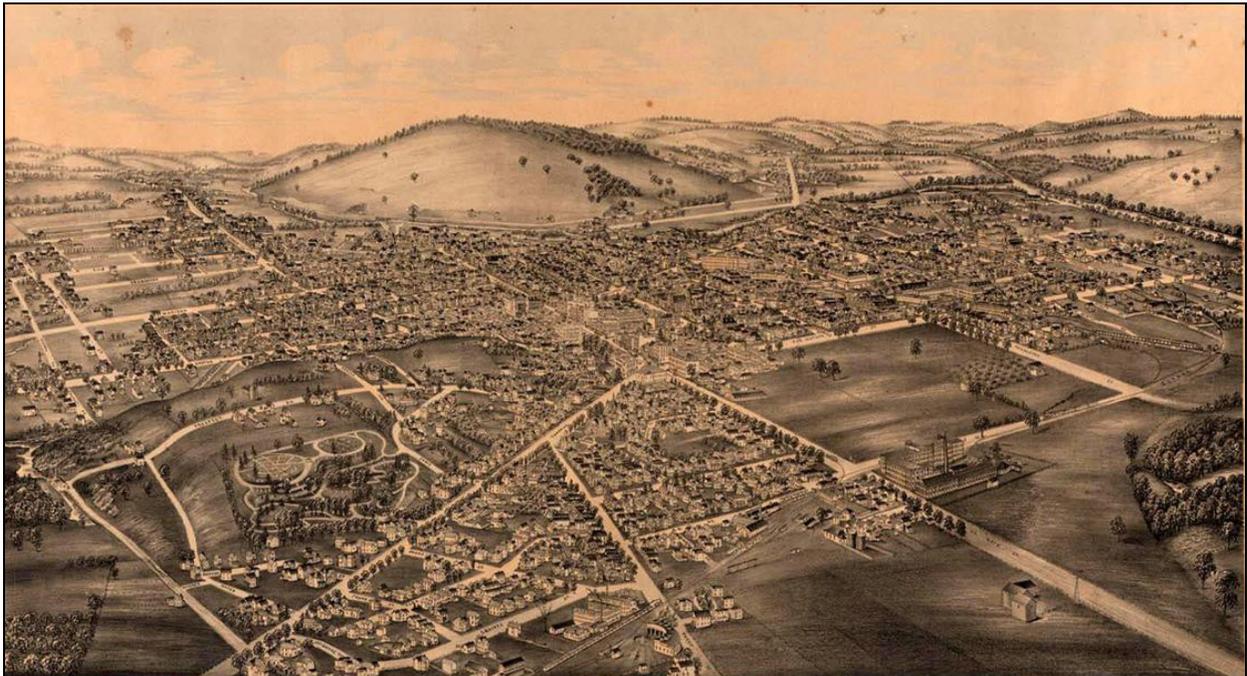


**RECONNAISSANCE-LEVEL SURVEY  
OF HISTORIC RESOURCES**

**CITY OF CORTLAND**

**Cortland County, New York**



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August 2014

*This project is funded by Preserve New York, a grant program of the Preservation League of New York State and the New York State Council on the Arts.*

*Additional support provided by the Cortland County Planning Office and the City of Cortland Historic/Architectural Advisory Board.*



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## **I. INTRODUCTION AND METHODOLOGY**

The Cortland Downtown Partnership sponsored this reconnaissance-level survey to expand upon and update previous survey efforts, in order to identify and evaluate the historic resources located within the city. The survey was conducted by Katie Eggers Comeau of Bero Architecture PLLC following New York State Office of Parks, Recreation and Historic Preservation (OPHRP, also known as SHPO, for the State Historic Preservation Office) standards.

At the outset of the project, Cortland Downtown Partnership indicated a particular interest in identifying areas that meet the National Register of Historic Places criteria for designation as historic districts. Cortland has one existing district, the Tompkins Street/Main Street Historic District. Owners of properties that contribute to National Register-listed districts are eligible to take advantage of federal tax credits for commercial rehabilitation projects; in addition, state tax credits exist for commercial and residential rehabilitation of National Register-listed properties in certain qualified census tracts. All of Cortland County, including the entire city of Cortland, qualifies for the state tax credits. Grant programs are also available to municipal and non-profit owners of historic properties; some require National Register listing. For more information on credits and grants, see Recommendations, Section IV. While identifying districts was the primary goal, individual properties that appear to qualify for the National Register were also identified as part of the survey.

The present survey area (See Appendix A, Historic Resources Map) encompasses the entire incorporated City of Cortland, and addresses readily observed buildings, structures, sites and objects constructed prior to 1965. The survey was limited to above-ground historic resources. Prehistoric and historic archaeological sites were outside the scope of this study. The SUNY Cortland campus was also excluded from the survey. Previously designated buildings and districts are included on the Historic Resources Map but were not re-evaluated and are not included in this report.

Field work consisted of multiple visits to the city in November 2013 and April 2014, with overview investigations conducted from the car and more detailed analysis on foot. Overview history research included review of primary and secondary sources supplied by the Cortland Downtown Partnership, at the Cortland Historical Society, and available through online repositories such as Fulton History, as well as interviews with City of Cortland Historian Mary Ann Kane and Preservation Commission chair Linda Kline.

## Report Organization

The survey report includes the following sections:

The **historic overview** synthesizes information from many sources (primary and secondary sources, local historians, historic maps, photographs, etc.) and provides a narrative of the city's development. Various historical themes and contexts are explored including settlement, transportation, industry, recreation, religion, education, commerce, and government.

The **existing conditions overview** is a narrative assessment of the city as it appears today. It is organized by building type. Building types, periods of construction, building materials, architectural styles, character of the setting, and integrity are summarized.

The **recommendations** section addresses ways to build on the reconnaissance-level survey to further document and protect historic resources. Topics include intensive-level survey, local designation, National Register listing, and public education.

The **annotated building list** is presented in two sections:

1. **Districts (Section V)**. Each potential district is identified with an overview description, map, representative streetscape photographs, and list of contributing and noncontributing properties.
2. **Individual Properties (Section VI)**. An Annotated Building List provides a photograph and descriptive information for properties outside the potential historic districts that appear to meet the criteria for individual listing in the State and National Register of Historic Places.

All properties identified in the Annotated Building List, and all properties previously listed in the National Register, are shown on the **Historic Resources Map**, prepared by the Cortland County Planning Office.

## Guidelines and Selection Criteria

National Register Criteria for Evaluation were used to determine which properties to include in Sections V and VI, Annotated Building List. National Register criteria state that in order for a property to be eligible for National Register listing it must possess integrity of location, design, setting, materials, workmanship, feeling, or association and:

- A. Be associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Be associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Have yielded, or be likely to yield, information important in prehistory or history.

According to the National Park Service, historic integrity is “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period.” In other words, properties that retain their historic appearance and materials have high integrity; properties that have been changed extensively have lost integrity and may no longer qualify for the National Register. Common alterations that reduce integrity include replacement or obscuring of original siding and/or trim, changes to or removal of porches, window replacement, and prominent additions.

In cases where the resource type is extremely rare, or where significance is based on association with historic events and/or people, a building may remain eligible for the National Register even if its integrity is diminished. In cases where there are large numbers of intact examples of a particular resource type, or where a property is significant primarily for its architecture, higher standards of integrity are required.

Few buildings in the city retain complete period integrity. Houses in many cases have been altered by the installation of substitute siding and/or modern replacement windows. Some residences have been modified to the extent that their original date and style can no longer be determined from their exterior appearance. The city’s commercial and religious buildings have also experienced modifications but in most cases their age and architectural style are still readily apparent.

Sections V and VI contain an inventory of individual districts and historic districts that appear to meet the above criteria for National Register listing. A few properties were included that may not meet National Register criteria but may warrant local landmark designation. Official

determinations of eligibility are made by staff of the New York State Office of Parks, Recreation and Historic Preservation, Division for Historic Preservation.

## II. HISTORIC OVERVIEW

This section provides a brief overview of the historical development of the city of Cortland, as a framework for understanding the city's historic architecture. Because the city's commercial downtown along Main Street falls within the Tompkins Street/Main Street Historic District, which is already listed in the National Register, this overview focuses on the rest of the city, which is primarily residential and industrial, and does not delve into the development of the downtown commercial district.

### Location and General Characteristics

The city of Cortland is located in central New York, near the center of the town of Cortlandville, about 30 miles due south of the city of Syracuse and 120 miles due west of Albany. Situated on a level area at the convergence of seven valleys, Cortland's setting was described by historian H.P. Smith in 1885 as "a scene of great beauty when viewed from any adjacent eminence, and a site worthy of a great city."<sup>1</sup> The city is roughly square in shape, encompassing 3.9 square miles. The Tioughnioga River is located in the northeast quadrant of the city, running generally southward, with several tributaries crossing the city; Route 81 runs roughly parallel to the river to the east. The 2010 census recorded 19,204 residents.

### Native American Presence

The area that is now Cortland County was a hunting and camping ground for the Onondaga people prior to European settlement, but no permanent villages were established there. The Tioughnioga served as a transportation route. A number of temporary gathering places and camps have been identified in the area. By the time European-American settlement began in earnest, after the Revolutionary War, "virtually all Native American Indians had been removed from Central New York's Cortland County."<sup>2</sup>

### Early European Settlement, 1798-1854

European settlement of Cortland and the surrounding area began after the Revolutionary War, when 1.68 million acres in central New York were set aside as the "Military Tract," to be given to veterans as compensation for their service. Few veterans took up the offer. The first settler in what is now the city of Cortland was Jonathan Hubbard; the settlement was first known as Hubbard's Corners.

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<sup>1</sup> H.P. Smith, ed., *History of Cortland County* (Syracuse: D. Mason & Co., Publishers), pp. 236-237.

<sup>2</sup> Ellis E. McDowell-Loudan, "Indians of Cortland County, New York," in Louis M. Vanaria, ed., *From Many Roots: Immigrants and Ethnic Groups in the History of Cortland County, New York* (Cortland County Historical Society, Cortland County Chronicles, Vol. 4, 1986), pp. 101-111.

Isolated from the state's most-traveled transportation routes, the region's early nineteenth-century economy was largely self-sufficient, made up of farmers and a few merchants whose products served farmers' needs. Cortland County was divided from Onondaga County in 1808, because residents of what is now Cortland and the surrounding area found travel to and from Syracuse to conduct legal business to be a burden, especially given the lack of reliable roads. Although the neighboring settlement of Homer was older and larger, Hubbard's Corners (now Cortland) was chosen as the county seat. The County Courthouse was built in 1810 near the present site of the university and attracted development of the surrounding area; the building does not survive.

With its political and legal future assured by its selection as county seat, Cortland soon became the commercial, social, and religious center of the region. Small-scale industries such as mills, wool carding, and a nail factory were developed to serve the needs of the largely agrarian population. The markets for these products remained local, because throughout the first half of the nineteenth century, the region still lacked access to reliable, year-round transportation routes. The Tioughnioga River was used for a short time for river commerce, with the head of navigation at Port Watson (for which Port Watson Street is named); this was useful only seasonally, as the arks could only operate at high water, and its use was short-lived, tapering out by 1840 due to diminishment of the water flow. Cortland was not along the route of the Erie Canal, and thus did not directly benefit from the opening of this waterway in the 1820s. The area finally gained a reliable transportation connection to the wider world in 1849-50, when a plank road was established from Cortland to Syracuse.

The town of Cortlandville was split from Homer in 1829, and in 1853, Cortland was incorporated as a village.

Early commercial development was concentrated on Main Street, particularly the two blocks between what is now the intersection with Groton Avenue and Clinton Avenue, on the north, and Tompkins Street/Port Watson Street, on the south. Residential areas were located around this commercial core, particularly to the east and north. The National Register-listed Tompkins Street/Main Street Historic District encompasses the early commercial core as well as the immediate outlying streets and includes some of Cortland's most notable examples of early nineteenth-century architecture. Also dating to this period is Cortland's oldest surviving church, the **Unitarian Universalist Church**, which is individually listed in the National Register. A number of houses survive from this period outside the historic district; largely intact examples can be seen at **53 North Main Street**, **90 North Main Street**, and **192 Groton Avenue**. These are typical of the Greek Revival style of architecture, the most popular style in central and western New York in the second quarter of the nineteenth century.

Education was an important theme in Cortland even at this early date, with the Classical School for Young Men, Cortland Village Female Seminary, and Cortlandville Academy all established during this period to educate the sons and daughters of Cortland's pioneer families. No buildings associated with these early institutions survive.

### **Railroad and Early Industry, 1854-1900**

The inauguration of railroad service in Cortland signaled the start of a dramatic change from a relatively isolated community to one fully linked to the national economy. The first line established in Cortland was the Syracuse, Binghamton & New York Railroad, which began running in 1854 and became part of the Delaware, Lackawanna & Western in 1869. The second was the Ithaca and Cortland, which began service in 1871 and, after reorganization first as the Utica, Ithaca and Elmira, then the Elmira, Cortland & Northern, was purchased by the Lehigh Valley Railroad in 1896. The oldest surviving building associated with Cortland's railroad history is the former **Lehigh Valley Roundhouse** at 84 Owego Street, which may be original to the line (1871), although it has been altered. Three former stations from a later period also survive: the **Delaware, Lackawanna and Western depot** on Central Avenue, circa 1900, and the **Lehigh Valley passenger and freight stations** on South Avenue, both circa 1911.



**Figure 1. Historic image of the Lehigh Valley Railroad passenger depot (1911).**

Spurred by the railroad, Cortland's industrial boom began after the Civil War, and was particularly concentrated in two industries: wagon making and wire products. The two biggest companies in the late nineteenth century were the Cortland Wagon Company, founded in 1869, and Wickwire Brothers, which produced wire, wire cloth, and related products beginning in 1874. These two companies grew quickly in the 1870s and 1880s, leading a period of rapid industrial development in the former agriculture-based community. The importance of the

railroad to Cortland's industries is easily seen in the proximity of industrial sites to railroad lines. Many other businesses followed their lead, resulting in a period of dramatic population growth: Cortland's population doubled in two decades after incorporation in 1853, and doubled again in the 1880s. The Village of Cortland was chartered as the City of Cortland in 1900.



**Figure 2. The Wickwire Plant. Photograph from the Cortland County Historical Society, reproduced in Kane, Cortland.**

Much of Cortland's building stock reflects this era of rapid growth and prosperity, including the characteristic late-nineteenth/early-twentieth century Main Street commercial district (not covered in detail in this survey, as it is already listed in the National Register within the Tompkins Street/Main Street Historic District). From the earliest settled areas along and near Main and Tompkins streets, residential development generally spread outward toward the city line. Residential resources range from the elegant, high-style homes of factory owners and executives, particularly along Tompkins Street, North Main Street, and Church Street, to modest cottages and multi-family houses occupied by factory workers that are typically vernacular interpretations of popular American architectural styles.

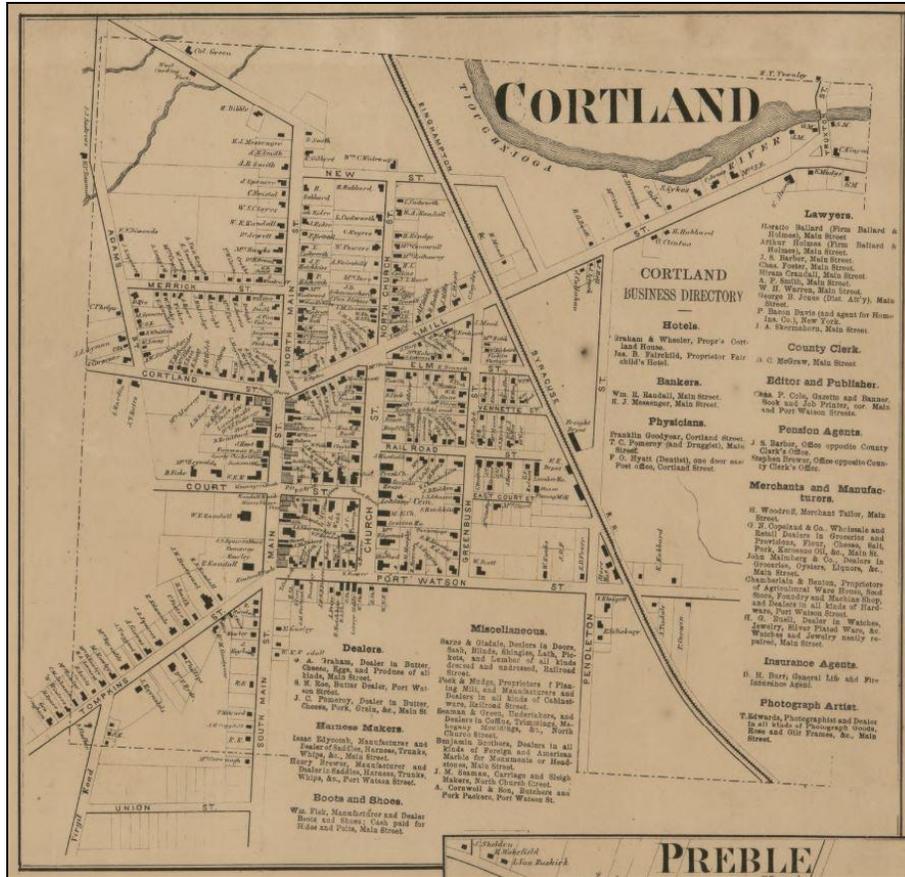


Figure 3. Cortland in 1863, from the *Map of the Counties of Cortland and Chenango*.

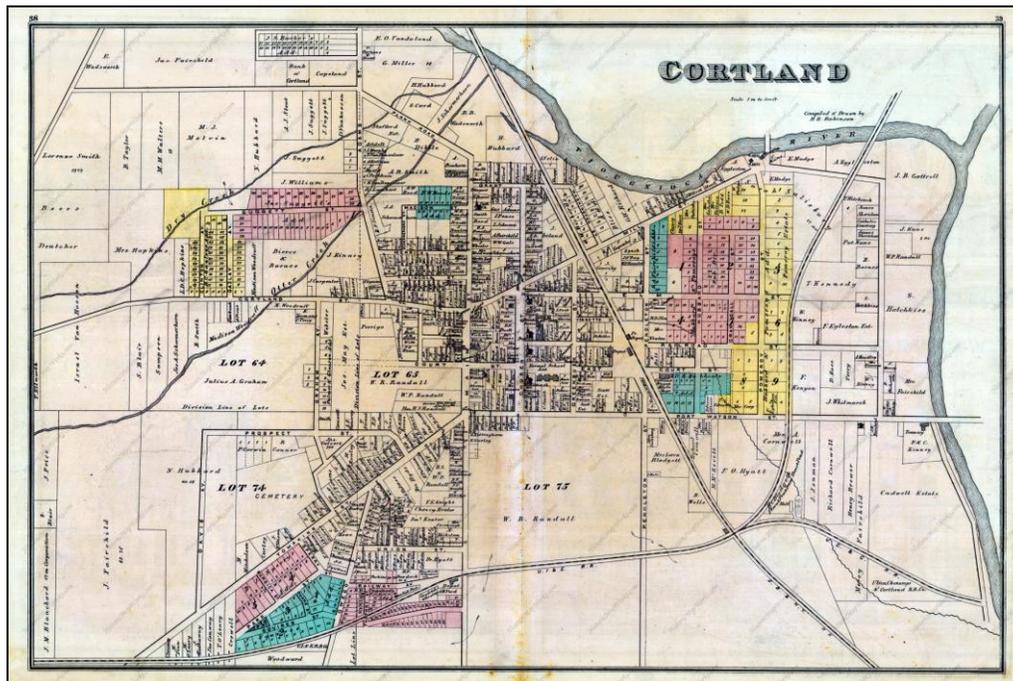


Figure 4. The 1876 map of Cortland from the *Atlas of Cortland County*.

With population growth came construction of new public schools to replace the early district school houses. Cortland established a village school system in 1880, replacing the old system of district schools. The first village high school at **60 Central Avenue** was built in 1892 and extensively modified in the 1920s-30s; the building now houses Cortland County offices.

Many of Cortland's significant institutions had their origins at this time, in particular the State Normal School, the precursor to today's SUNY-Cortland. In 1866, the state legislature requested proposals from municipalities interested in hosting Normal Schools, which focused on teacher education. Cortland was one of the successful communities, and situated the school on the former academy property, to which a former graveyard property and other lots were added. The school opened in March 1869 and remained on its site near the center of downtown until a fire destroyed the building in 1919. The institution then moved to its current site, on which it has grown considerably larger as its focus has expanded well beyond its original emphasis on teacher training to encompass a broad range of academic programs.



**Figure 5. The State Normal School (now SUNY Cortland) in its original home (left); “Old Main,” the first building of the present campus, at right. Both photos are from the Cortland County Historical Society, reprinted in Mary Ann Kane, *Cortland* (2010).**

## **Industrial and Social Diversification, 1900-1941**

In the first few decades of the twentieth century, Cortland's industrial base, initially dominated by Wickwire Brothers and the Cortland Wagon Company, grew increasingly diverse. A number of companies were formed in industries related to those dominated by Wickwire and Cortland Wagon, but many others were formed in other industries. By 1929, Cortland could claim 37 different industrial concerns in 32 industries.<sup>3</sup> Factories continued to cluster by the railroad lines, which remained their most important form of transportation.

