

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Taylor Flats
other names/site number N/A
related multiple property listing N/A

2. Location

street & number 550 Coffeen Street N/A not for publication
city or town Watertown N/A vicinity
state NY code 36 county Jefferson code 045 zip code 13601

3. State/Federal Agency Certification

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

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

national statewide local

Ross David Huey 6/20/2018
Signature of certifying official/Title Date
DSHPD
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date
Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register ___ determined eligible for the National Register
___ determined not eligible for the National Register ___ removed from the National Register
___ other (explain:)

[Signature] 8/29/18
Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
 (Check only **one** box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

Current Functions
 (Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification
 (Enter categories from instructions.)

LATE 19th AND 20th CENTURY REVIVALS

Materials
 (Enter categories from instructions.)

foundation: STONE

walls: BRICK

roof: RUBBER

other: N/A

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Narrative Description

Summary

The Taylor Flats at 550 Coffeen Street, Watertown, is a small, early twentieth century apartment building constructed to house middle-class tenants. It has continuously operated as an eight-unit apartment building since 1907. When built, it was situated one block east of the main line of the New York Central & Hudson River Railroad, near the primary railroad yards of the city, and one block south of a cluster of factories along the Black River. Today, some of the tracks remain but the railroad yard is gone; in addition, few of the old factory buildings are extant. The four-story, six-bay-wide brick building stands out in an area of smaller frame buildings, low-rise commercial buildings and open lots as a reminder of the industrial character of the neighborhood in the early twentieth century.

The Taylor Flats occupies a small corner lot with the main entrance oriented south facing Coffeen Street. Though simple in design, ornamental features include a metal cornice with modillions and a rusticated stone base. Cast stone arches with protruding keystones accent the top row of windows. The three bottom floors have cast stone keystone lintels with cast stone sills. Window sash are six-over-six. The fourth-floor windows are topped with semicircular fanlights. The interior retains its original layout of apartments, with two units per floor. Original materials include baseboard moldings, door and window trim, and the staircase. The building was rehabilitated using federal and state historic preservation commercial tax credits in 2017-2018.

SITE

Taylor Flats is located in the city of Watertown, which is situated on the Black River, approximately seventy miles north of Syracuse and thirty miles south of the Canadian border. The building sits on a rectangular lot and has continuously operated as an eight-unit apartment building since 1907. Small frame houses, a saloon, low-rise commercial buildings, and surface parking lots immediately surround the site; many of the parking lots were always used for storage and never held buildings. Train tracks (running north-south to the west) and the Black River (southern bank to the north) are each one block away. Some historic buildings remain along Newell Street near the river but many have been removed or replaced.

EXTERIOR

The Taylor Flats is four stories tall, six bays wide, and four bays deep. It is constructed of red brick set in a running bond. It sits on a rusticated stone foundation and is surmounted by a flat roof with a deeply overhanging metal cornice supported on modillions. The building is nearly identical on all four sides, with only subtle variations. Fenestration is regular and symmetrical and windows are set within cast-stone lintels and sills. The fourth floor lintels are arched on three elevations, while the lower three floors have rectangular lintels. All façade lintels have raised Greek keystones; however, the two side elevations with round-arched lintels feature keystones only on the top story. Windows are six-over-six double-hung aluminum sash with wood muntins.

FAÇADE

The main entrance to the complex is in the center bay and is marked by a single leaf metal and glass paneled entry door and glass surround, which are replacements from the 2018 renovation. Though simple in design, ornamental features on the façade include a metal cornice with modillions and a rusticated stone base. Cast

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stone arches with protruding keystones accent the top row of windows. The three bottom floors have cast stone keystone lintels with cast stone sills.. The fourth-floor windows are topped with semicircular fanlights.

West Elevation

The west elevation is similar in design to the main (south) elevation. The top floor features cast stone arches with protruding keystones. The three bottom floors have cast stone lintels without keystones. Between the two northernmost bays, a chimney appears to have been removed; a small section of the cornice is missing and the brick is a different color than the rest of the elevation. The fourth-floor windows are topped with semicircular fanlights.

North Elevation

The north (rear) elevation is the least ornate elevation with plain cast stone lintels on all four floors. Wood porches are located across the four middle bays on all floors with doors in the two center bays. The rear wooden porches were replaced in the 1980s and again during the most recent renovation in 2017-18. Egress doors on the rear elevation were replaced to meet code; they are single leaf metal and glass doors

East Elevation

The east elevation faces Engine Street and is nearly identical to the west elevation. The fourth-floor windows are topped with semicircular fanlights.

INTERIOR

Typical of early twentieth century residential buildings, the interior of the Taylor Flats has a functional layout with eight modest units, two on each floor. (See floor plan) The ground floor has a three-bedroom unit and a two-bedroom unit; the second floor has two three bedroom units; and each of the third and fourth floors has a three-bedroom unit and four-bedroom unit. The original layouts are intact.

There is a small entrance lobby and staircase through the Coffeen Street entrance. The staircase retains its original railing. Doors to the units are located to the east and west. Unit doors were replaced as part of the 2018 renovation. One enters each unit into the living room, from which a corridor leads to bedrooms, bathroom, and kitchen. Units typically have carpeting in the living rooms and bedrooms and vinyl in kitchens and bathrooms dating from the most recent renovation. The original layouts and historic features are extant and were preserved during the recent rehabilitation project, while new finishes were added to the kitchens and bathrooms. Original features include baseboard molding, door and windows casings, and window stools.

INTEGRITY

The Taylor Flats were rehabilitated in 2017-2018 under federal and state historic preservation tax credit programs following the Secretary of the Interior Standards for rehabilitation. Brick was repaired and repointed, and cast stone elements repaired. New six-over-six aluminum sash windows and new doors replaced non-historic windows and doors from the 1970s. New wooden porches were added to the rear. The Taylor Flats retains sufficient integrity of to convey its significance as an early twentieth-century apartment building in Watertown, New York. It is in very good condition, and its remaining historic features and interior floor plan have been preserved.

