

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 Downtown Genesee Street Historic District
other names/site number N/A
name of related multiple property listing N/A

2. Location

street & number Generally bounded by Oriskany St, John St, Park Ave, South St, Court St, Columbia St

N/A
N/A

 not for publication
city or town Utica vicinity
state NY code NY county Oneida code 065 zip code 13502

3. State/Federal Agency Certification

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

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

national statewide local

Roger David Mundy 5/10/2018
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] 8/24/2018
Signature of the Keeper Date of Action

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5. Classification

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

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

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

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

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

Contributing	Noncontributing	
80	18	buildings
0	4	sites
0	0	structures
0	0	objects
80	22	Total

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

Number of contributing resources previously listed in the National Register

N/A

4

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Current Functions
 (Enter categories from instructions.)

COMMERCE/ business, professional, special store
department store, financial institution
GOVERNMENT/city hall, government office
courthouse
RELIGION/religious facility, church related resid.
DOMESTIC/ single dwelling, multiple dwelling,
hotel

COMMERCE / business, professional, spec.store
department store, financial institution
GOVERNMENT/city hall, government office
courthouse
RELIGION/religious facility, church related resid.
DOMESTIC/ single dwelling, multiple dwelling,
hotel

7. Description

Architectural Classification
 (Enter categories from instructions.)

Materials
 (Enter categories from instructions.)

MID 19th CENTURY
LATE 19th AND EARLY 20th CENTURY
AMERICAN MOVEMENTS
MODERN MOVEMENT / International Style

foundation: STONE, BRICK
 walls: STONE, BRICK, WOOD
 roof: SLATE, ASPHALT
 other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Downtown Genesee Street Historic District in Utica, NY, is of irregular (although generally cruciform) shape and is roughly bordered by Oriskany Street (the former Erie Canal bed) to the north, Park Avenue and John Street on the east, South Street, at the south, and State Street, on the west. These district boundaries are the result of historical transportation and economic forces active from c. 1790 to the present. The boundary encompasses all the surviving structures within the historical commercial core of the city and the principal Urban Renewal projects undertaken by the city within and adjacent to the commercial district.

The period of significance is 1825-1972. This period encompasses the earliest urban development within Utica, represented by commercial structures erected during the zenith of the transportation and commercial prosperity of the city (between c. 1825 to 1930). This period is subdivided into three separate spurts of growth—1825-1865; 1865-1900; and 1900-1930. In addition, the period of significance includes 20th-century changes to the city wrought by the advent of car culture (1930 to 1957) and large-scale urban interventions undertaken twenty-five years later under the auspices of Urban Renewal (1957-1972). Most of the changes that took place in these two periods involved reconfiguring the urban corridor for automobiles and replacing older civic buildings with newer civic buildings to reverse the migration of commerce to the suburbs. The period of significance ends in 1972, with the completion of the Kennedy Plaza apartment towers and the New York State Office Building, the final projects completed under the Urban Renewal program in the city of Utica.

The status of Genesee Street as the principal public thoroughfare in Utica made it the natural site for the city's institutions and for entrepreneurs seeking prestige in the community. Most of the city's earliest religious institutions continue their presence within the district, including Westminster Moriah Olivet Presbyterian Church (1854, William Ellis), Grace Episcopal Church (1856-60, Richard Upjohn; NR 1997), St. John's Catholic Church (1869-72), and the former First Methodist Church (1869), now converted for use as a mosque. The Oneida County Courthouse (1903-08, Olin Wesley Cutter; exterior renovated, 1950s and 1960s), Utica City Hall (1961-1967, Frank C. Delle Cese), County Office Building (1964-1969, Edmund Booth Sr.), and New York State Office Building (1964-72, Pederson, Hueber, Hares & Glavin of Syracuse) comprise the principal municipal, county, and state governmental sites in the county; all are located within the district. The Stanley Theatre (1928, Thomas W. Lamb; NR 1976), also on Genesee Street, is Utica's principal entertainment venue. Finally, two civic clubs—the Fort Schuyler Club (1830, 1899; founded 1883; NR 2004), originally for men, and the New Century Club (built 1826, 1840; founded 1893; NR 1985), originally for women—are located at the south end of the district in converted dwellings that show how the commercial district grew south from the Mohawk River and Erie Canal.

Narrative Description

Location and Physical Context

The Downtown Genesee Street Historic District (Figure 1) encompasses a bit less than 90 acres of land located on the alluvial flats of the Mohawk River and is located on a gradual slope that skirts the northwest side of Forest Hill, an 832-foot (above mean sea level) hill located at the city's south border. It contains the central

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portion of the urbanized part of the City of Utica, adjacent (to the north) to the former course of the Erie Canal (now Oriskany Street). The east and west boundaries are roughly defined by Park Avenue and Cornelia Street (both sides), respectively. South Street is the southern boundary.

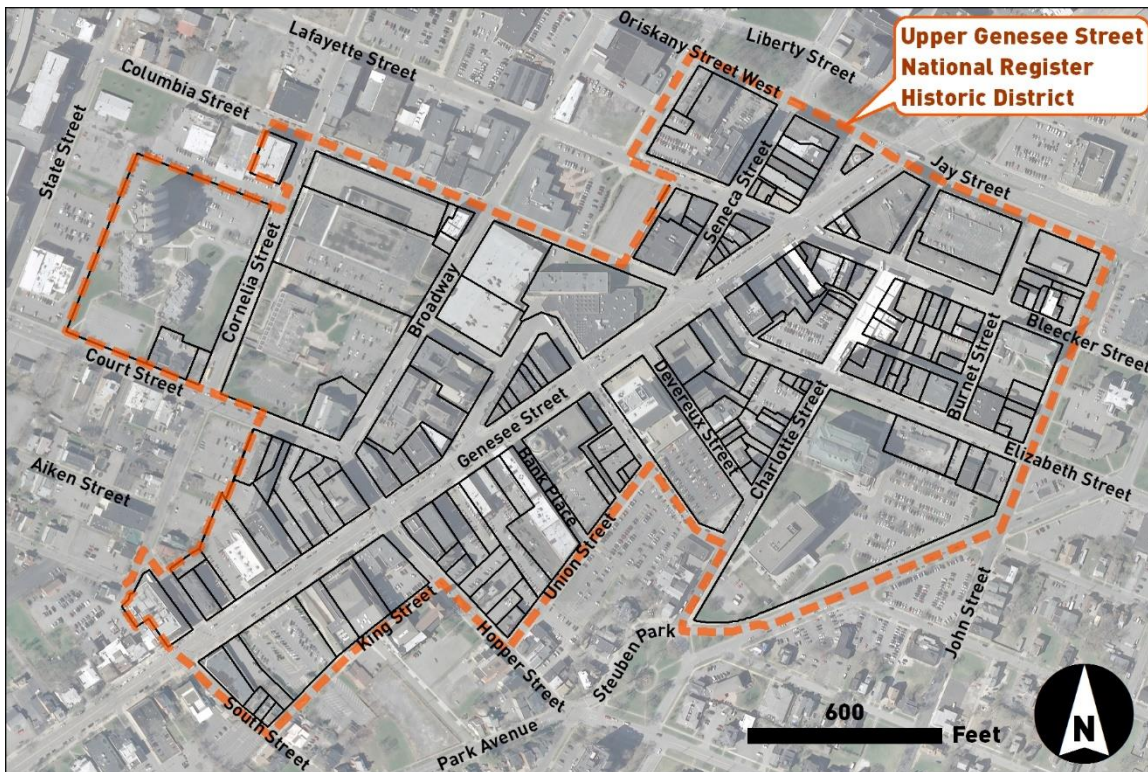


Figure 1. Boundaries of Downtown Genesee Street Historic District (Hartgen 2017).

The district boundaries are drawn to include the commercial and institutional core of Utica, a part of the city settled in the early 19th century subsequent to the opening of the Erie Canal. The district is characterized by a preponderance of large commercial and institutional structures dating to the late 19th and early 20th centuries, together with a group of mid-century structures reflecting a brief period of economic resurgence after World War II and the later efforts of the Urban Renewal program. The Urban Renewal-related structures (Figure 2) are for the most part on contiguous parcels, forming an east-west band through the middle of the district.

The character of structures to the north and south of the Urban Renewal band is largely similar—a mix of buildings from three periods of growth that took place before the Civil War, after the Civil War, and in the early 20th century, when Utica’s population almost doubled. The south portion of the district contains several structures originally built as dwellings but repurposed as social clubs (Fort Schuyler and New Century Clubs, NR 2004 and 1985, respectively) or for commercial enterprises, together with a small number of dwellings. This difference in character reflects the growth of the commercial core from north to south and the conversion of the city’s early residential neighborhood during the late 19th and into the mid-20th centuries.

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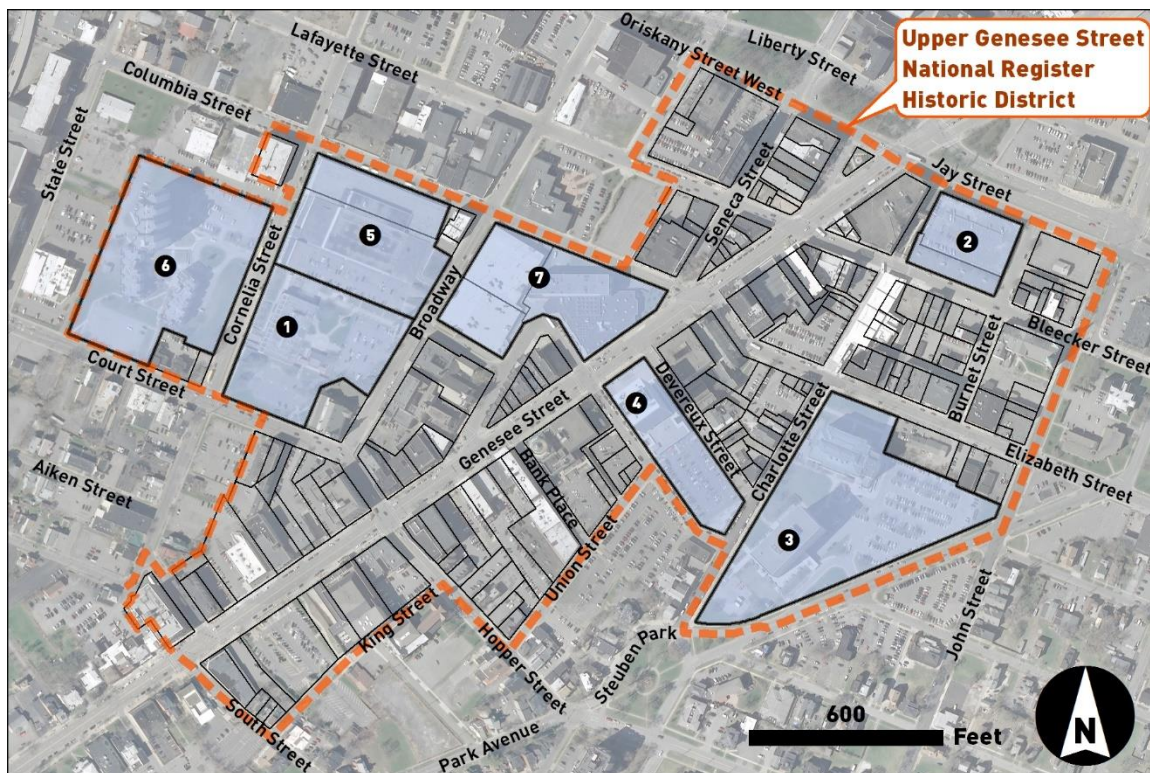


Figure 2. Downtown Genesee Street National Register Historic District, with Urban Renewal projects highlighted (Hartgen 2017). They include: 1 City Hall (1961-1967); 2 Oriskany Plaza (1964-1968); 3 Oneida County Office Building (1964-1969); 4 New York State Office Building (1964-1972); 5 Kennedy Plaza Parking Garage (1964-1970); and 6 Kennedy Plaza Apartments (1969-1972). The Sheridan (now Radisson) Hotel (1979-1980) is not itself considered an Urban Renewal project; it was completed after the end of the program on a parcel designated originally for commercial development under Urban Renewal.

The three National Register-listed historic districts adjacent to the Downtown Genesee Historic District reflect other aspects of the city’s historic evolution. Directly north is the Lower Genesee Street Historic District (NR 1982)—the term “lower” refers to its elevation and to the origin of the street in Bagg’s Square—which encompasses 45 contributing hotels and warehouses built between 1830 and 1929; it is located closest to the historic Haudenosaunee ford over the Mohawk River and is the oldest part of the city. To the northeast is Bagg’s Square East Historic District (NR 2017), which includes 13 contributing commercial and industrial buildings built between c. 1875 and 1955, many of them associated with railroad transportation. Southeast is the Rutger-Steuben Park Historic District (NR 1973), which comprises one of the earliest remaining residential districts in the city and contains 63 buildings, for the most part constructed during the period c. 1825-1880. The two historic districts on the north are separated from the Downtown Genesee Street Historic District by Oriskany Avenue, the filled-in bed of the Erie Canal; the residential historic district to the south touches the Downtown Genesee Street Historic District at Steuben Park. (See Section 11: Additional Information for a map of these districts.)

Other residential neighborhoods were created east and west of Genesee Street in the early and mid-19th centuries. As the commercial district expanded southward, dwellings on Genesee and these adjacent areas were either converted for mixed-use, institutional, or commercial purposes or replaced with new buildings. This process continued into the middle decades of the 20th century. The advent of street trolleys and, later, the automobile, initially furthered the expansion of the central business district south by providing easy

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transportation up the hill. However, this process ended in the second half of the 20th century. The growth of car culture after World War II ultimately caused the decline of downtown as new commercial ventures sited themselves in the burgeoning suburbs. The few remaining dwellings at the south end of the Downtown Genesee Street Historic District provide evidence of this process of transformation and its abrupt end.

Research Sources

Information about the buildings in the following Resource List was collected from a number of sources. Newspaper articles provided construction dates, original uses, and the identities of the architects for many buildings. Websites that contain digitized newspapers relevant to this work included Old Fulton NY Postcards (<http://www.fultonhistory.com/Fulton.html>), NYS Historic Newspapers (<http://nyshistoricnewspapers.org/>), and three subscription sites—the American Antiquarian Society (<http://www.americanantiquarian.org/>), www.genealogybank.com, and <https://www.newspapers.com/>. These sites were particularly useful for assembling the history of Urban Renewal in Utica, as no materials were available in the municipal archives.

The Oneida County History Center proved a rich source of materials, in particular for their building-based files, which contained numerous newspaper clippings and histories. The History Center has a comprehensive collection of Utica city maps, directories, and a large collection of historic photographs, some of which are available online at <http://www.uticarememberwhen.com/>. Additional historic images were found at the Utica Public Library and on the website of Utica's newspaper of record, the *Observer-Dispatch*, at www.uticaod.com. Community histories produced from the mid-nineteenth century to the present proved useful for additional information and context. Historic resources were used to understand the current condition of each structure in making determinations of integrity. Buildings that have lost historic features were also evaluated to determine their association with identified themes.

Methodology

The Downtown Genesee Street Historic District was identified as a district that represents the themes of Commerce, Community Development, and Architecture with a period of significance that runs from 1825 to 1972. Its distinctive cruciform shape was created by linking the city's oldest commercial street with the city's most important urban renewal project. Together, these two important themes were the most important determinants in shaping historic Utica today.

The district is associated with the commercial growth of Utica from 1825 to 1930 and includes the heart of Utica's mid-nineteenth to mid-twentieth century commercial district, the "Busy Corner" at the intersection of Genesee, Bleecker (east), and Lafayette (west) Streets. Its commercial character is expressed in the range of commercial, government, service, and religious buildings clustered along this part of Genesee Street. Impressive bank buildings like the Bank of Utica ("Gold Dome"), older government buildings like the Oneida County Courthouse (1903-08, Olin Wesley Cutter), late nineteenth-century civic clubs like the Fort Schuyler Club (NR 2004) for men and the New Century Club (NR 1985) for women, Stanley Theater (NR 1976) and churches like Grace Episcopal (NR 1997), St. John's Catholic, and Westminster Moriah Olivet Presbyterian demonstrate the vitality of the community from 1825 to the Depression and have produced a strong urban aesthetic. As the urban heart of Utica, Downtown Genesee Street was associated with many notable events in the city's history, from annual parades to society weddings to the 1912 funeral of Vice-President James S. Sherman and famous trials at the County Courthouse. The district is also notable for the integrity of design, materials, and workmanship of individual buildings representing the district's commercial, government, service,

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and religious history. After the Civil War, national architects like Richard Upjohn (Grace Church, 1856-60; NR 1997) and local architects like Frederick Hamilton Gouge (228-230 Genesee Street, 1881; 240-44 Genesee Street, 1884; Oneida National Bank, 1886; and New Century Club, 1897) designed government, religious, commercial, and civic buildings for Utica's civic center, reflecting—and promoting—the city's status as the growth center of the Mohawk Valley. Materials and workmanship were of the highest quality. The limestone Bank of Utica, for example, was built in 1898-1900 in the Neoclassical style with huge Corinthian order columns, an open pediment, elaborate cornice, and gilded dome.

The district's second important theme is community development—in particular, the period of Urban Renewal and modernization from 1957 to 1972. The character of this part of the district is directly related to the decision to create a “civic center” linking almost all city and county government buildings, which led to the development of Urban Renewal projects that bisected the traditional urban core, crossed Genesee Street, removed older landmarks (like Richard Upjohn's City Hall), and stimulated property-owner efforts at renewal of individual older buildings. The intense but relatively short span of Urban Renewal created a distinctive city plan and a body of intact architect-designed buildings from the third-quarter of the twentieth century. Nationally known architects such as Ulrich Franzen & Associates, as well as local architects like Frank C. Della Cese and Edmund Booth Sr. employed a mixture of International and Formalist styles using “modern” materials like concrete, metal, and glass. Following the city's lead, local property owners often added similar materials to their own buildings to attract shoppers back to the urban core.

Classification of Individual Buildings

Individual buildings were judged as contributing or noncontributing according to the following methodology: Contributing buildings must have been present during the period of significance and be associated with one of the three historic themes. In most cases, changes made during the period of significance are considered to contribute to the significance of the district if the change was related to one of the historic themes and occurred within the period of significance. Throughout the district's first period, additions, updated facades, and renewed storefronts were common business strategies to draw customers to downtown Genesee Street and are related to the theme of commerce. However, reinvestment after the Depression and World War Two was more short-lived and limited. Access to personal automobiles and the growth of the suburbs triggered efforts to demolish buildings for parking and to make Genesee Street resemble its suburban competitors. Thus, new buildings in the period 1930 to 1957 tend to be more isolated from the streetscape with additional parking lots, and building upgrades from the same period often obscured older facades or stripped off nineteenth and early-twentieth century details to make businesses appear more “modern.” Nonetheless, such new and upgraded buildings continue to contribute to the district under the theme of commerce unless changed again after the period of significance.

The era of Urban Renewal from 1957 to 1972 saw the insertion of new civic buildings into and across Genesee Street as a strategy for general revitalization. However, the peculiar history of Urban Renewal in Utica meant that some structures (particularly, the Kennedy Plaza Parking Garage) and some projects (the development of a new hotel) were left unfinished and became symbols of failure—despite the millions of dollars of investment that actually did take place. Such buildings are directly associated with Urban Renewal and reflect the theme of community development. However, later projects, like the construction of the Radisson Hotel in 1980, do not contribute to the district because, although built on land originally cleared for Urban Renewal, they were constructed after the period of significance by private developers unassociated with the successes and failures of the federal program. Finally, buildings with strong architectural style by known architects are generally considered contributing unless their original character has been obliterated by later changes. In a few cases—

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such as recovery from fire—such changes do not prevent a building from being contributing if the changes took place within the period of significance.

Guidelines

- The building was built during the period of significance—1825 to 1972.
- The building retains integrity of location, setting, feeling, and association.
 - o The building is on its original site (with the exception of structures relocated as a consequence of Urban Renewal)
 - o The building continues to contribute to the continuity of the streetscape
 - Buildings isolated by demolitions to create parking lots remain contributing as such demolitions were often considered elements of revitalization by urban planners and property owners during the period of 1957 to 1972.
 - o Integrity of original materials is relevant to a structure still serving its original function as a government, civic, or religious building
 - o Contributing commercial buildings should retain a predominance of materials that date from the period of significance—both original materials and/or historic materials from upgrades before 1972. Given the pressure on commercial owners to continually upgrade their buildings, more contemporary materials (such as windows, see below) may have been added subsequently. The building will remain contributing as long as these later materials do not significantly obliterate design.
- Integrity of workmanship is relevant to a structure still serving its original function as a government, civic, or religious building. Commercial buildings are expected to be updated and may display different types of materials and varying levels of workmanship.
- Integrity of design is defined as following:
 - o Changes during the period of significance that reflect original or long-term functions are acceptable if the changes themselves retain integrity
 - o Buildings must retain their original form, and their original form must be recognizable. Additions that significantly change or obscure the historic form are noncontributing with one exception:
 - Commercial buildings sometimes display a hybrid character—as in a residence converted to a store or a former church with a commercial addition. If these changes have taken place within the period of significance, they are considered to contribute to the district under the theme of commerce.
 - o Buildings with two facades, one which retains full integrity and one which does not, will be considered contributing.
 - o Buildings must generally retain their original scale. Changes in scale that reflect new uses or recovery after fire may be considered contributing based on an assessment of other elements of integrity.
 - o Replacement windows in the same openings do not make a building noncontributing as long as the trim and the size of the windows have been maintained.
 - Replacement windows in altered openings (for instance, a small window inserted into a wood surround) may be acceptable if the original opening remains readable and can be restored.
 - Replacement windows outside the period of significance that completely change the fenestration by removing all trim and/or changing window shape render buildings

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- noncontributing.
 - An isolated window (or windows) may be ignored if the building meets other integrity measures.
 - Storefronts on commercial buildings are expected to have changed over time to attract new generations of shoppers. Loss of original design and materials on the first floor does not make a building noncontributing if the upper floors retain their integrity.
 - If a storefront retains its original design, materials, and workmanship, its integrity may compensate for some loss of integrity elsewhere.
 - Buildings that originally had porches will not be considered noncontributing if those porches are lost. However, additional porches built since the period of significance that significantly change or obscure historic form or scale may make the building noncontributing.
 - Note the exception above for buildings that change function.
 - Buildings should retain their original roofline from the end of the period of significance.
 - Rooflines may be obscured by more recent materials as long as the form has been retained.
- Buildings that are characterized as noncontributing may be reevaluated if materials that obscure original form, scale, design, materials, and workmanship are removed and original or historic elements are rediscovered. This guideline acknowledges that blocked windows may be unblocked, glass curtain facades may be removed to reveal the original wall treatment, and other changes may be reversed that will enable a building to contribute to its district.