Cortland's plentiful employment attracted both American-born and foreign-born workers. Irish immigrants were the first to arrive in substantial numbers, especially in the 1840s-60s; the next major group consisted of Italian immigrants, most of whom came between 1900 and World War I. Cortland also welcomed a sizable number of newly arrived Ukrainians, most of whom came from one particular region south/southwest of Kiev, between about 1905 and the outbreak of World War I. To varying extents, these ethnic groups settled in distinct neighborhoods and worked for particular companies; this was particularly true of Ukrainian immigrants, who overwhelmingly worked for Wickwire and lived in the neighborhood immediately across South Main Street from the Wickwire plant known as "Little Russia" (despite the fact that the immigrants were not Russian, but Ukrainian). World War I and a series of federal laws restricting immigration brought the influx from overseas to a halt by the early 1920s.

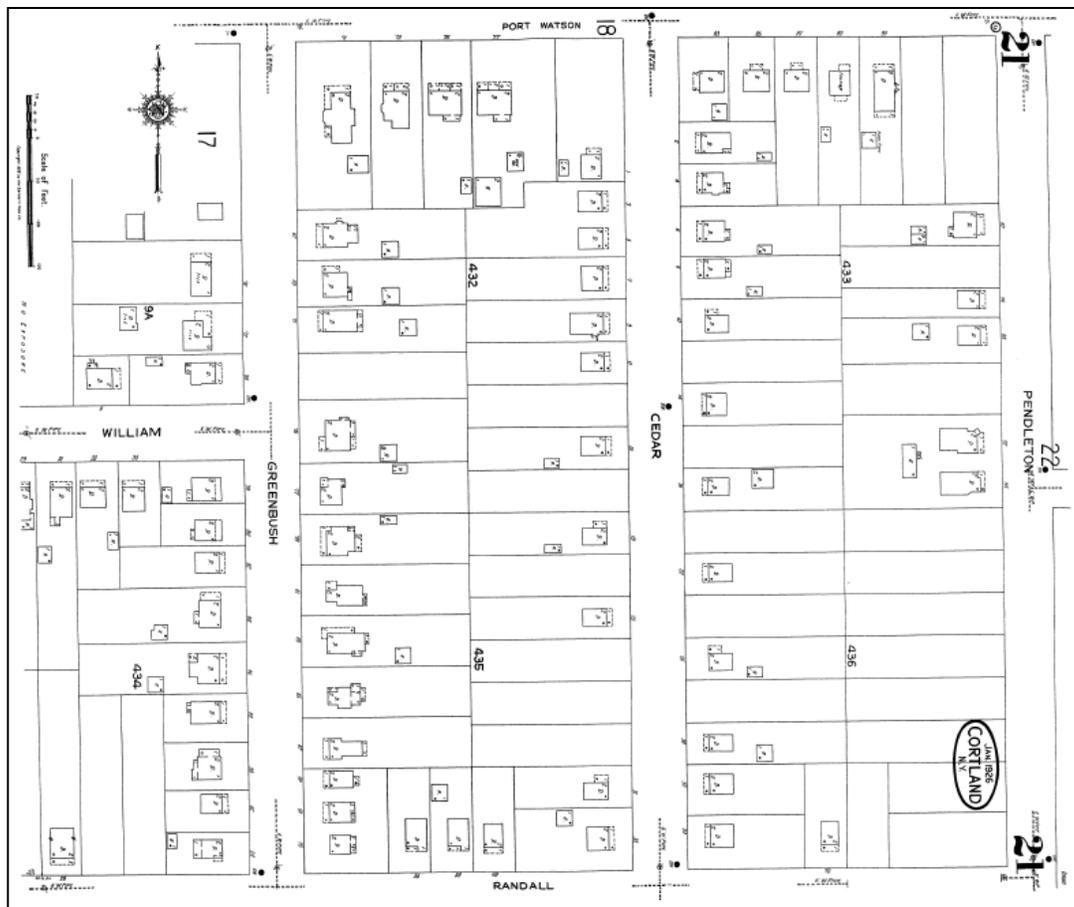


**Figure 6. The Gillette Skirt Company is an example of the industries that flourished in Cortland in the early twentieth century. This was Cortland's first concrete-block building. From the Cortland County Historical Society, reproduced in Kane, *Cortland*.**

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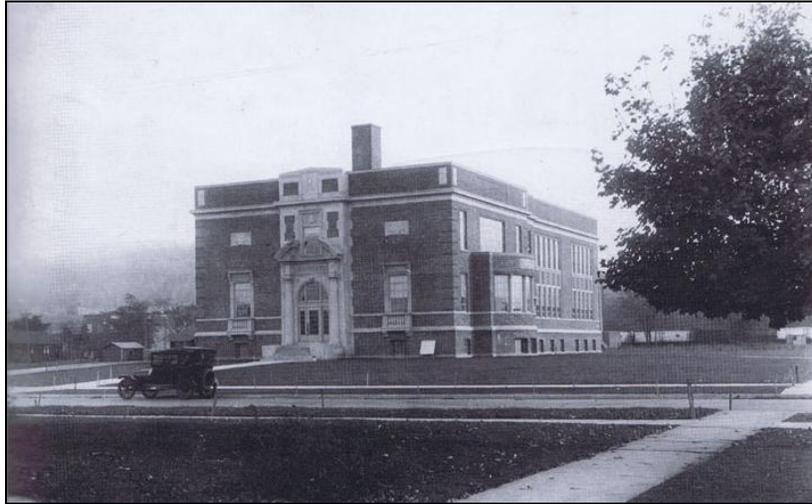
<sup>3</sup> Geography & History of Cortland County, p. 50

To accommodate population growth, new neighborhoods were developed spreading outward from the city's commercial and civic core. Companies sometimes facilitated the process, as when the Smith-Corona company engaged local architect Carl Clark to design houses along Cedar and Randall streets just north of their factory. Clark's houses were part of the relatively rapid development of the neighborhood east of Main Street and south of Port Watson Street in the first three decades of the twentieth century; the most intact portion of this neighborhood appears to meet National Register district criteria and is identified as the **Greater Cortland Company Historic District** (see Section VI, Annotated Building List: Districts). Another largely intact neighborhood with notable examples of early twentieth-century architecture is the proposed **West Court Street Historic District** on the hill between Main Street and the oldest section of the SUNY Cortland campus.



**Figure 7. This 1926 Sanborn map shows the "Greater Cortland Company" neighborhood partially developed.**

In addition to his residential work mentioned above, Carl Clark was a prolific designer of institutional buildings, including two elementary schools in the city in the late 1920s: **Randall School**, on Huntington Street, and **Parker School**, 89 Madison Street. The two appear to have been identical in plan, distinguished by variations in their exterior design; both have been expanded through multiple additions but their original design remains evident.



**Figure 8. Randall School, designed by Carl W. Clark in 1927. Photo from the Cortland County Historical Society, reproduced in Kane, *Cortland*.**

### **World War II and After, 1941-2000**

During World War II, Cortland's factories were busy producing valuable materials and products for the war effort. Local industries' contributions are too numerous to list, but a few examples included Wickwire Brothers, producing nails, wire, screen cloth (particularly valuable in tropical climates as protection against insect-borne diseases), and other metal and wire products; Brewer-Tichener, producing metal furniture for the Army and Navy as well as items such as bomb racks and parachute buckles; Brockway, producing specialized trucks; Cortland Line Company, producing parachute cords, shoe laces, racquets for Army Recreation branches, and other line-related products; Crescent Corset Company, producing brassieres and girdles for the Women's Army Corps; and many others. A unique contribution from Cortland in this era was President Franklin Delano Roosevelt's grave vault, produced by the Con-O-Lite Corporation.

The burst of wartime industrial production was not sustained after the war ended, and Cortland experienced a gradual series of closures as most of Cortland's industrial enterprises went out of business or moved operations elsewhere, particularly from the 1970s onward. Some firms stayed in business under new ownership, such as Brockway Motors, which was acquired by Mack Truck in 1956 and remained a major employer locally until the plant was closed in 1977. Wickwire Brothers was sold to a subsidiary of the Keystone Steel and Wire Company in 1968,

but the factory closed in 1971 and most of the buildings were demolished in 1972, leaving little physical trace of the business that once employed 2,000 people and played such a significant role in the industrial and demographic growth of Cortland. The closure of Cortland's two biggest employers was echoed in the gradual shuttering of many of the city's other factories, or transition to businesses that employed fewer people.

Some residential development continued in the city after World War II, in the areas at the city's outskirts and in the immediate surrounding area of Cortlandville. These neighborhoods were commonly developed by single developers and display more architectural uniformity than was seen in neighborhoods that developed earlier.

Cortland retains one largely intact commercial building from the 1960s outside the Tompkins Street/Main Street Historic District: the **Imperial Motel**, formerly Imperial "400" Motel, at 28-34 Port Watson Street, built in 1964-65. This building was part of a national chain that built over 100 hotels in the early 1960s. Many have been altered and no longer retain their character-defining features, but the one on Port Watson Street retains unusually high integrity to its original design.



**Figure 9. Prototype design for the Imperial "400" Motel Chain by Palmer & Krisel; the Cortland motel was built to this design but as a mirror image.**

Cities and villages of all sizes took advantage of federal Urban Renewal funding in the 1960s and 1970s to try to reshape downtowns that were losing population and businesses to the suburbs. Urban Renewal was a controversial and highly politicized issue in Cortland.

Fortunately, the core of the Main Street commercial area was able to retain its historic character; the main area that was targeted by Urban Renewal in the early 1960s was just east of Main Street, between Court and William streets. Detailed study of the Urban Renewal program and related planning efforts in the 1960s-70s is beyond the scope of this survey, but the impacts of twentieth-century modernization efforts are clear in the newer buildings and gaps in the streetscape where older buildings were demolished in the mid- to late-twentieth century.

The importance of Cortland's historic architecture was increasingly recognized in the last quarter of the twentieth century. In 1975, the Tompkins Street Area Historic District was listed in the National Register of Historic Places, encompassing the city's most fashionable late-nineteenth century residential area. The district was expanded in 1982 to include the adjacent commercial area along Main Street, and was renamed the Tompkins Street/Main Street Historic District.



### **III. EXISTING CONDITIONS AND ARCHITECTURAL OVERVIEW**

#### **Introduction**

The Existing Conditions section connects the historic themes discussed in the Historic Overview to the existing architecture in the City of Cortland. Properties are discussed by type, with a summary of the development of each resource type followed by a list of notable surviving examples.



**RELIGIOUS BUILDINGS**

Cortland’s early settlers began establishing religious congregations shortly after their arrival, starting with a Baptist congregation in 1801 and Methodist congregation in 1804. By the 1810s, the earliest churches were constructed, beginning an ongoing process of construction and replacement of churches to accommodate growing congregations as Cortland’s population increased. Today Cortland boasts an array of both historic and modern houses of worship, with the oldest located closest to the center of the city (several of them, not coincidentally, on Church Street) and smaller, newer buildings located on the outskirts. Two notable historic religious buildings are no longer used as houses of worship: the former First Congregational Church is vacant, and the former United Community Church (historically First Baptist Church) is used as a performance space.

The following religious buildings appear to meet the criteria for listing in the National Register individually or as contributing buildings in potential historic districts. Please see Sections V and VI, Annotated Building List, for more information.

<b>Name</b>	<b>Address</b>	<b>Date</b>	<b>Eligibility</b>
Unitarian Universalist Church of Cortland	3 Church Street	1836	Individually listed in the National Register
United Community Church (historically First Baptist)	19 Church Street	1870s	Contributes to potential expansion of Tompkins Street/Main Street Historic District. No longer used as a house of worship.
First Congregational Church	10 Elm Street	1882	Appears individually eligible
Grace Episcopal Church	13 Court Street	1888	Appears individually eligible; Contributes to potential expansion of Tompkins Street/Main Street Historic District
First Presbyterian Church	23 Church Street	1889	Appears individually eligible. Manse built 1903; Sunday School addition c. 1923.
St. Mary’s Roman Catholic Church Campus	48 and 59-63 North Main Street	1891 1913 1928 1930	Appears individually eligible (entire campus, including historic convent, rectory and school)

Religious Buildings, continued

Name	Address	Date	Eligibility
Living Word Free Methodist Church (Free Methodist Church of Cortland)	9 Grace Street	1891; 1962 wing	Contributes to proposed Madison/Jewett Historic
Homer Avenue United Methodist Church	30 Homer Avenue	1914	Appears individually eligible
Mosaic Church (historically Church of Christ Scientist)	49 Greenbush Street	1941-43 (remodeling of earlier building)	Contributing building in the potential expansion of Tompkins Street/Main Street Historic District
Temple Brith Sholom	117 Madison Street	1969	Not yet 50 years old, but has landmark potential as notable Modernist design by Werner Seligmann

## COMMERCIAL BUILDINGS

Cortland's historic commercial corridor is at the heart of the existing Tompkins Street/Main Street Historic District. Those buildings were not included in the present survey because they are already designated. Please see the section "Tompkins Street/Main Street Historic District Extensions" for possible additions to the historic district, some of which are commercial buildings. One currently commercial building within the potential district expansion may meet the criteria for individual designation: the former **Franklin Hatch Library, 24 Court Street** (1886).

One commercial building of note outside the existing or potential expanded district is the former **Imperial "400" Motel at 28-34 Port Watson Street**. Built in 1964-65 to this national chain hotel's standard design by Palmer & Krisel, this is a largely intact example of one of the country's first auto-oriented chain hotels.<sup>4</sup> This style and type of architecture is increasingly appreciated as an artifact of America's new post-war mobility, love of automobile travel, and interest in dramatic architectural expression using such new forms as the folded-plate roof. Now 50 years old, the building is emblematic of its specific time in history and is an example of a design that is increasingly rare as buildings of this vintage are frequently demolished or remodeled. See Section VI, Annotated Building List, for more information.

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<sup>4</sup> For more on the Imperial 400 Motel chain, including images of other hotels built to the standard design that are nearly identical to the one in Cortland, see <http://socalarchhistory.blogspot.com/2010/03/palmer-krisel-and-imperial-400-motels.html>.



## CIVIC BUILDINGS

As the Cortland County Seat, the city of Cortland is home to a number of notable public buildings. The **County Courthouse** is the city's third courthouse, and was built in 1924 on the site formerly occupied by the State Normal School, after that building was destroyed in a fire. The Courthouse is at the core of a cluster of historic public buildings just east of Main Street. Several have already been designated; a few others appear eligible for listing individually or in an expansion of the Tompkins Street/Main Street Historic District that could encompass this civic complex.

The following civic buildings appear to meet the criteria for listing in the National Register individually or as contributing buildings in potential historic districts. Civic buildings that are located in the existing Tompkins Street/Main Street Historic District are not included in this list unless also individually designated. Please see Sections V and VI, Annotated Building List, for more information.

Name	Address	Date	Eligibility
Cortland Waterworks	53 Broadway Avenue	C. 1910-1930	Appears individually eligible
U.S. Post Office	88 Main Street	1913-15	Individually listed in the National Register; also within the potential expansion of the Tompkins Street/Main Street Historic District
Cortland Fire Headquarters	21 Court Street	1914	Individually listed in the National Register; also within the potential expansion of the Tompkins Street/Main Street Historic District
Public Safety Building	56 Greenbush Street	1920-26	Contributes to the potential expansion of the Tompkins Street/Main Street Historic District
Cortland County Courthouse	Courthouse Park	1924	Individually listed in the National Register; also within the potential expansion of the Tompkins Street/Main Street Historic District

Civic Buildings, continued

Name	Address	Date	Eligibility
Cortland Free Library	32 Church Street	1928	Individually listed in the National Register; also within the potential expansion of the Tompkins Street/Main Street Historic District
City Hall		1969	Within the potential expansion of the Tompkins Street/Main Street Historic District. Currently under 50 years old, but may be considered contributing or individually eligible once 50 years old.

## EDUCATIONAL BUILDINGS

Education has been a significant theme throughout Cortland's history, from the early Classical School for Young Men, Cortland Village Female Seminary and Cortlandville Academy, which educated the sons and daughters of the community's pioneers, through the extensive SUNY Cortland campus (originally the State Normal School) that is a major employer in the city today.

No buildings survive today from the earliest schools, although an important property in Cortland sits on a site long associated with education: the property where the Court House sits today was the home of the Classical School for Young Men, then the Cortlandville Academy, then the State Normal School. After the Normal School burned in 1919, it was re-established on its new site and a new Court House replaced it.<sup>5</sup> The original building constructed for the State Normal School on its new campus, now known as "**Old Main,**" was built in 1923 and has been determined eligible for the National Register. (The State Normal School became SUNY Cortland in 1948, when the SUNY system was established with Cortland as a charter member.) The State Historic Preservation Office has determined three additional buildings affiliated with SUNY Cortland are eligible for listing: **the Robert Brewer House**, a former college infirmary (located in the Tompkins Street/Main Street Historic District); **the President's Residence** on Graham Avenue; and **Moffett Center**, built in 1951. Survey of campus buildings was excluded from the present project.

Five public school buildings built before World War II appear eligible for the National Register: the former **Central High School** (now the County Office Building) and two elementary schools from the 1920s: **Randall School** and **Parker School**. Two former public schools are not eligible due to alterations: a former school building at 48-54 Owego Street, and the former Pomeroy School at 47 Pomeroy Street (both now apartments). Three public schools in the city date to the post-World War II period and do not appear eligible at this time: Smith Elementary School, Barry Elementary School, and Cortland Junior-Senior High School.

The same architect is associated with several of these buildings: Carl Clark designed the Robert Brewer House, Randall School, Parker School, and Moffett Center.

The following educational buildings appear to meet the criteria for listing in the National Register individually or as contributing buildings in potential historic districts. Please see Section VI, Annotated Building List, for more information.

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<sup>5</sup> New York State Office of Parks, Recreation and Historic Preservation, "State University of New York Historic Resources Survey and Evaluation," March 1993.

<b>Name</b>	<b>Address</b>	<b>Date</b>	<b>Eligibility</b>
Central High School (now County Office Building)	60 Central Avenue	1892; 1920s-30s	Contributes to potential expansion of the Tompkins Street/Main Street Historic District
Robert Brewer House (owned by SUNY)	60 Tompkins Avenue	c. 1918	Officially determined eligible by SHPO
“Old Main” (Normal School)	1 Gerhart Drive	1923	Officially determined eligible by SHPO
President’s Residence	Graham Avenue	c. 1925	Officially determined eligible by SHPO <sup>6</sup>
Randall Elementary School	31 Randall Street	1927	Eligible as part of the Greater Cortland Company Historic District
Parker School	89 Madison Street	1928	Possibly individually eligible, although replacement windows and unsympathetic addition detract from integrity
Moffett Center	Graham Avenue	1951	Officially determined eligible by SHPO

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<sup>6</sup> The President’s Residence appears to have been altered since it was determined eligible, and may no longer be eligible.

## INDUSTRIAL BUILDINGS

Cortland owed its rapid growth in the last quarter of the nineteenth century to the establishment of a number of successful industries, some of which developed a national reputation. The city today retains remnants of some of these industrial operations, although the specific businesses with which they are associated have closed or left town. The largest clusters of manufacturing sites are clustered in three locations: the adjacent Brockway and Cortland Wagon sites, centrally located at East Court Street east of Pendleton Street; the former Wickwire Plant, South Main Street south of Huntington Street in the south-center portion of the city; and the Cooper Brothers Foundry and Cortland Forging Company sites, on opposite sides of River Street in the northeast quadrant of the city. All three sites have long histories; two of the three remain in industrial use today (the Wickwire Plant was demolished in the 1970s, leaving no buildings on the site). A comparison of recent aerial photographs and historic Sanborn maps shows that some of the buildings on the sites today have footprints matching the historic buildings; however, the buildings have been so extensively altered that they do not retain historic integrity. An exception is the former **Cortland Corset Building** at 65 East Court Street, now home to a variety of commercial tenants.

Smaller-scale industrial sites were located along the railroad tracks in the south portion of the city; remnants of these can be seen along Squires Street, South Avenue, Huntington Street, and Crawford Street, but most remaining buildings do not retain historic integrity. The former **Gillette Skirt Company** (previously Cortland Corset), at 32 Miller Street, retains much of its historic character, and is significant as the first concrete block building in Cortland. Two buildings associated with the Brewer-Titchener Company survive on Port Watson Street: the former office at **111 Port Watson Street**, now home to the American Red Cross, and the former machine shop at **113-115 Port Watson Street**, rehabilitated for commercial use.

The following industrial buildings appear to meet the criteria for listing in the National Register. Please see Sections V and VI, Annotated Building List, for more information.

Name	Address	Date	Eligibility
Cortland Corset Company	65 East Court Street	1880	Appears individually eligible
Gillette Skirt Company	32 Miller Street	c. 1890	Appears individually eligible
Brewer-Titchener Machine Shop (originally Cortland Carriage Goods)	113-115 Port Watson Street	1902-1908	Appears individually eligible

Industrial Buildings, continued

<b>Name</b>	<b>Address</b>	<b>Date</b>	<b>Eligibility</b>
Cortland Welding Compound	16 Crawford Street	1915	Appears individually eligible
Brewer-Titchener Office	111 Port Watson Street	c. 1920	Appears individually eligible

**TRANSPORTATION RESOURCES**

The inauguration of railroad service was the start of Cortland’s industrial boom. Fast, economical transportation service enabled producers to get their products to markets around the state and, ultimately, the country. The first line established in Cortland was the Syracuse, Binghamton & New York Railroad, which became part of the Delaware, Lackawanna & Western in 1869. The second was the Ithaca and Cortland, which began running in 1871 and, after reorganization first as the Utica, Ithaca and Elmira, then the Elmira, Cortland & Northern, was purchased by the Lehigh Valley Railroad in 1896. Most of Cortland’s industrial sites were located along either the Delaware, Lackawanna & Western or the Elmira, Cortland & Northern/Lehigh Valley Railroad tracks. A third line came to Cortland in 1898 when the Erie and Central New York began service from Cortland to Cincinnatus. This line was bought by the Delaware, Lackawanna & Western in 1903.