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8. Statement of Significance

Applicable National Register Criteria

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

SOCIAL HISTORY

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Period of Significance

1907-1968

Architect/Builder

unknown

Significant Dates

1907 (Building occupied by tenants for the first time)

Period of Significance (justification): Date of construction (1907) through 1968. Taylor Flats has been in continuous use as an apartment building since it was built.

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph

The Taylor Flats is locally significant under **Criterion A: Social History**, as an example of a middle class residential apartment building in Watertown during the early twentieth century. The building was situated within a short distance of the train yard for the New York Central & Hudson River Rail Road and factories along the Black River. Most of the neighborhood residents worked for the railroad, an essential industry to the growth and development of Watertown. The building is also locally significant under **Criterion C: Architecture** as a well-preserved example of an apartment building type in Watertown that served as a higher-end alternative to workers' housing. The restrained classical elements were intended to reflect the social uplift of the tenant population. The building has been in continuous use as an apartment complex since their construction in 1907. Because much of the historic architecture on the western side of the city has been demolished or replaced with newer construction, the Taylor Flats is a rare example of an understated, yet important, building type in Watertown's history.

Developmental history/additional historic context information

The Rise of Apartment Living in the United States

Middle-class apartment living in the United States did not become the norm until the late nineteenth century. Multi-unit worker housing was common, but upper and middle-class residents did not approve of this lifestyle; tenements were dark, overcrowded, and unsanitary places to live. People with moderate incomes chose to live in single-family homes as long as land was abundant and affordable. By contrast, by the mid-nineteenth century apartment dwelling was already standard practice for everyone in European cities and other parts of the world

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where space was limited. As New York City and other cities in the United States grew in population, apartment living became essential here too, and the acceptability of multi-family dwellings slowly began to shift in a positive direction.

In the 1860s, two types of apartment buildings emerged: single-family houses that were converted into multi-family houses and the new trend of “French flats.” Americans were simultaneously taken with French culture, architecture, and style but skeptical of the French way of life, seen by some as promiscuous. The layout of French apartment houses made many Americans uncomfortable since the bedroom could be seen from the parlor. As a result, United States builders were initially hesitant to use this pattern, which was common in Europe. In New York City, minds were swayed by the construction of luxury apartments targeted at the wealthy. Floor plans were adjusted to segregate living functions. Entry halls, often small, separated family space from outside corridors, and interior halls separated public family spaces from more private/personal ones.¹ In particular, bedrooms were arranged away from parlors. Middle-class apartments for singles and young couples typically had one or two bedrooms, as was the case for the Taylor Flats.

In addition to a functional layout that provided a level of privacy, apartments became appealing to the middle class for a number of other reasons. Apartment buildings were designed to optimize light and ventilation. They often had the most modern technological advances such as washing machines, refrigerators, gas for ranges and lighting, private bathrooms with built-in tubs and showers, hot water, and maid and janitor services.² Many variations of the apartment building arose, targeted to a wide range of people from working to middle classes. Some catered specifically to bachelors or single women, while others were built for families. Apartment buildings soon outpaced single-family dwellings in Manhattan and began to spread upstate.³

*Apartment Buildings in Upstate New York State*⁴

By the end of the nineteenth century, other parts of New York State (and the country) saw apartments as a respectable alternative to single family living. However, apartment buildings in cities like Syracuse and Buffalo were often scaled-down and more modest versions of designs built in New York City.

In Syracuse, seventy miles south of Watertown, multi-dwelling houses first appeared in the 1890s in the form of two- and three-family houses; these houses were intentionally built to look like single-family homes. A few years later, luxury apartment buildings began to be constructed in Syracuse’s best neighborhoods. Some were built for aging populations, while others were built for families. The Hartson (1900) and the Snowden (1902) are two examples. These apartments had servants’ quarters located on their top floors to appeal to the upper class, and many of their residents appeared in the Social Register of Syracuse. Such buildings set a precedent for the growing middle class. By 1910, the city directory showed that there were sixty-six apartment buildings and multi-unit flats in Syracuse in a variety of apartment types such as buildings with fewer than ten units and downtown commercial buildings with apartments on the upper floors. Amid growing demand, some of the multi-family housing (such as The Holland, The Adella, and The Powers Apartments) still resembled single-family homes, but larger examples of middle-class housing had also emerged. The Sagamore (NR listed, 2017) in Syracuse included mainly two- and three-room apartments with no servants’ quarters. One entered each

¹ Elizabeth Collins Cromley, *Alone Together: A History of New York’s Early Apartments* (Ithaca and London: Cornell University Press, 1990), *passim*.

² Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (New York: Pantheon Books, 1981)

³ Research by Cynthia Carrington Carter on “Development of the Apartment House,” taken from Sagamore Apartments, Syracuse, NY NR nomination

⁴ Information from NR nominations for the Sagamore Apartment House and Wayne and Waldorf Apartments.

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apartment from the public hallway into a small foyer and then into the parlor. From the parlor, the resident could go either to the kitchen and dining area or to the bathroom. A small corridor in front of the bathroom led to the bedrooms. The professions of its middle-class residents included engineers, attorneys, and college professors.

Buffalo developed in a similar way to Syracuse. The Wayne and Waldorf Apartments (NR listed, 2014) were designed by William H. Archer and constructed in 1898. Combined, they totaled thirty-two units and catered to upper and middle-class residents; each building had four units per floor, two in the front and two in the rear.