Integrity

The great majority of the larger commercial and mixed-use buildings built in the district during the period c. 1875-1930 remain, though secondary and support structures such as garages and storage sheds (and the few remaining residences from the early and mid-nineteenth century) associated with the original residences within the district have almost completely disappeared. The subsequent influence of Urban Renewal initiatives and the demolition of disused structures and their replacement with surface parking lots has had a significant influence in the appearance of the district. However, those buildings that remain typically retain integrity of location, design, materials, workmanship, feeling, and association. Several of the older buildings have been altered by the replacement of their original windows or removal of secondary details. Despite these losses, these buildings retain the other cited aspects of integrity.

Boundary Justification

The boundary of the Downtown Genesee Street Historic District was drawn to encompass the extant buildings within the historical commercial core of the city (primarily on Genesee St, which forms the north-south spine of the district) together with the principal Urban Renewal projects undertaken by the city within and adjacent to the commercial district during the Urban Renewal period, 1957-1972 (which are concentrated in an area that takes an east-west path through the district). The district boundaries include residential properties only if they fall within blocks predominated by commercial or mixed use buildings, or if they were altered for commercial or institutional use during the period of significance.

Summary of Resources

The district contains 80 contributing buildings (including one garage) and 22 noncontributing resources. In addition, four buildings have been previously listed on the National Register.

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The 22 noncontributing resources include 18 buildings and four sites:

- 612 Charlotte Street (integrity)
- 27 Devereux Street (integrity)
- 29-35 Devereux Street (age)
- 15 Elizabeth Street (age)
- 110 Fulton Street (integrity)
- 131-147 Genesee Street (integrity)
- 134-144 Genesee Street – site – Franklin Square (age)
- 156 Genesee Street, 158-160 Genesee Street, and 10 LaFayette Street – site – Liberty Bell Corner (age)
- 168 Genesee Street (integrity)
- 180-182 Genesee Street (integrity)
- 184 Genesee Street – site – Ellen E. Hanna Mini Park (age)
- 200 Genesee Street (age)
- 222-224 Genesee Street (integrity)
- 243-245 Genesee Street (integrity)
- 266 Genesee Street (age)
- 270 Genesee Street (integrity)
- 276 Genesee Street (integrity)
- 54-55 Hotel Street – site – Franklin Square (age)
- 58 Hotel Street (integrity)
- 520 John Street (integrity)
- 500 Seneca Street (age)
- 504-506 Seneca Street (integrity)

Several of the most prominent buildings considered noncontributing due to integrity could contribute to the district if later wall treatments were reversed. For instance, the facades of the old Boston Store facing Genesee and Bleecker streets were covered with a glass curtain wall in the 1980s; if the curtain wall were removed, the building would again contribute to the historic streetscape.

The four listed properties are:

- Stanley Theater (NR 1976)
- New Century Club (NR 1985)
- Grace Church (NR 1997)
- Fort Schuyler Club (NR 2004)

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Resource List

Blandina Street – South Side

14-20 Blandina Street

Description: Surface parking lot (not counted)

30-32 Blandina Street

Description: Surface parking lot (not counted)

Bleecker Street – North Side

101 Bleecker Street (secondary façade)—see 157 Genesee Street.

105 Bleecker Street (secondary façade) – See 131-147 Genesee Street.

201-207 Bleecker Street

Property Name: Oriskany Plaza

Date of construction: 1968

Status: 1 contributing Building

Description: one-story white brick office building, rectangular plan, flat roof. Principal fenestration is in the form of four groups of display windows, the central panel of which is covered by anodized aluminum screen. Above this are pairs of smaller plate glass transoms; vertical fixed sash flank either side of the large screened glass. One bay contains a recessed entrance. Each of the four groups of sash is separated from the others by wide brick piers. All fenestration on the Bleecker Street elevation is sheltered by a continuous flat-roofed overhang, supported by diagonal ties attached to the façade. The attached parking garage, also associated with the former Boston Store, was completed in June 1968.

History: This building was constructed as a detached annex to the Boston Store as an initiative funded in part by the Urban Renewal program and called Oriskany Plaza. More recently the annex has been occupied by the 120-year old Utica School of Commerce (USC), a business school, which closed its doors in December 2016.

237-39 Bleecker Street

Property name: Fabbio's Italian Bistro

Date of construction: c. 1850; mid-20th century alterations to first and second floor fenestration

Status: 1 contributing building

Description: A three-story, five-bay brick mixed-use building. The first-floor storefront is covered in wood paneling and includes two storefronts with recessed entrances and a recessed entry to the upper floors of the building. On the second floor, all but the center window have been replaced by three-part windows with fixed center plate glass panels, c. 1950. The molded window hoods used throughout the building were modified when these display windows were installed, extending their design over the new openings.

The building was originally three bays wide on Burnet Street with a shallow pediment on that face of the building. A fourth bay was added to the north side of the building in the early twentieth century. An entablature is formed by corbelling brick on the two street faces of the building. Above this, a molded wood cornice projects, with a short brick parapet wall with molded top, above.

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History: This structure, and that immediately adjacent at 245 Bleecker Street, represent speculative construction by the Tibbits family, a major landowning family from Albany with a branch in Utica, and were built as rental properties.

245 Bleecker Street

Property name: Comets Tap Room

Date of construction: c. 1850; mid-20th century storefront alterations

Status: 1 contributing building

Description: A four-bay wide three-story tall brick Greek Revival mixed-use building of rectangular plan with a flat roof. The building has a corbeled brick entablature and molded wood cornice. Simple molded lintels decorate the double-hung two-over-two windows of the second and third stories. The first-floor storefront, which incorporates corrugated metal components, contains elements installed in the mid-twentieth century, as well as recent additions.

History: This structure, and that immediately adjacent at 237-39 Bleecker Street, were owned by the Tibbits estate during much of the nineteenth and early twentieth centuries, and were built as rental properties.

249 Bleecker Street

Property Name: Karate School Dragon/ Coffee Shop

Date of construction: c. 1890; c. 1990 storefront and second floor alterations

Status: 1 contributing building

Description: A four-story brick mixed-use building of rectangular plan, with a flat roof. The first and second floors of this three-bay wide façade are covered with stucco, featuring a quoined treatment at each end. Storefront and entrance are recessed from the street wall at a slight angle; these changes were made c. 1990. The double-hung windows of the upper floors of the building have segmentally arched lintels with three-part keystones. A simple molded entablature with cornice has bracketed ends.

251 Bleecker Street

Property name: Lefkowitz Martin Co., Inc.

Date of construction: c. 1880; c. 1990 storefront modifications

Status: 1 contributing building

Description: A two-story, seven-bay wide brick mixed-use building of rectangular plan with a flat roof. The first floor of the Bleecker Street elevation consists of a recessed storefront flanked by plate glass windows and a door to the second floor, at the easternmost bay. Second-floor fenestration has segmental-arched lintels and rectangular stone stills. Windows are two-over-one double hung; the central bay is covered by a pair of paneled shutters. The façade is capped by a simple bracketed cornice of stamped metal. The storefront was modified in the late-twentieth century, c. 1990.

Bleecker Street – South Side

108-116 Bleecker Street

Property name: The Lux Building

Date of construction: c. 1870, 1907, 1912, 1913, 1929-30. Storefront remodeling 2015

Architect: John A. Hobbes (1907 alterations)

Status: 1 contributing building

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Description: A two-story neoclassical building of twelve bays consisting of four groups of three windows at the second-floor level, above three modern (2015) storefronts with inset entrances and an inset entry to the second floor. The Lux Building has a flat roof and is rectangular in plan. The building is faced with cast stone or limestone revetment, which is now painted. A paneled parapet extends the full width of the Bleeker Street elevation.

History: Originally known as the Thomas Building, the building housed Henry Lux's Sons business from about 1880 (Figure 7). The Lux family continued to own the property until well into the 20th century.¹ The building was originally four stories high and contained a restaurant and a variety of rooms used for clothing manufacture, millinery, medical consultations, and an artist named Mrs. E. Francis Abbott. In December 1907, the Alhambra Theatre, one of Utica's first movie houses, opened behind the Lux Building with an entrance at 108, leading to that portion of the building being called the Alhambra Theatre Building. Utica architect John A. Hobbes designed the alterations to the building, which included "alterations necessary to make a moving picture theater in the Lux Block" which included a "ground floor auditorium 22 x 48 feet."² A fire in January 1908 was confined to the "three upper floors" of the building, which was described as being of six stories at that time.³ A fire in 1911 damaged the second and third floors.⁴ Stores in the building were remodeled for new tenants in 1913.⁵ A fire in 1925 was "confined entirely to the stairway between the second and fifth floors" leaving the theater undamaged.⁶ In 1929-30 the building was "extensively remodeled" to house the W. T. Grant Company, and as shoe store. The alterations removed the Alahambra theater, which had been "remodeled and much improved in 1912."⁷ The 1950 Sanborn map documents the building as of two stories in height, reflecting the 1929-30 alterations. D. Price & Co., a retailer who originally opened a shop on Genesee Street in 1914, relocated to the Lux Building in 1966; the move was necessitated by the construction of the New York State Office Building on its former site. The store, which occupied the majority of the building, closed in 1987.⁸

120-126 Bleeker Street

Property name: Bell Telephone Building/ Security Building

Date of construction: c. 1900; c. 1950, storefront alterations

Status: 1 contributing building

Description: A five-story five-bay-wide brick commercial office building of rectangular plan, with a flat roof. The street elevation features white glazed terracotta detailing in the form of denticulated cornices above the first floor, and at the base of a now-removed bracketed cornice at the top of the façade. Window surrounds, quoins, and stringcourses which serve as windowsills at each of the upper floors are rendered in the same material. The body of the street wall is of running bond white brick above the first-floor storefront, which is covered with structural glass panels dating to the mid-twentieth century. Secondary walls are red brick laid in common bond.

History: This structure was originally occupied as offices for the local branch of Bell Telephone Company.

128-132 Bleeker Street

Description: Vacant lot (not counted)

¹ "Lux Building Blaze Held to Staircases By Firemen's Work," *The Utica Observer-Dispatch*, 18 March 1925, 8.

² "Picture Theaters Want Licenses," *Utica Herald-Dispatch*, 7 September 1907, 4.

³ "Crocker Fights Fire in Evening Dress," *Utica Herald-Dispatch*, 28 January 1908, 1.

⁴ "Utica Scorched by Early Morning Fire," *Syracuse Journal*, 4 November 1911, 16.

⁵ "Bleeker Street Changes," *Utica Herald-Dispatch*, 25 March 1913, 8.

⁶ "Lux Building Blaze Held to Staircases By Firemen's Work," *The Utica Observer-Dispatch*, 18 March 1925, 8.

⁷ "W. T. Grant Co. To Establish Local Store," *The Utica Observer*, 31 October 1929, 26.

⁸ Wendy Barrett. "D. Price end 73-year history," *Utica Observer-Dispatch*, 2 November 1987, 6B.

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216 Bleeker Street

Property name: That Place



Figure 3: 1940s Photo (*Utica Remembers When*)

Date of construction: mid-19th century; c. 1940 façade alterations

Status: 1 contributing building

Description: A two-story brick commercial building, three bays in width, with a flat roof. The first-floor storefront is covered with plywood siding having vertical grooves and has a recessed center entrance flanked by rectangular fixed sash. Below the windows is an application of split-faced stone veneer. The second story retains a c. 1940 Moderne façade of stainless steel panels, the three windows separated by vertical panels with parallel grooves. First and second-floor cornices are simple valances with triangular cutouts.

History: The building houses That Place, self-identified as Utica's oldest gay bar, established in 1985.⁹

222 Bleeker Street

Property name: Level Bar & Lounge

Date of construction: c. 1875; c. 1970 alterations to storefront

Status: 1 contributing building

Description: A three-story seven-bay wide Italianate mixed-use building of rectangular plan with a flat roof. The common-bond brick walls are, on the Bleeker Street elevation, covered with stucco. The first-floor storefront is a recent renovation, and consists of three recessed entrances flanked by plate glass display windows. The lower portions of the storefront are faced with irregular stone blocks. Windows in the upper stories are all undivided double-hung sash, set within openings which have segmentally arched lintels and simple rectangular sills. The façade is capped with a wood cornice supported by two sizes of Italianate brackets.

240 Bleeker Street (attached rectory - also known as 500 John Street)

Property name: St. John's Church and Rectory

Date of construction: 1869-72; towers added in 1893; alterations and restoration 2012-13

Status: 1 contributing building

Description: A large brick Catholic Church with two square towers flanking a triple-arched entrance. The building is in the Rundbogenstil, sometimes identified as a variant of the Romanesque Revival, which was particularly popular for institutional structures in New York during the middle decades of the nineteenth century. The church is of cuneiform shape, with triple windows lighting the end walls of the transepts.

⁹ "‘That Place’ Celebrates 32 Years in Business," *Utica Observer-Dispatch*, 11 February 2017.

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Windows and doors throughout are arched and have molded lintels supported by small foliate brackets on the street elevations; simple brick arches are used on the secondary elevations. Multiple banks of windows and doors on the entrance façade are conjoined and have foliated colonettes. Decorative brick banding and corbelling divides the surface of the walls, enlivening it with shadows.

History: Consecrated in 1872 after three years of construction, the twin towers of this church were added in 1893. St. John's is the fourth Catholic parish in New York State.¹⁰ An attached two-story rectory makes use of similar detailing and has a mansard roof and bracketed cornice. Principal entrance is via a door in the center of the three irregularly spaced bays; the door has a pedimented frontispiece in the Colonial Revival style, suggesting that it is of later date. A three-sided bay window is located immediately above the door; a second bay, of similar design, is located on the Burnet Street elevation. Repairs to the church were undertaken in 2012-13. These included interior and exterior painting, repairs to the steeples and roof and installation of a handicap-accessible bathroom. A marble altar and podium from the former St. Francis de Sales parish now replaces the former wood altar as part of that work.¹¹

Broadway – East Side

Bound by Broadway, Hanna Park Drive, Columbia Street, and Washington Street

Property name: Radisson Hotel Garage (aka Washington Street Garage)

See 200 Genesee Street for a description of this complex, which is attached to the Radisson Hotel at that address.

608 Broadway and 335 Columbia Street

Property name: Kennedy Parking Garage (Broadway) and Mohawk Hospital Equipment, Inc. (Columbia Street)

Date of construction: 1964-70

Architects: Lathrop, Douglass, Mahle architects

Status: 1 contributing building

Description: This flat-roofed poured concrete two-level parking garage is the base of a proposed hotel or office building begun under the auspices of Urban Renewal as part of Center City Mall, but never completed. Its banked site results in the first-floor level being partially buried under the adjacent Edward A. Hanna Park, at the south. The Columbia Street elevation (identified as 335 Columbia Street) was to be the site of commercial storefronts. The original storefronts appear to remain intact, under panels which cover portions of the facade.

History: This was the largest project attempted by Utica's Urban Renewal Agency that was to rely upon private investment as well, and the rectangular tower that was proposed to sit on the parking garage base was never completed, although its outline can be discerned in the column bases that pierce the roof.

Burnet Street – West Side

502 Burnet Street

Date of construction: c. 1900

Status: 1 contributing building

¹⁰ Rand Carter, *Historic Utica: 4 Walking Tours in the Scenic and Historic Districts* (Utica, NY: Landmarks Society of Greater Utica, 1996), 9.

¹¹ Cassandra Baber, "Transforming Historic Old St. John's Church in Utica," *Utica Observer-Dispatch*, 16 March 2012, available online at <http://www.uticaod.com/x1612626186/Transforming-Historic-Old-St-John-s-in-Utica>

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Description: A three-story four-bay wide mixed-use building in the Italianate style. This brick structure is rectangular in plan and has a flat roof. A one-story wing, the full width of the building, extends to the west. A first-floor storefront with recessed entrance has been remodeled by the addition of anodized aluminum panels. It is separated from the entrance to the upper levels of the building by a tan brick pier; the same material is used at each end of the façade below the secondary cornice of stamped metal that extends the width of the building above the storefront. Second and third-floor windows have segmental brick arches and simple stone sills. Window at the second floor are double-hung undivided sash with transoms above. The shorter third-floor windows are nearly identical, but lack the transoms. A bracketed wood cornice extends across the width of the building, capping the street elevation.

512-14 Burnet Street (building faces Post Street)

Property name: St. Joseph's Church Garage

Date of construction: c. 1900; altered c. 1930

Status: 1 contributing building

Description: A two-story three-bay wide brick garage and storage building, converted to its current form c. 1930. This structure was part of an earlier building on the site, extant in 1907; the west end of that structure was subsequently removed and the remaining portion remodeled into the present structure. The common-bond brick elevation facing Burnet Street was constructed at that time (c. 1930). Secondary elevations of this structure consist of structural clay tile, with irregular fenestration having wood lintels. Windows are presently boarded over.

Charlotte Street – West Side

510-514 Charlotte Street

Description: vacant lot (not counted)

610 Charlotte Street

Property name: C. H. Carr House

Date of construction: c. 1875

Status: 1 contributing building

Description: A two-and-a-half story wood-frame dwelling with mansard roof and bracketed cornice, two bays wide on its Charlotte Street elevation. An elaborate surround with pediment supported on paneled pilasters and a bracketed cornice provides interest at the entrance. A three-part window with paneled pilasters and paneled base has been inserted at the first-floor level at an unknown date; its detailing follows that utilized for the other windows in the building. Second-floor windows are set within frames with molded lintels; third-floor clipped gable dormers have bracket supports.

History: In 1907 this was the house of C. H. Carr.

612 Charlotte Street

Date of construction: c. 1850, altered c. 1985

Status: 1 noncontributing building (due to integrity)

Description: A two-story wood-frame temple-form house with molded cornice and returns, modified by the insertion of an inset entrance, and changes to its first-floor plan and fenestration. A one-and-a-half story L-shaped wing extends from the back (west) side of the building. This formerly clapboarded dwelling was covered with stucco. It appears that this structure had had its first floor converted to commercial use early in the twentieth century and that the most recent alterations reversed that work.

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History: In 1907 this was the home of W. P. Foley.

614-616 Charlotte Street

Property name: New Tikitoi Chinese & Polynesian Restaurant

Date of construction: c. 1890; remodeled c. 1915 and c. 1950

Status: 1 contributing building

Description: A three-story, three-bay wide brick mixed-use building with commercial space on the first floor and apartments above. The building has a flat roof. Detailing is chiefly limited to a large corbelled brick cornice. A pedimented entrance supported on Tuscan columns and with a transom enclosed in a scrolling frame above is an early twentieth century alteration. The first-floor storefront, which was added c. 1915 and was subsequently modified c. 1950, is stuccoed and has a small scalloped cornice.

618-620 Charlotte Street

Description: Surface parking lot (not counted).

622 Charlotte Street

Description: Surface parking lot (not counted).

Columbia Street – South Side

301 Columbia Street

Date of construction: c. 1900; storefront remodeled c. 1970

Status: 1 contributing building

Description: A four-story brick commercial block of rectangular plan and with a flat roof, seven bays wide on Columbia Street and nine bays long on its Broadway face. The Columbia Street elevation is subdivided into three broad bays by pilasters; this treatment returns along part of the Broadway façade. The first-floor storefront was remodeled (c. 1970) and presently consists of large brick piers flanking a recessed entrance and display windows set within anodized aluminum panels. The upper floors have undivided double-hung sash with brick arched lintels with double keystones. Sills connect the windows and are interrupted by the pilasters. A stamped metal neoclassical cornice with dentils extends along both street fronts of the building.

History: In 1907 this structure was occupied by A. W. Blackburn.

335 Columbia Street – See 608 Broadway for description.

401 Columbia Street

Property name: Columbia Place Associates

Date of construction: c. 1900; c. 1910; c. 1920; early 21st century alterations

Status: 1 contributing building

Description: A four story brick commercial block, of rectangular plan with a flat roof. The Columbia Street elevation is divided into six bays, each having paired sash set between brick pilasters. This treatment extends, in modified form, along three bays of the Cornelia Street elevation. The pilasters are faced with stone at the first-floor level, below a narrow-bracketed entablature with cornice. Between the first-floor pilasters, original storefronts have been infilled with brick and fixed sash windows. The majority of the upper-story windows in the building have been replaced with smaller metal-frame sash, or are boarded over; however, the original openings are visible and restorable. Windows have simple metal lintels and stone sills. An entablature,

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consisting of a stone architrave with large dentils, a brick frieze and a modillioned cornice, extends along the full length of both street elevations. The west half of the building constitutes an early addition and replicates all of the details found in the earlier portion of the building. A three-bay wide addition constructed at the south end of the building c. 1920 also replicates the detailing of the c. 1900 portion of the building.

Court Street – North Side

306 Court Street

Property name: Bosnian Islamic Association of Utica (former First Methodist Episcopal Church; former Central Methodist Episcopal Church)

Date of construction: 1869; alterations c. 2008

Status: 1 contributing building

Description: A brick building with connected parish hall, constructed in the Gothic Revival style as modified by the Rundbogenstil popular in the middle decades of the nineteenth century. Prominent features include paneled walls with corbelled trim, and stepped buttresses. The original tower spire was removed by the beginning of the twentieth century.

Alterations undertaken beginning in 2008 to convert the building into a mosque covered the building with a thin layer of stucco; most of the original details were retained underneath. The top stages of the corner tower at Court Street and Broadway were added at that time, creating a minaret.

History: Originally constructed as the First Methodist Episcopal Church for \$80,000 in 1869, the congregation merged with the Corn Hill (South Street) Methodist Episcopal Church and First Welsh Methodist Episcopal (Coke Memorial) Church in 1919 to become the Central Methodist Church. The building has, since 2008, been used by the Bosnian Islamic Association of Utica as a mosque.

400 Court Street

Description: Surface parking lot (not counted)

404-408 Court Street

Property name: Youth Empowerment Program

Date of construction: c. 1860; c. 1950

Status: 1 contributing building

Description: A two-story wood frame and brick office complex, consisting of two mid-nineteenth century wood-frame Italianate dwellings, joined in the mid-twentieth century by a brick masonry flat-roofed hyphen. Both former dwellings have similar detailing, with bracketed wood cornices and two-over-two double-hung sash. The Hollister house has a shallow pyramidal roof; the Ralph house has a flat roof. Both former dwellings retain service wings evident in nineteenth century maps of the city. The two-story hyphen has a central door with gable-roofed porch, and is divided into three bays, each with paired windows. Brick panels outlined by soldier course brickwork provide some relief for its otherwise austere façade.

History: The west portion of the complex was originally occupied as the George Ralph Jr. house; at the east is the former N. Hollister house.

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Court Street – South Side

301 Court Street

Description: vacant lot (not counted).