The following transportation-related buildings appear to meet the criteria for listing in the National Register individually or as contributing buildings in potential historic districts, except as otherwise noted. Please see Section VI, Annotated Building List, for more information.

<b>Name</b>	<b>Address</b>	<b>Date</b>	<b>Eligibility</b>
Elmira, Cortland & Northern/Lehigh Valley Roundhouse	84 Owego Street	c. 1871	Appears individually eligible for the National Register
Delaware, Lackawanna & Western Passenger Depot	94-96 Central Avenue	c. 1903	Appears individually eligible for the National Register; also contributes to potential Delaware, Lackawanna & Western Railroad Resources Historic District
Delaware, Lackawanna & Western Freight Depot	92 Central Avenue	c. 1903	Contributes to potential Delaware, Lackawanna & Western Railroad Resources Historic District)
Delaware, Lackawanna & Western Watchman’s Shanty		c. 1903	Contributes to potential Delaware, Lackawanna & Western Railroad Resources Historic District)
Lehigh Valley Railroad Passenger Depot	1 South Avenue (also known as 7 South Avenue)	1910-11	Appears individually eligible for the National Register

Transportation Resources, Continued

Name	Address	Date	Eligibility
Lehigh Valley Railroad Freight Depot	3 South Avenue	1911	Historically significant, but integrity is diminished; does not appear eligible

## CEMETERIES

Two cemeteries are located in the city of Cortland. The older of the two is the **Cortland Rural Cemetery**, which was dedicated in August 1854. This is an example of the type of burial ground known as the rural or garden cemetery, a picturesque, park-like burial ground characterized by hilly terrain, winding roads that followed the topography, and lush plantings of trees and shrubs, all of which deliberately shaped vistas within and beyond the cemetery landscape. First popularized by cemeteries established on the outskirts of major cities, such as Mount Auburn outside Boston, Laurel Hill in Philadelphia, and Mount Hope in Rochester, the rural cemetery became a popular type valued for its beauty as well as its function. Cortland Rural Cemetery is a good example of this design style and is a contributing property in the National Register-listed Tompkins Street/Main Street Historic District.

**St. Mary's Cemetery** at 4101 West Road is located partially within the City of Cortland. It was established in 1891 as the city's Catholic cemetery. While located on a hilly site at the outskirts of the city, as was typical of the rural cemetery movement, this cemetery has fewer trees and more-regular road layouts, and thus is not as strong an example of nineteenth-century cemetery design as the Cortland Rural Cemetery. It likely would not meet the criteria for individual National Register designation established in *National Register Bulletin 41: Guidelines for Evaluating and Registering Cemeteries and Burial Places* based on its design. Additional research might uncover other justifications for local and/or National Register designation based on historical significance.



## RESIDENTIAL ARCHITECTURE

The great majority of Cortland's building stock consists of single-family housing, most built before World War II. Consistent with its history as a self-sufficient, prosperous industrial community, Cortland's historic domestic architecture represents a wide range in terms of construction date, architectural style, size, and formality. In general, houses were built first along streets closest to the commercial center as well as along the city's early thoroughfares radiating out from the central business district. An 1863 map of the village shows this pattern clearly, with houses lining sections of the radial streets (the streets now known as Main Street, Port Watson Street, Clinton Avenue, Port Watson Street, Tompkins Street, Groton Avenue, and Homer Avenue), and clustered in an irregular grid pattern within the area bounded by North Main Street, Port Watson Street, and the Binghamton & Syracuse Railroad.

As the city's population grew, new neighborhoods were developed that filled the areas between the radial streets; for example, by 1876, the area south of downtown between Tompkins and South Main streets was largely developed, as was the area between North Main Street and what is now Homer Avenue. As the population grew rapidly in the last quarter of the nineteenth century, areas in the city's east side and northwest quadrant were developed. In the early twentieth century, housing construction continued near the city's outskirts, and large properties closer to the center were subdivided (e.g. the Randall property off Main and West Court streets, as well as a large lot held by the Randall family south of Port Watson Street, between South Main and Pendleton streets, referred to in this report as the Greater Cortland Company Historic District).

As was common nationwide, residential construction slowed dramatically during the Great Depression of the 1930s, and remained slow until after World War II, when automobile-oriented suburban development became the norm. While Cortland's era of rapid growth fueled by industrial expansion was over by this time, some post-war residential development occurred near the northwest, northeast, and southeast corners of the city.

The following section is a brief guide to the most common architectural styles associated with Cortland's historic housing stock. While many of the most elaborate, high-style examples of domestic architecture are located along Tompkins Street, those houses are not included in the examples given here, or in the Annotated Building List later in the document, because they are already listed in the National Register as part of the Tompkins Street/Main Street Historic District and therefore were not included in the present survey project.

Stylistic classifications are not rigid; there is considerable overlap between styles. In addition, stylistic categories are applied by historians after the fact and were not recognized or consciously adhered to by builders and architects at the time. Frequently a building of one style had an

addition of a second style, such as a house built in the 1840s in the Greek Revival mode receiving a new porch in the 1910s in the Colonial Revival style.

In this section, each style is described in general terms and representative examples of the style provided.

## GREEK REVIVAL

The Greek Revival style was the predominant model for residential construction in the early nineteenth century in the United States. The style was nationally popularized by four factors. First, early nineteenth-century archaeological investigations created interest in ancient Greek architecture. Second, the country of Greece's struggle for independence from Turkey (1821-1830) aroused sympathy in the newly independent United States and created more interest in Greek architecture. Third, the War of 1812 diminished American affection for the British-derived Adam (also known as Federal) architectural style. And finally, a number of American architects began to promote the style in their own works and published writings (e.g., Benjamin Latrobe, Robert Mills, and Alexander Jackson Davis). Buildings designed in this style display the form, proportions, and general details of Greek and Roman temple buildings. The Greek Revival style was common in Western New York between 1830 and 1860.

Strong examples of the Greek Revival style in Cortland can be seen at **192 Groton Avenue, 53 North Main Street, and 90 North Main Street.**



**90 North Main Street. Note the low-pitched roof with gable returns.**

## ITALIANATE

The Italianate Style began in England as part of the Picturesque movement, which rejected the formal classical ideals of art and architecture that predominated in the first half of the nineteenth century. The movement abandoned formal classical rules in favor of informal compositions that evoked an emotional response from the viewer and worked in harmony with the landscape. The movement sought inspiration from rambling informal Italian farmhouses. The writings of architectural theorists such as Andrew Jackson Downing helped popularize the style. American builders freely adapted the style into wood construction so that many of the American results bear little resemblance to the Italian buildings that inspired the style. This style was extremely common in Western New York from 1855 to 1880. Characteristic elements include broad overhanging eaves supported by brackets, tall narrow windows, often with half-round heads, bay windows, and porches with elaborate carpentry.

Cortland has a number of fine examples of high-style and vernacular Italianate buildings. Notable examples can be seen at **79 Central Avenue, 59 Greenbush Street, 123 Groton Avenue, 25 Homer Street, 28 Hubbard Street, 29 Hubbard Street, 84 North Main Street, 31 Prospect Terrace, 24-26 South Avenue, 89 Tompkins Avenue, 115 Tompkins Avenue, and 51 Union Street.**



**79 Central Avenue, the former H.F. Benton House. Despite the poor condition of some features, nearly all historic details survive.**

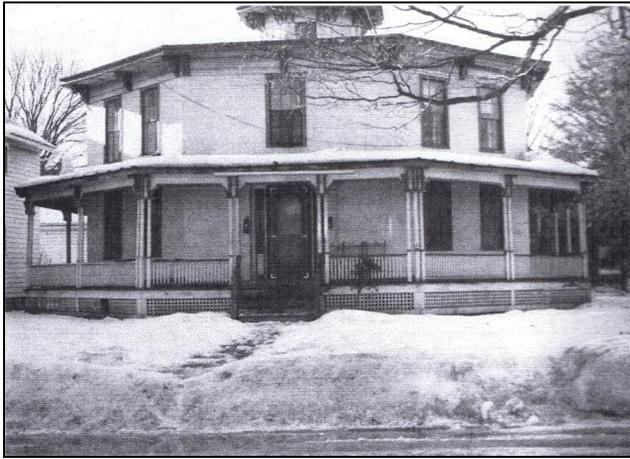


**25 Homer Avenue, now headquarters of the Cortland Historical Society. Note the low-pitched roof, brackets at the eaves, and window surrounds.**

## OCTAGON

The Octagon is a house form, not a decorative style, characterized by its distinctive eight-sided shape. Their detailing can be in the Greek Revival, Gothic Revival, or, most commonly, Italianate styles. Octagons are rare; only about 2,000 are believed to exist, most built between 1850 and 1870. The short-lived popularity of the octagon house form is traced to Orson S. Fowler, whose 1849 book *The Octagon House: A Home for All* argued that the octagon was a less expensive, more efficient shape that maximized sunlight and ventilation while “eliminating dark and useless corners.”

Cortland has one example of an octagon house, located at 14 North Church Street in the potential North Church Historic District. Unfortunately, it has been extensively altered. A more highly intact example survives in Homer.



**This view shows the octagon house at 14 North Church Street while it retained its porch.**



**14 North Church Street today. Alterations to the porch, siding, and windows detract from its original character.**

## **SECOND EMPIRE**

The most prominent feature of this French-inspired style is the mansard roof, named after the French architect who popularized it in the seventeenth century. Aside from the mansard roof, the Second Empire shares many decorative features with the Italianate style, including brackets, cresting, and arched window openings.

The Second Empire style is relatively rare in Cortland, but there are a few notable examples, including the houses at **57 Church Street, 14 Grant Street, 38 Greenbush Street, and 40 Prospect Terrace.**



**57 Church Street. The siding is not original, but otherwise this house retains remarkable integrity.**

## STICK

The Stick style, like the later Queen Anne style (see below), derives from medieval English architectural models, freely adapted in the predominant American building material of wood. The Stick Style emphasized the wall surface as a decorative element, featuring flat wood walls to which stickwork was applied as decoration, unrelated to the building's structure (unlike half-timbering, which in medieval examples was the true structural support of the building left exposed).

The Stick style is closely related to the Queen Anne style, but is distinguished by its distinctive flat applied stickwork and emphasis on the flatness of the wall, rather than (as in the Queen Anne) an emphasis on avoiding expanses of flat walls wherever possible. Stick Style detailing does sometimes appear on Queen Anne style houses – an example of the overlap of decorative features on similar styles.

Cortland has at least two high-style examples of the Stick Style, seen at **12 Arthur Street and 144 Tompkins Street**, both clearly built to the same design, as well as a more vernacular example of a house with applied stickwork at **24 North Church Street**.



**12 Arthur Avenue. This house has all the features associated with the Stick style, including flat horizontal and vertical stickwork and decorative trusses at main and secondary gables.**

## QUEEN ANNE

The Queen Anne style was inspired by English houses of the late medieval period. During the 1880s, the style was promoted in the United States by pattern books and the architectural magazine, *The American Architect and Building News*. The earliest examples of the style in England and the United States were characterized by decorative half-timbering or patterned masonry. With the popularization of the style and the availability of pre-cut architectural details in the 1880s, spindle-work decoration became dominant. In the 1890s, the use of classical elements and detailing including columns, decorative swag reliefs, pediments, cornice-line dentils, and Palladian windows became widespread. Queen Anne houses are characterized by an effort to avoid flat, plain wall surfaces through angles, varied window shapes, varied textures, complex rooflines, and applied ornament. Though the Queen Anne style encompasses a wide range of variation, the most common vernacular interpretations of the style share many features including asymmetrical massing, the use of pattern-cut wood shingles at gable ends, wall surfaces broken by projections, a small gable asymmetrically located within a larger gable at the primary façade, and wraparound porches with turned posts and spindles.

Cortland has a number of fine, high-style examples of the Queen Anne style, particularly in the potential North Main/East Main Historic District and the potential North Church Street Historic District. Notable examples also exist along Charles Street. Examples include the houses at **19 Charles Street, 47 Charles Street, 4 Church Street, 15, 20, and 27 North Church Street, 23 Clayton Street, 42 East Court Street, 45 Homer Avenue, 26 Homer Avenue, 87, 91, 93, and 122 North Main Street, 66 Maple Avenue, 15 Monroe Heights, 15 Prospect Terrace, 36 Rickard Street, 130 Tompkins Street, and 132 Tompkins Street.**



**87 North Main Street, part of a collection of notable Queen Anne-style houses along North Main Street.**



**91 North Main Street, built to a design from a pattern book, exemplifies the exuberance of the style.**



**15 North Church Street**



**36 River Street**

## FOLK VICTORIAN

The Folk Victorian style applies Victorian-era detailing, which may exemplify the Italianate or Queen Anne style, onto a house design that is simple and vernacular in character. Designs tend to be symmetrical, or at least regular (unlike the true Queen Anne, which favors irregular footprints and rooflines), with the Queen Anne or Italianate elements applied at the porch and/or cornice. The spread of this style was facilitated by the railroads, which gave local carpenters and builders access to precut detailing, which they applied to local vernacular house forms, as well as to machinery that allowed them to produce fashionable detailing locally. Folk Victorian houses are common in Cortland; some notable examples are seen at **28 Clayton Avenue, 25 Madison Street, 35 Madison Street, and 129 Homer Avenue**. Many others are located outside potential districts or do not retain sufficient integrity to merit individual designation.



**28 Clayton Avenue. The traditional form and flat wall surfaces, with an applied "Victorian" porch, distinguish this house from a true Queen Anne.**

**COLONIAL REVIVAL**

At a regional and national level, the frequency of Colonial Revival design and decorative detailing reflects the popularity and endurance of the style from the end of the nineteenth century until the present day. The Philadelphia American Centennial Exhibition of 1876 stimulated a renewed interest in the colonial English and Dutch architecture of the eastern United States. Architects and builders derived ideas from a variety of seventeenth- and eighteenth-century sources. A number of professional publications, including *The American Architect and Building News*, and the *White Pine Series of Architectural Monographs*, promoted the style through photographs and measured drawings of colonial buildings. The popular appeal of the Colonial Revival Style was also advanced by the appearance of replicas of American colonial buildings, including Mount Vernon and Independence Hall at the Chicago World’s Fair in 1893. Common elements associated with the Colonial Revival style include rectangular massing, symmetrically balanced façades, accentuated front entrances, multi-light double-hung windows, and gabled roof dormers. Twentieth-century examples of the style were usually simpler and more symmetrical than nineteenth-century examples.

The Colonial Revival style is common in the potential West Court Street Historic District, although examples occur throughout neighborhoods built in the first quarter of the twentieth century. Some notable examples are at **59 Church Street, 60 Church Street, 52 Clayton Street, 51, 55, and 61 West Court Street, 17 Jewett Avenue, 55 Port Watson Street, and 22 Stevenson Street.**



**65 West Court Street. Because of the side-gambrel roof and full-width shed dormer, this style is commonly referred to as Dutch Colonial.**



**55 Port Watson Street. Note the symmetrical façade and dentils at the cornice and porch pediment. Siding is not original.**

## TUDOR REVIVAL

The Tudor Revival style is a loose interpretation of medieval English (not limited to the 16<sup>th</sup>-century Tudor era) building traditions, revived in nineteenth-century England and adapted again in the United States beginning in the 1890s. Most are asymmetrical and picturesque in composition and feature such elements derived from the English tradition as half-timbering (a structural element in medieval architecture, adapted as a form of applied decoration), patterned masonry, small-paned (sometimes diamond-paned) windows, oriels, and the Tudor arch. Early examples from the 1890s tended to be architect designed and closely based on English models; in the twentieth century, characteristic details were often applied to houses with otherwise conventional floor plans, so that it is common in neighborhoods of the 1920s to see houses that have the same floor plan and massing differ only in the use of Colonial versus Tudor detailing.

The Tudor Revival style is seen in neighborhoods built in the first quarter of the twentieth century, such as the potential West Court Street and Greater Cortland Company Historic Districts. Examples include the houses at **66 Church Street, 46, 47, and 53 West Court Street, 72 Greenbush Street, 65 Port Watson Street, and 24 Stevenson Street.**



**24 Stevenson Street. Note the asymmetrical design, half-timbering, and nested gables.**



**48 (left) and 46 West Court Street. The house on the right has a typical Colonial Revival form with applied Tudor Revival detailing; the house on the left exhibits more typically Tudor Revival asymmetrical massing.**

## **PRAIRIE STYLE**

Developed in the Midwestern United States and most closely associated with Frank Lloyd Wright, the Prairie style is characterized by a low-pitched, usually hipped roof with deeply overhanging eaves, and by an emphasis on horizontal lines. A continuous band of trim at the level of second-story window sills is common, as are broad, often tapered porch supports. There is considerable overlap between Prairie and Craftsman styles (see below).

Cortland has a few good examples of houses that have some Prairie-style features: **19 West Court Street, 27 West Court Street, and 70 Greenbush Street.**



**70 Greenbush Street. The hipped roof and band of brick trim are typical of the Prairie style.**

## CRAFTSMAN

The Craftsman style was popularized by architects Greene & Greene of Pasadena, California and Gustav Stickley of Syracuse, New York. Craftsman-style houses were designed with simple efficient plans and incorporated stylistic influences from India, Japan, and the English Arts and Crafts movement. The style was a deliberate, artistic movement away from the profuse, machine-fabricated ornament of the Queen Anne and other related styles. Typical details include low-pitched roofs with wide, unenclosed eave overhangs, exposed roof rafters and/or decorative knee bracing, and short, square porch columns set into piers. Catalog-purchased house kits popularized the style throughout the country, and it became the dominant style for small houses from ca. 1905 until the early 1920s.

The Bungalow is a house form, rather than a style, that is closely associated with the Craftsman style, as most Bungalows have Craftsman detailing. The bungalow form is derived from the low-slung, one-story cottages found in India. Bungalows typically are one-and-one-half stories tall with a broad, side-gabled roof, usually with a gabled or shed dormer, and integral front porch supported by broad piers.

The Craftsman style is common in Cortland, particularly in the potential Greater Cortland Company Historic District, as well as in the potential West Court Street Historic District. The four houses in the potential Otter Creek Place Historic District are also best described as Craftsman in style, although in a unique interpretation of the style featuring the builder's masonry products. Some good examples of the style are seen at **16 Broadway Avenue, 2, 11, and 13 Cedar Street, 26, 43, and 54 West Court Street, 51 West Main Street, 64 Church Street, 1 North Church Place, 75 Greenbush Street, 91 Greenbush Street, 15 Randall Street, and 24 Williams Street.**



**15 Randall Street, a good example of the Bungalow form. Note Craftsman-style details including angled roof brackets and patterned shingles.**



**43 West Court Street. The first-story siding is not original but second story retains Craftsman patterned shingles. Note also deep eaves with brackets and distinctive front porch hood.**

## AMERICAN FOURSQUARE

More properly understood as a house form rather than a style, the American Foursquare encompasses a broad category of early twentieth-century designs defined by cubic massing, hipped roofs with broad overhanging eaves, hip-roof dormers and full-width porches. Restrained ornamentation applied to the basic form often displayed Craftsman, Prairie, or Colonial Revival influences. First appearing about 1895, the Foursquare was promoted by builders' magazines, mail-order plan companies, and the pre-cut, ready-for-assembly industry. Reacting against the extensive ornamentation of late nineteenth-century architectural styles, the dignified appearance and contemporary quality of the American Foursquare appealed to early twentieth-century owners. The economy of form, offering a generous amount of interior space for minimal construction costs, contributed to its widespread adaptation to middle-class housing.

American Foursquare houses are abundant in the potential Greater Cortland Company Historic District, although many have been altered by changes to their siding and/or characteristic front porches. Good examples are seen at **7 Broadway Avenue, 33 Cedar Street, 61 Church Street, 62 Church Street, and 6 Williams Street.**



**33 Cedar Street has all the characteristic features of the American Foursquare form: boxy massing, hipped roof, and full-width front porch. Detailing is typical of the Craftsman style.**

## POST-WORLD WAR II STYLES

No National Register-eligible post-war residential resources were found in Cortland. This is due to the ubiquity of the styles associated with the post-war period, and the prevalence of alterations, particularly alterations to siding and windows, that prevent neighborhoods of this vintage from meeting criteria for district eligibility. The following overview of the most common styles from the immediate post-war period (1940s-60s) is provided to aid in future analysis of these resources.

### Minimal Traditional

The Minimal Traditional style first appeared during the 1930s and continued through the early years of the Post-World War II period, representing the first wave in the post-war housing boom. These houses are characterized by a traditional form, with minimal decorative detail. Typically small and asymmetrical, they have few ornamental features, but display a relatively high level of workmanship and some high-quality interior features.



48 Clayton Avenue

### Ranch

Ranch houses became very popular in the 1960s and 1970s. Nationwide, this house type had its roots in the west, where long, low rooflines were reminiscent of the Prairie Style of the early twentieth century. One-story windows with deep roof overhangs, a strong horizontal emphasis, and horizontal ribbons of windows reflect this emphasis. The popularity of the style reflects a desire for an informal lifestyle, one-story living space, and increased reliance on the automobile.



6 Lebanon Drive

**Cape Cod**

The Cape Cod house form was derived from a form typical of colonial New England. The hallmarks of this type of house are its massing (1 ½ stories, three bays) and steep gabled roof.