Apartment Buildings in Watertown

The City of Watertown was settled in 1800 and within five years became the county seat of agricultural Jefferson County. It was officially incorporated as a village in 1816 and soon became an industrial center. Well-positioned along the Black River, Watertown first used its many falls to power gristmills and sawmills. Next, cotton and woolen mills were developed; they dominated the local economy until mid-century (although some diverse industries also developed in this period). By the 1860s paper mills took over. Major companies included Remington Paper Mills, Taggart Brothers, and Knowlton Specialty Paper, which is still located in the city. The Rome and Watertown Railroad reached Watertown in 1851, eventually connecting Rome to Cape Vincent. By 1860 passengers and freight could travel all the way to Boston via the Northern Railroad. This route became dominant but other lines also made Watertown a hub.

Not only did these railroads provide opportunities for trade, the industry itself afforded many forms of employment to the people of Watertown. Blacksmiths, firemen, engineers, conductors, and others kept the trains running, and rail cars and equipment were made locally. Some of the city's biggest industries included the H. H. Babcock Company (the largest carriage and wagon manufacturing company in the country) and the New York Air and Brake Company. Smaller ventures focused on manufacturing steam engines, lamps, and clocks, as well as flower milling and baking. Companies used the railroad to import raw material and export their products. In particular, the railroad facilitated the transportation of trees from the Adirondacks to the mills in Watertown. Additionally, with growing wealth in the city, railroads brought entertainment in the way of fairs and the circus.

The city grew rapidly between 1870 and 1910; the population nearly tripled in this period from 10,697 to 31,285. The rapid growth in population increased demand for housing. Along with bringing employment and entertainment to the region, the railroad began to dictate the landscape of the city. Initial development had concentrated around Public Square on the south side of the Black River; Mill Street led north from Public Square to the first manufacturing area on the north side of the river. Later, manufacturing spread east and west along the banks of the river with branch lines and sidings serving the factories. Modest housing was built to the north and west of these railroad lines and around the railroad yards just southwest of Coffeen Street. Over time, however, housing adjacent to the tracks suffered greatly. Some areas were transformed from residential to commercial or industrial neighborhoods because of railroad influence. The 1909 Sanborn Map for the Taylor Flats shows a mix of manufacturing, transportation, and residential elements on the west side of Watertown.

As in Syracuse, the first multi-dwelling houses in Watertown were two and three family homes that were mostly wood-frame vernacular buildings.⁵ These houses were built in the same neighborhoods as – and were similar in appearance to – single family houses. By the turn of the twentieth century, apartment buildings in Watertown

⁵ "Transportation" Comprehensive Historic and Architectural Resources Survey, 1989.

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were concentrated in three main locations, with the remainder scattered throughout the city: around the Public Square, where apartments were located on the upper floors of commercial buildings; along the river close to the factories; and on the west side near the railroad. (The Taylor Flats had the advantage of being close both to the river and to the railroad.)

Apartment buildings were never as common as single-family homes in Watertown, but there were about seventy in 1913 and ninety-four by 1933. Most of the buildings were small with fewer than ten units, and many had as few as three or four units. One exception was the Solar Building on Franklin Street off Public Square, built in 1907 by prolific Watertown contractor John A. Solar. This ornate, six-story building had sixty-eight units. Unlike New York City, there was not one particular luxury building that changed opinions on apartment living in Watertown; it was the great need for housing in the early twentieth century that sparked development citywide.

The north side of Watertown, north of the Black River, also developed rapidly between 1880 and 1920 because of the industries along the Black River. This area mainly held worker's housing with some middle-class apartments for supervisors working in factories. Riverside Flats on Mill Street, built in 1900, provided middle-class residents with an alternative to worker's housing. The building featured an elevator, gas, and electric lighting. Other apartment buildings appeared in neighborhoods that were historically upper-class, single family neighborhoods, mainly south of Public Square. The Plymouth Flats, at 152 Academy Street, was a Colonial Revival building constructed around 1905 with just four apartments; the scale of the building fit in well with surrounding single-family houses. Another apartment building in this neighborhood - the Abingdon and New Abingdon Apartments at Holcomb and Mullin streets - was much larger. Although out of scale, its Italianate design mimicked that of the surrounding homes.

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The Taylor Flats was built between 1906 and 1907 at 60 Coffeen Street; the street was later renumbered. Before that time, the lot was occupied by a small 1 ½ story house (62 Coffeen Street) that appears to have been moved immediately west of the building and still survives.⁶ The original architect and builder are unknown, but the building was originally owned by William J. Devine. Devine and his brother, Michael J. Devine, owned Devine Brothers, a saloon at 23 Public Square. W. J. Devine only appeared in the directory for 550 Coffeen Street until 1909. In 1910, 1911, and 1912 the property appears to have been vacant, but by 1913 the directory shows three out of the eight units were occupied. The building was now owned by Watertown Light and Power Company, and the name Taylor Flats first appeared in 1913.⁷ Its namesake was likely J. B. Taylor, principal owner of the Watertown Light and Power Company as well as the Watertown Gas Company. The Watertown Light and Power Company owned other apartment buildings - most notably the Riverside Flats on Mill Street - and merged with the Northern New York Utilities Company in 1914. The Northern New York Utilities Company was also owned by John B. Taylor. It became the leading utility company in the region.

Most of the neighborhood around Taylor Flats was populated by immigrants. The first wave had come in the late nineteenth century from Ireland, Germany, France, and Canada; English-speaking Canadians, with their common language, soon assimilated. Italian immigrants arrived in the region later, around 1900. The railroad got them to Watertown; the factories and mills gave them employment. However, historical records show that

⁶ Sanborn Maps show that the 1 ½ story building originally on the site was apparently moved west next to the Standard Oil Company depot. The date 1907 is the year the Taylor Flats first appear in the city directory with tenants.

⁷ State of New York, "Seventh Annual Report of the Public Service Commission Second District For the Year Ended December 31, 1913," Vol. II, Albany 1914.