307 Court Street

Description: vacant lot (not counted)

315-317 Court Street--(see 268 Genesee Street, to which this building is an addition)

319 Court Street

Description: vacant lot (not counted)

321 Court Street

Description: vacant lot (not counted)

Devereux Street – North Side

11 Devereux Street (Grace Church Parish House) – See 193 Genesee Street for full description.

23 and 23 ½ Devereux Street

Date of construction: c. 1850, alterations c. 1915 and c. 1950

Status: 1 contributing building

Description: A one-story brick gable-roofed structure on high basement with projecting flat-roofed vestibule. Built in the mid-19th century; altered many times and survives as an early 20th century commercial building. The majority of the Greek Revival detailing of this structure—including watertable, Doric entablature and similarly detailed vestibule—survives as a record of its original construction in the mid-nineteenth century. Originally constructed as a five-bay wide building, strip windows added c. 1950 replace the paired openings that formerly flanked the center bay; the original window spacing remains at the basement level.

History: The unusual form of this building suggests a possible institutional use; however no record of such association has been found to date. By 1899 this building was being used as a dwelling. In the early twentieth century (c. 1915) a one-story flat-roofed wing with Colonial Revival detailing including an arched entry with pedimented surround was added to the east. This portion of the structure appears to have been constructed to house a barber shop, which use it continues to the present.

27 Devereux Street

Property name: Russell Rhoades Reprographics

Date of construction: c. 1870; façade altered 2017

Status: 1 noncontributing building (due to integrity)

Description: A two-story wood-frame clapboarded building, originally built as a dwelling c. 1870, and subsequently converted for commercial use. The building consists of a three bay wide principal block with shallow pyramidal roof, with an ell that extends to the north. An early twentieth-century addition on the back is one story tall and of rusticated concrete block. The building apparently had a bracketed cornice, now removed. The majority of the fenestration on the street elevation has been altered significantly and the façade covered

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with stucco. Windows on the secondary elevations, which are sheathed with cement-asbestos shingles, are largely intact and consist of undivided double-hung sash.

History: This structure was occupied by “Mrs. Rowley” in 1883 as a dwelling.

29-35 Devereux Street

Date of construction: c. 1980

Status: 1 noncontributing building (due to age)

Description: A one-story concrete block branch bank of rectangular plan with flat roof, and associated two-bay drive-thru teller station. The principal elevation on Devereux Street is almost entirely glazed and sits several feet back from the street wall.

37-39 Devereux Street

Property name: The Dev

Date of construction: c. 1870, c. 1920, c. 1980

Status: 1 contributing building

Description: A three-story brick masonry Italianate mixed use building with flat roof, the first floor of which is currently occupied by a restaurant named “The Dev.” Cast iron window lintels and sills and a denticulated cornice supported on paired brackets enliven the façade. The façade treatment of the principal elevation continues along the Charlotte Street face of the building. The first-floor storefront was altered in part in the mid-twentieth century by the installation of buff-colored brick piers, but retains an early twentieth century secondary cornice and corner post. The first-floor storefronts were altered c. 1920, and include buff-colored brick and *verde antique* marble revetment. Windows within the storefronts were altered c. 1980.

History: In 1883 this was the site of Clark’s Pork Packing Warehouse.

Elizabeth Street – North Side

13 Elizabeth Street

Description: Surface parking lot (not counted)

15 Elizabeth Street

Property name: Centro Transit Hub

Date of construction: 2013

Status: 1 noncontributing building (due to age)

Description: A one-story transportation center consisting of open shelters supported on brick columns with steel canopies, and a one-story brick masonry office/waiting area enclosure.

209 Elizabeth Street

Property name: Paul Building

Date of construction: 1893, c. 1985 (storefronts altered)

Architect: George Edward Cooper

Status: 1 contributing building

Description: A four-story brick masonry building of L-shaped plan with flat roof, brownstone lintels and sills, and a corbelled brick cornice. The building is eight bays wide on its principal elevation on Elizabeth Street. Each bay is defined by giant order pilasters which extend from the second to the third story. Below this, at the first-floor level, is a continuous storefront with plate glass display windows. Paired windows are located in each

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bay of the second and third floors. At the third-floor level the windows have symmetrical quarter-round heads, together conforming to a semicircular brick arch. At the fourth-floor level three narrow windows occupy each bay; the bays are defined only by the groupings of windows at this elevation. Fenestration on Charlotte Street is similar, but exhibits greater variety in bay width. The corner is emphasized by the use of large pilasters, changes in the fenestration pattern, and by a vertical extension above the cornice. The present storefronts represent alterations undertaken c. 1985.

History: Built in 1893 as “Young’s Mammoth Bakery”; the building was known by 1996 as the Paul Building.¹²

219 Elizabeth Street

Property name: Court Vue Luncheonette

Date of construction: c. 1900, c. 1985 (storefront altered)

Status: 1 contributing building

Description: A one-story brick commercial building with anodized aluminum display windows flanking an inset entrance. Above this, end pilasters flank a paneled parapet. Secondary elevations are of brick covered with stucco. The building is rectangular in plan and has a flat roof.

221-223 Elizabeth Street

Property name: The Hugh R. Jones Building

Date of construction: c. 1915

Status: 1 contributing building

Description: A three story brick building of rectangular plan, with flat roof. The street elevation is covered with a limestone (or possibly cast stone) veneer. The building is elaborately detailed; its four-bay wide façade consists of a symmetrical arrangement of projecting one-bay-wide end pavilions centering two bays which are recessed at the second and third floors and which are capped by a tile (or metal in imitation of tile) roof. Windows and doors in the end bays are given emphasis by molded frames and other details. A display window with arched top and scrolling keystone is a prominent feature of the center bays of the first floor. A modillioned cornice and turned balustrade surmounts the building, which is known as the Hugh R. Jones building.¹³ Windows have been replaced at an unknown date, but apparently before c. 1960.

227-233 Elizabeth Street

Property name: The Langdon-Hughes Building

Date of construction: 1916-17; 1922-23; c. 1940 alterations

Architect: Frank & Jackson (1922 portion)

Status: 1 contributing building

Description: A three-story brick building of rectangular plan with flat roof. The building is faced with two shades of tapestry brick and has limestone (or possibly cast stone) trim. The window and door openings are irregularly spaced, but generally fall within three broad bays, forming a symmetrical arrangement. Windows are metal, with industrial type sash at the third-floor level and a combination of double-hung and pivoting plate glass windows at the second-floor level, above an irregular arrangement of display windows and recessed entrances set within a stepped brick enframement. The stepped parapet contains an embossed panel with frame reading “LANGDON-HUGHES.”

¹² Rand Carter, *Historic Utica: 4 Walking Tours in the Scenic and Historic Districts* (Utica, NY: Landmarks Society of Greater Utica, 1996), 10.

¹³ Rand Carter, *Historic Utica: 4 Walking Tours in the Scenic and Historic Districts* (Utica, NY: Landmarks Society of Greater Utica, 1996), 10.

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The oldest portion of this building—the easternmost section—was first occupied by the Langdon-Hughes Electrical Company in March 1917, with its address given as 233 Elizabeth Street.¹⁴ The construction line between this first portion of the building, and the balance, constructed in 1922-23, is visible to the east of the central bay of the building. A “rear addition”, bearing the address 225-227 Elizabeth Street, was constructed beginning in 1922 from designs furnished by Utica architects Frank & Jackson. This addition measures 39’ x 100’ and is three stories in height.¹⁵ The dimensions suggest that rather than a “rear addition” the western two-thirds of the building were built at that time. Given the short passage of time between the construction of the first and second phases of this building, it is probable that Frank & Jackson were architects of both. Alterations undertaken c. 1940 removed gothic revival detailing from the upper part of the façade and created a stepped parapet. First-floor storefronts were also altered at that time; a continuous cornice was replaced by a stepped brick enframement as part of that work.

235 Elizabeth Street

Property name: Central Fire Station (now Supreme Court Law Library)

Date of construction: 1911, altered c. 1990

Architect: John A. Hobbes

Status: 1 contributing building

Description: A three story brick building of rectangular plan with flat roof. The façade on Elizabeth Street is divided into six wide bays, containing an irregular but symmetrical arrangement of window and door openings. The first-floor openings are arched and were formerly bays for fire equipment. Window and door openings have a profusion of limestone ornament in the form of stringcourses, quoins, voussoirs and keystones, as well as a bracketed secondary cornice above the second floor. The original parapet has been removed and replaced with a simple cornice. Windows have been replaced.

History: This building, and those immediately to the west on Elizabeth Street, replaced earlier structures which were occupied by Utica’s African American community, which was centered on Post Street, to the north. No standing structures remain to recall that community, which was home to Mother Lavender, a former slave, evangelist and community activist.



Figure 4. John A. Hobbes’ presentation drawing for the Central Fire Station (private collection).

¹⁴ [Advertisement], *Utica Daily Press*, 10 March 1917.

¹⁵ “Contracts Awarded,” *The American Contractor* 43:22 (3 June 1922), 58.

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247 Elizabeth Street

Property name: Alee's Restaurant

Date of construction: c. 1915, altered c. 2000

Status: 1 contributing building

Description: A one-story brick building, six bays in width, each bay containing a three-part window, one bay fitted with paired doors. Piers between bays are accentuated with light green glazed tile; the end bays receive additional emphasis through added vertical tile elements. Burnet St elevation has vertical metal siding. The building is surmounted by a stepped parapet. Windows are replacements, and date to c. 2000.

Elizabeth Street – South Side

8 Elizabeth Street

Description: Surface parking lot (not counted)

10-12 Elizabeth Street

Description: Surface parking lot (not counted)

14-18 Elizabeth Street

Description: Surface parking lot (not counted)

22 Elizabeth Street

Property name: Law Offices

Date of construction: c.1885, c. 1990

Status: 1 contributing building

Description: A three-story brick masonry building of L-shaped plan with a flat roof, this structure has two very different facades fronting Elizabeth and Charlotte streets. That facing Elizabeth Street is three bays wide and has Italianate detailing, including a bracketed cornice and pressed metal window hoods. The second-floor windows have been replaced by a pair of plate glass windows lacking lintels. The first floor has a central display window set between flanking entrances, above which are a continuous bank of transoms. The Charlotte Street elevation is more elaborate, and features moulded brick, a corbelled cornice with paneled parapet and pinnacle ends, and arched windows with stone impost blocks. It is two bays wide above a three-bay storefront with an inset cornice and paneled frieze. The first-floor storefronts and second-floor windows on the Elizabeth Street elevation were modified c. 1990.

24 Elizabeth Street

Property name: Central New York Abstract Corp.

Date of construction: c. 1920

Status: 1 contributing building

Description: A three-story buff-colored brick masonry commercial structure of rectangular plan with flat roof. The building is three bays in width on Elizabeth Street, and an equal number of bays (although of wider dimension) on Charlotte Street. The chief feature of the principal, Elizabeth Street, elevation, is a central entrance flanked by large plate glass windows with multipane transoms, all contained within a moulded limestone frame with cornice. A similar arrangement of transoms and plate glass originally carried over to the Charlotte Street elevation, but is somewhat modified now. The windows of the upper floor are without lintels

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and have limestone sills. A copper entablature and cornice extends along both street elevations, below a parapet wall capped with limestone coping.

200 Elizabeth Street

Property name: Oneida County Courthouse

Date of construction: 1903-08, remodeled 1957-59, 1961-63, 1973, and 2004-2012

Architect: Olin Wesley Cutter, in association with Ward & Turner Architects (S. S. Ward and Alfred C. Turner) of Boston; Edmund J. Booth (1957-59 remodeling); Bice and Baird (1961-63 alterations to third floor), Edmund J. Booth (1973 alterations); addition constructed c. 2000; additional alterations undertaken 2004-2012, by March Associates, Architects & Planners.

Status: 1 contributing building

Description: A five story brick building on high rusticated stone basement, roughly rectangular in plan with a flat roof. As originally built this structure featured a proliferation of neoclassical ornament typical of its period; alterations in the mid-twentieth century attempted to give the building a more modern appearance by simplifying some details and removing others. The building is seven bays wide, the outer two bays set back somewhat from the remainder of the façade. The central five bays are pilastered, with the outer two projecting slightly forward. The first floor forms a plinth over which the second, third and fourth-floor windows are set within a continuous arched opening between each pair of pilasters. The fifth floor is detailed to appear as a parapet, above a simplified entablature and cornice. A large addition constructed on the east end of the building c. 2000 replicates some of the detailing used in the earlier portions of the building.

History: The architect selected for the building was announced on 16 February 1903.¹⁶ The specifications for this building are in the collections of the Utica Public Library. Edmund J. Booth, Utica architect, oversaw alterations to the building, initial design work for which began in 1955.¹⁷ That work was completed in 1959.¹⁸ Renovations in the 1960s created four courtrooms on the third floor of the building.¹⁹ A renovation in 1973 removed the Family court to the first floor and placed two county courtrooms on the fifth floor.²⁰ The most recent alterations have restored some of the original courtrooms and public spaces, while modernizing the building's systems.

Fulton Street – East Side

110 Fulton Street

Property name: Bonacci Architects

Date of construction: c. 1970, c. 2014

Status: 1 noncontributing building (due to integrity)

Description: A one-story concrete block building of rectangular plan with flat roof, originally set back from the street, with one-story wood-frame shed-roof addition (new façade), built c. 2014.

Genesee Street – Northwest Side

¹⁶ "Bostonian Gets Utica Courthouse Job," *Glens Falls Daily Times*, 16 February 1903, 1.

¹⁷ H. Paul Draheim, "Court House Beat," *Utica Observer-Dispatch*, 27 February 1955.

¹⁸ "Court House Face Lifting 75 P. C. Done," *Utica Observer-Dispatch*, 27 August 1958, 10.

¹⁹ "Court Remodeling Set at \$283,400," *Utica Daily Press*, 18 October 1961; "Bids Asked For Court House Job," *Utica Observer* 1962, clippings file, Oneida County History Center, Utica, NY; "Courthouse Revamp Bids In," *Utica Daily Press*, 3 April 1962, 11.

²⁰ Frank Tomaino, "Building the Courthouse—a Brief Timeline," on file at the Oneida County History Center, Utica, New York, History File 22980. N. d., but noted as compiled from information gathered in an essay written by Hon. John J. Walsh in 1991.

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Name of Property

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134-144 Genesee Street

Property name: Franklin Square

Date of construction: 1995

Landscape Architect: Rick Talbot of Harza-Northeast

Status: 1 noncontributing site (due to age)

Description: An urban park and greenspace containing an information booth, formal plantings, a fountain and signage.

History: This park occupies the site of the Deveraux Building, a locally famous c. 1845 flatiron structure, razed in 1990. Franklin Square was landscaped in 1995 by landscape architect Rick Talbot of Harza-Northeast.²¹

156 Genesee Street, 158-160 Genesee Street, and 10 LaFayette Street

Property name: Liberty Bell Corner

Date of construction: 1999

Status: 1 noncontributing site (due to age)

Description: Urban park and greenspace containing a cast metal replica of the Liberty Bell, formal plantings and walkways, fenced at its periphery.

168 Genesee Street

Property name: Black River Systems Company

Date of construction: c. 1930, altered c. 1990

Status: 1 noncontributing building (due to integrity)

Description: A two-story commercial structure of Moderne style with strip windows, streamlined detailing including a curved corner at the intersection of its two street façades, and a flat roof. The upper portions of both street elevations are sheathed with granite. The first-floor facades include late twentieth century alterations sheathed with stucco, scored in imitation and colored to match the earlier work which survives above.

History: In the mid-twentieth century, this building was a Brooks drug store.

170-172 Genesee Street

Property name: Filson's Sport Shop

Date of construction: c. 1910, c. 1935

Status: 1 contributing building

Description: A three-story brick and limestone commercial building of roughly rectangular plan with flat roof. The principal feature of the façade is an arched frame within which is set the conjoined fenestration of each floor. This frame is flanked by rusticated buff-colored brick piers and its arched apex is set within a stepped parapet, capping the façade. The windows are recent replacements. The rusticated brick piers at each end of the façade appear to date to the original construction period of the building. The banded concrete enframing, stepped parapet, and strip windows were in place by c. 1940, and reflect an early alteration of the building inspired by Art Deco aesthetics.

²¹ Frank Tomaino, "This Week in Mohawk Valley History," *Utica Observer-Dispatch*, 28 November 2015; Rand Carter, *Historic Utica: 4 Walking Tours in the Scenic and Historic Districts* (Utica, NY: Landmarks Society of Greater Utica, 1996), 6.

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Genesee Street façade, c. 1940

The Seneca Street (west) elevation is sheathed with buff-colored brick and has limestone trim. It is six bays in width and features double-hung sash over a plate glass first-floor storefront. Of simple design, this secondary elevation lacks a cornice or other decorative details.

174-176 Genesee Street

Property name: Antiques & Such

Date of construction: c. 1925, c. 1990 storefront alterations

Status: 1 contributing building

Description: A three story brick masonry commercial building of roughly triangular plan, with flat roof. The Genesee Street elevation is covered with limestone veneer; the narrower Seneca Street elevation is faced with white brick. The first story of the Genesee Street façade has been altered by modification of the storefront. The upper stories of that façade are divided into two wide bays and have groups of three conjoined windows with transoms at the second-floor level, and three closely spaced windows at the third floor. Pilasters with recessed niches flank the second-floor windows, and resolve into the pinnacles of a crenelated false parapet wall serving as a spandrel between the second and third-floor windows. The grouped second-floor windows are set within decorative frames. The building has a shallow entablature and cornice supported on slightly projecting blocks whose faces are embossed with a geometrical design; modified triglyphs provide visual support for the ends of the cornice.

178 Genesee Street

Property name: Bev's

Date of construction: c. 1910

Status: 1 contributing building

Description: A four story brick commercial building of rectangular plan with a flat roof. The Genesee Street elevation consists of a first-floor storefront with plate glass windows and a recessed entrance, above which there is a small secondary cornice. Giant order pilasters support an arched stamped metal cornice creating a frame for the tripartite windows of the second and third floors. Limestone is used for the pilaster bases and other details. A paneled parapet and open balustrade with central florid cartouche surmounts the façade.

The Seneca Street elevation is three bays in width, with a first-floor storefront with secondary cornice. Upper floor windows are double-hung sash and have narrow keystones. Fourth-floor windows are set within a tall frieze and are square in form. All windows on this elevation have jack arches.

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180-182 Genesee Street

Property name: Pizza Classic

Date of construction: c. 1900

Status: 1 noncontributing building (due to integrity)

Description: A three-story brick masonry commercial building with shallow gable roof, consisting of a pair of conjoined buildings, each having two bays of unequal width on both their Genesee and Seneca Street elevations. The Genesee Street façade is covered with stucco above a first-floor storefront which has a paneled wood base and inset entrances. The first-floor apertures of the Seneca Street elevation are presently covered; these and the sash of the upper floors have jack arches and simple stone sills. Projecting portions of the bracketed cornice on the Seneca Street elevation indicate the former presence of two three-sided bay windows on this face of the building. The Genesee Street elevation has a cornice of similar design, but lacks these projections. What is now the south face of the building is covered with white marble veneer. This material apparently covers the party wall shared with the building that formerly occupied the site to the south.

184 Genesee Street

Property name: Ellen E. Hanna Mini Park

Date of construction: 1993

Status: 1 noncontributing site (due to age)

Description: An urban park consisting of paved and raised planted areas, and several examples of modern metal sculpture.

History: The park is named in honor of the late wife of a former mayor of the city.

200 Genesee Street

Property name: Radisson Hotel

Date of construction: 1979-80

Architect: Unknown

Status: 1 noncontributing building (due to age)

Description: The hotel consists of a three-part freestanding brick and concrete complex, consisting of a single story attached banquet hall and service wing, three-deck reinforced concrete car garage, and six-story brick and concrete block building housing guest rooms. All have concrete foundations.

History: This structure occupies the site of the former city hall, designed by Richard Upjohn and razed in 1967 as part of the Urban Renewal plan for the city. The initial project for this site contemplated a franchise of the Holiday Inn national chain of hotels. A design was produced in 1968 by Robert K. Frese, architect, of Miami.²² A Sheridan hotel was ultimately built years later, after the close of the Urban Renewal program, and was completed in 1980. The hotel is undergoing renovations and is to be renamed The Delta by Marriot in early 2018.

222 and 224 Genesee Street

Property name: Bank of Utica

Date of construction: c. 1875; c. 1950; 2012-2017

Architect: Robert Heins (2017 alterations and additions)

Status: 1 noncontributing building (due to integrity)

²² David Beatty. "URA Hears Proposal for \$3 Million Hotel," *Utica Daily Press*, 14 November 1968, 27.

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Description: Four story brick commercial building of rectangular plan with a single-sloped roof, initially constructed c. 1875 in the Second Empire style, and remodeled following International style aesthetics in the mid-twentieth century. The present façade is sheathed with a limestone veneer and has stainless steel spandrels. The upper floors of the façade are five bays in width; these rest on a one-story plinth that has a central recessed entrance flanked by plate glass windows set within a raised frame.

The north and west faces of the building were refaced in 2013. An addition to the south, including a glazed tower, was completed in 2017, significantly altering the building's integrity. That addition incorporated portions of an earlier structure on the property, dating to the third quarter of the nineteenth century. According to insurance maps dated 1899 and 1907, this structure was used at that time as a county office building. By 1921 it was serving as the site of the offices of Utica Gas & Electric.

226 Genesee Street

Property name: Reed Building (currently, Griffin's Pub)

Date of construction: c. 1830; c. 1880; c. 1920; c. 1970 (storefront alteration)

Status: 1 contributing building

Description: A three-story brick structure of rectangular plan with gable roof. This three-bay wide building, which was probably originally constructed as a dwelling, received a new façade in the early twentieth century; as a result, nothing of the 19th century appearance of the building on Genesee Street remains. At that time a cast stone veneer (possibly incorporating some limestone elements) façade with simple reeded entablature and molded cornice was applied to the building, which retained its original, slightly irregular, bay spacing. An addition, which because of the sloping site is four stories in height, was constructed at the west end of the lot in c. 1880, and has a façade facing Washington Street. That addition is three bays in width; windows of the second and third stories are set in sunk panels with corbelled tops, separated by pilasters. The arcaded first floor serves as a base. The arched fourth-floor windows repeat the arches of the first floor, and sit within recessed frames, above which is a bracketed cornice.

228-230 Genesee Street

Property name: Winston Building

Date of construction: c. 1881

Architect: Frederick Hamilton Gouge

Status: 1 contributing building

Description: A five-story brick masonry commercial building in the Romanesque Revival style, with a flat roof. Decorative elements on the dark orange brick façade include paneled spandrels between the second and third-floor windows, brownstone impost blocks, keystones and corbels, and molded brick. Window types differ on each floor, as do their arched openings. The three first-floor storefronts and entrance bay to the upper floors are separated by piers with rusticated banding, which extend to the top of just above the base of the fourth-floor windows as pilasters. Stringcourses and a corbeled entablature with a paneled parapet emphasizing the entry bay enliven the upper portions of the façade.