**11 Forrest Avenue**



## **IV. RECOMMENDATIONS**

Across the nation, successful preservation efforts have consistently been linked to stabilizing or improving the performance of local real estate values. Preservation, by promoting property conservation, has a beneficial effect on a community's tax base and its general appeal. Following this national trend, many communities in upstate New York are becoming increasingly aware of the economic value of maintaining the visual quality of the physical environment.

The following recommendations are suggested ways of using the information compiled in the reconnaissance-level survey to protect and enhance the significant resources identified. These recommendations are provided for consideration by city government officials and other participants in the local decision-making process. The following list includes potential activities that may be accomplished by city officials and the community.

### **1. Investigate the nomination of key properties and districts to the State and National Registers of Historic Places.**

The National Register is the list of the nation's properties that are officially designated as worthy of preservation, including archaeological or historical sites, districts, buildings, and objects. The list is maintained by the National Park Service under the U.S. Department of the Interior. In New York, this program, along with the New York State Register of Historic Places, is administered at the state level by the Office of Parks, Recreation and Historic Preservation (OPRHP, also known as SHPO, the State Historic Preservation Office). OPRHP uses the same criteria to determine a property's eligibility for the State Register as are used for the National Register. The processes of nominating properties to the State and National Registers are usually handled concurrently, with the same nomination form used for both levels.

National Register listing provides many important benefits to the owner and community alike. It recognizes that the property is significant to the nation, the state, and/or the local community. Listing in the Register often enhances the way communities perceive their historic resources and gives credibility to the preservation efforts of private citizens and public officials. Listing can also help bolster pride in the community's historic resources by publicly showing that local properties are significant enough to merit national recognition.

Owners benefit from National Register listing in several ways:

- Listing is a requirement for certain types of historic preservation funding, such as Sacred Sites grants for religious properties and Environmental Protection Fund grants

from SHPO (now distributed through the statewide Consolidated Funding Application process).

- State and federal tax credits are available for private rehabilitation of designated buildings (see Number 3, below).
- Listing can provide a measure of protection from state and federally funded, licensed, or assisted projects. National Register listing, or even a determination that a property is eligible for the National Register, identifies a property as one whose architectural and/or historic value must be considered in planning by state and federal agencies and by communities using state and/or federal funds. Governmental agencies are then required by law to assess the impact of their projects, such as a road widening or bridge replacement, on historic resources that may be affected by the proposed work.

A National (or State) Register listing does **not** transfer ownership, or establish rules or guidelines that must be followed by private owners who wish to maintain or alter their properties using their own funds. The listing does **not** interfere with the owner's right to alter, manage, or dispose of the property.

## **2. Consider local designation of district and/or individual properties.**

Local landmark and district designation is a completely separate process from State/National Register listing. Local designation is handled by a board or commission authorized by the local municipal government through a preservation ordinance, which is part of a city's code. The ordinance establishes the legal framework by which the board or commission can designate preservation districts<sup>7</sup> and landmarks and review alterations (usually only exterior) to those properties.

Cortland's seven-member Preservation Commission is empowered to designate preservation districts and individual landmarks, and to review "all exterior modifications to all structures, including signage and landscaping, as well as any demolition of structures, or a portion thereof, which are within the Historic District or which have been designated a landmark site." (Administrative Code of the City of Cortland, §300-45.)

The City of Cortland has one locally designated district, which corresponds to the National Register-listed Tompkins Street/Main Street Historic District. While in this instance the National and local districts are identical, this is not always the case, because local designation

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<sup>7</sup> For the purpose of clarity, in this document "historic district" refers to a National Register-listed district, and "preservation district" is used to refer to a locally designated district. Both National Register and local districts may correctly be referred to as "historic districts."

does not automatically occur when a property or district is listed in the National Register (and vice versa).

The primary difference between National Register and local designation is that National Register listing **does not** bind owners to review of their privately funded projects, but local designation typically **does** mean owners must have their proposed exterior alterations reviewed by the local Preservation Commission. The specific processes and criteria for designation, design review, and appeals are spelled out in each municipality's preservation ordinance.

Because properties designated as local landmarks or located within locally designated preservation districts are subject to design review, local designation can be a valuable tool for maintaining historic character. For this process to work effectively, it is important that commissioners strive for consistency and clarity in their public meetings and in the records of their decisions. It is also important that commissioners receive training (unusually, and commendably, Cortland's preservation ordinance requires commissioners to receive initial training and ongoing training on an annual basis) so they can best fulfill their important role as part of the framework of municipal government.

Numerous studies have found that local preservation district designation helps stabilize property values, likely because it provides owners with the confidence that their investment is protected from inappropriate alterations to neighboring properties, while safeguarding characteristics that homeowners value, such as walkability and architectural quality. For example, a recent study of four local preservation districts in Connecticut found that even in a time of economic recession, "property values in every local historic district saw average increases in value ranging from 4% to over 19% per year," and "on a composite basis, the rate of foreclosure of properties within the historic districts was half the rate outside the districts."<sup>8</sup>

The districts and individual properties listed in Sections VI and VII could be nominated to the National Register, proposed for local designation, or, in most cases, both. Priority should be given to those considered most at risk, and/or those where owners are most likely to take advantage of available tax credits and grants. The decision regarding which level of designation to pursue will depend on many factors. It is often easier to gain public support for National Register listing, since this does not restrict private owners' activities and enables them to take advantage of tax credits and grants. On the other hand, National Register listing does not have "teeth" at the local level, so if the goal is to prevent inappropriate changes, local designation may be preferable.

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<sup>8</sup> PlaceEconomics, *Connecticut Local Historic Districts and Property Values*. Prepared for Connecticut Trust for Historic Preservation, October 2011.

### **3. Encourage Owners to Take Advantage of Incentives for Rehabilitation**

One of the benefits of National Register and, in some cases, local designation is that it enables owners to access funding for rehabilitation, in the form of tax credits and grants. Unfortunately, such funding is not plentiful, but where it is available it can be helpful to owners planning projects. The following is a list of some of the most common sources of funding for historic preservation projects.

#### State/Federal Tax Credits for Commercial Rehabilitation.

The federal government offers a 20% tax credit for substantial rehabilitation of properties listed in the National Register. The property must be placed into an income-producing use (for example, rental apartments, hotel, office, or retail, but not owner-occupied housing). Properties in qualified census tracts (which include all of the city of Cortland) are also eligible for an additional 20% state tax credit. Various rules apply regarding project costs, eligible work, and timing; projects are subject to state and federal preservation guidelines, and work must be approved in advance. See the OPRHP website for more information (<http://nysparks.com/shpo/>).

#### State Tax Credits for Residential Rehabilitation.

New York State offers a 20% tax credit for rehabilitation of owner-occupied residential properties listed in the National Register, located in qualified census tracts (all of the city of Cortland qualifies). Project costs must exceed \$5,000 and at least 5% of the project cost must be spent on the exterior of the building. Work must be approved in advance and must meet state and federal preservation guidelines. See the OPRHP website for more information (<http://nysparks.com/shpo/>).

#### Grants for Historic Preservation.

The availability of grants and application processes change frequently. In general, grants are available only to non-profit organizations and municipalities for rehabilitation of buildings they own. Many programs are only available for buildings listed in the National Register. Some common sources available include:

- Sacred Sites, a program of the New York Landmarks Conservancy, for restoration and repair of active houses of worship. [www.nylandmarks.org](http://www.nylandmarks.org)
- Environmental Protection Fund, offered by OPRHP through the New York State Consolidated Funding Application, for rehabilitation projects with the potential to contribute to economic development. <http://nysparks.com/shpo/>
- Preserve New York, offered by the Preservation League of New York State and New York State Council on the Arts, for historic resources surveys, historic structure

- reports, and historic landscape reports (no bricks-and-mortar funding).  
[www.preservenys.org](http://www.preservenys.org)
- Preservation Fund, offered by the National Trust for Historic Preservation, for preservation planning and educational activities, such as condition reports, feasibility studies, design guidelines, and workshops (no bricks-and-mortar funding).  
[www.preservationnation.org](http://www.preservationnation.org)
  - Certified Local Government (CLG) grants, available to municipalities participating in the CLG program for preservation activities such as survey/nomination of historic properties, training for preservation commissions, and design guidelines. See No. 5, below.

See websites for application details, including deadlines, funds available, and contact information.

#### **4. Develop Programs for Public Education and Awareness of the Value and Treatment of Historic Resources**

Public awareness is an important part of implementing an effective preservation program, because in order for preservation to be successful, it must have strong support from within the community. For a variety of reasons, historic resources tend to be taken for granted, unappreciated, or overlooked. Obtaining public support for community preservation efforts requires that residents, community leaders and businesspeople understand the value of protecting historic resources.

The Cortland Downtown Partnership works to enhance the aesthetics and pedestrian friendliness of the downtown area, and to preserve historic buildings in the city's commercial core. Through public events like "Taste of Downtown," tours, publications, and streetscape improvements, this organization is providing a good model that could be adapted to other neighborhoods in the city. The specific methods might be different in a residential neighborhood than in the city's commercial district; for example, house tours, distinctive street signs or "toppers" on existing street signs, and building plaques are common ways to distinguish and celebrate residential historic districts.

Educational workshops for owners of historic buildings are helpful in disseminating information about preservation processes and dispelling myths. Workshops can be led by staff from organizations such as SHPO, the Preservation League of New York State, and local nonprofit organizations, or by professionals such as architects, planners, craftspeople, and preservation consultants.

Examples of potential workshop topics that may interest building owners include:

- State and Federal Tax Credits/Other Funding Sources
- Preservation District Basics
- Energy Efficiency and Historic Buildings
- Evaluating and Repairing Historic Houses (and/or other building types)
- Repair of Historic Wood Windows

## **5. Consider pursuing Certified Local Government Status**

The Certified Local Government program (CLG) is a partnership that links a municipality's preservation efforts to those at the state and federal level, offering municipalities the benefits of professional guidance, access to grants, and training opportunities. The following description of the program is from the New York Office of Parks, Recreation and Historic Preservation's website:

Historic preservation efforts are strongest when they begin at the local level. CLG supports and strengthens local preservation activities by assisting communities to achieve their preservation goals through the development of an action plan. Established by a 1980 amendment to the National Historic Preservation Act of 1966, the CLG program is a nationwide initiative that directly links a community's preservation goals to state and federal preservation programs. Each State Historic Preservation Office (SHPO) administers the program through a variety of services designed to help communities protect, preserve, and celebrate their historic resources. In New York State, the SHPO is within the NYS Office of Parks, Recreation and Historic Preservation.

### **CLG Program Benefits**

Any city, county, town, or village can be a CLG, once the SHPO determines that it meets state and federal standards. The standards include having enacted appropriate preservation legislation and appointing a qualified preservation review commission. After being approved at the state level, applications are forwarded to the National Park Service for certification. All certified CLGs are eligible to receive a variety of services from the SHPO, including:

- Ongoing, focused support from your SHPO;
- Technical preservation assistance and legal advice;
- Direct involvement in SHPO programs, such as identifying properties that may be eligible for listing in the State and National Registers of Historic Places;

- Training opportunities that increase the ability of communities to protect their historic resources and integrate them into short- and long-term planning initiatives;
- Grants designated exclusively for CLG projects; and
- Membership in statewide and national CLG networks.

Cortland is not currently a CLG but should explore participation in the program. Specific benefits for Cortland could include:

- Access to grants that would enable nomination of additional districts to the National Register, additional survey work, design guideline updates, educational outreach, or other preservation activities
- Training for new and experienced Preservation Commission members
- Professional review and guidance regarding the commission's procedures that can help ensure legal requirements are met
- Advice from a network of preservation professionals and colleagues on other commissions regarding perennially challenging issues such as building public support, working effectively with applicants, and ensuring consistency in review of applications
- Enhanced public legitimacy, as CLG status is an indication that the municipality's preservation program meets state and federal standards.

## **6. Develop Design Guidelines Specific to Cortland**

The Cortland Preservation Commission has compiled a Guideline Reference Book that includes preservation-related materials collected from a variety of sources. Each commissioner has a copy, and a copy is available at the library for public use. This book is a valuable and informative resource for the commission and the public.

The City of Cortland should consider supplementing the Reference Book with customized, professionally prepared design guidelines specific to Cortland's historic district(s). To be of maximum value, these should be made available online.

Design guidelines are an important way to identify and protect those elements of the built environment that contribute to its historic character. Design guidelines provide developers with information about the community's priorities that allow them to tailor their projects so they "fit" the community. They also give municipal decision-makers a consistent set of standards to use when reviewing projects. Guidelines should identify existing characteristics that should be maintained or improved, negative existing situations that should be avoided, and desirable

conditions that may be created. Illustrated guidelines are particularly useful in helping people visualize the characteristics of design that are compatible with a historic setting.

Some topics typically considered in design guidelines include:

- Traffic Calming and Streetscape
- Sidewalks
- Building Form, Scale, and Massing
- Principal Façade
- Symmetry
- Entrance
- Fenestration
- Storefront
- Roof
- Trim
- Ornamentation
- Lighting
- Parking
- Signs

At least two of the grant programs described above, the CLG program and the National Trust Preservation Fund, can be used to help defray the cost of professionally prepared design guidelines.

## VI. ANNOTATED BUILDING LIST: HISTORIC DISTRICTS

The primary goal of the survey sponsor, Cortland Downtown Partnership, was to identify potential historic districts. Eight of the following nine areas appear to meet the criteria for National Register listing as historic districts. The ninth consists of a possible extension to the Tompkins Street/Main Street Historic District to encompass properties already designated individually as well as others that appear to meet National Register criteria.

For each potential district, draft boundaries were identified and properties within those boundaries rated using survey color code definitions provided by the New York State Historic Preservation Office. Those colors are used as follows:

-  **Purple:** NR listed.
-  **Red:** Individually NR eligible because of architectural and/or historic significance.
-  **Green:** Contributing building if in a district context.
-  **Yellow:** Diminished integrity but contributing if in a district context.
-  **Blue:** Not NR eligible and not likely to ever achieve eligibility, usually due to lack of compatibility with the visual character of the streetscape and/or extensive alterations.
-  **Brown:** Not eligible due to age only.



### **Broadway Avenue Historic District**

The proposed Broadway Avenue Historic District is a cluster of houses around the intersection of Broadway Avenue and Warren Street. Although close to the SUNY Cortland campus now, the neighborhood predates the university, with about half the houses built before the campus moved to its Graham Street site in 1924. It was not until after World War II that the campus expanded in the direction of the proposed Broadway Avenue district.

The district is entirely residential, consisting of single-family houses in styles typical of the first half of the twentieth century. While not individually architecturally distinctive, the buildings are well-built and have retained substantial integrity to their period of construction (circa 1900-1930). Proposed boundary lines were drawn to encompass the most intact properties.





Address	Contributing/ Noncontributing	Notes
<b>Broadway Avenue, West Side</b>		
7 Broadway Avenue	Contributing	American Foursquare with high integrity.
9 Broadway Avenue	Contributing	Deeper setback than other houses on the street. Integrity compromised but retains general character.
11 Broadway Avenue	Contributing	Alterations to siding and porch diminish integrity
13 Broadway Avenue	Contributing	Unusual 1 ½-story house with Queen Anne turret and bungalow-like roofline; built before 1908.
15 Broadway Avenue	Contributing	Bungalow, 1915-26; retains form despite siding replacement
17 Broadway Avenue	Contributing	Folk Victorian with good integrity
19 Broadway Avenue	Contributing	Porch supports and stair rail replaced; otherwise good integrity

## Broadway Avenue Historic District, continued

<b>Address</b>	<b>Contributing/ Noncontributing</b>	<b>Notes</b>
21 Broadway Avenue	Contributing	American Foursquare; siding not original
23 Broadway Avenue	Contributing	Colonial Revival
25 Broadway Avenue	Contributing	Bungalow
27 Broadway Avenue	Contributing	Dutch Colonial; retains general character
29 Broadway Avenue	Contributing	Folk Victorian; retains porch
<b>Broadway Avenue, East Side</b>		
10 Broadway Avenue	Contributing	Good integrity
12 Broadway Avenue	Contributing	American Foursquare; retains character despite siding replacement
14 Broadway Avenue	Contributing	Retains character; siding not original
16 Broadway Avenue	Contributing	Craftsman details



### Delaware, Lackawanna and Western Railroad Resources Historic District

Railroads were critical to Cortland’s nineteenth- and early twentieth-century industrial boom, enabling local manufacturers to transport their products around the nation. A notable cluster of historic resources associated with the Delaware, Lackawanna & Western Railroad survives where Central Avenue meets the railroad tracks. A district designation would be a mechanism for having them listed as a group in recognition of their shared history and significance. The resources making up this potential district include those directly associated with the railroad as well as a warehouse which, while not built by the railroad, is clearly associated with it and is a good surviving example of its type.

Another way of recognizing these resources in conjunction with others associated with Cortland’s railroad history, notably the two depots of the Lehigh Valley Railroad on South Avenue, would be a Multiple Property Documentation Form, which would establish a historic context and designation criteria for the resources and facilitate the process of listing the resources individually.





Address	Contributing/ Noncontributing	Notes
<b>Central Avenue – North Side</b>		
92 Central Avenue	Contributing	DL&W Freight Depot
94-96 Central Avenue	Contributing/ Individually Eligible	DL&W Passenger Depot
East side of Central Avenue	Contributing	DL&W Watchman’s Shanty
<b>Central Avenue – South Side</b>		
87-91 Central Avenue	Contributing	DL&W Diner
<b>East Court Street – North Side</b>		
58 East Court Street	Contributing	F.H. Cobb Company, c. 1902-15

## Greater Cortland Company Historic District

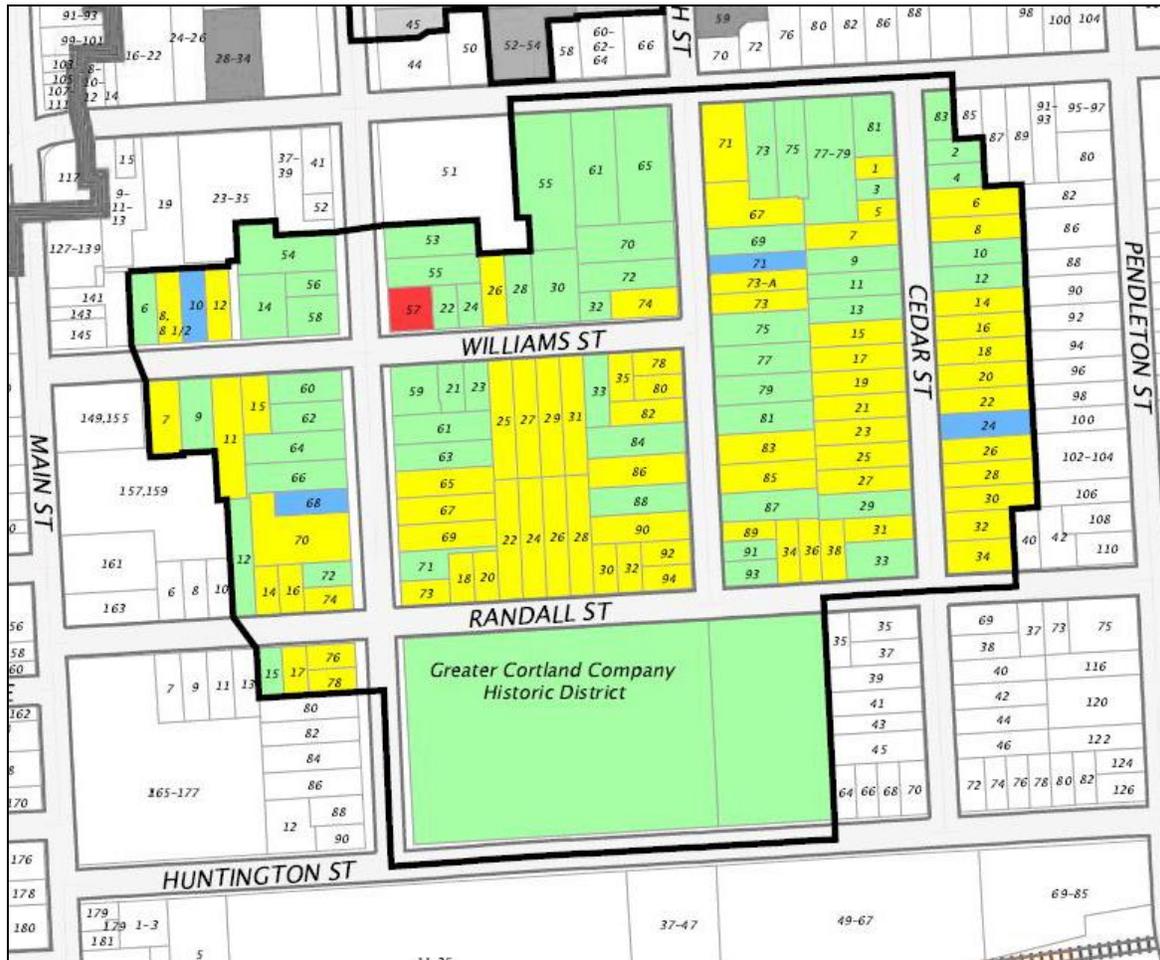
The Greater Cortland Company Historic District is an area of early twentieth-century single-family housing developed as the city grew due to the success of its industries. The neighborhood is centrally located just southeast of Cortland’s central business district and north of one of the city’s main industrial areas along Huntington Street and South Main Street. Streets are arranged as a regular grid aligned with the street grid north of Port Watson Street, which predated this neighborhood.