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the residents of the Taylor Flats were not immigrants; rather, they were overwhelmingly second-generation United States citizens with a few from English-speaking parts of Canada. They tended to be better paid than their neighbors. The *Watertown Reunion* describes a destitute family living in the adjoining house in 1908; the children picked up coal from the tracks to heat the house, and the boarder was a petty thief.⁸

State and federal census records from the 1910s to 1940s show the variety of occupations in the building. Because the building was vacant in 1910, information about the earliest residents is not available from the 1910 Census. The 1915 state census, however, shows men working for the railroad as a locomotive engineer and a locomotive foreman and for the gas company as a gas fitter. Women's professions were milliner, saleslady, and house-worker. All residents had been born in the United States except for one born in Canada. A 1918 resident had recently moved to Watertown to work for the railroad; he died in an accident in the stock yard with letters to his wife in Fullerville (St. Lawrence County) in his pocket.⁹ The 1920 federal census showed a similar mix of professions and nationalities as in 1915; some of the same families still lived in the flats. Railroad professions included, helper, engineer, and blacksmith, while others worked at the electric plant as carpenters and apprentices and elsewhere as machinists, laborers and machine operators. The overwhelming majority of residents were born in New York with only three from Canada. The 1925 state census did not specify location or company but continued to show residents working as a blacksmith and laborers. New jobs include telephone operator, auto repairman, and chauffeur. Two residents were from Canada and the rest from the United States. By 1930, residents were no longer working for the railroad but at a "lumber company," "utilities company," "glass plant," "telephone company," "paper mill," and "taxi service." Most residents were still from New York, with one from Pennsylvania and two from Canada. The 1940s show two people working as laborers for a government project, a house worker, stock clerk, truck driver, and apartment house agent. All the residents were from New York.

Throughout the building's history, the Taylor Flats housed families. Census records show only the occasional boarder while often listing children attending school. At least when it was first built, the apartments were a stepping stone to eventual home ownership. For instance, in 1913 rail yard conductor Richard M. Shepard occupied a first-floor unit in the building; two years later, the 1915 census shows him renting a modest house with his wife, Mary, and son, Elsworth, at 515 Cross Street, less than three-quarters of a mile south.¹⁰ In the early 1920s he rented on South Massey Street but, by 1930, he owned his own home at 613 Lawrence Avenue, a quarter-mile west of the Taylor Flats.

The Taylor Flats provided much-needed housing for local employees of the nearby railroad and manufacturing plants in Watertown in the first half of the 20th century and thus represents an important component of the city's residential architecture. Very few early twentieth century apartment buildings remain in the city; fewer retain their integrity. Although the building has been continuously occupied by tenants since 1907, it maintains its original plan and historic features.

⁸ "Family Found Cold and Hungry," *Watertown Reunion* (February 1, 1908), 6.

⁹ "A Fullerville [sic] Man Found in a Dying Condition," *Ogdensburg Republican-Journal* (May, 4, 1918), 7.

¹⁰ *Kimball's Watertown City Directory, 1913* (Watertown: R. L. Polk & Co., 1913), 524; New York State Census, 1915.

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9. Major Bibliographical References

Bibliography

Carter, Cynthia Carrington. "Development of Apartment Houses in Syracuse." *The Huntley Apartments, Syracuse, NY* National Register Nomination,

Cromley, Elizabeth Collins. *Alone Together: A History of New York's Early Apartments*. Ithaca and London: Cornell University Press, 1990.

New York State Census. 1915, 1925.

Public Square Historic District, Watertown, NY National Register Nomination.

Public Square Historic District – Boundary Expansion, Watertown, NY. National Register Nomination.

Sanborn Fire Insurance Maps. 1995, 1902, 1909, 1949, 1958.

Taylor Flats, Watertown, NY. Building Inventory Form. USN: 04540.000929, NYSHPO, no date.

State of New York. "Seventh Annual Report of the Public Service Commission: Second District For the Year Ended December 31, 1913." Vol. II, Albany 1914.

The Wayne and Waldorf Apartments, Buffalo, NY, National Register Nomination.

Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. New York: Pantheon Books, 1981.

United States Federal Census. 1910, 1920, 1930, 1940.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property .10
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 18 426157 487017
Zone Easting Northing

3
Zone Easting Northing

2
Zone Easting Northing

4
Zone Easting Northing

Verbal Boundary Description

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

Boundary Justification

The boundary encompasses the lot historically and currently associated with the nominated building.