The secondary façade on Washington Street is stepped to accommodate the irregularly shaped site and sits on a one-story rusticated basement due to the sloped nature of the topography. Windows are uniformly set within arched openings with raised edge banding. The majority of the windows in this structure have been replaced with modern anodized aluminum sash. Architect Frederick Hamilton Gouge listed this building among his works in a brief biography published in 1893.²³ The apartments in this building were renovated in 2017.

²³ *History and Commerce of Central New York* (New York: A. F. Parsons Publishing Co., 1893), 106.

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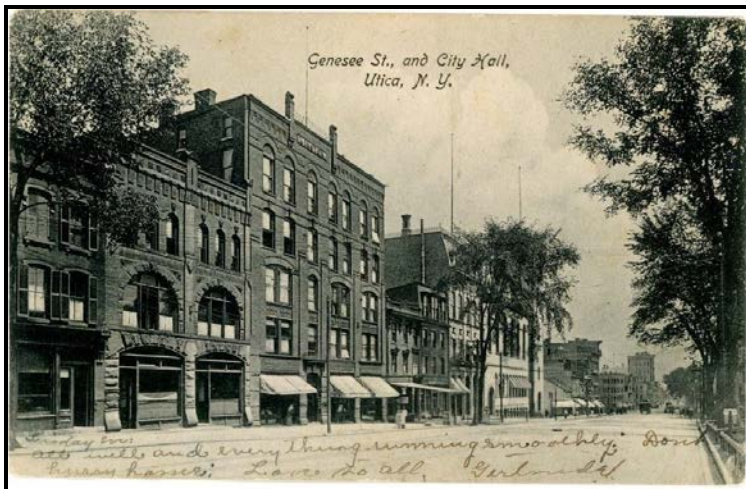


Figure 5. Genesee Street, c. 1906. From left: 238, 234-236, 228-230, 226, 224 and 222 Genesee Street, the last adjacent to the former City Hall building.

234-236 Genesee Street

Property name: Inkorporated Tatroo Studio

Date of construction: c. 1885; alterations to first floor, 1950

Architect: Bagg and Newkirk (1950 alterations)

Status: 1 contributing building

Description: A three-story commercial building combining elements of the Queen Anne and Romanesque styles, rectangular in plan, with a flat roof. The upper stories of the Genesee Street elevation are divided into wide bays separated by pilasters which extend above the parapet wall. At the second-floor level the bays contain three-part plate glass windows set within rusticated brownstone arches. At the third-floor level, three round-headed windows occupy each bay, each has a cast terracotta keystone in the form of a grotesque. The first-floor storefront has a broad rusticated arch extending the width of the building. Set within this arch is a storefront consisting of granite revetment and metal strip windows, installed in 1950. A corbelled brick cornice incorporating terracotta panels and molded stringcourse tops the façade. The Washington Street elevation is stepped to accommodate the irregularly-shaped site. Each of its two halves is two bays in width and has a corbelled brick cornice. Paired pinnacles accentuate the corner where the façade steps back; single pinnacles of similar design punctuate the inside corner and the south end of the façade.

History: The first floor was altered in 1950 for Evans & Sons., Inc., a jewelry store. Among the alterations undertaken at that time was creation of a “Swedish granite front” for their store.²⁴

238 Genesee Street

Property name: Almy & Associates Consulting Engineers

Date of construction: c. 1915

Status: 1 contributing building

Description: A three-story commercial building, rectangular in plan with a flat skylit roof. The Genesee Street elevation has a modified temple front form consisting of Tuscan pilasters supporting a tall entablature with modillioned cornice and abbreviated pedimented parapet wall, all executed in limestone. This arrangement frames a bronze or copper screen extending from the first to the second floors, which incorporates an entry and two windows with transoms at the first floor, and three conjoined windows with transoms at the second-floor

²⁴ “Evans & Sons to Open New Store Tomorrow,” *Utica Observer-Dispatch*, 16 April 1950, 9.

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level. A paneled limestone spandrel separates this feature from the third-floor windows, which consist of three paired steel-frame casements.

The Washington Street elevation of the building is of a different character, being faced with white glazed brick. The sloped site results in that elevation being five stories in height, including a raised basement and attic story. It is two bays in width, having paired sash in each bay. A corbelled brick cornice surmounts the Washington Street façade.

240-244 Genesee Street

Property name: Carlile Building

Date of construction: 1884; c. 1970 (storefront alterations)

Architect: Frederick Hamilton Gouge

Status: 1 contributing building

Description: A three-story mixed use building of orange-red brick set in red mortar, with brownstone and terracotta details, of triangular plan with a flat roof. The corner of the building at the intersection of Washington and Genesee streets is articulated as a tower. The building is 12 irregularly spaced bays in width on its Genesee Street elevation and 10 irregularly spaced bays wide on its Washington Street face. Detailing on the Genesee Street elevation is more elaborate, and includes a pedimented first-floor entrance supported on brackets, pilasters which extend the full height of the building, and decorative brickwork below the corbelled cornice. Use of a variety of window types with divided light transoms, together with a profusion of decorative terracotta panels add to the interest on the Genesee Street elevation. Four commercial fronts (modern replacements, c. 1970) are located at the first-floor level of this elevation.

The Washington Street face of the building is more restrained, but replicates the window forms of the upper floors, introducing banded decoration and stringcourses at the springing of the window arches to enliven the façade. A simplified version of the corbelled cornice caps this face of the building. The two elevations are joined at the corner by a rounded bay articulated as a tower. This bay serves as a transition between the two facades, and incorporates elements of both in its design. The name of the building “CARLILE” and date of its construction “1884” are embossed on terracotta panels set into the wall of the tower on its parapet wall and just below the corbelled cornice. Gouge listed this building among his works in a brief biography published in 1893.²⁵

246 Genesee Street – See 728 Washington Street.

248-250 Genesee Street

Property name: Kempf Building

Date of construction: 1914-15

Architect: Walter G. Frank

Status: 1 contributing building

Description: A four-story brick commercial building of rectangular plan with flat roof. Tapestry brick is used in the Genesee Street elevation, returning for one bay along the north face of the building. The building is five bays wide on its principal elevation, having a central bay with paired metal windows flanked by two bays at either side with three conjoined double-hung sash. Spandrels between the second and third, and third and fourth-floor windows have decorative brickwork. Fourth-floor windows of the two outer bays on either side of the central, entrance, bay are arched. The first floor has four storefronts, two each flanking either side of the

²⁵ *History and Commerce of Central New York* (New York: A. F. Parsons Publishing Co., 1893), 106.

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central entrance with canopy. The building appears to have lost a cornice, which was replaced by a stuccoed panel; this arrangement is documented as extant in photographs dating to the 1940s. Above the stuccoed panel is a short parapet wall with a central plaque in a raised pediment, reading “KEMPF” in embossed letters. Storefronts appear to retain their original form but have contemporary coverings.

History: The building was announced as completed for rental on 1 May 1915.²⁶ It was originally occupied by Kempf Brothers as a piano sales room and office building. Among the early tenants of the building was the Republican Club.²⁷ Walter G. Frank, Utica architect, designed the building.²⁸

252 Genesee Street

Property Name: Central New York Corporation Building

Date of construction: c. 1830; front addition c. 1950; c. 1980 (storefront alterations)

Status: 1 contributing building

Description: A two-story brick commercial building of H-shaped plan, with flat roof. The Genesee Street elevation is covered with limestone veneer and is in the Modern style. Three storefronts occupy the first floor of the elevation; anodized metal panels installed c. 1980 cover much of the knee walls and the transom above the storefronts. Plywood panels cover the piers between the storefronts. Above, the façade consists of three broad bays, the central containing five double-hung sash with transoms, flanked by bays containing paired windows of the same design. Piers between the bays are vertically scalloped. A simple reeded cornice extends across the full width of the façade.

History: Observed seams in the brickwork of the south and west walls of this building indicate that it represents a radical alteration of a former dwelling, occupied in 1883 by E. S. Brayon, which sat on this site. That structure may have been constructed as early as c. 1830, as was its neighbor to the south. Up to the end of the nineteenth century, all of Genesee Street below its intersection with Washington remained residential, as seen in the 1888 and 1899 Sanborn maps. Immediately to the southwest is the individually-listed Fort Schuyler Club (NR, 2004), also built as a private home in 1830 and converted to a club in 1883. However, after the turn of the century, the area changed quickly. In 1913-1914 the Central New York (Securities) Corporation redeveloped 252 Genesee Street with storefronts and a new layout. Within two years, the area to the north had been completed rebuilt with the four-story Kempf Building and two-story Small Building – both architect-designed – constructed at the corner of Genesee and Washington Streets.

Initially, 252 Genesee Street was known as the “Central New York Corporation Building.” Contemporary newspapers include advertisements for offices, one of which was occupied by Dr. Stephen A Mahady, Utica coroner. In addition, the Barnes Pharmacy and Grand Union Tea Company moved into the building in 1914; when the tea company vacated the premises in 1915, the space was redesigned as a Hupmobile agency. In 1920, Miller Electric moved into the building. In the 1930s, tenants included a piano store and an agency for wringerless washers. A drug store continued in the building past the end of the historic district’s period of significance (1972) – first Barnes Drugs, then Dan J. Sullivan Drugs, and finally Emdin’s Pharmacy.

The 1925 Sanborn map shows 252 Genesee divided into four first-floor units, with a drug store and office in two of them, and second-story skylights. Contemporary photos from the 1930s show the building with a bracketed cornice. The façade was completely redeveloped around the middle of the twentieth century,

²⁶ [Advertisement], *Utica Herald-Dispatch*, 10 April 1915, 7.

²⁷ “Will Favor Change,” *Utica Herald-Dispatch*, 6 April 1915, 3.

²⁸ “Local School Architect Dead at 90,” *Utica Observer-Dispatch*, 12 June 1970, 13.

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achieving its current appearance at that time. Little, except some interior trim and the stairways, remains of the original residential building, and only the interior plan and trim remain from the 1913-1914 conversion.

254 Genesee Street (03NR05176)

Property name: Fort Schuyler Club

Date of construction: c. 1830; 1920

Architects: Bagg and Newkirk (1920 additions)

Status: Previously NR listed – not counted

Description: A three-story flat-roofed brick clubhouse comprised of an original three-bay wide brick dwelling, the walls of which are laid up in Flemish bond, with numerous brick additions constructed during the course of the nineteenth and early twentieth centuries. Today the building nearly fills its lot.

The earliest portion of the building and a two-story wing (later raised to three stories) share stepped lintels with scribed edges. Later additions make use of jack arched openings of various sizes, and share a simple neoclassical stamped metal entablature with moulded cornice.

An “annex” was completed in 1920 from designs by Bagg and Newkirk. It was described at the time as “a two-story brick and hollow tile structure built upon the rear of the lot owned by the club. The general architectural scheme follows the English late Georgian period....The ground floor contains a new entrance hall, a circular staircase, men’s check room, tea room and private dining room with necessary serving rooms. The second floor consists of a ladies’ room, a reception room and a ladies dining room with the necessary serving rooms. The entrance hall has a tessellated floor of black and white marble and the walls are finished in cream.”²⁹

History: As late as 1883 this structure was occupied by the J. C. Hoyt family as a dwelling. Since that date it has been occupied by the Fort Schuyler Club.

258-260 Genesee Street

Property name: Utica Gas and Electric Company Building

Date of construction: 1927

Architects: Bagg and Newkirk

Status: 1 contributing building

Description: A seven story commercial building in the Renaissance Revival style, of rectangular plan, with a concrete foundation. The street faces of the building are sheathed with limestone blocks. The building has a flat roof of unknown material. The principal elevation on Genesee Street has a central two story recessed portal entry flanked by two story window recesses. Five similar window recesses are located along Court Street with a secondary entrance under the central window recess. Above each two story recess has a decorative keystone. The end bays of the detailed secondary cornice above the second floor are supported by abbreviated Doric pilasters, whose capitals are set within the rusticated surface that covers the lower three stories of the building. Panels with embossed swagged decoration accent the frieze of this cornice above the Doric caps. The end bays of both street elevations are further differentiated by having display windows with metal cornices at the first floor level, above which are paired arched windows separated by a Corinthian column. A smaller cornice is located at the top of the third floor. Windows throughout the building are metal sash. The windows of the fourth through seventh stories consist of paired double-hung sash set within simple rectangular openings. A simple entablature with embossed plaques set within its frieze and shallow molded cornice caps the street elevations of the building. Alterations are limited to the first story storefront windows and signage.

²⁹ “First Social Event in Club’s Addition,” *Utica Herald-Dispatch*, 23 December 1920, 3.

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History: This structure was originally constructed in 1927 to house the offices of the Utica Gas and Electric Company.³⁰ Utica architects Bagg and Newkirk designed the building.³¹ They moved their offices into the structure upon its completion.

262 Genesee Street

Description: vacant lot (not counted)

264 Genesee Street

Description: vacant lot (not counted)

266 Genesee Street

Property name: Cornhill Building & Loan Association Building

Date of construction: 1955-57; 1975

Architect: Walter S. Frank and Edmund J. Booth

Status: 1 noncontributing building (due to age of the totally refaced façade)

Description: A two story brick masonry commercial building on a banked site, having flat roofs and of rectangular plan. The street side of the building is two stories in height; the rear of the building is one story high on a high concrete foundation. The Genesee Street elevation consists of a central recess with strip windows at the first and second-floor levels, separated by a spandrel of white marble veneer. Principal entry is sheltered by a flat-roofed porch supported on two square anodized aluminum columns, matching the finish of the window frames. The recess is surrounded by red granite veneer which returns along the sides of the building. Secondary elevations are of common bond brick and have metal-framed strip windows.

History: The immediate predecessor of this structure housed the Helen Kelley Dress Shop, which occupied this site into the 1950s. This structure was built for the Cornhill Building & Loan Association in 1955-57, from designs by Walter S. Frank and Edmund J. Booth.³² The Oneida National Bank and Trust Co. occupied the present building by 1964.³³ The building was remodeled in 1975, entirely replacing the 1950s façade seen in advertisements for the bank published in the 1960s.³⁴ This façade is notable but does not fall within the period of significance.

268 Genesee Street (and 315-317 Court Street)

Property name: The Oneida National Bank and Trust Company and Court Street Addition

Date of construction: 1957-59; 1975-78

Architect: Alfred Easton Poor (NYC); Edmund J. Booth (Utica), associate architect (original building); Delle Cese and Ricci (1970s addition)

Status: 1 contributing building

Description: A three-story brick masonry commercial building in the International Style, of rectangular plan with flat roofs. This former bank building has a concrete foundation; among its original features is a full height

³⁰ Rand Carter, *Historic Utica: 4 Walking Tours in the Scenic and Historic Districts* (Utica, NY: Landmarks Society of Greater Utica, 1996), 12.

³¹ American Institute of Architects, Questionnaire for Architects' Roster, 1946. Accessed online at http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/Rosters/BaggNewkirk_roster.pdf

³² "Start Today on Loan Group Building," *Utica Daily Press*, 24 October 1955, 19; "Mayor Acts At Opening," *Utica Daily Press*, 5 February 1957.

³³ "Notice of Proposed Bank Merger," *Utica Daily Press*, 27 August 1964, 36.

³⁴ "Bigger Bank," *Utica Observer-Dispatch* (June 17, 1975), 12.

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projecting portico supported by seven square piers faced with limestone veneer on the Genesee Street elevation, behind which is a façade of *verde antique* marble, and teal-colored structural glass and plate glass windows set within an aluminum gridded frame. The limestone veneer returns along the sides of the building with a portrait head of a Native American on the north side. The rear portion of the building is faced with white glazed brick, and rests on a banked foundation. Windows on the secondary elevations consist of three-part conjoined windows having fixed center panels flanked by double-hung sash. A fourth-floor mechanicals penthouse on the north side of the building lacks fenestration. The large two-story banking room with mural depicting regional Native American tribes and local landmarks in bas relief is currently unoccupied; other portions of the building are used for professional offices.

A four-story brick addition of rectangular plan with flat roof, faced with white glazed brick was constructed on Court Street in 1975-78.³⁵ The building has vertically aligned aluminum framed plate glass windows separated by spandrel glass panels. On the facade the windows of the lower three floors are set within a white marble veneer frame. Strip windows light the fourth floor on this face of the building. On the secondary elevations the vertically aligned window treatment is similar and extends from the first to the fourth floor; narrow plate glass windows with spandrel panels are on those elevations separated by narrow brick piers.

History: Initial design work for this building was undertaken in 1957.³⁶ It was built for the Oneida National Bank & Trust Co., and completed in 1959.³⁷ Work began on the addition, from designs by Utica architects Delle Cese and Ricci in 1975, after initial design work the previous year.³⁸ It was completed in August 1978.³⁹ A history of the bank's loss of autonomy is described in Alexander R. Thomas and Polly J. Smith's *Upstate Down: Thinking about New York and its Discontents* (2009).

270 Genesee Street

Property name: NBT Bank, Utica Financial Center

Date of construction: 1956-57; alterations c. 1990

Architects: Bice and Baird

Status: 1 noncontributing building (due to integrity)

Description: A two-story commercial building of rectangular plan, having a concrete foundation and flat roof. Although the building presents as one-story in height on Genesee Street; the site slopes downward to the west exposing a two story elevation on the three secondary elevations. A glazed entrance vestibule with parapet wall is the principal feature of the Genesee Street elevation. Although the original façade appears to survive, it is currently covered by stucco, installed c. 1990.

History: This building was initially planned in 1956, and housed New York Telephone Company's regional offices and customer service when completed.⁴⁰ The building served its original purpose until c. 1985, when it was purchased by the Oneida National Bank & Trust Company for office space.⁴¹ The bank became a subsidiary of Norstar before the offices opened; it is presently occupied as the NBT Bank financial center.

³⁵ "Bank to Build \$1 Million Wing on Court St.," *Utica Sunday Observer-Dispatch*, 15 December 1974, 1D.

³⁶ "Oneida Bank to Build \$1 Million HQ; 3-Story Unit Construction Starts July 1," *Utica Observer-Dispatch*, 7 November 1957, Section 2:1.

³⁷ "Architect's Sketch of Bank," *Utica Daily Press*, 14 March 1958, 2A.

³⁸ "Bank to Build \$1 Million Wing on Court St.," *Utica Sunday Observer-Dispatch*, 15 December 1974, 1D.

³⁹ "Up Tempo Refreshing in Utica," *Utica Daily Press*, 31 August 1978, 2A.

⁴⁰ "Telephone Co. Plans 2-Story Office Building," *Utica Observer-Dispatch*, 23 March 1956, 1.

⁴¹ "Norstar's Oneida National caps '84 with changes," *Utica Observer-Dispatch and Daily Press*, 27-28 January 1985.

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274 Genesee Street

Description: vacant lot (not counted)

276 Genesee Street

Property name: Lillian Cooper Memorial Apartments

Date of construction: 1961; 1962-1963; 1982 (altered)

Architect: Bice & Baird (1962-1963); Egbert Bagg IV (1969)

Status: 1 noncontributing building (due to integrity)

Description: A four-story brick masonry residential building of rectangular plan with flat roof; the principal façade on Genesee Street incorporates large areas of brick juxtaposed against a curtain wall of structural glass panels and windows that extends under an awning to incorporate the principal entrance. The fenestration of the secondary elevations is vertically aligned within irregularly spaced stuccoed panels set between brick piers.

History: This building, initially known as the Victoria Building, opened in 1961. On July 10, 1961, it was severely damaged by an explosion, initially thought to be arson. A year later, the building was purchased by insurance man James G. Brock and renamed the Brock Building. Renovations were made from designs by Bice & Baird, Utica architects, in 1962-63, adding a fourth floor and extending usable basement space to add more office space.⁴² The adjacent building at 274 Genesee Street was razed to provide parking.

The current building represents a further renovation of that structure undertaken in 1969-70 by architect Egbert Bagg IV, rather than a new build at that later date. In 1982, the building was converted into 48 one-bedroom apartments. That work was done by Buck Construction Co. as part of a Section 8 grant.⁴³ Windows on the secondary elevations were replaced at that time, and the fenestration pattern of the façade was altered.

280 Genesee Street

Property name: New York Telephone Building (now Verizon)

Date of construction: 1926-28; renovations and additions in 1957

Architects: Voorhees, Gmelin and Walker

Status: 1 contributing building

Description: A five story commercial building in the Colonial Revival style, having a concrete foundation, brick superstructure with marble and cast stone sills, lintels and stringcourses. The building is rectangular in plan, has a flat roof, and is seven bays in width on Genesee Street and 15 bays wide on Cornelia Place. Cast stone at base of first story windows. A pedimented frontispiece surrounds the entrance on Genesee Street. Arched first story windows have fixed bronze sash. A pediment caps the projecting middle five bays of the Genesee Street elevation; it contains a decorative cartouche centering a circular sash, and is flanked by large round windows set within brick frames. The building is surmounted by a paneled parapet wall. Renovations undertaken in 1957 appear to have included the addition of two floors at the west end of the building which continue the detailing of the earlier portions of the structure.

History: The majority of New York Telephone's branches across the state were designed by the New York firm of Voorhees, Gmelin and Walker, including this structure.⁴⁴ The building is presently occupied by Verizon, continuing its long history as a communications center.

⁴² "Renovations Will Be Made," *Utica Daily Press*, 18 October 1962, 27. A drawing of the reconstructed building appeared in the *Daily Press* around the same time – "New Look, New Name," *Utica Observer Dispatch*, 17 October 1962, 25.

⁴³ "Federal Funds Spur Results," *Utica Daily Press*, 24 January 1982, 50P.

⁴⁴ *Architecture and Building* 60:6 (June 1928), 175.

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Genesee Street – Southeast Side

131-147 Genesee Street

Property name: The Boston Store

Date of construction: 1941-42, 1984

Status: 1 noncontributing building (due to integrity)

Description: A three story concrete commercial building of polygonal plan with flat roof, with limestone veneer façade in the Modern style with facades on Genesee and Bleecker Streets. A reflective glass curtain wall was added in 1984; it covers portions of the façade which were originally covered with limestone panels. The curtain wall is attached via a metal armature; the original façade is believed to remain intact behind it.

History: Constructed after the demolition of the Arcade Building in 1941 and completed in the following year for the Boston Store. In 1963 a 1.5-million-dollar renovation and expansion was undertaken. In June 1968, the store opened a 280-car parking garage and a home furnishing center on land formerly occupied by Hotel Hamilton. The project was part of the 2.8 acre Oriskany Plaza Urban Renewal Project, which also included construction of a detached annex at 201-207 Bleecker Street (which see).⁴⁵ The building was renovated by the addition of glass panels on its façade in 1984.⁴⁶ The renovations rechristened the building, which had been closed since the departure of the Boston Store in 1976, as 131 Boston Place.⁴⁷ That endeavor was short-lived; the building sat vacant for 20 years before becoming the site of Apac Customer Services (later Alorica) in May 2017.