The subdivision of the property began after 1911, when the Greater Cortland Company, formed by local businessmen, secured title to a nearly 75-acre property known as the Randall Flats and subdivided it into building lots. Also in 1911, land was donated for the creation of Randall Park, at the southeast corner of Randall Street and Church Street. Most houses in the Greater Cortland Company subdivision were built between 1915 and 1930 and represent styles and types common in that era, including Tudor Revival, Colonial Revival, and Craftsman. Some properties in the neighborhood were developed by the Smith-Corona Company, which was located on Huntington Street. If designation is pursued, detailed research should focus on the relationship between this neighborhood and adjacent industries to determine how many houses were built specifically as company housing.



Although the neighborhood as a whole is highly intact, with few houses altered so extensively that their original character is difficult to discern, few houses retain pristine physical integrity.

Aluminum, vinyl, and other artificial siding materials are common; in some parts of the neighborhood, particularly Cedar and Randall streets, nearly every house has had its original siding removed or covered by a replacement material. These areas were nevertheless included due to their historical associations with the neighborhood and because the overall streetscape remains highly intact.



Address	Contributing/ Noncontributing	Notes
<b>Port Watson Street, South Side</b>		
55 Port Watson Street	Contributing	Retains notable detail despite artificial siding
61 Port Watson Street	Contributing	Notable example of Craftsman style
65 Port Watson Street	Contributing	Notable example of Tudor Revival style
71 Port Watson Street	Contributing	Artificial siding diminishes integrity, but porch and other features are intact
73 Port Watson Street	Contributing	

## Greater Cortland Company Historic District, continued

Address	Contributing/ Noncontributing	Notes
75 Port Watson Street	Contributing	
77-79 Port Watson Street	Contributing	
81 Port Watson Street	Contributing	
<b>Williams Street, North Side</b>		
6 Williams Street	Contributing	American Foursquare with good physical integrity
8-8 ½ Williams Street	Contributing	Porch floor removal and stucco siding diminish integrity
10 Williams Street	Noncontributing	Removal of porch, replacement siding detract from character
12 Williams Street	Contributing	Replacement siding; retains general historic character
14 Williams Street	Contributing	Unusual eclectic house, appears highly intact
22 Williams Street	Contributing	Craftsman-style house; note exposed rafter tails and distinctive windows
24 Williams Street	Contributing	Highly intact Craftsman-style bungalow; good example of its type
26 Williams Street	Contributing	
28 Williams Street	Contributing	Dutch Colonial Revival
30 Williams Street	Contributing	Colonial Revival
32 Williams Street	Contributing	Colonial Revival; retains most original features despite replacement of first-story siding
<b>Williams Street, South Side</b>		
7 Williams Street	Marginally contributing	Appears to predate most of the neighborhood. Integrity diminished by alterations.
9 Williams Street	Contributing	Front porch is not original
11 Williams Street	Contributing	Replacement siding detracts from integrity
15 Williams Street	Contributing	
21 Williams Street	Contributing	Colonial Revival
23 Williams Street	Contributing	Largely intact Craftsman Bungalow
25 Williams Street	Contributing	Retains distinctive bungalow form; vinyl siding
27 Williams Street	Contributing	Siding is not original
29 Williams Street	Contributing	Siding is not original
31 Williams Street	Contributing	Front-gabled American Foursquare; vinyl siding

Greater Cortland Company Historic District, continued

Address	Contributing/ Noncontributing	Notes
33 Williams Street	Contributing	Retains distinctive Craftsman features
35 Williams Street	Marginally contributing	Porch enclosed and dormer altered; retains distinctive original bungalow form
<b>Randall Street, North Side</b>		
12 Randall Street	Contributing	American Foursquare, stucco
14 Randall Street	Contributing	Bungalow; siding not original
16 Randall Street	Contributing	
18 Randall Street	Contributing	18-38 Randall Street: These houses are altered and marginally contributing, but retain the massing and general character of their age and style. They are included in the proposed boundaries mainly to avoid a “donut hole” if the school is included in the district.
20 Randall Street	Contributing	
22 Randall Street	Contributing	
24 Randall Street	Contributing	
26 Randall Street	Contributing	
28 Randall Street	Contributing	
30 Randall Street	Contributing	
32 Randall Street	Contributing	
24 Randall Street	Contributing	
36 Randall Street	Contributing	
38 Randall Street	Contributing	
<b>Randall Street, South Side</b>		
15 Randall Street	Contributing	Craftsman-style bungalow; high integrity
17 Randall Street	Contributing	Bungalow; siding and dormer altered
Randall Park	Contributing	Does not retain notable built features but is historically part of the neighborhood
31 Randall Street (Randall Elementary School)	Contributing	Carl W. Clark; additions do not compromise original design
<b>Church Street, West Side</b>		
54 Church Street	Contributing	
56 Church Street	Contributing	Largely intact Craftsman style bungalow
58 Church Street	Contributing	Siding and porch alterations detract from integrity
60 Church Street	Contributing	Substantial Colonial Revival
62 Church Street	Contributing	Brick American Foursquare
64 Church Street	Contributing	Craftsman Bungalow; siding replaced but otherwise retains many distinctive features
66 Church Street	Contributing	Tudor Revival; one of the best examples of the style in Cortland
68 Church Street	Noncontributing due to age	

## Greater Cortland Company Historic District, continued

Address	Contributing/ Noncontributing	Notes
72 Church Street	Contributing	Bungalow with Craftsman details
74 Church Street	Contributing	Bungalow; siding not original
76 Church Street	Contributing	Bungalow with Craftsman details
78 Church Street	Contributing	
<b>Church Street, East Side</b>		
53 Church Street	Contributing	
55 Church Street	Contributing	Brick Colonial Revival; good integrity
57 Church Street	Contributing; Potentially individually eligible	Only the siding has been altered; retains notable detail. Impressive example of the Second Empire style; predates the rest of the neighborhood.
59 Church Street	Contributing	Symmetrical Colonial Revival with steeply pitched hipped roof
61 Church Street	Contributing	Highly intact
63 Church Street	Contributing	Unusually large, 2 ½-story bungalow
65 Church Street	Contributing	
67 Church Street	Contributing	American Foursquare; enclosed porch
69 Church Street	Contributing	Replacement siding detracts from integrity
71 Church Street	Contributing	Distinctive Bungalow
73 Church Street	Contributing	Siding is not original
<b>Greenbush Street, West Side</b>		
70 Greenbush Street	Contributing	Colonial Revival with Prairie Style influence
72 Greenbush Street	Contributing	Distinctive stucco Tudor Revival style house with intact slate roof
74 Greenbush Street	Contributing	Vinyl siding and replacement windows detract from integrity
78 Greenbush Street	Contributing	Alterations detract from integrity
80 Greenbush Street	Contributing	Unusual gambrel roof; siding detracts
82 Greenbush Street	Contributing	American Foursquare; siding detracts
84 Greenbush Street	Contributing	Colonial Revival
86 Greenbush Street	Contributing	Replacement siding detracts from integrity
88 Greenbush Street	Contributing	Bungalow with good integrity
<b>Greenbush Street, East Side</b>		
67 Greenbush Street		
69 Greenbush Street	Contributing	Siding detracts, but retains distinctive form

## Greater Cortland Company Historic District, continued

Address	Contributing/ Noncontributing	Notes
71 Greenbush Street	Noncontributing	Extensive alterations include siding and porch
73A Greenbush Street	Contributing	Modest Minimal Traditional house; possibly noncontributing due to age
73 Greenbush Street	Contributing	Siding is not original
75 Greenbush Street	Contributing	Colonial Revival with high integrity
77 Greenbush Street	Contributing	Craftsman; high integrity
79 Greenbush Street	Contributing	Appears older than most houses in the neighborhood; porch possibly altered early 20th century
81 Greenbush Street	Contributing	
83 Greenbush Street	Contributing	
85 Greenbush Street	Contributing	Siding is not original, but note original window trim and gable detail
87 Greenbush Street	Contributing	Good integrity
89 Greenbush Street	Contributing	Siding and porch alterations detract from integrity
91 Greenbush Street	Contributing	Craftsman Bungalow; good integrity
93 Greenbush Street	Contributing	Craftsman details
<b>Cedar Street, West Side</b>		
1 Cedar Street	Contributing	Colonial Revival; siding and porch altered
3 Cedar Street	Contributing	American Foursquare
5 Cedar Street	Contributing	American Foursquare; siding not original
7 Cedar Street	Contributing	American Foursquare; siding not original
9 Cedar Street	Contributing	Enclosed second-story porch not original
11 Cedar Street	Contributing	American Foursquare with Craftsman features; good integrity
13 Cedar Street	Contributing	American Foursquare; patterned shingles on second story
15 Cedar Street	Contributing	American Foursquare; siding not original
17 Cedar Street	Contributing	American Foursquare; siding and porch altered
19 Cedar Street	Contributing	Siding is not original
21 Cedar Street	Contributing	Dutch Colonial Revival
23 Cedar Street	Contributing	Siding is not original
25 Cedar Street	Contributing	Dutch Colonial Revival

## Greater Cortland Company Historic District, continued

Address	Contributing/ Noncontributing	Notes
27 Cedar Street	Contributing	Colonial Revival; siding not original and porch with metal supports not original
29 Cedar Street	Contributing	Unique and highly intact house featuring patterned brickwork, stonework detail at front door and front windows. Possibly individually eligible.
31 Cedar Street	Contributing	Siding is not original
33 Cedar Street	Contributing	American Foursquare, Craftsman style; high integrity
<b>Cedar Street, East Side</b>		
2 Cedar Street	Contributing	Craftsman Bungalow; good integrity
4 Cedar Street	Contributing	
6 Cedar Street	Contributing	American Foursquare; siding not original
8 Cedar Street	Contributing	American Foursquare; siding not original
10 Cedar Street	Contributing	
12 Cedar Street	Contributing	Good integrity
14 Cedar Street	Contributing	
16 Cedar Street	Noncontributing	Possibly built later, or extensively altered
18 Cedar Street	Contributing	Craftsman features
20 Cedar Street	Contributing	Colonial Revival; siding and fenestration alterations detract; possibly noncontributing
22 Cedar Street	Contributing	Siding is not original
24 Cedar Street	Noncontributing due to age	
26 Cedar Street	Contributing	Siding is not original
28 Cedar Street	Noncontributing due to age	
30 Cedar Street	Contributing	Craftsman features
32 Cedar Street	Contributing	Siding and porch rail not original
34 Cedar Street	Contributing	American Foursquare; siding not original



### Madison-Jewett-Grace Historic District

The Madison-Jewett-Grace Historic District is located in the northwest quadrant of the city of Cortland, between two of Cortland’s early north-south thoroughfares, Homer Avenue and North Main Street. The district is largely residential in character and includes one church (Living Word Free Methodist Church, 9 Grace Street). While there are a few relatively high-style houses, the majority of buildings in the district are relatively modest examples of late-nineteenth and early-twentieth century styles such as Italianate, Queen Anne and Craftsman.

The oldest houses in the district are located along Madison Street. The last section of the district developed was Jewett Avenue east of Grace Street, which was subdivided circa 1910. The district once had a public school, located at what is now the northwest corner of Jewett Avenue and Grace Street, which was on the site until at least the late 1920s, after which houses were built on the former school site. Street names in the district have changed: Grace Street was initially known as Schermerhorn Street, and the west section of Jewett Avenue was originally called Grace Street, acquiring the name of Jewett Avenue when the street was extended east to North Main Street.

This chronology of development is clearly seen in the architecture of the district, with nineteenth-century styles such as Folk Victorian and Italianate seen on Madison Street, and notable examples of twentieth-century styles such as Craftsman and Colonial Revival on Jewett Avenue.





Address	Contributing/ Noncontributing	Notes
<b>Madison Street, North Side</b>		
26 Madison Street	Contributing	
28 Madison Street	Contributing	Queen Anne; retains notable detail despite artificial siding
30 Madison Street	Contributing	Fanciful combination of Italianate form with Eastlake porch detail
32 Madison Street	Noncontributing	Extensive alterations have obscured original character
34 Madison Street	Contributing	
38 Madison Street	Contributing	Brick Italianate with intact porch detail
40 Madison Street	Contributing	
42 Madison Street	Contributing	Shingles not original
44 Madison Street	Contributing; Potentially individually eligible	Brick Italianate with intact porch detail
46 Madison Street	Contributing	
48 Madison Street	Contributing	Replacement siding, but porch appears original
50 Madison Street	Contributing	
52 Madison Street	Contributing	Vinyl siding not original
54 Madison Street	Contributing	

## Madison-Jewett-Grace Historic District, continued

Address	Contributing/ Noncontributing	Notes
<b>Madison Street, South Side</b>		
25 Madison Street	Contributing	Well-preserved Folk Victorian
29 Madison Street	Contributing	Folk Victorian with Italianate detail; siding appears early 20 <sup>th</sup> century
31 Madison Street	Contributing	Siding not original, but retains many other features
33 Madison Street	Contributing	Various patterned shingles
35 Madison Street	Contributing	Some Italianate features; carriage barn
37 Madison Street	Noncontributing	Extensive alterations obscure historic character
41 Madison Street	Contributing	Diminished integrity due to alterations
43 Madison Street	Contributing	Retains general character despite siding replacement
45 Madison Street	Contributing	Retains distinctive window and door detail
47 Madison Street	Contributing	Porch altered
49 Madison Street	Contributing; Potentially individually eligible	Queen Anne; high integrity
51 Madison Street	Contributing; Potentially individually eligible	Brick Italianate with intact porch
<b>Jewett Avenue, North Side</b>		
4 Jewett Avenue	Contributing	Dutch Colonial with gambrel roof
6 Jewett Avenue	Contributing	American Foursquare
8 Jewett Avenue	Contributing	
10 Jewett Avenue	Contributing	Note Craftsman-style shingles, Palladian window in dormer
12 Jewett Avenue	Contributing	Colonial Revival; retains character despite siding replacement
14 Jewett Avenue	Contributing	
16 Jewett Avenue	Marginally contributing	Bungalow; extensively modified
18 Jewett Avenue	Contributing	American Foursquare
20 Jewett Avenue	Contributing	Side-by-side double; porch is not original. Built c. 1900, predating development of the street.

Madison-Jewett-Grace Historic District, continued

Address	Contributing/ Noncontributing	Notes
<b>Jewett Avenue, South Side</b>		
5 Jewett Avenue	Marginally contributing	Despite artificial siding, retains general character and some detail
7 Jewett Avenue	Contributing	Two-flat double
9 Jewett Avenue	Contributing	Craftsman style house with high integrity
11 Jewett Avenue	Contributing	American Foursquare
13 Jewett Avenue	Contributing	Craftsman Bungalow; high integrity
15 Jewett Avenue	Contributing	Craftsman Bungalow; porch floor removed
17 Jewett Avenue	Contributing	Colonial Revival; replacement siding
19 Jewett Avenue	Contributing	Center-entrance Colonial Revival; replacement siding
<b>Homer Avenue, East Side</b>		
45 Homer Avenue	Contributing; Potentially individually eligible	Highly intact Queen Anne on a corner lot; well maintained.
<b>Grace Street, West Side</b>		
8 Grace Street	Contributing	Vernacular; retains wood siding
10 Grace Street	Marginally contributing	Wood shingle siding and enclosed porch not original
14 Grace Street	Contributing	
16 Grace Street	Contributing	
<b>Grace Street, East Side</b>		
9 Grace Street	Contributing	Living Word Free Methodist Church
9.5-13 Grace Street	Marginally contributing	Extensively altered, but may remain contributing as it retains characteristic massing and some details
15 Grace Street	Contributing	

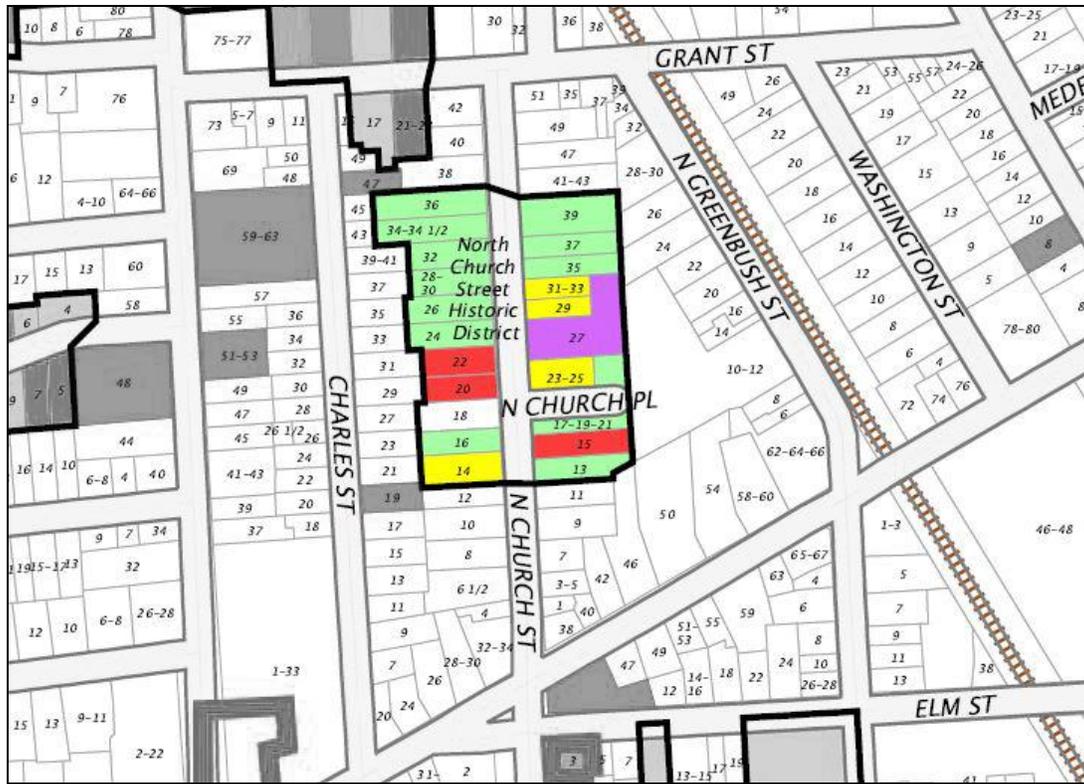
## North Church Street Historic District

The North Church Street Historic District is a collection of high-style and vernacular houses ranging from the mid-nineteenth century through the early twentieth century, representing a variety of architectural styles popular in that time period. From the scale and sophistication of many of the houses, it is evident that the block-long North Church Street, which extends from Clinton Avenue to Grant Street, was a desirable address. The street is centrally located near the heart of Cortland's commercial and civic core.

District boundaries were drawn to include the most intact and architecturally significant properties in the district and exclude those at the margins that are extensively altered. One property, the octagon house at 14 North Church Street, is included as a potentially contributing building despite alterations that detract from its integrity, because it is the only local example of a rare building form. The district includes one house that is already listed in the National Register: the William J. Greenman House at 27 North Church Street is listed under Criterion C as a substantially intact example of a Queen Anne-style house based on a design from *American Homes* magazine.

All 21 primary buildings in the district are contributing. There are also several contributing outbuildings such as carriage houses and early garages, which were not counted for this survey.