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11. Form Prepared By

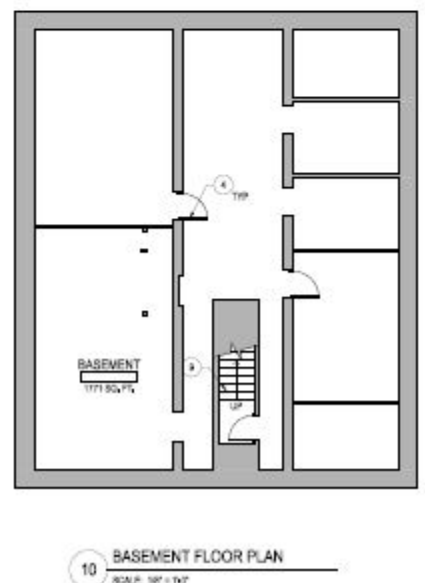
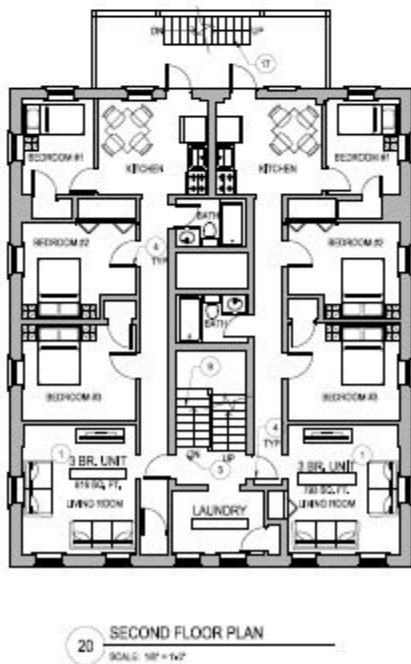
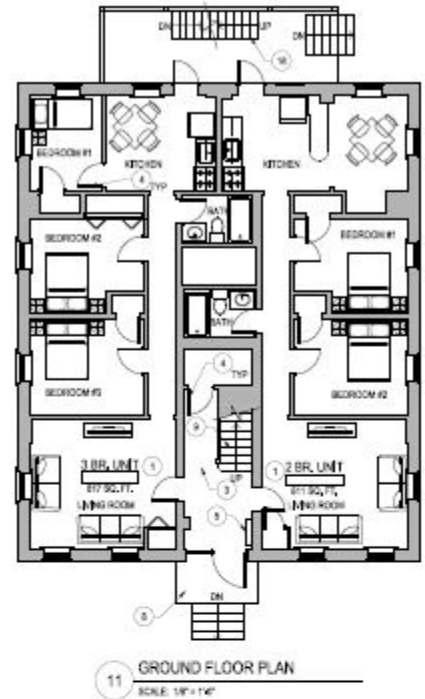
name/title Emily Dominijanni
organization MacRostie Historic Advisors date March 2018
street & number 263 Summer Street, 6th Floor telephone 617-531-7159
city or town Boston state MA zip code 02210
e-mail edominijanni@mac-ha.com

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Additional Documentation

Floor Plans (from The Architectural Team, Inc., Chelsea, MA)

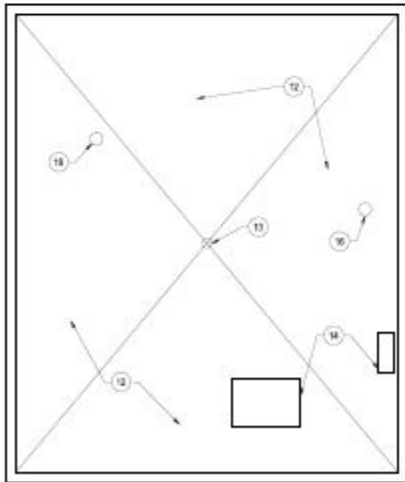


Taylor Flats
 Name of Property

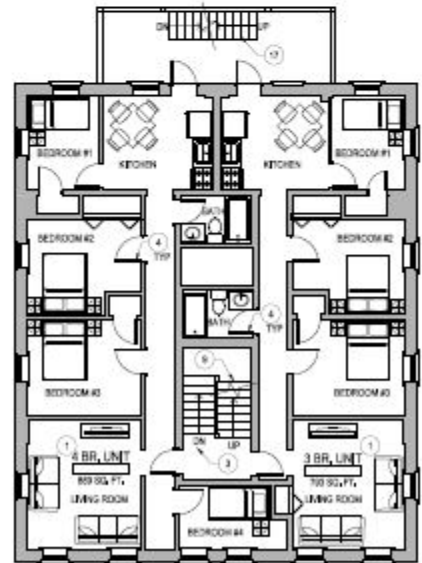
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11 FOURTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



20 ROOF PLAN
 SCALE: 1/8" = 1'-0"



10 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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Photographs:

Name of Property: Taylor Flats

City or Vicinity: Watertown

County: Jefferson State: New York

Photographer: Emily Dominijanni

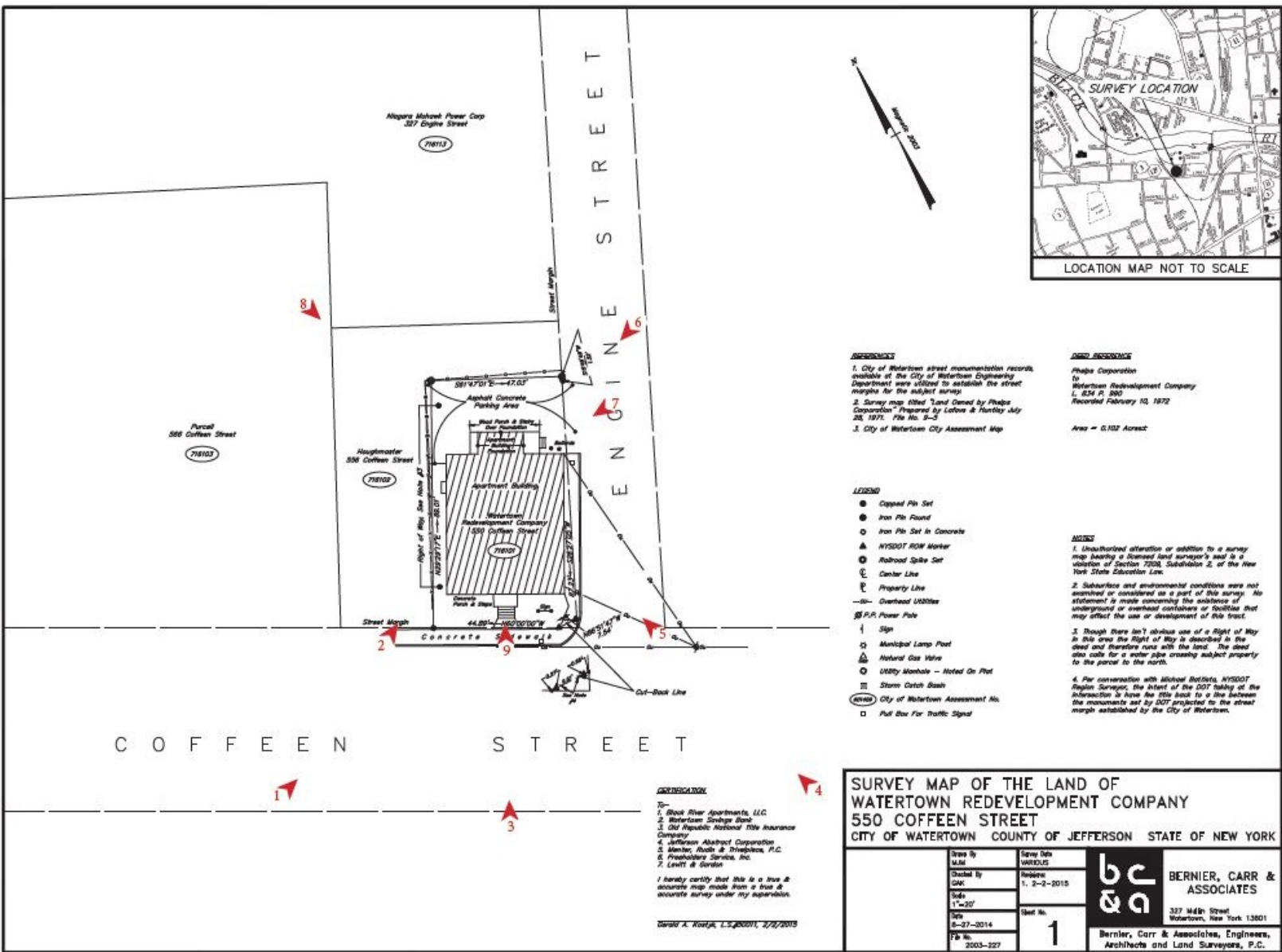
Date Photographed: February 2018

Description of Photograph(s) and number:

- 1 of 19: Coffeen Street (south) elevation and west elevation, looking northeast
- 2 of 19: West elevation, looking north
- 3 of 19: Coffeen Street (south) elevation, looking north
- 4 of 19: Coffeen Street (south) elevation and Engine Street (east) elevation, looking northwest
- 5 of 19: Engine Street (east) elevation, looking southwest
- 6 of 19: Engine Street (east) elevation and Rear (north) elevation, looking southwest
- 7 of 19: Rear (north) elevation, looking southwest
- 8 of 19: Rear (north) elevation and west elevation, looking southeast
- 9 of 19: Coffeen Street (south) elevation entrance, looking north
- 10 of 19: Second floor main stair, looking north
- 11 of 19: Fourth floor main stair, looking southwest
- 12 of 19: Second floor living room, looking southeast
- 13 of 19: Second floor kitchen, looking northeast
- 14 of 19: Second floor corridor, looking south
- 15 of 19: Fourth floor unit door, looking west
- 16 of 19: Fourth floor living room, looking southwest
- 17 of 19: Fourth floor corridor, looking north
- 18 of 19: Fourth floor bedroom, looking west
- 19 of 19: Fourth floor bedroom, looking east