157 Genesee Street

Property name: Munson Building with 1941 addition on Bleecker Street

Date of construction: 1886; 1906-07; 1948. Addition on Bleecker Street constructed c. 1941 and altered in 1946

Architect: Frederick H. Grant (1886); Frederick H. Gouge (1906-1907 alterations); Bagg and Newkirk (c. 1941, 1946, and 1948)

Status: 1 contributing building

Description: A five story brick commercial building in the Romanesque Revival style, with brownstone trim. The façade is divided into irregularly spaced bays which vary in number at each floor level. Conjoined arches are a prominent feature at the fourth-floor level. Alterations necessitated in 1948 as the result of a fire truncated the original gabled front and created a new first-floor façade, faced with red granite and reflecting modernist design aesthetics.

An addition was constructed c. 1941, extending the building to Bleecker Street. On that elevation, the building presents a four-story limestone and granite-veneer commercial building in the modern style. This structure is connected to 157 Genesee Street (Munson Building) at the back.

History: A journal recorded some of the history of this site and its occupation in 1910:

The Oneida National Bank was organized as a State Bank in 1836. It became a National Bank in 1865. The original location was at 157 Genesee Street. The bank has occupied the same

⁴⁵ Barbara Jones, "Boston Store is 50 yrs old," *Utica Observer-Dispatch*, 29 September 1968.

⁴⁶ [Advertisement], "Shimmering glass panels help turn Boston Place into a symbol for Utica," *Utica Press*, 28 August 1984. History File 1320, Businesses—Boston Store, Oneida County History Center, Utica, New York.

⁴⁷ Alan D. Crockett, "Convention Center planned for downtown," *Utica Observer-Dispatch*, 17 April 1997.

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location since its beginning but in 1886 the building was entirely rebuilt for the bank by the owner of the property, the rebuilding taking in an additional lot. The banking room was rearranged and rebuilt in 1906-7 to the designs of the architect, Frederick H. Gouge. The bank occupies the first floor entirely for banking rooms, President's and Cashier's offices. The rest of the building is used as a general office building.⁴⁸

The building seems to have evolved in three stages. The 1888 Sanborn Map shows a small alley off Bleecker Street at the first bay of the current building providing access to the back of the Munson Building; to the east is the Bleecker Street façade of the Arcade Building which ran between Genesee and Bleecker Streets. The 1899 and 1925 Sanborn Maps show a one-story, one-bay structure in place of this alley. When the Arcade was demolished in 1941 to build the Boston Store, the bank acquired part of the resultant lot. A \$100,000 “remodeling” project added a two-story structure onto the existing building; the terminology makes it unclear if this required the demolition of the original one-story rear addition. A second project in 1946 added two more floors and a new facade.⁴⁹ Bagg and Newkirk, Utica architects, provided the design, which made “extensive use of concrete and brick...in order to conserve lumber and other scarce materials.” The building is clad with Indiana limestone.

The Oneida National Bank remained independent until 1981, acquiring other local banks in the 1950s to become a regional financial institution. After it was acquired by United Bank of New York (subsequently, Norstar), its headquarters moved to Albany. In 1991, Norstar was acquired by Fleet Bank, whose headquarters were in Rhode Island and later Boston. As a result, the Utica bank became a mere branch. It closed in June, 2015 and this structure is presently unoccupied.

159 Genesee Street

Property name: Utica Jewelry and Electronics

Date of construction: c. 1835, c. 1890; c. 1980 (storefront alteration)

Status: 1 contributing building

Description: Three story commercial building of stone and brick, with gable roof. The building is triangular in plan and has frontages on both Genesee Street and Bleecker Street. Windows of the upper floors on the Genesee Street elevation are set in trabeated stone frames to maximize window area. The first floor has been modified by late a twentieth century storefront. The Bleecker Street elevation is of brick laid up in Flemish bond and is five irregularly spaced bays wide. A bracketed cornice with paneled wood parapet wall caps the Genesee Street elevation; a corbelled brick cornice extends along the Bleecker Street side of the building; both date to c. 1890. Windows are typically double hung, either two-over two or undivided sash. This building appears in one of the earliest extant photographic views of the city, from 1854 (Figure 24).

163 Genesee Street

Property name: New York Connection

Date of construction: c. 1935, c. 2000

Status: 1 contributing building

Description: A two-story commercial building in the Moderne style, faced with white marble with *verde antique* marble horizontal banding. A small cornice consists of reeded decoration and is capped with a band of *verde antique* marble. The building has a flat roof and is roughly triangular in plan. The first-floor storefronts have been altered from their original arrangement. Windows at the second-floor level have been replaced, some

⁴⁸ “The Oneida National Bank, Utica, N. Y.,” *American Art in Bronze and Iron* 1:6 (April 1910), 72.

⁴⁹ “Oneida National Bank To Have \$30,000 Addition,” *Utica Daily Press*, 7 March 1946, 9.

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openings are covered by stucco panels, installed c. 2000. Despite these changes the principal features of the design remain, the panels and windows retain the original rhythm of openings.



Figure 6. 163 Genesee Street and its context in a c. 1940 view by Walter M. Pfeifer, of Utica.

165 Genesee Street

Property name: Freeman & Foote Jewelers

Date of construction: c. 1870; c. 1985 (storefront alterations)

Status: 1 contributing building

Description: A four story brick commercial building in the Italianate style, of rectangular plan with a flat roof. Three bays in width, the central bay projects slightly and features paired windows. The bold bracketed metal cornice is arched above the central bay, below which is set the street number of the building in large embossed block numbers. Windows have elaborate cast iron lintels which vary in design from floor to floor. The first-floor storefront has been altered many times, most recently in the late twentieth century.

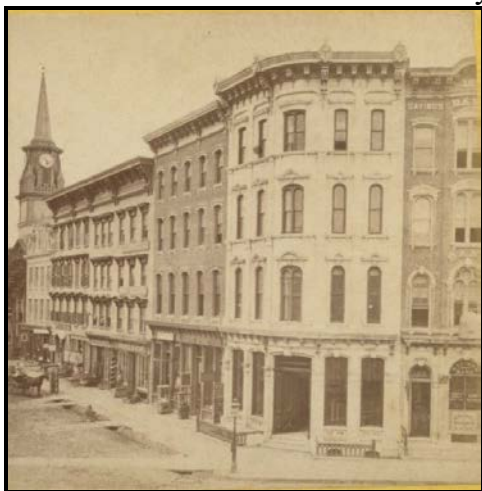


Figure 7. Detail from stereo view c. 1875, with 165 Genesee Street at right (private collection).

167-169 Genesee Street

Property Name: formerly H. L. Green

Date of construction: c. 1890; c. 1940 façade alterations (subsequently removed); c. 1965 (alterations to façade)

Status: 1 contributing building

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Description: A five story commercial building in the Modern style, rectangular in plan with a flat roof. The Genesee Street elevation of this brick masonry building is sheathed with square panels of limestone and granite. The façade is two bays wide, each bay containing groups of four conjoined metal sash. The first-floor storefront has been altered by the addition of anodized aluminum panels.

History: Originally constructed as two of a group of three four-story buildings of similar design, early 20th century alterations conjoined the three structures and added a fifth floor. Later alterations, undertaken in the mid-twentieth century, subdivided the property, retaining two of the three buildings and giving them a uniform façade. Most recently the storefront was occupied by a pharmacy. Currently unoccupied, the building has recently been purchased for redevelopment.



Figure 8. Genesee Street, c 1955 (*Utica Remembers When*)

171 Genesee Street

Property name: Christine's Cookie Shoppe

Date of construction: c. 1890; altered 1917 and c. 1920

Architect: The Barnett Architectural Co. (1917 alterations, including alterations to façade)

Status: 1 contributing building

Description: A five story brick commercial building of rectangular plan with flat roof. The first-floor display windows and recessed shop entry are faced with *verde antique* marble. A terracotta frame with elaborate Renaissance Revival details surrounds the second-floor window grouping. The upper floors of the building feature groups of three conjoined windows set within brick frames with rusticated block accents, separated by paneled wood spandrels. These are set between brick pilasters. At the fifth-floor level the pilasters are paneled; a corbelled and paneled parapet wall caps the façade. Differences in detailing make it clear that the fifth floor was a later addition.

History: Occupied in c. 1905 by the John A. Roberts & Co., who later built a building on the site of the Butterfield House (195-205 Genesee Street). The building underwent alterations and additions in 1917.⁵⁰

⁵⁰ "Contracts Awarded," *The American Contractor* 38: 21 (26 May 1917), 44.

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Figure 9. 171 Genesee Street, at right, previous to alterations undertaken in 1917. Postcard by Raphael Tuck & Sons, postmarked 1907, but taken c. 1905.

175-183 Genesee Street

Clark City Center (Utica College), formerly Fraser's Department Store and Woolworth's

Date of construction: 1905-1907; renovated 1980s, c. 1990 (addition)

Architect: Donald Wilhelm (c. 1990 renovations)

Status: 1 contributing building

Description: A six story commercial building, generally rectangular in plan with a flat roof. The façade is sheathed with glazed terracotta and granite veneer. The first and second-floor façade is faced with granite veneer in two colors with matching recessed spandrels. First-floor display windows and central bay entry are of plate glass. Windows of the second through sixth floors consist of paired divided light sash with transoms. The central bay of the five-bay wide façade contains a shallow three-sided bay window having a paired window flanked by individual sash. Flat pilasters separate the bays and resolve into brackets which support the paneled frieze and bracketed copper cornice of the entablature.

The windows are replacements; they and the granite veneer on the first two stories were installed during renovations undertaken in c. 1990 from designs by Donald Wilhelm.⁵¹ That work also involved the construction of a one-bay-wide addition on the south side of the building, which is faced with granite veneer of the same type as that used in the older portion of the building, and which replicated the window pattern of that structure. These alterations uncovered portions of the façade—including molded spandrel panels—which were previously obscured by a storefront installed when Woolworth's department store moved into the building in 1940.

⁵¹ Rand Carter, *Historic Utica: 4 Walking Tours in the Scenic and Historic Districts* (Utica, NY: Landmarks Society of Greater Utica, 1996), 5.

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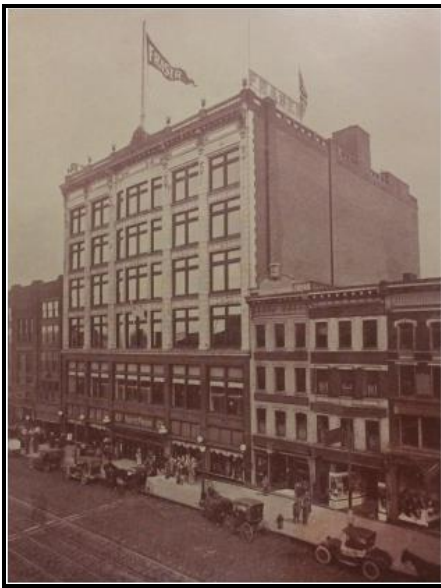


Figure 10. Fraser's Department store. Collection Oneida County History Center, PAM-UT-FST.1, from *Robert Fraser: Golden Anniversary* pamphlet).



Figure 11. Woolworth Co. Store. (Utica Remembers When).

History: Originally constructed to house Fraser's Department Store to replace its former headquarters on the same site, burned on 10 May 1905. Fraser's remained in the building, which was opened on 9 May 1907, until 1939.⁵² From 1940 to 1990 the building was occupied by Woolworths.⁵³ The building was later renamed the Clark City Center and presently houses Utica College.

185-189 Genesee Street

Property name: Adirondack Bank

Date of construction: 1922-26

Architects: York & Sawyer, New York

Status: 1 contributing building

Description: A 13-story office building of rectangular plan with flat roof utilizing a combination of neoclassical and Romanesque Revival detailing. The first three floors are sheathed with limestone blocks of varied colors set in a random pattern, and form a base for the upper floors which are faced with buff-colored brick. A series of five arched windows in bronze frames, two stories in height, are a chief feature of the lower portion of the Elizabeth Street elevation and indicate the location of the banking room. Beginning at the fourth floor, paired double-hung sash are set between giant order piers which resolve into arches at the top of the 12th floor. Above a small cornice, the 13th floor windows, consisting of a series of closely-spaced arched windows are located the frieze of a one-story high entablature which is capped by a modillioned cornice. The smaller scale of these windows and their form evokes the upper floor of the Palazzo Vecchio of Florence.

History: This building was originally occupied by the First National Bank of Utica.

⁵² Department Stores: An Online Exhibit, *From Peddler to Palace*. <https://uticadepartmentstores.weebly.com/from-peddler-to-palace.html>

⁵³ Oneida County Historical Society, "The Money on the Wall" [Blog], January 16, 2014. <https://oneidacountyhistory.wordpress.com/tag/frasers-store/>

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Figure 12. 185-189 Genesee Street, c. 1960. (*Utica Remembers When*)

193 Genesee Street (aka 187 Genesee Street and 11 Devereux Street) (97NR01179)

Property name: Grace Church, Lady Chapel and Parish House

Date of construction: 1856-60; c. 1870-75 (tower and spire); 1926-28 (Lady Chapel and Parish House); 1933 (reconstruction of tower and spire); 1976 (alterations to accommodate new organ)

Architects: Richard Upjohn, Richard Michael Upjohn and Hobart B. Upjohn; F. B. and A. Ware (Lady Chapel and Parish House); Edmund J. Booth (1976 alterations), William Jones, builder

Status: Previously listed on the NR – not counted

Description: A Gothic Revival parish church consisting of a cruciform plan sanctuary with cross-gable roof with engaged tower centered on the west elevation. The building is constructed of bluestone and limestone with lighter-colored limestone window and door enframements and other details. The same materials are used in the stone piers of the iron fence that encircles the church's property.

The Grace Church Parish House and Lady Chapel is attached to the church and was considered with it as a single building for the purpose of its prior listing on the National Register, but was built later in a different style. It is a brick masonry building in the Collegiate Gothic style, consisting of four-story three-bay wide pavilions flanking a central four-bay wide inset core with paired lancet windows separated by buttresses. The façade is enlivened by a generous use of limestone trim, both as window surrounds, corner quoining, and on the crenelated parapets that top the street façade. Two entrances have molded surrounds with labels; that at the west end of the building, the principal entrance, is emphasized by a larger surround and by the placement of a pinnacle in the parapet above it. Most of the windows are paired and triple casements with transoms with steel frames and sash. Minor changes were made within the sanctuary, under direction of Edmund J. Booth, Utica architect, to accommodate a new organ in 1976.⁵⁴

195-205 Genesee Street

Property name: Roberts & Co. Department Store

Date of construction: 1910-11

Architect: W. R. Scott

Status: 1 contributing building

Description: A five-story concrete framed commercial structure, rectangular in plan with a flat roof and a central atrium. The Genesee Street elevation consists of five wide bays above an arcaded first floor, separated, by giant

⁵⁴ "To Dedicate New Organ," *Utica Observer-Dispatch*, 10 June 1976, 11.

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order pilasters which extend to the top of the building. Each bay contains three conjoined windows, separated by smaller pilasters of similar design. Spandrels between floors are decoratively laid brick with central lozenges having limestone panels featuring embossed diamonds. Corner bays of the Genesee Street and Devereux Street elevations are emphasized by limestone frames with scrolling keystones above the fifth-floor windows. Detailing of the Devereux Street elevation is nearly identical to that used on the Genesee Street façade in all other respects. Alterations undertaken to convert this structure to senior housing removed the display windows and converted a portion of the first floor into exterior space. However, the openings remain and are entirely intact. That work, in addition, removed the original cornice and parapet, and substituted windows of diminished size throughout the building. The original window openings, spanning bays between pilasters, still read clearly and are restorable.

History: In April 1910, it was announced that:

...plans have been accepted for the new John A. Roberts & Co. department store to be built on the site of the [sic] Butterfield House in Genesee street [sic]. It will be five stories, 125 feet front in Genesee street [sic], and 150 feet in Devereux street, with all four sides exposed to the light. The style of the architecture is the Italian Renaissance, adapted to a modern department store. The first floor will be devoted to general stocks, including men's wear, the second to women's cloaks, suits, millinery, etc., the third to carpets, upholstered goods, etc., and the fourth to furniture, which will be a new line. The fifth floor will be utilized as a restaurant and storage rooms and the basement will be devoted to crockery and household furnishings. There will be a mezzanine rest floor on the first floor and the store will have large entrances into both streets.⁵⁵

The store opened on 29 March 1911. Contemporary press identifies W. R. Scott as the “supervising architect” and a “representative of Hennebique Construction Company”.⁵⁶ Hennebique was a French engineer who patented a system of reinforced concrete construction in 1898, apparently utilized in the design of this building.⁵⁷



Figure 13. Roberts Department Store (Collection Oneida County History Center, 2014.003.23).

⁵⁵ “Trade Notes. Utica, N. Y. – New Roberts & Co. Department Store,” *Fabrics, Fancy Goods and Notions* 44:4 (April 1910), 62.

⁵⁶ “Music, Flowers and Congratulations, New Store of John A. Roberts & Co. Opened,” *Utica Herald-Dispatch*, 29 March 1911.

⁵⁷ *Indestructible and Fire-Proof, The Hennebique Armored Concrete System* (New York: Hennebique Construction Company, 1908).

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Figure 14. Interior of John A. Roberts' Department store on opening day, 1911. This photo was reproduced in the *Utica Herald-Dispatch* of 29 March 1911 (Collection Oneida County History Center, 2014.003.21).

With the demise of Roberts' Department Store, a national chain – Neisner's – opened in the building on 1 November 1929.⁵⁸ That retailer closed in June 1976.⁵⁹ The building was subsequently remodeled as senior apartments, opening in 1983.

207 Genesee Street

Property name: New York State Office Building

Date of construction: Designed 1966-67; construction completed 1972

Architects: Pederson, Hueber, Hares & Glavin of Syracuse

Status: 1 contributing building

Description: A 16-story office building comprised of a 14-story tower resting on a one-story base, above a basement floor accessed via a sunken plaza. The tower is square in plan, and is faced with precast concrete panels. Each panel serves as a frame for a plate glass window; each elevation is 21 panels in width. The first floor of the tower (properly the third floor) is rendered as three broad bays; a recessed façade of plate glass with steel framed windows and doors provides access to the elevated plaza atop the second floor. The second floor is itself largely glazed with fixed plate glass arranged as strip windows. The basement, or first floor, is recessed and picks up the third-floor glazed façade treatment and three-bay arrangement, extending it to the ground. A parking lot occupies the east end of the site.

History: Syracuse architects Pederson, Heuber, Hares & Glavin of Syracuse were architects of the building. They presented their initial designs for a 16-story building in November 1966, together with a proposal for an attached 300-car parking area. Plans were finalized in 1967. Foundation work had begun by September 1967.⁶⁰

223 and 233-35 Genesee Street

Property name: M & T bank (former Savings Bank of Utica) and Addition

Date of construction: 1898-1900; additions in 1929, 1964 and 1977-79

Architects: Robert William Gibson (1898-1900); Bagg and Newkirk (1929 addition); Baird and Bottjer Architects (1977-79 addition)

Status: 1 contributing building

⁵⁸ "Another Link in the Neisner Chain Our Utica Store" [Full page advertisement], *Utica Daily Press*, 31 October 1929, 7.

⁵⁹ Joe Kelly, "They all remember Neiser's [sic]," *Utica Observer-Dispatch*, 26 October 1986.

⁶⁰ Unidentified newspaper clippings. History File 22380, Oneida County History Center, Utica New York.

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Description: Two-story limestone neoclassical bank building with giant Corinthian order columns and pilasters supporting an open pediment and elaborate cornice. Windows and entrance at the first-floor level have broken pediments supported by Ionic columns and pilasters. Second-floor windows have molded crosseted frames. The Bank Place (south) elevation is no less elaborate, having rusticated end bays topped with broken pediments flanking a central bay with thermal window lighting the banking room. The whole is topped with a paneled and gilded dome. An addition in 1929 continued the language of the Genesee Street elevation, without giant order freestanding columns) one additional bay to the north and added a three-story limestone clad office wing with modillioned copper cornice to the east. Work undertaken in 1964 was largely confined to the interior. In the 1970s a substantial four-story addition faced with limestone veneer and having narrow strip windows was constructed adjacent, to the north.

History: The building was originally completed and opened on 26 February 1900.⁶¹ Robert William Gibson, an English-born architect who enjoyed an extensive practice from his New York City-based office, was the architect.⁶² The interior underwent major renovations in 1929 and 1964. The 1929 renovations “modernized the interior” and added a wing on the north side of the building measuring 30 feet wide, and extended the back of the building by ten feet. The interior dome was reduced about 28 feet in 1964 and changed from a hemisphere to an elliptical form; no changes were made to the exterior of the building except the creation of a new entrance from the parking lot located at the back of the building and installation of heated sidewalks. Interior renovations also included new interior light and HVAC systems, a water fountain in the center of the banking room, and installation of a mezzanine.⁶³ Beginning in 1977 and completed in January 1979, a granite-clad wing was constructed north of the 1929 wing.⁶⁴ A small landscaped area is located to the north of the portion of the building completed in 1979, at the corner of Genesee and Blandina streets. The building is presently occupied as a branch of Manufactures and Traders Trust Company (M & T bank), who acquired the Savings Bank of Utica (later known as Partners Trust Bank) in 2007. The 1977-79 addition was renovated in 2015-2017 and is now occupied by the offices of Bassett Health Network.

239 Genesee Street (and 2-36 Bank Place)

Property name: The MayRo Building

Date of construction: 1914-15; addition on Bank Place in 1921-22.

Architect: Linn Kinne (both portions)

Status: 1 contributing building

Description: A six-story mixed-use building including commercial, office and residential uses. The building is rectangular in plan and has a flat roof; an addition (partially two stories, and in part one story in height) extended its length to the west as far as Union Street. The street elevations of the building are faced in buff-colored brick and have limestone and terracotta details. The Genesee Street elevation is capped with a modillioned stamped metal cornice and stepped parapet wall. The Bank Place elevation is of simpler form, lacking a cornice, although the two-story portion of the addition replicates the stepped parapet wall of the Genesee Street elevation. The MayRo building has a rusticated base extending from the Genesee Street façade along part of the Bank Place elevation, within which is set three storefronts with inset entrances, altered in the mid-twentieth century. Additional storefronts line the Bank Place and Union Street elevations. The upper

⁶¹ T. Wood Clark, Sr., *Utica for a Century and a Half* (Utica: Widtman Press, 1952), 87.

⁶² Rand Carter, *Historic Utica: 4 Walking Tours in the Scenic and Historic Districts* (Utica, NY: Landmarks Society of Greater Utica, 1996), 11.

⁶³ “Areas Distinctive Buildings,” newspaper clipping from 1967, and *Welcome to your NEW Savings Bank*, a pamphlet from 1964, both in the files of the Oneida County History Center, HIF6960 Businesses—Banks—Savings Bank of Utica.