Address	Contributing/ Noncontributing	Notes
<b>North Church Street, West Side</b>		
14 North Church Street	Marginally contributing	Octagon house. Alterations are extensive but may remain contributing due to rarity of octagon form. Built in 1855 for farmer William Burnham.
16 North Church Street	Contributing	Folk Victorian with unusual double porch
20 North Church Street	Contributing	Well-preserved Queen Anne with notable detailing
22 North Church Street	Contributing	Gable-and-wing house with Gothic Revival bargeboard trim (likely not original). 1848 date on plaque.
24 North Church Street	Contributing	Note stick-style detailing on this otherwise simple house
28 North Church Street	Contributing	Note Italianate bracket detail at eaves; shingle siding is not original.
30 North Church Street	Contributing	Unusual side-by-side double with Craftsman influences

## North Church Street Historic District, continued

<b>Address</b>	<b>Contributing/ Noncontributing</b>	<b>Notes</b>
32 North Church Street	Contributing	Replacement siding detracts from integrity especially around the windows, but house retains overall Greek Revival character.
34-34 ½ North Church Street	Contributing	Imposing Queen Anne
36 North Church Street	Contributing	Modest and largely intact
<b>North Church Street, East Side</b>		
13 North Church Street	Contributing	Brick vernacular house, front gable & side-wing plan. Notable features include slate roof and carriage barn
15 North Church Street	Contributing	Well-preserved Queen Anne with notable detailing
17-21 North Church Street	Contributing	Hip-roofed, side-by-side double
23 North Church Street	Marginally contributing	Vernacular gable-and-wing plan; replacement windows, vinyl siding, and replacement porch detract from integrity
27 North Church Street	Individually listed; contributing	William J. Greenman House, 1896, individually listed in the National Register for its architectural significance
29 North Church Street	Marginally contributing	Greek Revival cornice; porch, shingle siding, windows not original
31-33 North Church Street	Marginally contributing	Side-by-side double; windows and siding replaced
35 North Church Street	Contributing	Queen Anne
37 North Church Street	Contributing	Hybrid Greek Revival/Tudor Revival?
39 North Church Street	Contributing	
<b>Church Place (extends east from N. Church Street)</b>		
1 (?) Church Place	Contributing	Craftsman-style house; appears highly intact

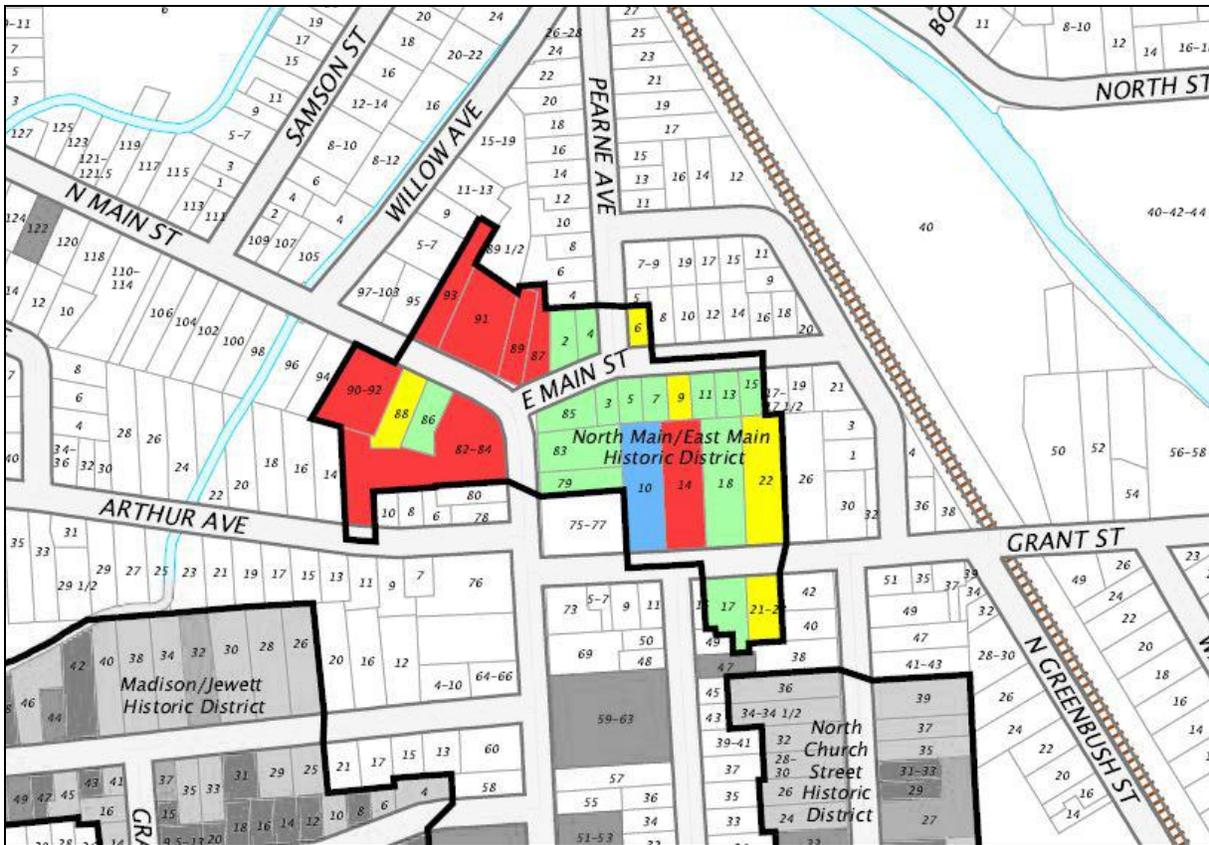


### North Main/East Main Historic District

While many of Cortland's elite families settled along Tompkins Street, some of the city's prosperous families built their elegant houses at and around the Y-shaped junction of North Main and East Main streets. This area features a continuum of housing including examples of early nineteenth-century Greek Revival, mid-nineteenth century Italianate, and turn-of-the-twentieth-century Queen Anne. The proposed district includes a notable grouping of highly intact, elaborately detailed Queen Anne-style houses from the 1880s-1890s on the east side of North Main Street; several of these are individually eligible and could be nominated to the National Register either individually or as a group.

District lines are drawn based largely on integrity, and include a small cluster of houses on Grant Street that may more appropriately be grouped with the North Church Street Historic District. Intensive-level survey would be helpful to define boundaries more clearly based on historic patterns of development.





Address	Contributing/ Noncontributing	Notes
<b>North Main Street, West Side</b>		
84 North Main Street	Contributing/Individually Eligible	Distinctive brick Italianate. Built in 1834 and later remodeled, it served as the city's second hospital from 1895 to 1911. It was used as a private sanitarium from 1913 to 1951, then as a medical office building.
86 North Main Street	Contributing	Substantial brick American Foursquare
88 North Main Street	Contributing	Queen Anne; contributing despite alterations to siding and windows
90 North Main Street	Contributing/Individually Eligible	One of Cortland's oldest surviving houses; Greek Revival retaining outstanding integrity. Home of Horace Dibble, c. 1833.

North Main / East Main Historic District, continued

Address	Contributing/ Noncontributing	Notes
<b>North Main Street, East Side</b>		
79 North Main Street	Contributing	Porches not original; otherwise retains notable detail and materials
83 North Main Street	Contributing	Substantial Queen Anne; high integrity
85 North Main Street	Contributing	Substantial Queen Anne; excellent integrity
87 North Main Street	Contributing/Individually Eligible	Notable Queen Anne; integrity is pristine
89 North Main Street	Contributing/Individually Eligible	Notable Queen Anne; unusual detail. High integrity.
91 North Main Street	Contributing/Individually Eligible	Alexander Mahan House, 1880, built from a patternbook design by architects Lamb & Wheeler. Architecturally inventive and integrity is excellent.
93 North Main Street	Contributing/Individually Eligible	Notable Queen Anne; note the variety of windows, wall textures, and shapes in this elaborately detailed design. Excellent integrity.
<b>East Main Street, North Side</b>		
2 East Main Street	Contributing	
4 East Main Street	Contributing	Queen Anne; high integrity
6 East Main Street	Contributing	Replacement siding detracts, but retains notable detail
<b>East Main Street, South Side</b>		
3 East Main Street	Contributing	Porch altered; otherwise good integrity
5 East Main Street	Contributing	Porch rail not original
7 East Main Street	Contributing	
9 East Main Street	Contributing	
11 East Main Street	Contributing	Brick Queen Anne
13 East Main Street	Contributing	Porch rail and steps not original; integrity otherwise good
15 East Main Street	Contributing	

North Main / East Main Historic District, continued

Address	Contributing/ Noncontributing	Notes
<b>Grant Street, North Side</b>		
10 Grant Street	Noncontributing	Noncontributing due to extensive alterations
14 Grant Street	Contributing/Individually Eligible	Brick Second Empire; retains notable detail including polychrome patterned slate roof
18 Grant Street	Contributing	Italianate; retains form and considerable detail; wood shingle siding not original
22 Grant Street	Marginally contributing	Italianate; replacement siding and porch alterations detract, but retains characteristic form and massing. Could be eliminated from district.
<b>Grant Street, South Side</b>		
17 Grant Street	Contributing	Folk Victorian; porch stair and one porch support missing, but otherwise integrity is good
21-23 Grant Street	Contributing	Greek Revival. Missing porch, but retains wood siding, gable returns; note cobblestone foundation.

### Otter Creek Place Historic District

The Otter Creek Place Historic District consists of just four houses, all similar in style and materials. They were built by Beers and Warfield, a local building supply company; the Warfield family lived in No. 2. These houses were presumably constructed to display the range of products the company could produce and to demonstrate their creative use. An advertisement for the company in the 1908 *Manning's Cortland, Homer and McGraw (Cortland County, New York) Directory* described Beers & Warfield as "Contractors and Builders... Dealers and Jobbers in Masons' Supplies," including a variety of wood, cement, and stone products. Their offices were located at 87 and 89 Groton Avenue as of 1908. The houses at 4, 6, and 8 were built between 1908 and 1915, and No. 2 was built between 1915 and 1926.

All four houses, not surprisingly, feature masonry, including brick and formed concrete blocks; the house at No. 2 Otter Creek Place is faced in stucco (original). No. 8 is the only one that has been altered on the exterior, having lost its original porch; the others retain high integrity and form a unique cluster in the city of Cortland.





Address	Contributing/ Noncontributing	Notes
<b>Otter Creek Place, South Side</b>		
2 Otter Creek Place	Contributing	Stucco with brick quoins
4 Otter Creek Place	Contributing	Bungalow; note fanciful masonry porch and textured brick walls
6 Otter Creek Place	Contributing	Concrete block walls in a variety of textures
8 Otter Creek Place	Contributing	Brick; porch is not original and detracts somewhat from integrity

### West Court Street Historic District

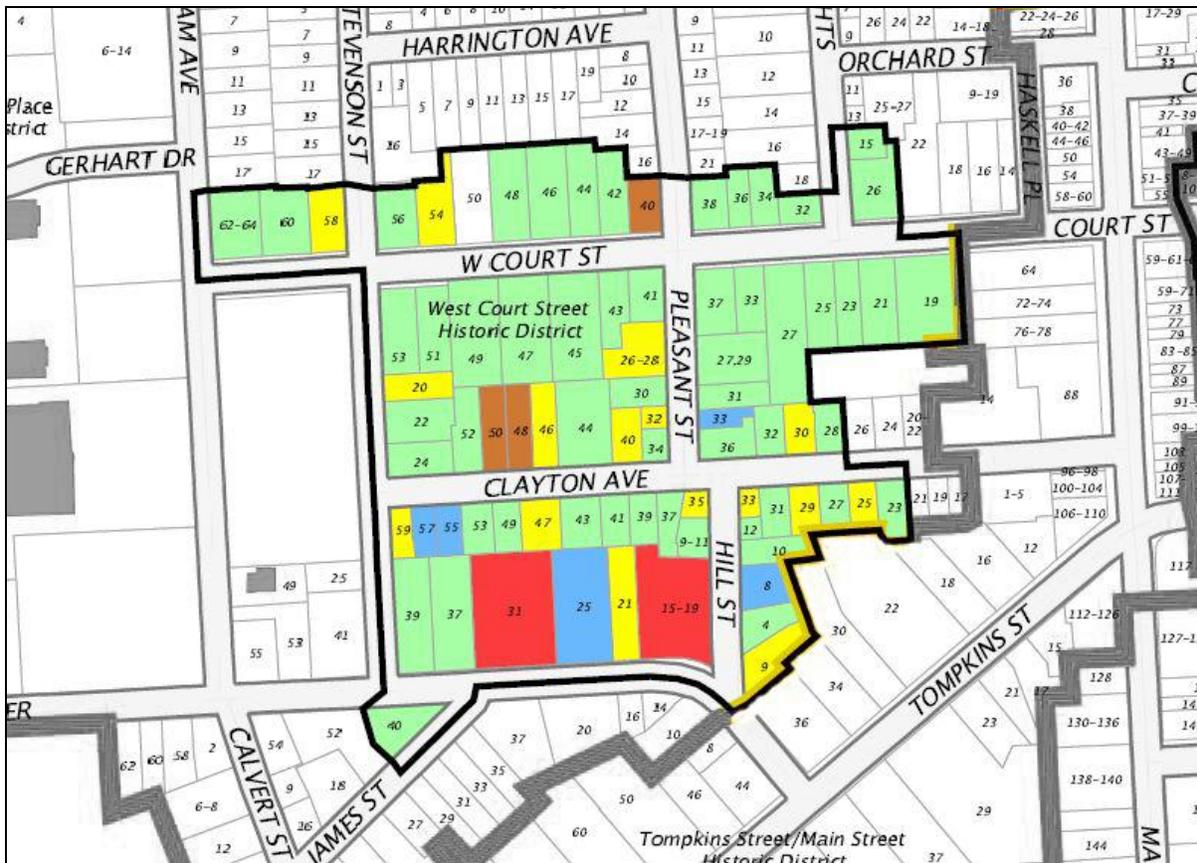
The proposed West Court Street Historic District encompasses much of the area between the earliest buildings of the present SUNY Cortland Campus, on the west, and Main Street, on the east. The draft east district boundary is roughly aligned with the west boundary of the Tompkins-Main district. The district is entirely residential.

The development of the district was irregular. The north side of West Court Street, east end of Clayton Avenue, and Monroe Heights were lined with houses by the 1880s; the elegant Queen Anne-style mansions on Prospect Terrace were built in the 1880s-90s. The south side of West Court Street was the last section of the neighborhood to develop, as it was part of the large Randall property and was not subdivided until the late 1910s. This sequence of development is clearly seen in the architecture of the neighborhood.

The rapid pace of development starting in the late 1910s is undoubtedly linked to the move of the State Normal School (SUNY Cortland today) to its present site. The neighborhood between the campus and the central business district naturally became a desirable residential location. In addition, when George Brockway, founder of Brockway Motors and a major philanthropist, moved to 19 West Court Street in 1918, he encouraged other executives from his company to do the same, ensuring West Court Street became a fashionable section of the city in the decades before World War II.



In recent years many houses in the neighborhood have been converted to apartments, in some cases retaining their historic character. The draft boundary line does not take into account use and is based solely on architectural character and integrity.



Address	Contributing/ Noncontributing	Notes
<b>West Court Street, North Side</b>		
26 West Court Street	Contributing	1919; bungalow, built for Clara Jewett, wife of Alden M. Jewett, by E.W. Stillwell, a prolific California architect who published many pattern books, some focused on the bungalow form. Alden and Clara's daughter Helen Jewett and her husband, A.W. McAleer, built an Asian garden on the east side beginning in 1935. This house replaced the notable Judge A.P. Smith House.
32 West Court Street	Contributing	Colonial Revival; good integrity
34 West Court Street	Contributing	
36 West Court Street	Contributing	Folk Victorian with incompatible attic addition
38 West Court Street	Contributing	Queen Anne; home of Clayton R. Lusk (1872-1959), a New York State Senator. Served as both majority and minority leader during his three terms.
40 West Court Street	Noncontributing due to age	
42 West Court Street	Contributing	
44 West Court Street	Contributing	Tudor and Craftsman features; note flared dormers
46 West Court Street	Contributing	Colonial Revival form with Tudor detail
48 West Court Street	Contributing	Tudor and Craftsman features
50 West Court Street		No building on the lot
54 West Court Street	Contributing	Craftsman; contributing despite incompatible siding
56 West Court Street	Contributing	Dutch Colonial Revival
58 West Court Street	Contributing	Contributing despite replacement siding
60 West Court Street	Contributing	Mid-20 <sup>th</sup> century interpretation of Colonial Revival

West Court Street Historic District, continued

Address	Contributing/ Noncontributing	Notes
62-64 West Court Street	Contributing	Unusual version of Colonial Revival with two-story pilasters, shiplap siding, first-story oculus, Federal-style door surround
<b>West Court Street, South Side</b>		
19 West Court Street	Contributing	Home of George Brockway, (Brockway Motor Truck Corporation); built in 1918. Prairie Style influences, although eave brackets are more similar to Colonial Revival or Italianate style. Front porch columns do not appear original.
21 West Court Street	Contributing	
23 West Court Street	Contributing	
25 West Court Street	Contributing	Stucco Colonial Revival/Prairie influence
27 West Court Street	Contributing	Similar to the Brockway House at #19
33 West Court Street	Contributing	Designed and built by Rodman Reed, of Brockway Truck Co., 1928.
37 West Court Street	Contributing	
41 West Court Street	Contributing	This house was moved from 29 Tompkins Street to this location in 1910. Contributing despite alterations.
43 West Court Street	Contributing	Craftsman style
45 West Court Street	Contributing	Colonial Revival
47 West Court Street	Contributing	Tudor Revival; high integrity; retains slate roof
49 West Court Street	Contributing	Dutch Colonial Revival
51 West Court Street	Contributing	Colonial Revival
53 West Court Street	Contributing	Tudor Revival; very good example; retains slate roof

## West Court Street Historic District, continued

Address	Contributing/ Noncontributing	Notes
<b>Clayton Avenue, North Side</b>		
28 Clayton Avenue	Contributing	Late 19 <sup>th</sup> -century vernacular house retains notable Eastlake porch trim, patterned shingles in gable
30 Clayton Avenue	Marginally contributing	Bungalow; siding and porch altered
32 Clayton Avenue	Contributing	Late 19 <sup>th</sup> -century vernacular with Queen Anne porch trim; porch rail/skirt not original
36 Clayton Avenue	Contributing	Siding not original
40 Clayton Avenue	Contributing	Contributing despite incompatible siding. Note concrete block porch posts.
44 Clayton Avenue	Contributing	First-story siding not original; Craftsman patterned siding at second story
46 Clayton Avenue	Contributing	Contributing despite incompatible siding
48 Clayton Avenue	Noncontributing due to age	
50 Clayton Avenue	Noncontributing due to age	
52 Clayton Avenue	Contributing	Colonial Revival
<b>Clayton Avenue, South Side</b>		
23 Clayton Avenue	Contributing	Brick Queen Anne; retains notable detail
25 Clayton Avenue	Marginally contributing	Has lost detail, but retains some characteristics of Italianate style
27 Clayton Avenue	Contributing	Retains distinctive features, particularly gable details and porch
29 Clayton Avenue	Contributing	Siding not original; has lost one front window
31 Clayton Avenue	Contributing	
33 Clayton Avenue	Contributing	Siding, front door, porch rail not original and diminish integrity. Historically significant as the city's first hospital, from 1891 to 1895.
35 Clayton Avenue	Contributing	Siding detracts from integrity
37 Clayton Avenue	Contributing	

West Court Street Historic District, continued

Address	Contributing/ Noncontributing	Notes
39 Clayton Avenue	Contributing	Many distinctive features including gambrel roof, cutaway corner, decorative muntins, oval oculus
41 Clayton Avenue	Contributing	Bungalow with good integrity
43 Clayton Avenue	Contributing	
47 Clayton Avenue	Contributing	
49 Clayton Avenue	Contributing	Entry not original
53 Clayton Avenue	Contributing	
55 Clayton Avenue	Noncontributing due to alterations	
57 Clayton Avenue	Noncontributing due to incompatible character	
59 Clayton Avenue	Marginally contributing	Retains general massing but siding detracts, porch appears altered
<b>Prospect Terrace, North Side</b>		
9 Prospect Terrace	Contributing	
15-19 Prospect Terrace	Contributing	Spectacular Queen Anne
21 Prospect Terrace	Contributing	Porch alterations detract from integrity
25 Prospect Terrace	Noncontributing due to age/alterations	
31 Prospect Terrace	Contributing	Italianate; high integrity
37 Prospect Terrace	Contributing	Queen Anne
39 Prospect Terrace	Contributing	Colonial Revival
<b>Prospect Terrace, South Side</b>		
40 Prospect Terrace	Contributing	Second Empire on wedge-shaped lot
<b>Stevenson Street, East Side</b>		
20 Stevenson Street	Contributing	Cape Cod form
22 Stevenson Street	Contributing	Colonial Revival
24 Stevenson Street	Contributing	Tudor Revival
<b>Pleasant Street, West Side</b>		
26-28 Pleasant Street	Contributing	Replacement siding detracts
30 Pleasant Street	Contributing	Craftsman; good integrity
32 Pleasant Street	Contributing	
34 Pleasant Street	Contributing	
<b>Pleasant Street, East Side</b>		
27-29 Pleasant Street	Contributing	
31 Pleasant Street	Contributing	Projecting entry vestibule not original
33 Pleasant Street	Noncontributing due to alterations	

West Court Street Historic District, continued

Address	Contributing/ Noncontributing	Notes
<b>Hill Street, West Side</b>		
9-11 Hill Street	Contributing	
<b>Hill Street, East Side</b>		
4 Hill Street	Contributing	
8 Hill Street	Noncontributing due to alterations	
10 Hill Street	Contributing	Note distinctive porch railing
12 Hill Street	Contributing	
<b>Monroe Heights, East Side</b>		
15 Monroe Heights	Contributing	1 ½-story Queen Anne cottage



## Possible Expansion of Tompkins Street/Main Street Historic District

The National Register listed and locally designated Tompkins Street/Main Street Historic District encompasses the commercial core and most elegant residential area in the city of Cortland. The Tompkins Street portion of the district was listed in the National Register in 1975, and expanded to include the Main Street commercial area in 1982. As part of this study, existing district boundaries were reviewed to see if any areas should be added to or removed from the district, as the passage of time can lead to changes in the eligibility status of buildings in and adjacent to districts.