Taylor Flats
 Name of Property
 Photo Key

Jefferson Co, New York
 County and State



Taylor Flats
 550 Coffeen Street
 Watertown, NY, 13601

Taylor Flats
Name of Property

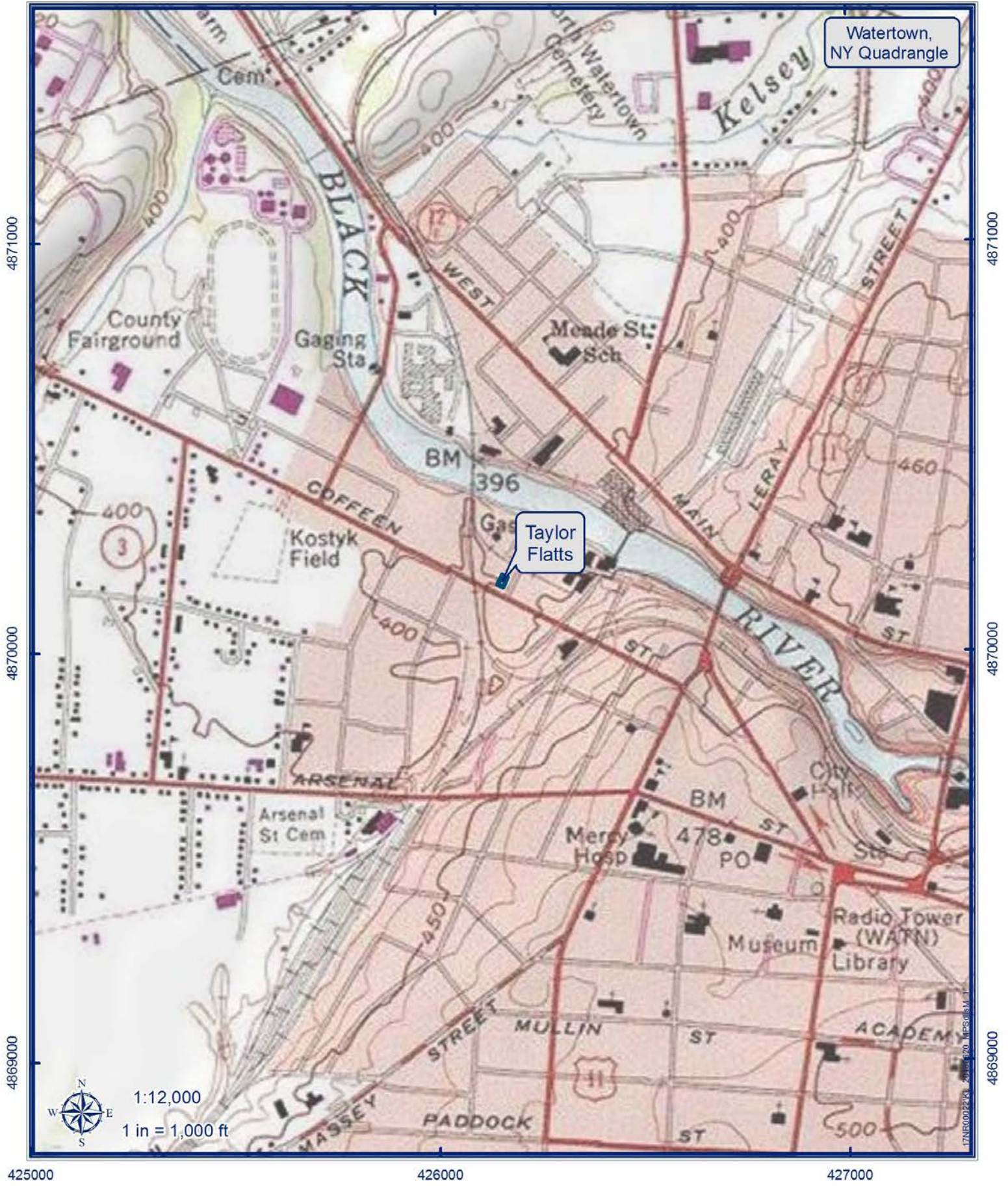
Jefferson Co, New York
County and State

Property Owner:

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

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

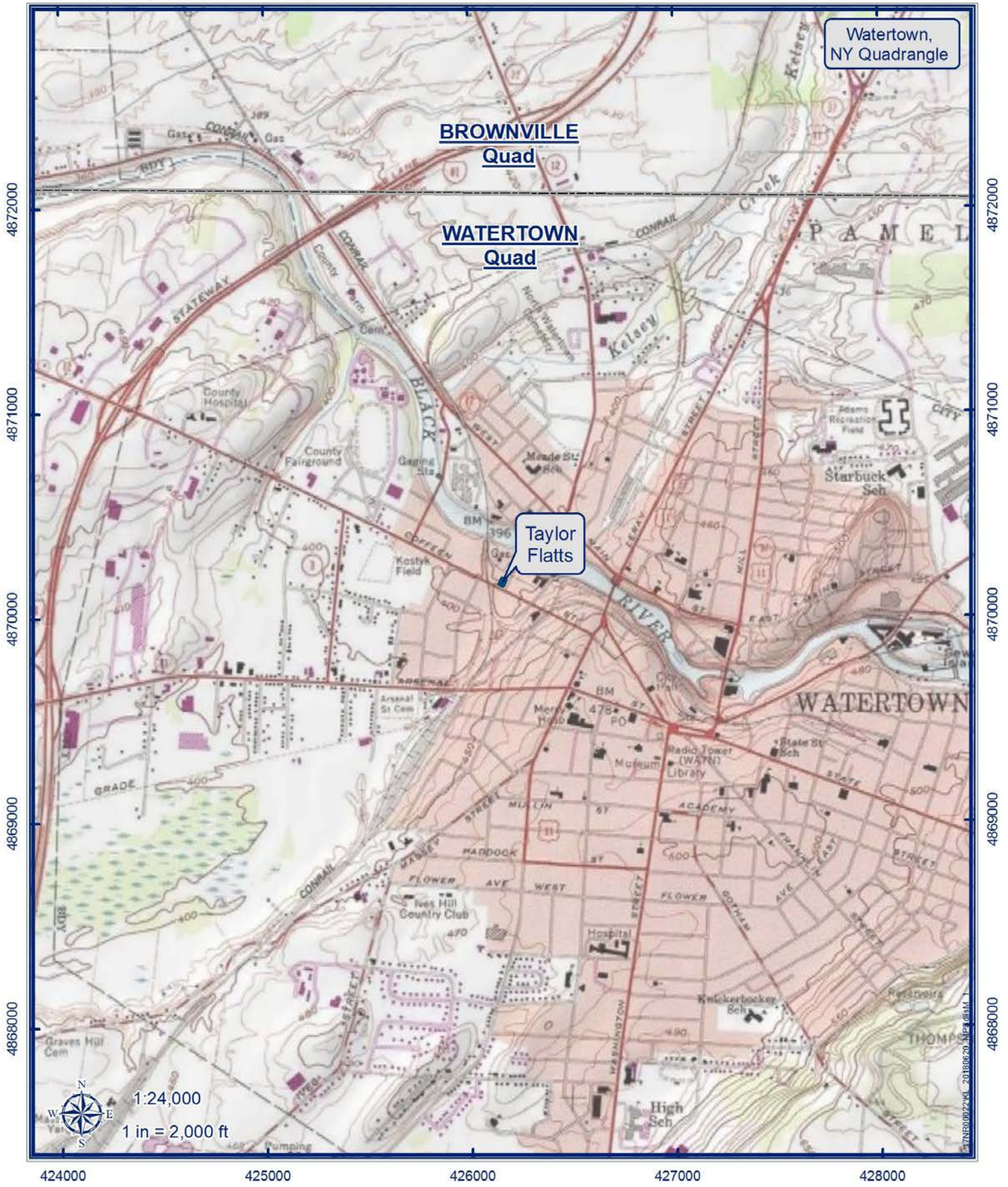
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