⁶⁴ *The Upper Mohawk Country* (Windsor Publications, 1982), 199.

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floors of the six-story portion of the building feature paired double-hung sash set within panels defined only by the insertion of a stacked header row of brick, giving the impression of pilasters.

History: Known as the “MayRo Building”, this structure was initially completed in 1915 for the MayRo Realty Corporation, and contained, when completed, 22 stores and 75 offices, “in addition to the rooms that were designed especially for the Utica School of Commerce.” The construction of the building included the opening of a new street, Bank Street, to the north, which provided additional space for street-level shops, even as it sacrificed a portion of the building lot.⁶⁵ The architect, newly in partnership with Arthur B. Maynard as Kinne & Maynard, was among the first tenants of the structure.⁶⁶ A four story addition, adding 44 additional offices to the complex and raising the height of a 94-foot long section of the building along Bank Street from two to six stories in height, was completed in 1922 from designs by the architect of the original building.⁶⁷

241 Genesee Street

Property name: The Mitchell Building

Date of construction: 1921-22

Architects: Bagg and Newkirk

Status: 1 contributing building

Description: A two story commercial building of rectangular plan with a flat roof. This brick building is faced with a limestone veneer and features Colonial Revival detailing, particularly in the design of its parapet wall, which incorporates four urns with swagged decoration. A continuous transom extends across the first floor of the façade, above three storefronts with recessed entrances. Above, three tripartite windows consisting of large square plate glass panels flanked by 12-light casements set in iron frames with turned pilasters light the second floor. The name of the building “MITCHELL” is recorded in bronze letters above the central window grouping. The molded cornice is broken at two places, resolving into scrolls connected by swags below the central two urns of the parapet wall.

History: Contracts for the construction of this building, which was designed by Utica architects Bagg and Newkirk for Mitchell Small and described in those documents as a two-story “store and loft” measuring 55 by 100 feet, were signed in October 1921.⁶⁸ When initially constructed the building bore the address 239 Genesee Street.

243-245 Genesee Street

Property name: The ARC

Date of construction: 1937, c. 1995 storefront altered

Architect: William E. Lehman, Newark, NJ

Status: 1 noncontributing building (due to integrity)

Description: A three story brick commercial building of rectangular plan, with a flat roof. A one-story addition of the same plan and roof type is located to the north. The majority of the building is constructed of red brick; light yellow brick is used on the Genesee Street elevation. The first-floor storefront has been replaced or covered in part by a stuccoed entrance with glazed canopy. Steel-framed windows consisting of fixed central plate glass panels flanked by casements, are located to either side of the entrance. Windows of similar design light the two-bay wide elevation at the second and third-floor levels. Decorative stucco panels and ironwork have been applied to the face of the building; this work appears to be contemporary with the first-floor

⁶⁵ “Expect to Close Deal Tomorrow,” *Utica Herald-Dispatch*, 28 April 1920, 7.

⁶⁶ “Personal,” *American Architect and Architecture* 108:2068 (11 August 1915), 94.

⁶⁷ “Four New Stories To be Built Soon On Mayro Building,” *Utica Herald-Dispatch*, 7 December 1921, 2; “Mayro Building Contracts Let,” *Utica Herald-Dispatch*, 24 December 1921.

⁶⁸ “Contracts Awarded,” *The American Contractor* 42: 41 (8 October 1921), 58.

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alterations, c. 1995. Later additions have obscured the simple original façade; the original windows survive under later grilles. The removal of these elements and stucco panels could return the building to its original appearance.

History: This building was quickly constructed between June and December 1937 for Sears, Roebuck & Co, and replaced an early Utica house built by Charles Pinckney Kirkland and later known as the Doolittle house.⁶⁹ An advertisement announcing the opening of the store recorded its architect, and provided an extensive description of the new building:

Construction started shortly after June 1st and with well geared high-speed plans, the building has taken form and now stands ready to serve Utica and the many adjoining cities. Utica craftsmen and contractors have had a large part in its construction and have valiantly striven to do their best and to complete their schedule on time. Such well known contractors as Thomas Farley handled the electrical work; Swartzman & Muthig, the painting; P. W. Schneider Inc., the plumbing; Hameline Co. Inc., the heating; Utica Oil Heating Corp., the large commercial oil burner; Utica Structural Steel Co., the steel frame work; American Hard Wall Plaster Co, the mason materials; C. C. Kellogg & Sons and Denton & Waterbury the lumber, Otis Elevator Co., the elevator, and many others too numerous to mention. It is truly a Utica building for Uticans that adds to the increasing smart appearance of Genesee Street. Sears' new Utica home has over 27,000 sq. ft. of space which is nearly 4 times the space that the company has been using on Columbia Street. The entire building is of fireproof construction...The high white concrete ceilings insure [sic] ventilation and comfort to shoppers. The nearly complete absence of obstruction adds to the complete visibility over each entire floor.

The floors are finished with "master-pave" and asphalt tile that is designed for both smart appearance and foot ease to reduce fatigue for salespeople and customers alike. Large new well equipped rest and wash rooms with plenty of sunlight and air are a feature of the new building. The offices are conveniently located on the mezzanine overlooking the first floor where all bills and accounts are paid.

In equipping the store no expense has been spared and an entirely new setup of furnishings has been installed costing approximately \$30,000. Beauty has not been the only factor, but comfort for the public and salespeople, serviceableness and utility have been prime considerations. Merchandising is presented so its true attractiveness and quality can be judges and the convenience of the shopper considered, while the merchandise is protected to insure its freshness and cleanliness.... In the rear of the new store is a large parking space for short time shopping stops. Entrance to the store can be gained from the rear as well as the front. This enables the motorists to use the many side and rear streets for parking as well as the Sears parking space. A large size brick, heated [automobile] service station is provided.⁷⁰

The 1938 City Directory placed Sears Roebuck & Co. in both parts of the current building – the one-story 243 and three-story 245 Genesee Street.⁷¹

⁶⁹ "Old Doolittle Residence Figures in City History," *Utica Observer-Dispatch*, 8 April 1937, 25.

⁷⁰ "9AM Sears Opens Tomorrow..." [Full page advertisement], *Utica Observer-Dispatch*, 1 December 1937, 9.

⁷¹ R. L. Polk & Co., *Utica City Directory, 1938* (Utica and New York: R. L. Polk & Co., Inc., 1938), 613.

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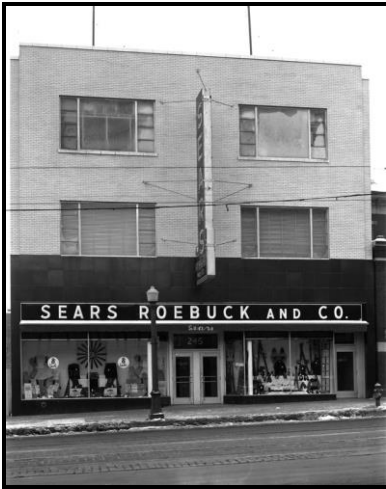


Figure 15. Sears Roebuck Building, c. 1950. (*Utica Remembers When*)

247 Genesee Street

Description: vacant lot (not counted)

249 Genesee Street

Description: vacant lot (not counted)

251 Genesee Street

Property name: Masonic Temple

Date of construction: 1897-98

Architect: George Edward Cooper

Status: 1 contributing building

Description: A four-story brick masonry building in the neoclassical style, constructed of yellow brick with limestone trim. The façade is divided into four bays; the end bays are given visual emphasis by projecting slightly from the face of the building at the first and second-floor levels, and by rustication of the brickwork which extends across the entire façade at the first-floor level but only in the end bays at the second floor. This treatment, which effectively forms a base for giant order pilasters which divide the third and fourth-floor portions of the elevation, is capped by a denticulated cornice with large scrolling central bracket. Principal entrance is through a Doric frontispiece in the northernmost bay, flanked by light fixtures in the form of Corinthian columns. A limestone cornice with prominent dentils caps the façade, it contains the embossed date of founding of the temple (1806) and construction date of the building (1897) in embossed Roman numerals within its frieze. A simplified version of the cornice continues along the south elevation, worked in brick.

The cornerstone of this building was laid on 21 August 1897. G. Edward Cooper, of Utica, served as architect.⁷² As originally constructed the building measured 55 feet wide and 150 feet deep.⁷³

253 Genesee Street (90NR02064)

Property name: The New Century Club

Date of construction: 1826; auditorium added in 1897

Architect: Frederick Hamilton Gouge (for 1897 auditorium addition only)

⁷² William D. Moore. *Masonic Temples: Freemasonry, Ritual Architecture, and Masculine Archetypes* (Knoxville, TN: University of Tennessee Press, 2006), 134; "Home Over Yonder; Temple Here," *The Utica Sunday Tribune*, 22 August 1897, 4.

⁷³ "Contract News," *Stone* 15:1 (June 1897), 84.

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Status: Previously NR listed – Not counted

Description: A four-story brick masonry dwelling, converted in the late nineteenth century into a clubhouse by the addition of a wing housing an auditorium. The original house is three bays in width with an entrance in its northern bay. Windows have five-part lintels on the Genesee Street elevation. An early two-story wing is attached to the north face of the building; these two portions of the structure share Italianate bracketed cornices and a wrap-around porch of similar design.

A four-story auditorium wing is attached to the east end of the former dwelling. It is constructed of yellow brick with limestone stringcourses, rusticated base, and sills. A stamped metal cornice with modillions and dentils extends along the Hopper Street elevation, whose principal features include five two-story high arched windows (lighting the auditorium) and a paneled frieze which incorporates the fourth-floor windows.

History: In 1883 this former dwelling was occupied by the A. B. Johnson family.

255-257 Genesee Street

Property name: Key Bank

Date of construction: c. 1920; late 20th-century storefront alterations

Status: 1 contributing building

Description: A two-story commercial building of rectangular plan and flat roof, with internal second-floor courtyard. The foundation is faced with granite blocks; the superstructure is of brick masonry with limestone block veneer. The 1925 Sanborn map of the city indicates that the interior walls are of tile. The building has seven irregularly-spaced bays on Genesee Street, and the same number on Hopper Street. Second-floor windows are conjoined in groups of three above storefronts separated by limestone-faced piers; windows and storefronts are joined by a shared cast iron enframement with neoclassical detailing. Alterations are largely confined to changes to the first story storefronts on both Genesee and Hopper Streets; these appear to merely cover the original finishes. The building is occupied by a bank and a restaurant at present.

259-263 Genesee Street (90NR02058)

Property name: Stanley Theater

Date of construction: 1928; restorations 1978; additions and alterations 2006-2008

Architect: Thomas W. Lamb (1928); Frank C. Delle Cese (1978 restorations); Westlake Reed Leskosky (2006-2008 additions)

Status: Previously NR listed – not counted

Description: Multi-story cultural building in the Spanish Revival style, having a stone foundation with façade comprised of granite, brick, terra cotta, polychrome tile, and metal. The building has a flat roof of unknown material. A large marquee shelters the principal entrance and ticket booth, which is flanked by offices and storefronts with more recent alterations. Above the marquee are two arches supported by twisting Corinthian columns between which are recessed panels of polychrome tiles. Above the arches and below an arched entablature is a large blind oculus. Supporting the entablature are scrolled brackets which are in turn supported by highly ornate pilasters. Offices and storefronts consist of a metal entablature and metal-sash plate glass windows and entry surrounds, and a base of marble which also extends across theater entrance. The main theater structure is brick with a parapet wall reflecting the arch and supporting scrolls of the entablature. The building continues to be used for its original function.

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Figure 16. Interior of the Stanley Theater (nyup.com).

Restoration work undertaken in 1978 included plaster repairs and cleaning, and repairs to the paneling.⁷⁴ A multi-story addition with an L-shaped plan with flat roof was constructed in 2006-2008 with marble, brick and louvered metal and cementitious panels as exterior finishes. It was designed by Westlake Reed Leskosky to add space to the backstage area, as well as to create event space at 263 Genesee Street and to relocate the box office to face the parking lot.

265 Genesee Street

Description: vacant lot (not counted)

271 Genesee Street

Description: vacant lot (not counted)

273 Genesee Street

Property name: Firestone

Date of construction: 1935; c. 1970 alterations to bay doors and storefront

Status: 1 contributing building

Description: One story commercial building with flat roof and concrete foundation. The superstructure consists of a steel frame filled with brick panels and steel-framed sash. The corner at the intersection of Genesee and South streets is inset, providing a large covered work area, the canopy of which retains its original roof system and is supported by a single iron column.

History: This structure is an early example of an automobile maintenance facility located on an urban site. In 1935, the "Utica Firestone Service Stores" replaced a studio at the same location.⁷⁵ In 1950 the building was occupied by a business identified as "Super Service Station." The building continues to serve its original use and is presently occupied by a Firestone automobile center, though it is not certain that Firestone has occupied the building continuously over the last eighty-four years.

⁷⁴ "Vestibule, Lobby Work Begins. Restoration at Stanley," *Utica Observer-Dispatch*, 17 September 1978, E1.

⁷⁵ Polk, *City Directory*, 1934, 197.

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Hopper Street – North Side

1 Hopper Street

Property name: C. G. Capron House

Date of construction: c. 1895

Status: 1 contributing building

Description: A two-and-a-half-story dwelling in the Queen Anne style with crossgable roof and corner tower with conical roof. The house has a bluestone ashlar foundation. The first floor is faced with limestone ashlar on the street elevation; above this, at the second-floor level, the walls are faced with orange-red brick with limestone details. The gable end wall and top stage of the corner tower are sheathed with wood shingles and decorative paneling with embossed swags. Secondary walls are red brick with limestone lintels and brick jack arches.

History: In 1907 this house was occupied by C. G. Capron.

3 Hopper Street

Property name: Mrs. E. W. Schuyler House

Date of construction: c. 1900

Status: 1 contributing building

Description: Originally constructed as a dwelling, this two story gable-end building is three broad bays wide and features a central entrance with flanking sidelights, protected by a porch with elliptical roof. The building occupies a rusticated limestone ashlar foundation. Its superstructure is comprised of light-buff brick masonry laid in running bond, with narrow joints using dark red mortar. The corners are detailed to represent quoining. Limestone window lintels are in the form of splayed five-part arches with triple keystones; limestone sills are simple rectangular blocks. A broad frieze surmounted by a cornice extends around the building, creating, with a raking cornice of the same design, a pediment in the gable wall of the street elevation. A large fanlight whose masonry opening is decorated with multiple keystones (including a central triple keystone) and rectangular sill, all worked in limestone, is the chief feature of the gable. A two-story three-sided bay projects from the center of the east elevation. Three gable-roofed dormers sheltering round-headed windows are located on both the east and west slopes of the roof. The north elevation is rendered in red brick in common bond set in dark red mortar; its openings feature simple rectangular limestone sills and brick arches.

History: The building is currently used as professional offices. In 1907 this former dwelling was occupied by Mrs. E. W. Schuyler.

5 Hopper Street

Description: Surface parking lot (not counted).

7 Hopper Street

Property name: S. R. Winston House

Date of construction: c. 1875

Status: 1 contributing building

Description: A three-story, three-bay wide brick Italianate dwelling with two-story wing. Prominent double-bracketed cornices surmount the walls of two and three-story portions of the house. The principal entrance is sheltered by a porch with square posts supporting a hipped roof with bracketed cornice; this in turn supports a hipped roof projecting bay window above. Stacked three-sided bays are the principal feature of the Hopper Street elevation of the two-story wing.

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9 Hopper Street

Description: Surface parking lot (not counted).

11 Hopper Street

Property name: Former Coke Memorial/ First Welsh Methodist Episcopal Church/ Temple Beth-El/ Miller Electric Company/ Hummel's Office Equipment

Date of construction: 1885; altered to present form c. 1929; addition 1936

Architect: Jacob Grey (1885 portion of building)

Status: 1 contributing building

Description: Originally constructed as a gable-roofed two-story brick building with stepped buttresses on its side elevations and prominent lancet-arched window centered on its Hopper Street façade. Loss of the tower may have occurred when the church became Temple Beth-El. Further alterations were undertaken after 1928 to convert the building to commercial use, introducing a two-story flat-roofed addition at the front of the building and a three-story warehouse at the back. A building permit for a "brick and steel storage addition" which is three stories in height and rectangular in plan, was issued in 1936.⁷⁶

History: After 34 years in a small brick church at 6 Washington Street, the cornerstone was laid in the summer of 1885 for a new church at the corner of Hopper and Union Streets. The architect was Jacob Grey of Schenectady, who designed a building with a corner tower and spire.



Figure 17. Former Coke Memorial (Utica Historical Society).

In July 1919, the First Welsh Methodist Church (also known as the Coke Memorial Church) joined the First Methodist Episcopal Church of Utica, and the Corn Hill Methodist Episcopal Church (also known as the South Street Methodist Episcopal Church); the merged congregations became the Central Methodist Episcopal Church of Utica. The Hopper Street church was then sold to a new Conservative congregation, Temple Beth-El, and served as a synagogue for nine years, after which the congregation built a new building on Genesee and Scott Streets. The same article announcing the ground-breaking noted that it was "the result of the transfer of the present temple property at Hopper and Union Streets to the Miller Electric Company... The downtown site will be remodeled for a business block with stores, it is understood."⁷⁷ The Miller Electric Company occupied the

⁷⁶ "Pulse of the City," *Utica Daily Press* (June 13, 1938).

⁷⁷ "Break Ground for Building Temple Soon," *Utica Observer Dispatch* (February 17, 1928), 24.

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site from at least 1929 until the mid-1960s. The building was advertised for rent, and in 1966 the Utica Office Supply Company moved there from 14-18 Devereaux Street as a result of “the acquisition of the Devereaux Street properties by New York State for the new state office building.”⁷⁸ This company later became known as Hummel’s Office Equipment.

Hotel Street – West Side

46-50 Hotel Street (on Franklin Square; west side of building has address of 65-69 Seneca Street)

Property name: Beit Shalom

Date of construction: 1910

Status: 1 contributing building

Description: A four-story brick and concrete building, irregular in plan, it has three street fronts and a flat roof. The elevation facing Hotel Street is three irregularly-spaced bays in width; on Oriskany Street West, it is nine bays in width, and on Seneca Street, it is four bays in width. The first floor is treated as a rusticated basement, which supports a neoclassical entablature with molded cornice. Giant order Doric pilasters separate the bays of the upper three stories of the building, which are faced with tapestry brick and have limestone caps and bases. A paneled parapet wall with limestone details surmounts the three street front elevations. The majority of the first and second-floor windows have been replaced.

History: In 1925 this structure was occupied by Ogden Grain Company, who retailed flour, feed, grain and provisions. A feed mill was located on the third floor.

52 Hotel Street (Franklin Square)

Property name: Bite Bakery and Café

Date of construction: 1830; c. 1880

Status: 1 contributing building

Description: A brick building of four stories, with flat roof, this building has two street fronts. The Hotel Street elevation is 11 bays in width and has a corbelled brick cornice. The first floor is divided into three storefronts separated by late-twentieth century brick pilasters. A continuous sheet metal entablature with molded cornice extends the full width of the façade above the storefronts. Pedimented cast iron window hoods supported on brackets are used on the upper floor windows, which have limestone sills. A mid-twentieth century alteration covers several of the second story windows. The northernmost three bays represent a separate, possibly earlier, phase of construction.

The narrower Seneca Street elevation is seven bays in width, and features detailing identical to that used on the Hotel Street elevation. Its first floor is divided into two storefronts, of similar design to those on the Hotel Street face of the building.

History: Nineteenth and early twentieth century photographs show this building to have originally extended to the north as far as Oriskany Street; construction of 46-50 Hotel Street required the razing of the north half of this building. The truncated north ends of the cornices of both street elevations is a result of this removal.

⁷⁸ “Business Briefs,” *Utica Daily Press* (March 26, 1964), 8.

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54-55 Hotel Street (Franklin Square)

Date of construction: c. 1900; 2017 (façade)

Status: 1 noncontributing building (due to integrity)

Description: A three-story brick commercial structure of rectangular plan with flat roof. A c. 1980 alteration to the Hotel Street façade entirely covered it with structural glass; this alteration was removed in 2017 and replaced by a six-bay wide brick and glass facade. Paired windows set within shallow brick arches remain on the Seneca Street elevation at the second-floor level; strip windows from the mid-twentieth century light the third floor at that end of the building.

56 Hotel Street (Franklin Square)

Description: Vacant lot (not counted).

58 Hotel Street (Franklin Square)

Property name: Former A. S. & T. Hunter Dry Goods; former Boston Store

Date of construction: c. 1870

Status: 1 noncontributing building (due to integrity)

Description: A four-story brick building of rectangular plan, with a recently constructed (c. 2000) shed roof covering its original flat roof. The building is four bays in width on Hotel Street; the majority of its windows are presently boarded over. First-floor storefront with pebble-finish concrete appears to cover an earlier cast iron storefront. The Seneca Street elevation is three stories in height. This building has lost its trim and cornice, as well as having an alteration to its roof, but retains other elements of integrity.

History: This structure housed the A. S & T. Hunter Dry Goods store in the early twentieth century and appears later to have housed the first Boston Store.

Jay Street—South Side

162 Jay Street

Property name: Former Gulf Oil Company Gas Station

Date of construction: c. 1950

Status: 1 contributing building

Description: A one-story brick masonry automobile garage and office, having a side-gable roof. Two steel garage bays have lift doors; an office is located in the northwest corner, and has paired plate glass display windows adjacent to an entry bay. The building has Colonial Revival detailing, including a square cupola with pyramidal roof on a stepped base, and a pilastered architrave supporting an entablature over the pedestrian entrance and display windows. The Utica Observer-Dispatch bought the gas station in 1976 for storage and parking.

John Street – West Side

[500] John Street

Description: vacant lot (not counted)

520 John Street

Property name: St. John's Parish Center

Date of construction: c. 1900

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Status: 1 noncontributing building (due to integrity)

Description: A two-story brick and block masonry building of rectangular plan, with a flat roof. This structure is three bays wide on its John Street elevation, the central bay having a group of three conjoined double-hung windows. The outline of the now-blocked up original garage entrances is visible at street-level. Simple rectangular stone lintels provide the only relief from the flat stuccoed façade.

History: According to city directories, in 1930, this building was a W. W. Letts Battery Service garage; in 1938, it was the State Rug and Linoleum Company.



Figure 18. Detail, John Street (Utica Remembers When)

Kennedy Plaza (North Side of Court Street between Broadway and State Street)

1 Kennedy Plaza (North Side of Court Street between Broadway and Cornelia Street)

Property name: Utica City Hall

Date of construction: 1964-67

Architect: Frank C. Delle Cese

Status: 1 contributing building

Description: The three-story International Style building is located at the west end of an open plaza. It is rectangular in plan and has a one-story mechanicals penthouse centered on the roof, sheathed with metal panels. The first floor is articulated as a base for the limestone-faced structure above; the concrete frame is faced with polished red granite veneer at the first-floor level. The building is 12 bays in width on its entrance (east) and west elevations. Each bay contains three conjoined fixed aluminum-framed sash with attached casements below; maroon-colored spandrel glass panels fill the spaces below and above the windows. The building is largely without fenestration on its north and south faces.