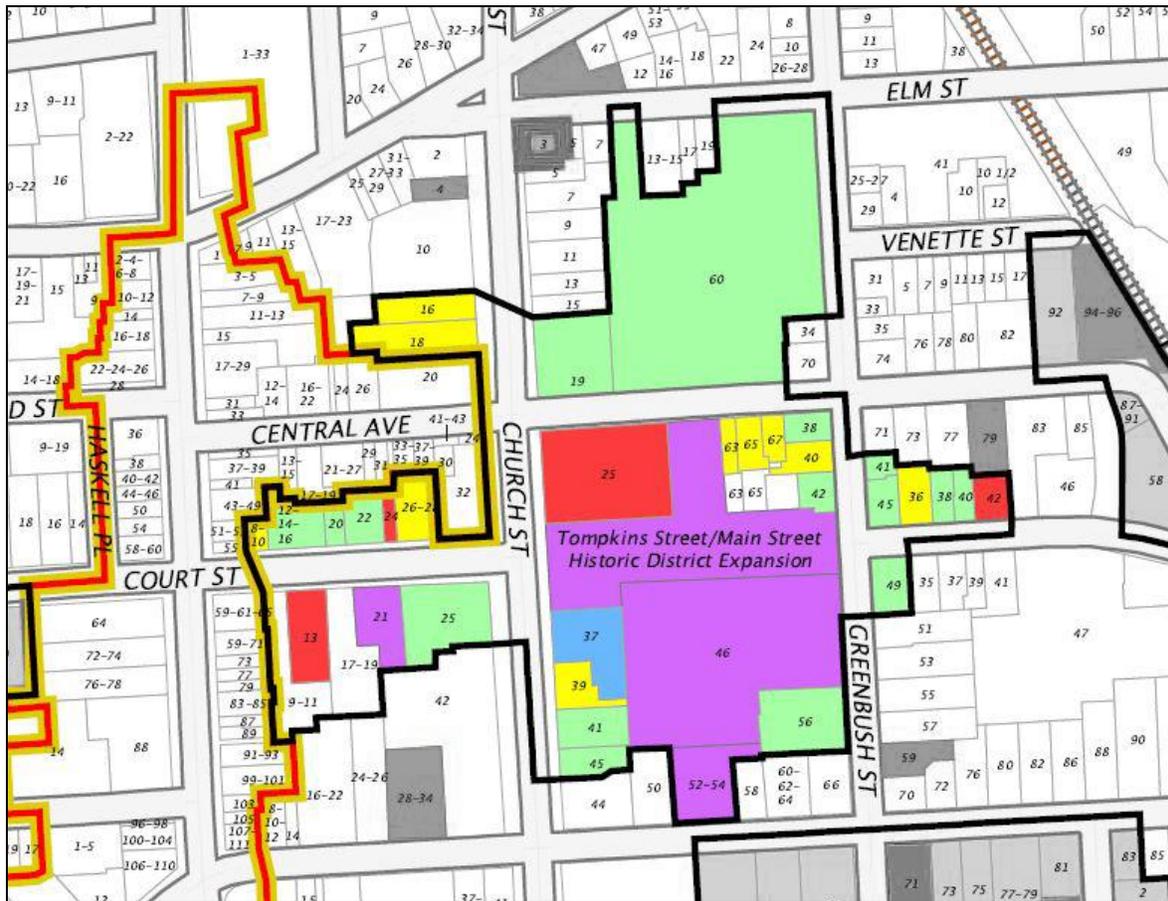
The district could be expanded to encompass a commercial strip on Court Street that was omitted from the district, including the former YMCA and Franklin Hatch Library; and continue east to bring the Court House (already listed), former High School, and surrounding civic and residential and religious buildings into the district. Expanding the district to include these properties would acknowledge the central importance of the city's civic core to the growth and economy of Cortland. Four churches are also included in the proposed expansion of the district, including two of the four churches located in a two-block stretch of Church Street (of the other two, the Unitarian Universalist Church is already designated, and the Congregationalist Church is individually eligible; both are near the proposed district expansion but cannot be brought into the district without adding multiple properties that would not contribute to the district).



The question of whether to include City Hall could be somewhat controversial. The building was constructed in 1968 and is more modern in character than is typical in the district; it is,

however, a good example of the architecture of its period and is now nearly 50 years old. The boundary could be drawn either to include or exclude it.

The list below includes buildings that could be considered for addition to the district. Amending a district can be a complicated process and should be discussed carefully with SHPO representatives to see whether it is an appropriate approach for any of these properties.



The red line represents the existing district boundary; gray line represents possible expansion.

Address	Contributing/ Noncontributing	Notes
<b>Central Avenue, North Side</b>		
60 Central Avenue	Contributing	Former High School, converted to county offices. Significant axial relationship to the County Court House, which is individually listed in the National Register.
<b>Central Avenue, South Side</b>		
63 Central Avenue	Contributing	Note gable window
65 Central Avenue	Contributing	Replacement siding detracts, but spectacular detail remains
67 Central Avenue	Contributing	
<b>Church Street, West Side</b>		
16 Church Street	Contributing	Somewhat isolated between a parking lot to the south that is inside the district boundary and a modern hotel to the north.
18 Church Street	Contributing	
<b>Church Street, East Side</b>		
19 Church Street	Contributing	Former First Baptist Church, later United Community Church; now used as performance space
25 Church Street	Contributing/Individually Eligible	First Presbyterian Church
37 Church Street	Noncontributing	Noncontributing due to age and lack of architectural distinction
39 Church Street	Contributing	Integrity compromised, but retains overall character
41 Church Street	Contributing	Unusual gambrel-roofed form
45 Church Street	Contributing	Queen Anne; integrity is very good
<b>Greenbush Street, West Side</b>		
38 Greenbush Street	Contributing	Second Empire; distinctive. Some integrity issues.
40 Greenbush Street	Contributing	Porch has been altered
42 Greenbush Street	Contributing	Appears on 1884 Sanborn Map; may be considerably older
56 Greenbush Street	Contributing	Built as County Jail in early 1920s; now Public Safety Building
<b>Greenbush Street, East Side</b>		
41 Greenbush Street	Contributing	Queen Anne; double porch
45 Greenbush Street	Contributing	Italianate; retains notable detailing despite siding replacement

Tompkins Street / Main Street District Expansion, continued

Address	Contributing/ Noncontributing	Notes
49 Greenbush Street	Contributing	Currently Mosaic Church, formerly First Church of Christ Scientist; this was a Second Empire-style house, remodeled for the church in 1941
<b>Court Street, North Side</b>		
8-10 Court Street	Marginally contributing	
12-16 Court Street	Contributing	Early 20 <sup>th</sup> -century commercial building
20 Court Street	Contributing	Circa 1900; built as house, later doctor's office
22 Court Street	Contributing	Built as YMCA in 1915; now apartments
24 Court Street	Contributing; Potentially individually eligible	Franklin Hatch Public Library, 1886, now commercial
26-28 Court Street	Contributing	Circa 1930, built for auto sales/service.
<b>Court Street, South Side</b>		
13 Court Street	Contributing/Individually Eligible	Grace Episcopal Church
21 Court Street	Individually Listed	Cortland Fire Headquarters
25 Court Street	Contributing (?)	City Hall, 1968.

## VI. ANNOTATED BUILDING LIST: INDIVIDUAL PROPERTIES

The following annotated list contains properties in the survey area with the highest degree of historical and/or architectural significance, and therefore the highest potential for individual National Register listing. Official determinations of National Register eligibility are made by the New York State Office of Parks, Recreation and Historic Preservation.

Most properties on this list appear to meet the criteria for individual National Register listing in terms of age, physical integrity, and significance. For more information on National Register criteria used to evaluate properties for the survey, see the Guidelines and Selection Criteria section in Section I, Introduction and Methodology.

This list includes a few properties that may not meet National Register criteria for individual designation, but still appear to qualify for local landmark designation, a status conferred by Cortland's Preservation Commission. According to Cortland's preservation ordinance, the criteria for designation are that the property must "have a character of special historic or aesthetic interest or value as determined by the Planning Commission; or... represent one or more eras in the history of the City, region or nation." The distinction between local and National Register designation is explained in Section IV, Recommendations.

The following properties are already listed in the National Register and therefore are not included in the Annotated List:

- Cortland County Courthouse
- Cortland Fire Headquarters
- Cortland Free Library
- Unitarian Universalist Church
- U.S. Post Office
- William J. Greenman House

### Ratings Key:

I: Potentially Individually Significant Resource. This property has extremely high architectural and/or historical significance and is potentially eligible for National Register listing based on observable architectural features, historic integrity, and historic associations. Individually eligible properties that are also in potential historic districts are included with the district descriptions in Section V and are not in this list.

U: Undetermined Eligibility. A few properties appear on this list because they have above-average architectural and/or historical significance but may not meet National Register criteria for individual listing. Additional research may establish National Register

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eligibility. Even if not eligible for the National Register these may warrant local designation.

<p><b>ADDRESS:</b> 12 ARTHUR AVENUE</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1875-1890</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story frame Stick Style house; complex roofline with prominent front-facing gable. Features notable details characteristic of the style, including flat stickwork, decorative trusses at roof and two side porch gables, and decorated bargeboard. Design appears identical to the house at 144 Tompkins Street (see below).</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C as a highly intact example of the Stick Style, a relatively uncommon style.</p>

<p><b>ADDRESS:</b> 53 BROADWAY AVENUE (CORTLAND WATER WORKS)</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1910-1930</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> One story, Gothic Revival-style building, clad in brick with stone voussoirs at Tudor-arched entrance. Stepped parapet; roof appears flat.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion A for its association with Cortland's municipal water supply, and Criterion C as a highly intact example of Gothic Revival-style civic architecture. The surrounding grounds have long functioned as a public park. This site's association with the city's water supply began when the Cortland Water Works Company was formed as a private company in 1884. The city purchased the company and site in 1910.</p>

<p><b>ADDRESS:</b> 79 CENTRAL AVENUE (H.F. BENTON HOUSE)</p>	<p><b>DATE OF CONSTRUCTION:</b> C. 1865-1875</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two and one-half story brick Italianate/Italian Villa-style house with a prominent front tower, patterned slate mansard roof, and intact detail including window surrounds, brackets, and bay windows. First-story tower window hood with drops is notable. Original entry hood is missing, but otherwise integrity is high despite deterioration.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C for its architecture, which is largely intact, including slate roof and most decorative detail. May also meet Criterion B for its association with H.F. Benton, owner of Benton Lumber Co., which was then located next door. An illustration of the house appears in 1876 <i>Atlas of Cortland County</i>.</p>

<p><b>ADDRESS:</b> 19 CHARLES STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1880-1900</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story frame Queen Anne-style house with front gabled roof, side gable. Full-width front porch with turned spindles and decorative brackets; rail is not original. Prominent closed front gable with decorative patterned shingles and paired round-arched windows. Some cutaway corners.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C as an inventive and substantially intact example of Queen Anne-style architecture.</p>

<p><b>ADDRESS:</b> 47 CHARLES STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1880-1900</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story frame house with front-facing gable roof, cross gables, and clapboard siding. Nearly full-width, delicately proportioned Queen Anne-style front porch with smaller second-story porch above the off-center entrance.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C as an unusual and highly intact example of late nineteenth-century domestic architecture.</p>

<p><b>ADDRESS:</b> 4 CHURCH STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> 1892-1897</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story frame Queen-Anne style house with complex roofline, full-width front porch, and polygonal front turret. Details include pediment over porch entry with decorative relief; window surrounds; side oriel window; patterned shingles in gables and in a band below second-story windows.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C as a highly intact example of Queen Anne-style domestic architecture.</p>

<p><b>ADDRESS:</b> 65 EAST COURT STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> 1880</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Three-story, flat-roofed brick industrial building with T-shaped footprint. Visually divided into bays by flat brick pilasters. Segmentally arched window openings; some original wood windows survive. Second- and third-story windows on west end have relief decoration between window heads and brick lintels.</p> <p><b>SIGNIFICANCE:</b> Built in 1880 as part of the rapid expansion of the Cortland Wagon Company; later home to the Cortland Corset Company. Significant under Criterion A for its association with one of Cortland’s most prominent nineteenth-century industrial operations, and under Criterion C as a rare surviving example of nineteenth-century industrial architecture in Cortland.</p>

<p><b>ADDRESS:</b> 16 CRAWFORD STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> 1915</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Three and one-half story brick industrial building with rectangular footprint; stepped parapets at gable ends.</p> <p><b>SIGNIFICANCE:</b> Although integrity is compromised, the building may remain individually eligible under Criterion A, for its association with Cortland’s significant industrial history, and Criterion C, as a rare surviving industrial building. First appears on the 1915 Sanborn map, with notation “To Be Cortland Compound Co.”</p>

<p><b>ADDRESS:</b> 10 ELM STREET (FIRST CONGREGATIONAL CHURCH)</p>	<p><b>DATE OF CONSTRUCTION:</b> 1883</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Eclectic church building set on irregularly shaped corner lot. Complex roofline, circular corner tower, varied window shapes including arched stained-glass windows (some windows covered). Brick and patterned wood shingles are primary exterior materials.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C for its unique architecture, which retains high integrity although the building is vacant. Known as the United Church of Christ from 1968 until 1980, when congregation merged with that of the First Baptist Church and became the United Community Church.</p>

<p><b>ADDRESS:</b> 192 GROTON AVENUE</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1820</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> One and one-half story, frame Greek Revival-style house. Main section has a low-pitched front-gabled roof with returns; asymmetrical window openings; off-center entrance with simple surround. One-story side wing has side-gabled roof, simple porch columns across full-width porch, central entry flanked by nearly floor-to-ceiling windows.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion A, as a rare surviving house associated with Cortland's settlement era; and under Criterion C, as a rare example of Greek Revival-style architecture in the city. Historic photographs indicate exterior retains high integrity. Built c. 1820 by Israel Van Hoesen.</p>

<p><b>ADDRESS:</b> 25 HOMER AVENUE (SUGGETT HOUSE)</p>	<p><b>DATE OF CONSTRUCTION:</b> 1882</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story frame Italianate-style house; low-pitched hipped roof; recessed two-story side wing with Italianate front porch; retains many distinctive Italianate details including door surround and hood, decorative lintels, brackets, and two-story side bay window. High integrity.</p> <p><b>SIGNIFICANCE:</b> Built by James Suggett in 1882; incorporates an earlier building. Significant under Criterion C as an excellent and highly intact example of the Italianate style. Now used as the home of the Cortland Historical Society, including the Suggett House Museum; the society's research library is housed in a modern rear addition that does not detract from the original house.</p>

<p><b>ADDRESS:</b> 26 HOMER AVENUE</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1880-1895</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two and one-half story frame Queen Anne-Style residence with clapboard siding; shaped shingles in gables. Irregular roofline featuring prominent front gable with nested gable over a projecting polygonal bay. Corner porch with semi-conical roof. Although the house appears to be missing a front porch, the 1902 Sanborn map shows only a corner porch in the current configuration, and no front porch.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C as a highly intact example of Queen Anne-style residential architecture.</p>

<p><b>ADDRESS:</b> 30 HOMER AVENUE (HOMER AVE. METHODIST CHURCH)</p>	<p><b>DATE OF CONSTRUCTION:</b> 1915</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Brick Late Gothic Revival-style church with square corner steeple. Two-story arched stained-glass windows on east and south sides. Three primary entrances, each in a projecting brick vestibule with arched opening. One-story wing to the west is compatible in material and detail to the primary worship building.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C as an example of early twentieth-century Gothic Revival religious architecture.</p>

<p><b>ADDRESS:</b> 129 HOMER AVENUE</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1880-1900</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story frame house; steeply pitched, hipped roof with front cross-gable. The house is simply composed and detailed, with the exception of a full-width front porch with turned posts, spindlework, and brackets. Wood shingle siding; patterned shingles in closed gable. Property includes a notable carriage barn. High integrity.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion A as a highly intact example of a relatively simple house with an elaborate Queen Anne-style porch.</p>

<p><b>ADDRESS:</b> 28 HUBBARD STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1865-1880</p>	<p><b>SIGNIFICANCE: U</b></p>
		<p><b>DESCRIPTION:</b> Two-story brick Italianate-style house with projecting polygonal bay, front porch hood and side porch with Italianate detailing, prominent roof brackets. Roof appears flat.</p> <p><b>SIGNIFICANCE:</b> May be eligible under Criterion C as a good example of the Italianate style. Note close relationship with 29 Hubbard Street, across the street.</p>

<p><b>ADDRESS:</b> 29 HUBBARD STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1865-1880</p>	<p><b>SIGNIFICANCE: U</b></p>
		<p><b>DESCRIPTION:</b> Two-story brick Italianate-style house with full-width, polygonal front porch; polygonal projecting bay; arched window hoods and Italianate roof brackets. Roof appears flat.</p> <p>Historic Sanborn maps show the footprints of 28 and 29 were originally mirror images of one another. 29 originally did not have its current full-width porch but instead had a side porch and front entry stoop or small porch similar to what is seen now at 28. The most recent Sanborn map available, updated in 1946, still shows no full-width porch on the house.</p> <p><b>SIGNIFICANCE:</b> May be eligible under Criterion C as a good example of the Italianate style. Note close relationship with 28 Hubbard Street, across the street.</p>

<p><b>ADDRESS:</b> 117 MADISON STREET (TEMPLE BRITH SHOLOM)</p>	<p><b>DATE OF CONSTRUCTION:</b> 1969</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> One-story, mostly flat-roofed brick synagogue; Madison Street (north) and Hamlin Street (west) sides are simply composed with regularly spaced, fixed square and rectangular windows. Entrance at northeast corner is marked by freestanding menorah sculpture and a variety of rooflines; entrance to the building is via a courtyard.</p> <p><b>SIGNIFICANCE:</b> The synagogue is not yet 50 years old, but may be eligible now or when it achieves 50 years as a notable example of modern architecture, and as the work of Walter Seligmann, former dean of the Syracuse University School of Architect and an influential designer in central New York. The design is interior-oriented and not easily appreciated from the street. This building was featured in <i>American Synagogues: A Century of Architecture and Jewish Community</i> by Samuel D. Gruber (2003).</p>

<p><b>ADDRESS:</b> 53 NORTH MAIN STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1840-1860</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story frame Greek Revival-style house with front-facing gable roof, clapboard siding. Victorian-era gazebo is a contributing feature. The roof pitch is steeper than is typical of the Greek Revival style and may suggest a later construction date or alteration to raise the roofline.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C as a highly intact example of Greek Revival-style residential architecture.</p>

<p><b>ADDRESS:</b> 48 AND 59-63 NORTH MAIN STREET (ST. MARY’S CHURCH CAMPUS)</p>	<p><b>DATE OF CONSTRUCTION:</b> 1891 (Rectory) 1913 (Church) 1928 (School) 1930 (Convent/Parish Center)</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> The St. Mary’s Parish campus includes the Gothic Revival church (1913), designed by W. P. Ginther, built of Sandusky gray limestone with Cleveland sandstone trim; the brick Rectory (1891), with notable corner turret and patterned brickwork; the cross-shaped school (1928), and the convent/parish center (1930), designed by A.T. Lacey &amp; Son of Binghamton. All four buildings are located on North Main Street, with the church and rectory on the west side of the street and the church and convent on the east side, to the north. All buildings retain high integrity and read as a group despite alterations to the school’s windows.</p>
		<p><b>SIGNIFICANCE:</b> Significant under Criterion C, as an architecturally significant grouping and a rare example of a complete Catholic campus. The present church was the third Roman Catholic church built in Cortland. The congregation, historically known as St. Mary’s of the Vale, was made up largely of Cortland’s Irish and Irish-American population. Prior to construction of the present church building, the church was located on the current site of the school and convent; upon completion of the present church in 1913, the former church was used as a Parish Hall until the mid-1920s.</p>
		

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<p><b>ADDRESS:</b> 122 NORTH MAIN STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1880-1890</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story brick house; gable-and-side-wing plan with stacked two-story porch inset into L. Exposed rock-faced stone foundation; patterned brickwork forms decorative bands at first- and second-story sill lines. Projecting brick segmental arched hoods. Gable features patterned brickwork flanking paired windows with decorative muntin patterns topped by arched panel with incised floral motif; decorative bargeboard. Two-story porch has fluted columns at first and second stories.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C as an unusual and highly intact example of Queen Anne-style architecture expressed in brick.</p>

<p><b>ADDRESS:</b> 51 WEST MAIN STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1905-1920</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> One and one-half story frame bungalow with dramatic side-gabled roof, full-width front porch supported by broad, tapered columns; Craftsman-patterned wood shingle siding. Wood double-hung windows, many with distinctive Craftsman pattern of vertical muntins in upper sash and single pane in lower sash.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C as a distinctive and highly intact example of a Craftsman-style bungalow. Retains exceptional detail including original windows and wood storm windows.</p>

<p><b>ADDRESS:</b> 66 MAPLE AVENUE</p>	<p><b>DATE OF CONSTRUCTION:</b> 1888</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story frame Queen Anne-style residence with steeply pitched, hipped roof, front and side-cross gables, full-width front porch with off-center entry. Property includes a carriage house.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C as a good example of Queen Anne-style architecture with high integrity.</p>

<p><b>ADDRESS:</b> 32 MILLER STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1902-1906</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story, gable-roofed concrete block industrial building with stepped parapet. Rectangular footprint.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C, as Cortland's first concrete block building, and under Criterion A, as a rare surviving example of industrial architecture in Cortland. The building was constructed for the Gillette Skirt Company between 1902 and 1906. Although windows are covered, it retains distinctive features including its stepped parapet and rock-faced concrete block exterior walls.</p>

<p><b>ADDRESS:</b> 84 OWEGO STREET (LVRR ROUNDHOUSE)</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1871-1892</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> One-story brick roundhouse; C-shaped footprint; divided into bays by flat wall piers. Integrity diminished, but retains distinctive shape and characteristic features.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion A, for its association with Cortland’s railroad history, and Criterion C, for its architecture. This building functioned as a roundhouse for the adjacent Lehigh Valley railroad line. This line began running in 1871 and was reorganized under various names before being purchased by the Lehigh Valley in 1896. The roundhouse predates the Lehigh Valley purchase, as it appears on the 1892 Sanborn map, but the site is not included on the 1884 Sanborn map so it is unclear whether the building was there at that time. The 1876 Atlas Map of Cortland County shows the property owned by the railroad, but it is unclear whether the building existed.</p>

<p><b>ADDRESS:</b> 104 OWEGO STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1875-1895</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story frame Queen Anne-style house with front-gabled roof, cross-gable. Clapboard siding with patterned shingles in gable. Partial-width porch set into L featuring turned posts and decorative brackets. Façade has some flat stickwork at sill and lintel lines and band of square panels above second-story windows. Side gable wing has inset second-story porch atop polygonal projecting bay.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C as a highly intact and sophisticated example of the Queen Anne style, notable for its variety of decorative detail.</p>