 Taylor Flatts



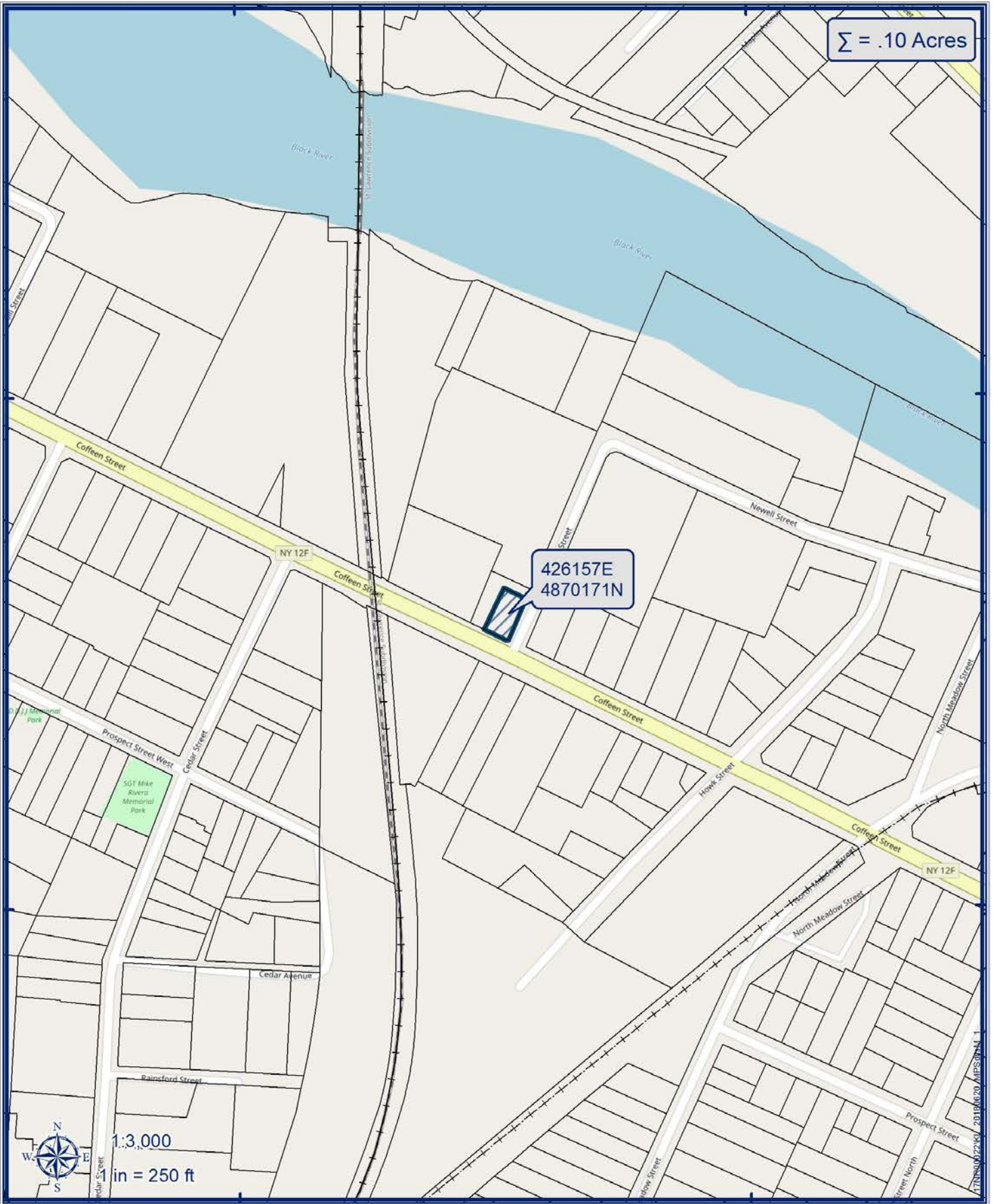
Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

0 650 1,300 2,600 Feet

 Taylor Flatts

 NEW YORK STATE OF OPPORTUNITY
Parks, Recreation and Historic Preservation

$\Sigma = .10$ Acres





$\Sigma = .10$ Acres

426157E
4870171N



1:3,000
1 in = 250 ft

426000 426300

Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter









590

590

MELLEN RIVER

APARTMENTS

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MELLEN RIVER

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MELLEN RIVER

APARTMENTS

CITY
SPEED
LIMIT
30

MELLEN RIVER

MELLEN RIVER
APARTMENTS



30

Green street sign

Red sign

PEPSI
JES WEIN





A four-story red brick building with a prominent yellow fire escape on its side. The building has multiple windows and a stone foundation.

A prominent yellow fire escape structure on the side of the brick building, featuring multiple landings and railings.

A smaller, two-story blue house with white trim, located to the left of the brick building.

A red octagonal stop sign with the word "STOP" in white, positioned near the blue house.

Two green recycling bins with white labels, situated in front of the brick building.

A blue hatchback car parked on the street in front of the brick building.

A red car parked behind a chain-link fence on the right side of the image.

Several black power lines stretching across the sky in the background.

Bare trees and a small orange traffic cone in the background on the left side.

A grey utility pole with a meter box, located near the base of the brick building.

Other buildings, including a dark red structure, visible in the background on the right side.





550 COFFEEN ST.

APTS. 101,102,201,202,
301,302,401,402

BLACK RIVER
APARTMENTS

BLACK RIVER
APARTMENTS
PH 315-762-8888 TDD 315-762-8888
FAX 315-762-8118













401











UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 7/11/2018 Date of Pending List: 8/13/2018 Date of 16th Day: 8/28/2018 Date of 45th Day: 8/27/2018 Date of Weekly List: 8/31/2018

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 8/28/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Alexis Abernathy Discipline Historian

Telephone (202)354-2236 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

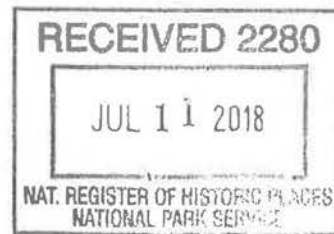
If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner



5 July 2018

Alexis Abernathy
National Park Service
National Register of Historic Places

Mail Stop 7228

1849 C Street NW
Washington DC 20240

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to submit the following four nominations, all on disc, to be considered for listing by the Keeper of the National Register:

Taylor Flatts, Jefferson County
First Congregational Church of Fairport, Monroe County
Camillus Cutlery Company Headquarters, Onondaga County
Colored Musicians Club, Erie County

Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office