The principal entrance occupies the center two bays of the east elevation, and is flanked by broad areas of polished red granite but is otherwise undecorated. The interior features a two-story lobby faced with striated red and white marble. The common council chamber incorporates the same material bookmatched to create decorative patterns on the walls and face of the dais. Bent wood pew-form seating is provided for members of the public. The lobby, common council chamber and hallways of the first floor are finished with white terrazzo paving. The building measures 200 feet wide by 100 feet deep; the Common Council chamber measures 50 by 73 feet.

History: The design of the city hall went through several iterations before construction commenced, all by the same architect, Frank C. Delle Cese, of Utica. In January 1963, a T-shaped building was proposed, a month

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later, a variation sheathed with glass was presented to the public. The project design was finalized by spring 1964, and work began on 31 July of that year. The building was dedicated on 18 February 1967. It was, according to the dedication literature, “designed...as the ultimate in efficient use of space. The gracefully simple structure is of steel and concrete, enhanced by elegant marble and granite.”⁷⁹ Originally the city hall was to be accompanied by an office building directly to the north. This project stalled however, after the completion of the lower portions of that building, which included a two-level parking garage. Projected commercial space on the Columbia Street face of the building was not fully realized.⁸⁰

Renovations to the landscape associated with the City Hall were undertaken in the 1970s and attempted to address aesthetic problems caused by an aborted Urban Renewal project immediately to the north. In 1974 Mayor Edward A. Hanna promoted a project called “La Promenade” which he conceived of, and for which he retained architects and engineers Poor, Swanke, Hayden & Connell of New York and Washington to generate drawings. The project envisioned several components; only the clock tower, now known as the Tower of Hope (named after Bob Hope at Hanna’s request), and an attached arcade were constructed and completed in 1980. The clock tower houses the four-faced clock from the first Utica City Hall building.⁸¹ Landscaping of Terrace Park (today called Edward A. Hanna Park), adjacent to the east, was completed in 1975. Architects for this project were Poor, Swanke, Hayden & Connell of New York and Washington, DC.⁸²

2 Kennedy Plaza (North Side of Court Street between Cornelia and State Streets)

Property name: Kennedy Plaza Apartments

Date of construction: 1969-1972

Architect: Ulrich Franzen & Associates, New York

Status: 3 contributing buildings

Description: Originally known by the name of “State Street Houses”, this complex of three buildings, two of five stories and one 17-stories in height, were designed by Ulrich Franzen & Associates, a nationally-known architectural firm, most closely associated with brutalism, a late modern architectural style.⁸³ The complex was renovated in 2011.⁸⁴

Each of the buildings is faced with prefabricated panels of rectangular form. The horizontal joints follow the floor levels and extend uninterrupted around each building. Fenestration is chiefly located in corner insets or within recesses which articulate each structure into sub-units. Balconies are inset between stepbacks on the five-story buildings; those on the 17-story tower are located at corners and between setbacks. Railings are of simple form with metal balusters. These balconies constitute the chief decorative feature of each building, which are otherwise without ornament. Dark colored panels demark a formal base for each building, and are used to emphasize principal vertical elements (typically, elevator shafts and fire stairs).

The complex occupies a stepped landscape featuring stairs leading down from Court Street, retaining walls, and formal plantings. Three surface parking areas, located to the northeast, northwest and south of the buildings, are also located on the property.

⁷⁹ *City Hall Dedication, February 18, 1967.* Pamphlet in History File 21900, Oneida County History Center, Utica, New York.

⁸⁰ History File 21900, Oneida County History Center, Utica, New York. This file includes a number of newspaper clippings, many of which do not indicate their source.

⁸¹ History File 21900, Oneida County History Center, Utica, New York.

⁸² History File 21900, Oneida County History Center, Utica, New York.

⁸³ David Beatty, “UDC, Architect Sign Design Contract For Housing Planned in UR Project 1,” *Utica Daily Press*, 7 March 1969, 17.

⁸⁴ Dan Miner, “Extreme Makeover: Kennedy Plaza edition,” *Utica Observer-Dispatch*, 13 December 2011. Online at: <http://www.uticaod.com/article/20111213/News/312139910/?template=printart>

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LaFayette Street – North Side

102 LaFayette Street

Property name: Hotel Utica

Date of construction: 1910-12; 1926

Architects: Esenwein & Johnson

Status: 1 contributing building

Description: A thirteen-story hotel of rectangular plan with flat roof in the neoclassical style, the facades of this steel-framed, brick-faced building are enriched by large areas of limestone, including a rusticated first floor, keystone lintels, and bold cornice with swagged brackets. This last feature is located at the ninth-floor level, and incorporates the windows of that floor in a rusticated frieze. This was the original cornice for the building; four additional stories with a stamped metal cornice were added in 1926.

Entrances on Seneca and LaFayette streets are sheltered by large glazed awnings. The first-floor windows, which light the elaborate lobby and restaurant, a double-height and have round heads above a paneled spandrel set within the larger masonry opening. The fenestration of the upper floors consists of irregularly spaced undivided double-hung sash.

The permits for construction of this hotel were issued on 21 October 1910. In addition to listing the architects, Griffiths & Pierce were noted as building contractors for the project.⁸⁵ The interior of the hotel was originally decorated with murals by N. C. Wyeth. The present location of these murals is unknown, but investigations undertaken in 1973 indicate that at least one of them remains in place—albeit painted over—in the former Lamplighter Room.⁸⁶ The interiors were renovated in 2016-17 when the hotel was converted to a Doubletree Inn, at which time the original mosaic tile flooring of the lobby was covered with tile.

LaFayette Street – South Side

107 LaFayette Street (See 500 Seneca Street)

111-113 LaFayette Street

Description: vacant lot (not counted)

119-123 LaFayette Street

Description: vacant lot (not counted)

Oriskany Street – South Side

139-141 Oriskany Street

Description: Surface parking lot; a former parking garage on this site, dating to the early twentieth century and associated with Hotel Utica, was razed in January 2017 (not counted).

Park Avenue – Northwest Side

⁸⁵ "Permit for Hotel Utica," *Utica Daily Press*, 22 October 1910.

⁸⁶ Jonas Kover. "On Culture and Things," *Utica Daily Press*, 23 April 1973, 17.

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800 Park Avenue

Property name: Oneida County Office Building

Date of Construction: 1964-69

Architect: Edmund Booth, Sr.

Status: 1 contributing building

Description: A ten-story concrete office building occupying an elevated podium and set within a landscaped site. Except for the dark stone sheathed columns which support the upper floors of the building, the first-floor elevation is recessed from the face of the precast-concrete panels of the upper floors, and is largely glazed. The building is 28 bays in width (front and back), each bay consisting of a single plate glass window separated from adjacent bays by seamed ribs. The side elevations, which are treated identically, are 12 bays in width.

History: Preliminary design work for this building began in early 1964.⁸⁷ A drawing of the building was published in August of that year.⁸⁸

Post Street – North Side

217 Post Street

Date of construction: c. 1930

Status: 1 contributing building

Description: A one story two-bay garage of rectangular plan, the brick walls of its superstructure laid in common bond. Side elevations formerly had square windows, now reduce with glass block. The building has a flat roof.

Seneca Street – East Side

NOTE: The east side of Seneca Street consists of the rear elevations (and secondary facades) of 46-58 Hotel Street and 168-182 Genesee Street.

Seneca Street – West Side

500 Seneca Street (also identified as 107 LaFayette Street)

Property name: US Post Office, Butterfield Station

Date of construction: 1980

Status: 1 noncontributing building (due to age)

Description: A one-story brick-faced post office building with overhanging entablature consisting of cementitious panels.

504-506 Seneca Street

Property name: Gregg A. Starczewski, Attorney at Law

Date of construction: c. 1875

Status: 1 noncontributing building (due to integrity)

Description: A two-story brick masonry building of rectangular plan with flat roof. The façade of this nineteenth century structure has been altered by the addition of a layer of stucco, and changes to the first-floor

⁸⁷ "County Office Plans Readied," *Utica Daily Press*, 18 August 1964, 10; Walter Ossenfort, "County Lists Money For Building Project," *Utica Daily Press*, 3 April 1965, 11.

⁸⁸ Jim McAvey, "10-story, \$8 Million County Office Building Proposed," *Utica Daily Press*, 28 August 1964.

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storefront. Stucco window frames enclose replacement windows on this five-bay wide façade. The original bracketed cornice with eyebrow windows remains and indicates something of the building's former appearance.

520 Seneca Street

Property name: Landmarc Building

Date of construction: 1914; renovated 1949-50; renovated with new facades 1969-70; additions 2015

Architect: Mowbray & Uffinger (1914); Bagg and Newkirk (1949-50 work); Frank C. Delle Cese (1969 work)

Status: 1 contributing building

Description: A three-story brick and stone masonry building with prominent arcaded treatment on its two principal street elevations, the arcades containing dark plate glass windows with black spandrel glass between floors, and inset balconies, at the corner. In 2015 a fourth-floor addition housing a restaurant was built.

History: This building is a remodeling of the Citizens Trust Company building, which occupied this site. Mowbray & Uffinger architects of New York, designed that structure in 1914.⁸⁹ Alterations were undertaken in 1950; these included the removal of a revolving door at the entrance and relocation of the vault to the basement, and were designed by Bagg and Newkirk of Utica, to provide more space in the bank lobby.⁹⁰ The building was extensively altered and expanded by sheathing it with marble and changing its fenestration in 1969-70. Work undertaken at that time was described as including “a complete renovation of the old structure as well as the newer Time Plan wing on Seneca Street.”⁹¹

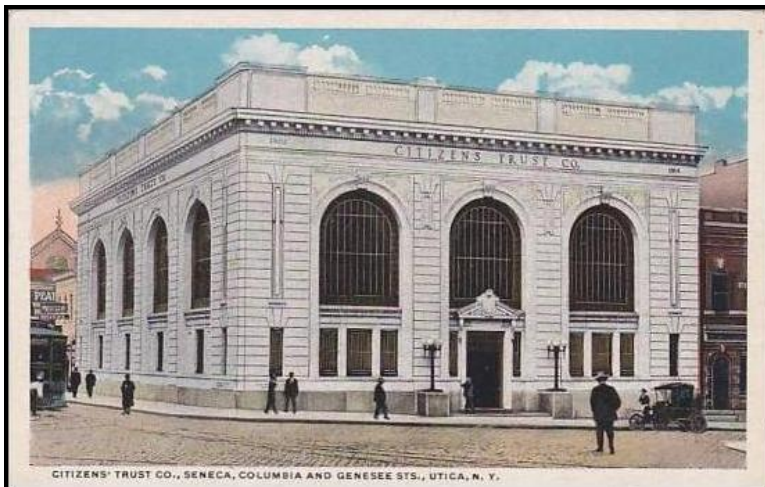


Figure 19. Postcard view of building as initially completed in 1914 (Private Collection).

⁸⁹ “Bank Buildings,” *The American Contractor* 35:15 (11 April 1914), 16.

⁹⁰ “State Approves Work on Bank,” *Utica Daily Press*, 5 November 1949, 12; “Ceremony to Mark Formal Opening Of Homestead’s Renovated Building,” *Utica Daily Press*, 15 May 1950, 22.

⁹¹ “Marine Midland Expansion Aired,” *Utica Daily Press*, 4 February 1969, 10.

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South Street – North Side

11 South Street

Property name: E. Thorn Rental

Date of construction: c. 1850

Status: 1 contributing building

Description: A two-story wood-frame side-passage vernacular gable-entry dwelling, three bays wide with a two-story ell on its west elevation. Double-hung windows with false divisions predominate; these have molded hoods on the principal (South Street) elevation. The exterior is covered with clapboards; a small molded cornice has returns and rakes on the gable entry façade. In 1907 this house was located on the E. Thorn property, and may have been a rental property.

13 South Street

Property name: E. Thorn House

Date of construction: c. 1850

Status: 1 contributing building

Description: A two-story wood-frame side-passage gable-entry dwelling, with Greek Revival entablature and cornice with returns on the principal elevation. Windows and entrance on the South Street face of the building have molded hoods; that of the door surround is supported on brackets. Greek Revival detailing is also evident at the entrance, which consists of Doric pilasters flanking sidelights and supporting an entablature, above which is a transom. The building is sheathed with clapboards and has replacement six-over-six double-hung sash.

In 1907 this house was owned by E. Thorn, as was the adjoining property at 11 South Street, which may have been a rental property.

15 South Street

Date of construction: First half of 19th century; c.1930 alterations

Status: 1 contributing building

Description: A one-and-one-half story gable entry wood-frame dwelling, three bays wide with side passage entry, the entrance and transom having a Greek Revival surround. Dormers and a one-story shed-roofed addition, together with a wing attached to the north side of the house appear to date to the second quarter of the twentieth century and have Colonial Revival detailing.

Union Street – West Side

802 Union Street

Description: Surface parking lot (not counted)

808 Union Street

Description: Surface parking lot (not counted)

832-834 Union Street

Description: Surface parking lot (not counted)

Lot bound by Union Street, Mechanic Lane, and Washington Street

Description: Surface parking lot (not counted)

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Washington Street – East Side

NOTE: The east side of Washington Street consists of the rear elevations of 222-244 Genesee Street.

411 Washington Street

Description: vacant lot (not counted)

Washington Street – East Side

714 Washington Street

Property name: Westminster Moriah Olivet Presbyterian Church (former Westminster Presbyterian Church)

Date of construction: 1854 (church); 1864 (chapel), 1924-25 (church house)

Status: 1 contributing building

Architect: William Ellis (Albany, architect of the church); Elisha M. Gilbert (the chapel); W. W. Ames and Walter G. Frank (the church house)

Description: A connected group of religious structures, built between 1854 and 1925. Each of the three components of the complex is of brick masonry construction with stone trim. The church is in the Gothic Revival style and has an engaged tower centered on its street elevation. Stepped buttresses are located at its corners, and separate the bays of its side elevations. It has a steep gable roof. The steeple was once taller but was lost in part to fire. The interior of the building has a variety of stained-glass windows, included nine by the Tiffany Studio. The first Tiffany window was installed and dedicated in 1906 and has Christ blessing children as its central subject. The church was designed by a “Mr. Ellis” of Albany, no doubt William Ellis.

The attached chapel is rectangular in plan and has a steep gable roof with paired bracketed cornice. A gabled vestibule (presently closed) shares details with the main chapel building including round-headed windows and an oculus centered in the gable end. The chapel is attached to the church via a gabled wing with gable-roofed vestibule.

The church house is a three-story buff-colored brick instructional building of rectangular plan with a flat roof. Largely astylar, abstracted gothic detailing in the form of stepped buttresses on the north and west elevations, and an arched entrance on Broadway gives this building some stylistic relationship with the earlier church building. The church house was built in 1924-25.⁹² The church house is connected on its east side to the wing which joins the church and chapel.

726 Washington Street

Property Name: Young Men's Christian Association

Date of construction: 1949; 1956-58

Architect: Bagg and Newkirk (gymnasium, 1949); Egbert Bagg Associates/ Egbert Bagg IV (office and dormitory (1956-58))

Status: 1 contributing building

⁹² “Westminster Tower Etches City Skyline Impressively,” *Utica Daily Press*, 24 October 1966, 8.

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Figure 20. View of the YMCA building ca. 1960 (Private Collection).

Description: An institutional recreational complex, consisting of a gymnasium and a dormitory (with offices), constructed for the YMCA between 1949 and 1958. The gymnasium was built first. It is a brick masonry building, roughly rectangular in form, that faces Broadway, is four stories in height, and has a flat roof. Restrained ornament typifies the structure; limestone veneer is used to create frames around the principal windows, which consist of ranges of glass blocks of two sizes set in decorative patterns (lighting the lower gymnasium) and banks of casement windows (lighting an upper space, also probably a gymnasium). Both of these floors are double-height and are supported by secondary spaces housed in a three-story portion of the building. This structure originally connected to a nineteenth-century Second Empire building that was replaced in 1956-58 by a modern dormitory and office building. That structure is four stories in height, and is T-shaped in plan, with one-story pavilions filling the angles. A porch whose roof is supported on pipe columns extends across the street elevation, connecting the ends of the one-story pavilions and enclosing a small landscaped area in front of the four-story portion of the building. The structure uses a combination of tapestry brick and limestone veneer at the lower levels, the veneer continuing the full height of the street end of the four-story portion of the building. Secondary elevations of the four-story building have stacked casement windows set between raised metal ribs; the wall surface is covered with square and rectangular panels (possibly of porcelainized metal) of a rich red color.

History: Bagg and Newkirk designed the gymnasium portion of this structure, the first part of the complex to have been built. It was begun in 1949.⁹³ Egbert Bagg Associates designed the 1956-58 dormitory addition.⁹⁴ The 1949 gymnasium is an excellent example of the Modern style as applied to a public facility; the 1956 portion of the building is an equally astute essay in the International style.

728 Washington Street (aka 246 Genesee Street)

Property name: Small Building

Date of construction: c. 1930

Status: 1 contributing building

Description: A two-story brick building, four bays wide on Washington Street, each bay having a tripartite window with transom at the second-floor level. The first floor contains three storefronts and a recessed entrance to the second floor, all under a corbelled cornice with paneled end brackets. A stepped parapet with raised panel

⁹³ "Ground Broken for YMCA Buildings; Dream of 42 Years Ago Comes True," *Utica Observer-Dispatch*, 4 August 1949.

⁹⁴ "Utica 'Y' to Note 100th Anniversary; Dedicate \$900,000 Building May 18," *Utica Daily Press*, 29 April 1958 Section 2: 1; "Egbert Bagg, Architect, Dies at 85," *Utica Daily Press*, 19 May 1969, 24.

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decoration enlivens the upper portion of the façade which is rendered in two colors of brick. Secondary elevations have double-hung sash.

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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.

Areas of Significance

(Enter categories from instructions.)

COMMERCE

COMMUNITY DEVELOPMENT

ARCHITECTURE

Period of Significance

ca. 1825-1972

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

William Ellis (1816-1866); Richard Upjohn (1802-1878); Richard W. Gibson; Thomas W. Lamb;

Ulrich Franzen & Associates; Frederick Hamilton

Gouge; George Edward Cooper; Linn Kinne; Bagg & Newkirk; Egbert Bagg, Jr.; Egbert Bagg IV;

Edmund J. Booth; Frank C. Delle Cese

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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Period of Significance (justification): The period of significance is 1825-1972. This span reflects the growth and zenith of the commercial prosperity of the city of Utica (between c. 1875 to 1930), the subsequent changes to the city wrought by the advent of car culture (1930 to 1957), and large-scale interventions undertaken during the Urban Renewal period (1957-1972). The high visibility of the lots fronting on Genesee Street attracted the city's principal cultural and governmental institutions, together with the leading commercial enterprises and professional offices of the community. The period of significance ends in 1972, and coincides with the end of the federal Urban Renewal program in Utica with the completion of Kennedy Towers and the New York State Office Building.

Criteria Considerations: Buildings within the district that are less than 50 years old derive their primary significance from the historical importance of the Urban Renewal and community rebuilding efforts that took place from 1957 to 1972. Utica was a demonstration project for the federal Urban Renewal program in small cities. The problems and successes it encountered are emblematic of the problems and successes of imposing redevelopment on communities without considering the importance of historic neighborhoods. Fifty years later, like many other cities, Utica continues to live with the consequences of the process.

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

The Downtown Genesee Street East Historic District is locally significant under **Criterion A** for **Commerce** and **Community Development** and under **Criterion C** for **Architecture**. The buildings within the district are associated with the commercial and institutional growth of the City of Utica and demonstrate the linkage between Utica's advantageous location on principal east-west transportation routes and the late-19th century commercial expansion of the city. The establishment of the Erie Canal in the 1820s and the introduction of the railroad in the 1830s presented opportunities for growth that the city took advantage of. After the Civil War, both transportation technologies and the associated use of coal (rather than water) power expanded industrial production and opened national markets for the region's products, chief among them textiles and dairy products—further establishing a local moneyed clientele for goods and services. In the early 20th century, the population of the city almost doubled, further fueling growth. After 1930, increased dependence on the automobile, changes in the national economy, and population shifts to newly-built suburbs resulted in the gradual decline of Utica's downtown and the movement of much of the city's industry to southern states. Urban Renewal initiatives (1957-1972) attempted to modernize the core of downtown, by providing modern sites for government, housing, and commercial enterprises. Efforts to construct a downtown shopping mall failed, but state, county, and city governments all moved to modern facilities.

The district is also significant for its architecture. Structures within the district embody the distinctive characteristics of commercial, institutional, and (to a lesser extent) residential structures of the period 1825-1972. Their designs reflect popular period architectural styles and aesthetics, and utilize characteristic construction technologies for the region. Greek Revival, Rundbogenstil, Richardson Romanesque, Classical Revival, Art Deco, Moderne, International, New Formalism, and other styles are represented. Construction techniques range from traditional braced framing (used in the oldest structures) to steel and concrete framing for buildings constructed near the end of the period of significance. The work of local and nationally-known architects is represented, with significant examples spanning the period of significance.

Arguably the Downtown Genesee Street Historic District forms the core of what most natives consider their city; Genesee Street has served for generations as the gathering place for public parades, celebrations, and commemorations, and as a destination for those needing professional services, observing religious beliefs, attending theater, interacting with governmental agencies, or shopping for everyday needs. Genesee Street and its adjacent side streets retain a sense of place that puts them at the center of the view of Utica that local people think of when they imagine their city.

Its period of significance is 1825-1972, covering the rise and subsequent decline of Utica as a regional commercial and transshipment hub for central New York State and the related rise and fall of the city's industries. Three periods of growth can be identified between 1825 and 1930. By the 1930s, as cars and trucks replaced canal barges and trains, Utica began its transformation to a more local economy. The opening of the New York Thruway in 1954 was another turning point, after which the city became increasingly decentralized and lost 41 percent of its population. Urban Renewal initiatives significantly transformed the city beginning in 1957, creating, in the process, a group of contemporary buildings to house the region's governmental institutions. This work was brought to a close in 1972, and forms the end of the period of significance.

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Criterion A – Commerce and Community Development (Urban Renewal)

The flourishing and subsequent decline of Utica as a commercial and regional center (1825-1957) is the first theme of this nomination and is represented by examples of commercial structures spanning the entire period within district boundaries. The Downtown Genesee Street Historic District includes most of the business core of the city of Utica as it developed south of the Erie Canal (today's Oriskany Street) from the 1820s to the middle of the 20th century. It also includes a majority of the city's remaining 19th century churches and institutional buildings.