<p><b>ADDRESS:</b> 28-34 PORT WATSON STREET (IMPERIAL “400” MOTEL)</p>	<p><b>DATE OF CONSTRUCTION:</b> 1964-65</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> L-shaped, two-story motel complex; front block features “gull-wing” roof, patterned concrete block screen, and flat-roofed porte-cochere supported by slender metal columns. L-shaped rear wing consists of banks of motel rooms, each with single door and tripartite window.</p>
		<p><b>SIGNIFICANCE:</b> The Imperial “400” Motel is significant under Criteria A and C as an unusually intact example of the standard corporate design of the Imperial “400” chain, by architects Palmer &amp; Krisel. The Imperial “400” Motel chain was established in California in 1960; when this branch opened in 1965 there were 108 in the country and the company was the fourth biggest motel chain in the nation. The national company filed for Chapter 11 bankruptcy later in 1965; efforts by the company to sell this property to the Cortland Housing Authority for conversion to senior housing starting in 1967 fell through and it remained part of the chain until at least 1978. The company was sold to a Luxembourg-based corporation in 1987 and later dissolved. It is unknown when the Cortland motel ceased being part of the national chain; today it is an independently operated motel known as the “Imperial Motel.” This building remains highly intact to the original design and may be one of the most intact remaining in the country. Of the original components of its design, the Cortland motel is missing only its pool. As such it is a rare example not only of the Imperial “400” design, but of an intact motel from the post-World War II era of expanded automobile travel and standardized chain designs.</p>
		
<p>Vintage photo of an Imperial “400” Motel in Cedar City, Utah, built to the same design as the motel in Cortland.</p>		

<p><b>ADDRESS:</b> 111 PORT WATSON STREET (BREWER-TITCHENER)</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1915-1926</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story, flat-roofed early twentieth-century office building. Symmetrical façade with central entrance, accentuated by two-story pilasters that visually support lintel-like cornice bearing the company name; entry flanked by three bays of triple windows.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion A, for its association with a significant local industry. Built to house offices of the Brewer-Titchener Corporation, formed in 1917 from a merger of Cortland Carriage Goods (est. 1890) and two other companies. Once part of a large industrial complex, this is a rare surviving building associated with Cortland’s industrial heritage that retains high integrity.</p>

<p><b>ADDRESS:</b> 113-115 PORT WATSON STREET (CORTLAND CARRIAGE GOODS MACHINE SHOP)</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1902-1908</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story brick industrial building with irregular wedge-shaped footprint. Architecturally modest with segmentally arched windows, flat brick pilasters marking bay divisions, and simple corbelled brick at cornice. East side has been altered by application of panel siding.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion A for its association with Cortland Carriage Goods, for which this was built as a machine shop, and later the Brewer-Titchener Corporation, formed when Cortland Carriage Goods and two other companies merged. A rare surviving building associated with Cortland’s industrial heritage that retains high integrity.</p>

<p><b>ADDRESS:</b> 6-8 RICKARD STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1880-1895</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story brick Queen Anne-style house; asymmetrical side-by-side double. Steeply pitched hipped roof with front and side cross-gables. Both front entries are at center; to the left (south) is a projecting polygonal bay; to the right is a gabled bay. Arched projecting brick lintels. Some patterned brickwork; shingles in gables and in central dormer.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C as an unusual and highly intact double residence in the Queen Anne style.</p>

<p><b>ADDRESS:</b> 36 RIVER STREET (COOPER HOUSE)</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1875-1895</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story frame Queen Anne style house with complex roofline. Full-width partial wraparound porch with turned balusters, spindlework and brackets. Clapboard siding with patterned shingles in gable; decorative woodwork at gable peak and in pediment over porch entry. Notable windows in gable: double hung with 20/2 muntin configuration. Retains original double front doors.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion B for its association with the Cooper family, who operated a foundry nearby; and Criterion C, as a highly intact and architecturally distinguished example of the Queen Anne style.</p>

<p><b>ADDRESS:</b> 1 SOUTH AVENUE (LEHIGH VALLEY PASSENGER DEPOT)</p>	<p><b>DATE OF CONSTRUCTION:</b> 1911</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> One and one-half story, Craftsman-style railroad station with prominent, deeply overhanging flared tile roof with brackets. Battered walls are brick below window sills; brick terminates with a stone belt course above which the walls are constructed of hollow tile with stucco finish. Arched window openings.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion A, for its association with Cortland’s important railroad history; and Criterion C, for its notable architecture. Built in 1911 as the passenger depot for the Lehigh Valley Railroad, the building had a waiting room with paneled wainscoting, beamed ceilings, and a marble terrazzo floor; similarly finished women’s waiting room; and offices upstairs. Retains high exterior integrity.</p>

<p><b>ADDRESS:</b> 81 TOMPKINS STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1880-1895</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story brick Queen Anne/High Victorian Gothic-style side-by-side double house. Steeply pitched side-gable roof with steeply pitched front cross-gables and central dormer. Layout appears similar to that of 6-8 Rickard Street with central entries flanked by projecting bays, but here the organization is symmetrical. Each side has a projecting two-story bay with intricate decorative detail in vertical and horizontal bands and at gable. Central porch retains turned balusters and spindlework.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C as an unusual double Queen Anne-style house retaining high integrity.</p>

<p><b>ADDRESS:</b> 89 TOMPKINS STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1860-1880</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story, frame Italianate-style house with full-width, wraparound porch; clapboard siding; prominent flat window hoods and decorative Italianate-style brackets. Replacement windows and front door detract from integrity, which is otherwise high.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C as a substantially intact residence that exemplifies the Italianate architectural style.</p>

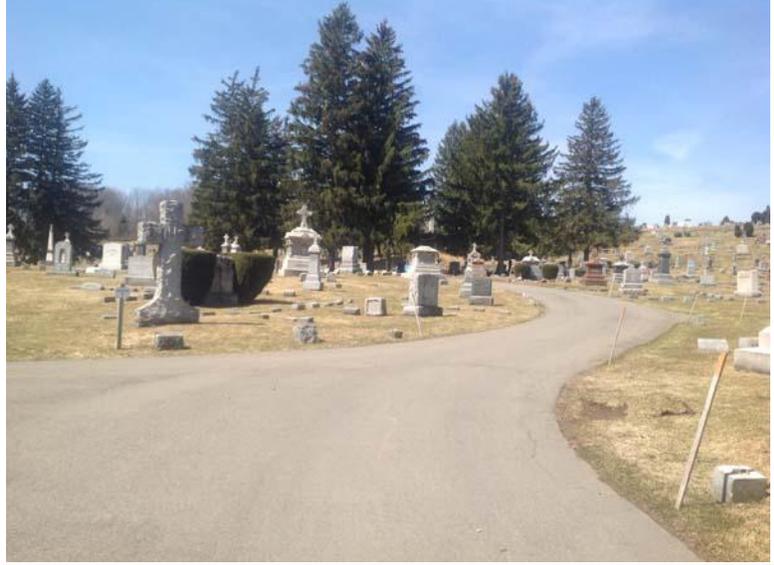
<p><b>ADDRESS:</b> 115 TOMPKINS STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1860-1880</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story frame Italianate (Italian Villa)-style house with front-gabled roof, cross-gable wing, three-story mansard-roofed tower set into L. Clapboard siding; front bay window; oriel in front gable. Italianate brackets at eaves. Integrity diminished by inappropriate front porch.</p> <p><b>SIGNIFICANCE:</b> May be eligible under Criterion C as an architecturally distinguished and largely intact Italianate-style residence.</p>

<p><b>ADDRESS:</b> 130 TOMPKINS STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1880-1900</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story frame Queen Anne-style house; front-gabled roof; full-width wraparound front porch with turned posts and balusters; projecting polygonal bay with pyramidal gable nested in primary gable. Clapboard siding. Varied window shapes and muntin configurations.</p> <p><b>SIGNIFICANCE:</b> Significant under criterion C as a notable example of the Queen Anne style with high integrity.</p>

<p><b>ADDRESS:</b> 132 TOMPKINS STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1880-1895</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story frame Queen Anne-style house; unusual configuration with side-gabled roof, prominent polygonal turret with steeply pitched roof; partial-width front porch supported by clustered columns; smaller corner porch with similar columns; both porch and main roof have dormers, one just above the other. Clapboard and patterned shingle siding.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C as an architecturally distinctive example of the Queen Anne style; exemplifies the avoidance of flat plain wall surfaces that is a defining concept underlying the Queen Anne style.</p>

<p><b>ADDRESS:</b> 144 TOMPKINS STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1875-1890</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story frame Stick Style house; complex roofline with prominent front-facing gable. Features notable details characteristic of the style, including flat stickwork, decorative trusses at roof and two side porch gables, and decorated bargeboard. Design appears identical to the house at 12 Arthur Street (see above).</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C as a highly intact example of the Stick Style, a relatively uncommon style.</p>

<p><b>ADDRESS:</b> 51 UNION STREET</p>	<p><b>DATE OF CONSTRUCTION:</b> c. 1865-1880</p>	<p><b>SIGNIFICANCE: I</b></p>
		<p><b>DESCRIPTION:</b> Two-story frame house in the Italianate style; low-pitched roof (appears flat). Characteristic Italianate details include chamfered porch posts at side porches; scrolled brackets; deeply overhanging roof. Double front doors appear original. Clapboard siding.</p> <p><b>SIGNIFICANCE:</b> Significant under Criterion C as a highly intact example of the Italianate style.</p>

<p><b>ADDRESS:</b> 4101 WEST ROAD</p>	<p><b>DATE OF CONSTRUCTION:</b> 1891</p>	<p><b>SIGNIFICANCE: U</b></p>
		<p><b>DESCRIPTION:</b> Approximately 21-acre cemetery at the city's outskirts; site is hilly with coniferous trees clustered near the center, at the north and south edges, and along the road (east side of the cemetery). Roads are arranged in connected regular oval and circle configurations.</p> <p><b>SIGNIFICANCE:</b> Does not appear to meet National Register guidelines for designation of cemeteries, but has local significance as the city's Catholic cemetery and may be eligible for local landmark designation.</p>



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Smith, H.P. *History of Cortland County*. Syracuse: D. Mason & Co., 1885.

*The Story of Cortland: Cortland County, New York*. Cortland: Chamber of Commerce [c. 1940].

Thoma Development Consultants. *City of Cortland Comprehensive Plan: A New Direction for the 21<sup>st</sup> Century*. February 2011.

Vanaria, Louis M., ed. *From Many Roots: Immigrants and Ethnic Groups in the History of Cortland County, New York*. Cortland County Chronicles, Volume 4. Cortland: Cortland County Historical Society, 1986.

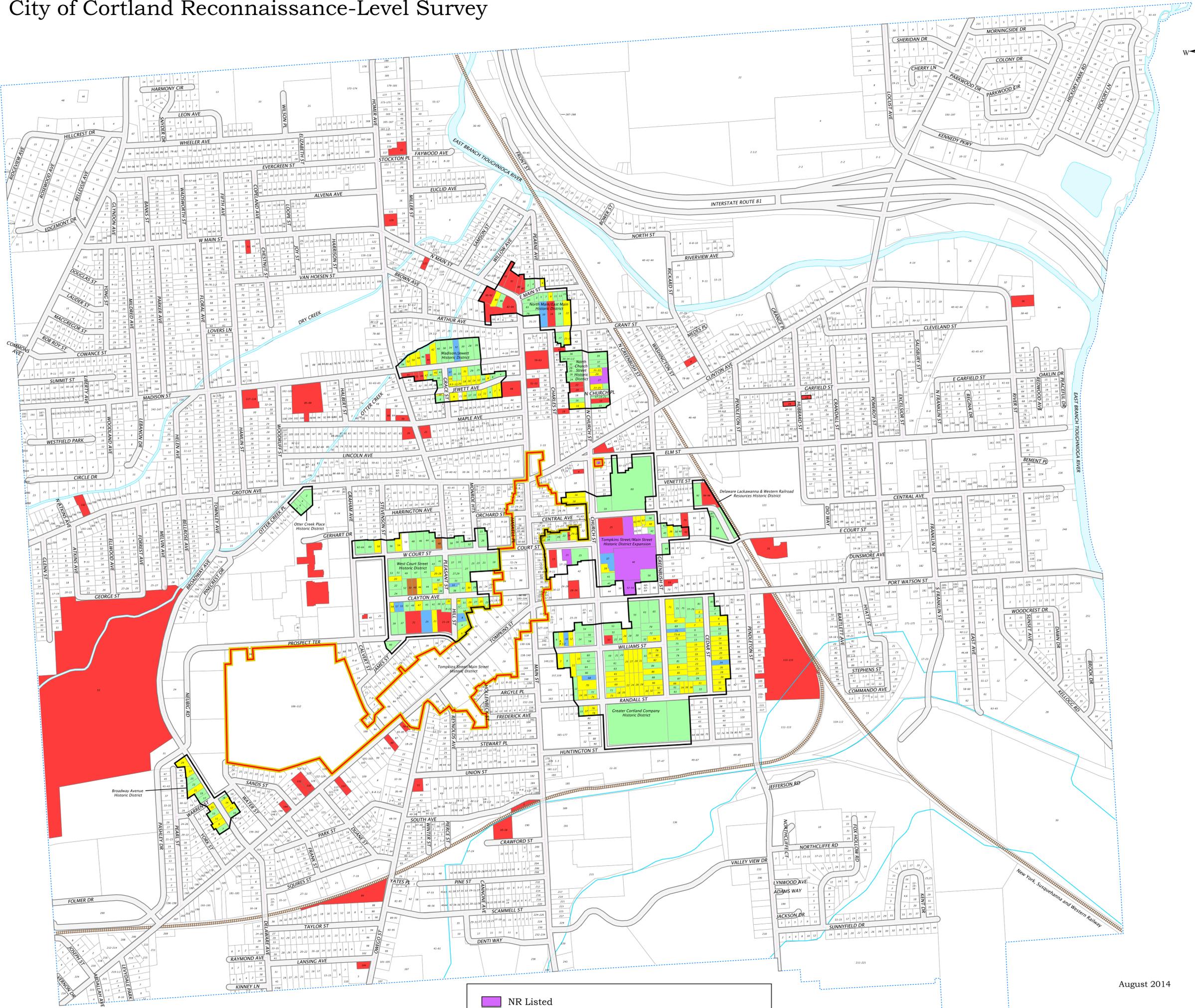
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# APPENDICES



# City of Cortland Reconnaissance-Level Survey



- NR Listed
- NR Eligible Architectural and/or Historic Significance
- Contributing Building
- Contributing Building Diminished Integrity
- Not NR Eligible and Not Likely to Achieve Eligibility
- Not NR Eligible due to Age Only

August 2014

500 0 500 Feet



# BERO ARCHITECTURE PLLC

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## ARCHITECTURE SUSTAINABILITY PRESERVATION

Thirty Two Winthrop Street, Rochester, New York 14607  
585-262-2035 (phone) • 585-262-2054 (fax) • [contact@beroarchitecture.com](mailto:contact@beroarchitecture.com) (email)

### RÉSUMÉ: KATHERINE EGGERS COMEAU

#### Accreditation

Qualified 36 CFR 61, History & Architectural History, Federal Register Vol. 48, No. 190.

#### Professional Experience

Bero Architecture PLLC, Rochester, New York, Architectural Historian (2010-present).

The Landmark Society of Western New York, Rochester, New York (2001-2010). Director of Preservation Services (2008-2010), Advocacy Coordinator (2007-2008), Preservation Advisor (2001-2007).

Robinson & Associates, Washington, D.C., Architectural Historian (1998-2001).

#### Education

Master of Science in Historic Preservation. University of Pennsylvania, Philadelphia, PA (1998).

Bachelor of Arts, *magna cum laude* with distinction in the Humanities major. Yale University, New Haven, CT (1995).

#### Professional Organizations

Board Member, National Association for Olmsted Parks

Society of Architectural Historians

The National Trust for Historic Preservation (Forum Member)

Preservation Action

The Landmark Society of Western New York

#### Lectures and Seminars

“125 Years of Rochester’s Park System.”

- Highland Park Conservancy Annual Meeting, April 2014
- Rochester Public Library, Rochester’s Rich History series, March 2014.

“Rochester’s Olmsted Legacy.”

- Greece Historical Society, Greece, New York, February 2003.
- Perinton Historical Society, Perinton, New York, September 2003.
- Highlands at Pittsford, August 2008.

- Allyn’s Creek Garden Club, Rochester, New York, January 2012.
- Highland Park Conservancy, Rochester, New York, March 2012.
- Burroughs Audubon Society, Rochester, New York, April 2012.

“A Planner, an Architectural Historian, and a Landscape Architect Walk Into a Park: Three Views on Landscape Documentation.”

- APA/ASLA Upstate Chapter Conference, Utica, NY, September 2011.
- Landmark Society of Western New York Annual Conference, April 2012.

“Landmarks of the Future: Preserving Resources of the Recent Past.”

- Historic Pittsford, Pittsford, NY, April 2008
- American Planning Association Upstate Chapter, annual conference, Henrietta, NY, October 2008
- Greece Historical Society, Greece, NY, May 2010
- Geneva Historical Society, Geneva, NY, November 2010
- Victor Historical Society, Victor, NY, August 2013

“The Greenest Building is the One that’s Already Built.”

- Monroe Community College, Brighton, New York, September 2008.
- Monroe County Association of Villages, keynote speaker, annual banquet, January 2009.

“Funding Your Historic Preservation Projects: The Truth about Grants, Loans, and Tax Credits.”  
Landmark Society of Western New York Annual Conference, Medina, New York, April 2009.

“Local Level Advocacy: A Candid Discussion with Leaders in the Field,” panelist. National Trust for Historic Preservation Annual Conference, Nashville, Tennessee, October 2009.

## Selected Project Experience

### NATIONAL REGISTER NOMINATIONS

Project Name & Location	Description	Client
Community of True Inspiration Residence	National Register Nomination	West Seneca Historical Society
South Wedge Historic District (~400 buildings)	National Register District Nomination	South Wedge Planning Committee
Hamburg Main Street Historic District (81 buildings)	National Register District Nomination	Village of Hamburg
Warsaw Downtown Historic District (41 buildings)	National Register District Nomination	Warsaw Historical Society
Payjack Chevrolet, Medina, NY	National Register Nomination	Hartway Motors

Central Trust Building, Rochester, NY	National Register Nomination	Riverview Rochester LLC
B’Nai Israel Temple, Olean, NY	National Register Nomination	B’Nai Israel Congregation
Seneca Park, Rochester, NY*	National Register nomination of Frederick Law Olmsted-designed city park	Landmark Society
Municipal Park System of Rochester, NY*	Documentation and National Register Multiple Property Documentation	Landmark Society
Bacon-Merchant-Moss House, Lockport, NY	National Register nomination	Lockport City Historian
Chase-Crowley-Keep House, Lockport, NY	National Register nomination	Lockport City Historian
Chase-Hubbard-Williams House, Lockport, NY	National Register nomination	Lockport City Historian
Peter D. Walter House, Lockport, NY	National Register nomination	Lockport City Historian
Plan of the City of Washington, D.C.**	Amendments to the National Register nomination and National Historic Landmark nomination	City of Washington, D.C.

### **HISTORIC RESOURCE SURVEYS**

Project Name & Location	Description	Client
Cultural Resource Surveys, Town of Brighton, New York	Ongoing survey work, individual properties as needed	Town of Brighton
Village of Fairport, Monroe County, NY	Reconnaissance-Level Survey, Village-wide	Village of Fairport
City of Cortland, Cortland Count, NY	City-wide reconnaissance-level survey	Cortland Downtown Partnership
Hamburg Main Street Historic Resource Survey, Village of Hamburg, NY	Two-phase survey of approximately 60 buildings	Village of Hamburg
South Wedge Historic Resource Survey, Rochester, NY	Historic Resource Survey, 500+ buildings	South Wedge Planning Committee

Rochester Historic Parks Inventory*	Detailed inventory and National Register eligibility evaluation of 61 city parks. Honor Award of Excellence, Upstate NY Chapter, ASLA.	City of Rochester; LSWNY was subcontractor to Bayer Associates, Landscape Architects.
Villages of Albion, Spencerport, Holley*	Historic resource surveys	Western Erie Canal Heritage Corridor Planning Commission

**DESIGN GUIDELINES**

Project Name & Location	Description	Client
Village of Pittsford Post-War Design Guidelines*	Style guide and design guidelines for post-WWII residential architecture	Village of Pittsford Architectural and Preservation Review Board
City of Rochester Preservation Board Design Guidelines*	Design guidelines for review of applications	City of Rochester

**OTHER**

Project Name & Location	Description	Client
Kronenberg Building, Hamburg, New York	Tax Credit application	Tzetzco Companies
Cornell Law School Expansion	Historic Resource Report and Evaluation	Cornell University
Seven Bridges, Means Restriction Project, Cornell University	Historic Resource Report and Evaluation	Cornell University
Central Trust Building, 44 Exchange Boulevard, Rochester, New York	Tax Credit application	Riverview Rochester LLC
Computing and Information Science Building, Cornell University	Historic Resource Report and Evaluation	Cornell University
1794-1812 East Avenue, Rochester, New York	Mitigation Documentation	Wegmans Food Markets
Jane A. Delano Home, Ithaca, NY	Mitigation Documentation	Trowbridge & Wolf

\* The Landmark Society of Western New York