The second theme, Urban Renewal, 1957-1972, is temporally continuous with the first, but represents a period when planning and economic forces, which had previously driven the development of American cities—and Utica in particular—were questioned and new urban models were proposed that relied heavily on the increased mobility provided by the automobile. The structures represented by this theme are all in contemporary third-quarter twentieth century styles, mainly the “International Style” and “New Formalism.” They are spatially connected in a band of stand-alone structures, landscaped plazas, and parking lots, intersecting Genesee Street in the vicinity of Columbia and Devereux streets. These urban interventions were planned beginning in 1957, and were constructed from that time until 1972, when the Kennedy Plaza complex and New York State Office building were completed.

Early Utica

Previous to the settlement of the region by European-Americans in the late 18th century, Utica was the site of an intersection of east-west and north-south routes (including a river crossing) established by the Haudenosaunee. Today's Genesee Street follows their principal north-south route through the region.

The establishment of Fort Schuyler near the river crossing by the British in 1758 brought the first European-Americans to the region, but the establishment of a permanent community would have to wait until after the close of the Revolutionary War, in 1784. In the 1790s a street grid was established southeast of the intersection of Genesee Street and the Mohawk River in what is now the Bagg's Square East Historic District.⁹⁵ This grid remains today and consists of three east-west streets (Water, Main and Broad) and four north-south streets (Genesee, 1st, 2nd and 3rd).

The village of Old Fort Schuyler (the name it went by in the late 18th century) became incorporated as the Village of Utica in 1798. This status was repealed in 1805, and a new incorporation was approved by the state legislature that defined different corporate boundaries for the community.⁹⁶

Utica's first dwellings were among the initial group of buildings constructed in what became known as Bagg's Square, whose west boundary was Genesee Street. Erection on the square of the York House (in the 1790s) and Bagg's Hotel (in the early 19th century) established the northern end of Genesee Street as Utica's central commercial neighborhood. The development of turnpikes—including modern day Route 5 (known locally as the

⁹⁵ This earliest portion of the city was listed on the National Register on 24 July 2017 as the Bagg's Square East Historic District. However, only the street grid remains from the earliest period of settlement.

⁹⁶ Horatio Gates Spafford, *A Gazetteer of the State of New-York* (Albany: H. C. Southwick, 1813), 318.

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Genesee Road) and the Seneca Turnpike—at the end of the 18th century enhanced the status of the fledgling community as a transportation hub and contributed to its growth.⁹⁷

In 1813 Utica was described as:

*a flourishing incorporated Post-Village, the commercial capital of the great Western District of this State...It is handsomely laid out into Streets, squares, & c.,...and...comprises a population of 1700 souls; has 300 houses and stores...There are many mills, factories, mechanics' shops, and a vast many buildings other than those enumerated...The hotel at Utica, is an elegant establishment; and the many fine private mansions of gentlemen of taste and opulence, give Utica a character in this respect, worthy a great commercial Town....Utica is a central point for all the principal avenues of communication by common roads and turnpikes, and forms the key of trade and travel between the western country and Atlantic ports and Towns.*⁹⁸

The population of the community grew dramatically in the first two decades of the 19th century as New Englanders travelled west in search of opportunity.

The Erie Canal, which opened to the west of Utica in 1819 and eastward in 1821, was completed along its entire length in October 1825; it spurred further growth and helped Utica consolidate its role in shipping and manufacturing among a network of central New York communities. The canal was dug immediately to the south of the 1790s street grid, its path following today's Oriskany Street along the north edge of the Downtown Genesee Street district.

In 1824 the city had 400 houses, a court house, seven churches and two banks and was said to possess:

*a great amount of trading capital, and has made immense sums by trade. It is adorned by many edifices, public and private, of good taste in architectural design, and is enriched by many very good institutions of a social character.... In 1794, Utica had one very small tavern, in a log house, and there were then but 2 or 3 other buildings in the place, mere log huts.*⁹⁹

Utica incorporated as a city in 1832, expanded south and west in response to the economic success of the canal, and Genesee Street became the principal commercial street. The opening of the Chenango Canal (to the west) in 1836 and the expansion of the Erie Canal soon afterward, together with the establishment of the Utica & Schenectady Railroad that same year, further consolidated the status of the city as a transportation and commercial hub.¹⁰⁰ Hospitality and manufacturing endeavors not requiring waterpower were primary specializations of the community, taking advantage of its location close to transportation corridors.¹⁰¹

⁹⁷ Ben A. Kroup, Utica Daily Press Building [National Register Nomination] (Albany, NY: New York State Historic Preservation Office (SHPO), March 1, 1993).

⁹⁸ Spafford, 318.

⁹⁹ Horatio Gates Spafford, *A Gazetteer of the State of New-York* (Albany: B. D. Packard, and Troy, NY: The Author, 1824), 535.

¹⁰⁰ Daniel F. Larkin, *Pioneer American Railroads: The Mohawk and Hudson & The Saratoga and Schenectady* (Fleischmanns, NY: Purple Mountain Press, 1995), 60, 77.

¹⁰¹ Field Horne and Alex Thomas, "Utica," in Peter Eisenstadt, editor, *The Encyclopedia of New York State* (Syracuse, NY: Syracuse University Press, 2005), 1626.

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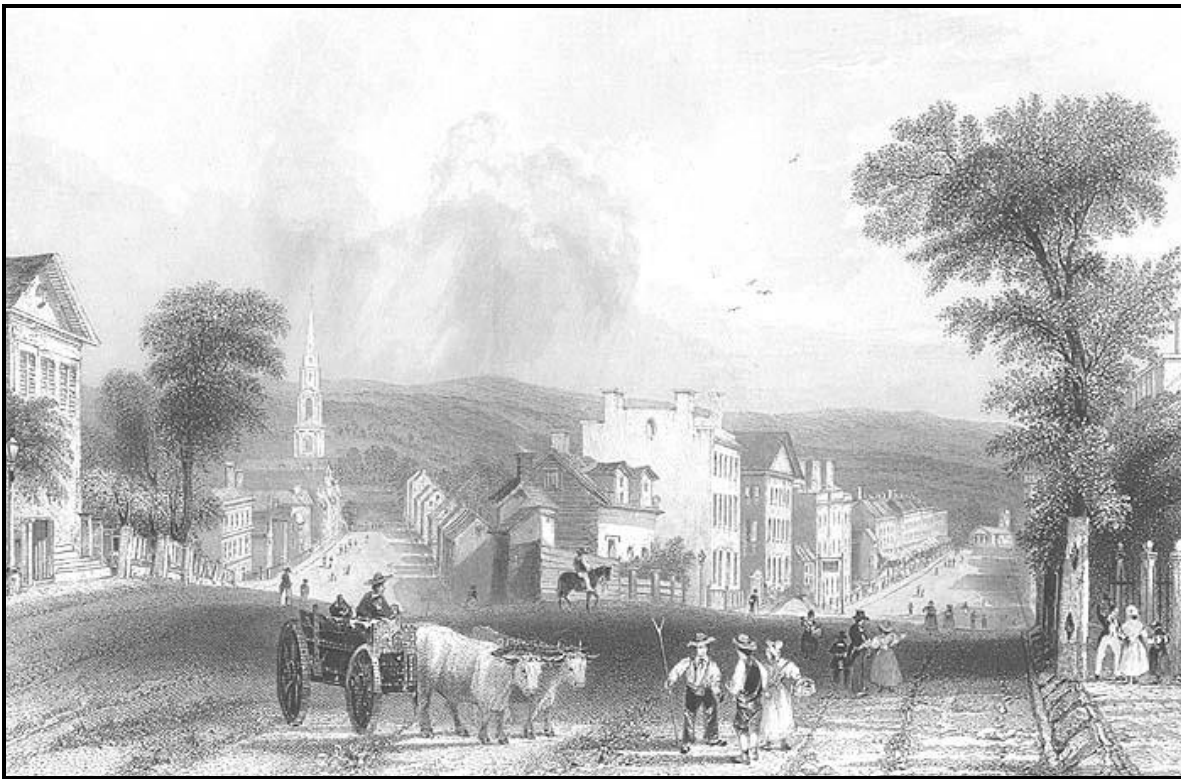


Figure 21. View looking north on Genesee Street from a point just south of its intersection with Bank Place. Drawn by William Henry Bartlett, engraved by R. Brandard, and published by George Virtue, in London in 1838.

Commercial Expansion: 1825 to 1865

Increasing dependence upon the railroads for transportation and shipping, and the expanding markets that they brought within reach of Utica's manufacturers, resulted in the differentiation of the city plan. The further expansion of Utica's industries (particularly knit goods) and the construction of warehouses and manufactories took place along the river to the east and west of Bagg's Square. Concomitantly, the commercial district expanded south of the Erie Canal along Genesee Street to take advantage of a burgeoning moneyed working class as the city's population ballooned from 2,972 in 1820 to 8,323 ten years later. The city population doubled roughly every 20 years thereafter before peaking in 1930 at 101,740.¹⁰²

After switching from water to coal power in the 1850s, the city's industries and populations grew rapidly, resulting in further expansion of the urbanized portions of the city to the south. An irregular grid was developed, the blocks generally oriented east-west. The presence of Genesee Street as a broad, already established avenue that cut diagonally across this landscape may have inspired the introduction of several additional diagonal streets in the city's plan; public green spaces interrupted them at intervals. These features are seen as early as 1838 (Figure 21).

¹⁰² Census data from https://en.wikipedia.org/wiki/Utica,_New_York.

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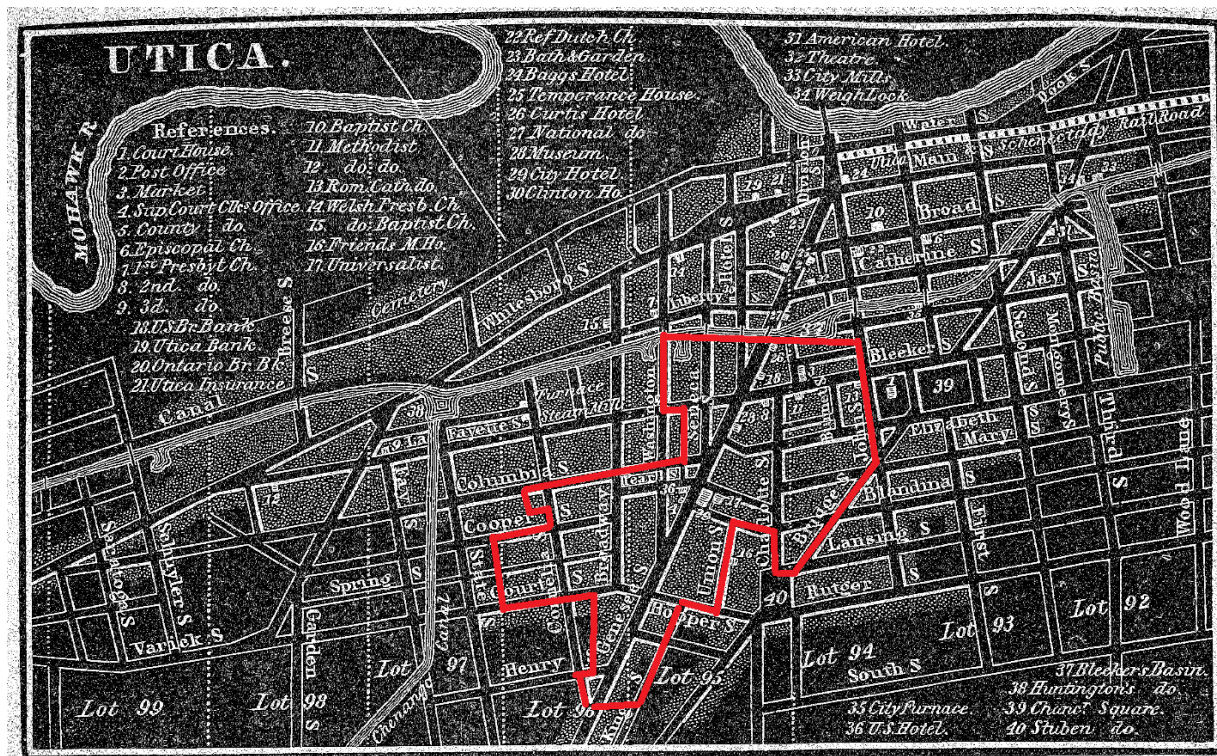


Figure 22. Utica in 1836 (Gordon 1836). The street grid within the district was fully established and largely built out by this date. The outline roughly corresponds with the historic district.

During this period, structures built at the northern end of the district were typically multistory brick masonry commercial buildings with retail spaces on their first floors and warehouse or office spaces above; frequently, they had Greek Revival detailing. Examples include 52 Hotel Street (c. 1830, with later additions), and 159 Genesee Street (c. 1835, with later cornice). Structures built at the southern end of the district continued to be two and three-story brick and wood-frame dwellings; many of these would later be altered for use as commercial structures, or for other purposes. During this period the commercial district expanded beyond the Busy Corner (at Genesee and Bleeker streets) to a point south of Blandina Street. The construction of city hall near that intersection on Genesee Street in 1851 established a new public center for the city, moving the emphasis from Bagg's Square.

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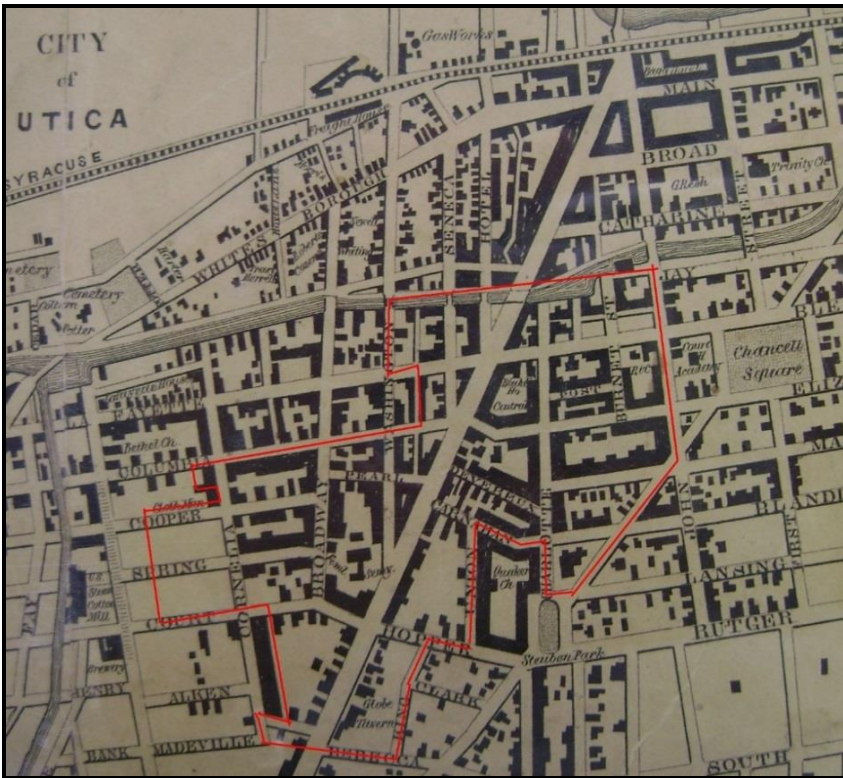


Figure 23. The Downtown Genesee Street Historic District, outlined on a city map from 1852 (Rogerson & Murphy 1852).



Figure 24. An ambrotype from 1854, showing Genesee Street, looking north at the east side of the street. Only the building at the far right, currently numbered 159 Genesee Street, remains (private collection).

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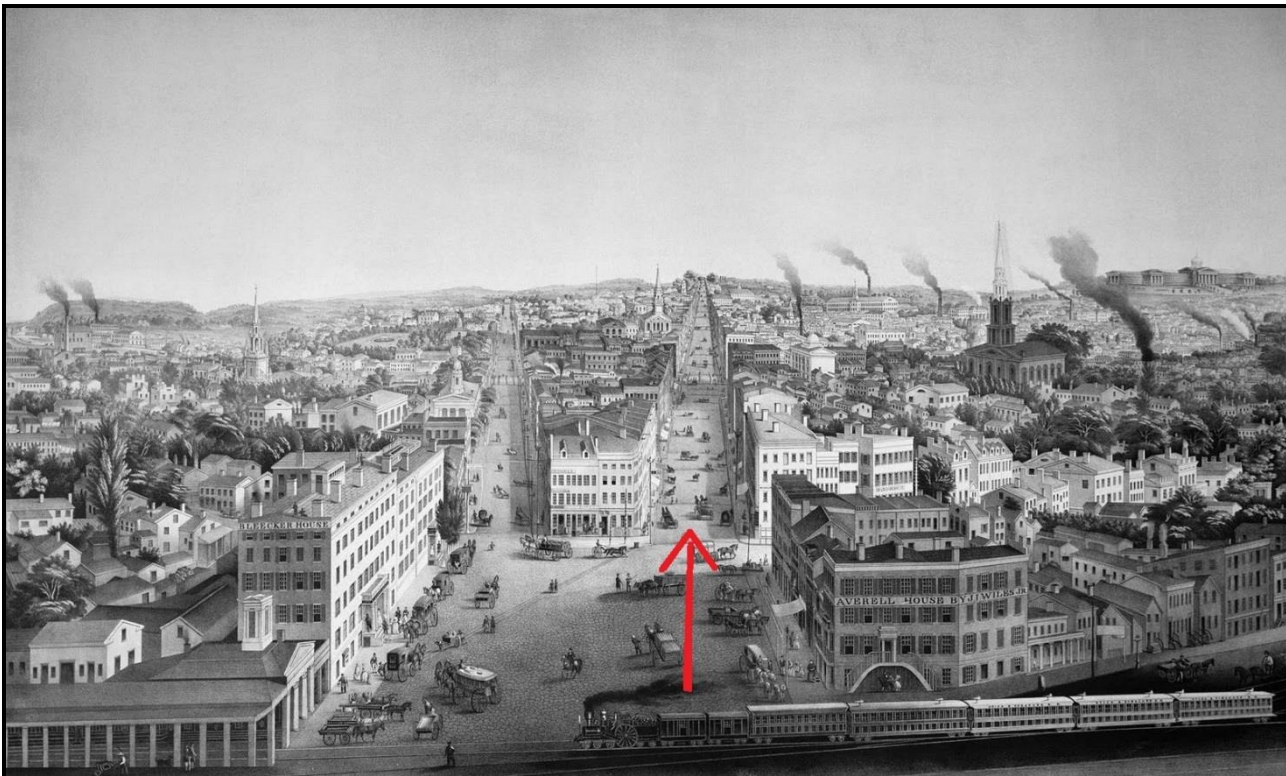


Figure 25. A lithograph view of Utica by D. W. Moody and published by Francis Michelin, New York, c. 1850. The view is taken from just north of Bagg's Square, looking south, up Genesee Street. (John Street is on the west.) The dense urban fabric around the square and on Genesee Street is here surrounded by residential districts consisting of freestanding single family dwellings.

1865-1900

The post-Civil War period saw an acceleration in the establishment of mixed-use commercial-residential buildings and larger retail establishments along Genesee Street. These structures replaced or remodeled first-generation dwellings that had been built on the street in the second quarter of the 19th century. Many were in turn replaced by larger commercial and office buildings by the turn of the 20th century. Beginning after the Civil War, new buildings developed a greater variety of forms, reflecting national trends that adopted historicist styles for all types of buildings. While three and four-story brick masonry structures typified the earlier period of construction, this era saw the introduction of taller stone veneer-faced buildings, a number of which approached ten stories. Buildings constructed late in this period were the first in the Utica to take advantage of the introduction of the elevator and steel frame construction.

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Figure 26. Genesee Street, looking north from Elizabeth Street, c. 1885 (Collection Utica Public Library).

The late 19th century witnessed the establishment of the city's first large-scale retail establishments. In 1878, Frank Winfield Woolworth, creator of the "Woolworth's Great Five Cent Store" opened his first store—anywhere—on Bleeker Street, although it soon failed. A second attempt, after reestablishing the business in Pennsylvania, was a success; Woolworth's became a shopping destination at 153 Genesee Street (no longer extant) in 1888; it moved to other locations on the street during its long history before closing at 125 Genesee Street in 1990.¹⁰³

In 1890, the popular John A. Roberts & Co department store opened at 171 Genesee Street; the company later constructed a building in 1911 on the site of the Butterfield House at 195-205 Genesee Street.¹⁰⁴ Roberts remained in business until 1929. Fraser's department store, founded by Robert Fraser, occupied 175-183 Genesee Street between 1880 and 1939. It was described as "the busiest and finest department store under one roof between New York City and Buffalo. The store had dozens of departments ranging from men's and women's clothing to carpeting to furniture and appliances."¹⁰⁵ A fire in 1905 badly damaged Fraser's store along with many other shops and businesses in the area; Fraser temporarily moved to 125 Genesee Street while his building was rebuilt. In 1907, he moved back to his building and stayed in business until 1939, after which F. W. Woolworth occupied the building after renovating the first and second floors.

¹⁰³ Robinson (2008); <http://www.woolworthsmuseum.co.uk/1800s-firstWoolworthstore.html>.

¹⁰⁴ Clarke (1952), 101.

¹⁰⁵ Oneida County Historical Society (2015), 8-10.

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The Boston Store, first established in 1918, moved into a space previously occupied by the A. S. and T. Hunter department store on Hotel Street in 1927. It sold clothing, carpets and other dry goods. In 1942, it moved into a building constructed for them on the site of the old Arcade Building at 131-147 Genesee Street.¹⁰⁶

A number of small businesses shared the streetscape with these larger retailers. Among them at the turn of the century were the A. B. Mather Bank at Genesee and Bleecker, Tygert's Restaurant, John H. Sheehan's Drug Store, John A. Roberts Dry Goods Store, Buckingham & Moak Piano Dealers; Mansbach's Millinery Store; Howarth & Ballard's Drug Store, the Parlor Shoe Store, and Parker's Grocery at Genesee and Elizabeth Streets.



Figure 27. View looking south at Genesee Street from just north of today's Oriskany Street, c. 1909. The Boston Store replaced most of the structures in the block at left foreground; Franklin Park occupies the site of the triangular Devereux Building, at right. Many of the anchors of today's downtown, including the Bank of Utica, Grace Church, and Fraser's department store are visible in this view.

In addition to being the city's retail center, Genesee Street served as the region's financial center and was the site of many professional offices. The principal banking houses of the region located their offices on the street. The Oneida National Bank, founded in 1836, was located at 157 Genesee Street. Its building was rebuilt on the same site in 1886 and expanded in 1946. In 1957 the bank occupied a branch at 266 Genesee Street, where it would later move its offices until it was taken over by Fleet bank in 1985. The Savings Bank of Utica, established in 1839, moved to 233 Genesee Street in 1898 into a new building—the "Gold Dome"—now occupied by M&T Bank.¹⁰⁷ In the 1920s, the First National Bank and Trust Company moved to the corner of

¹⁰⁶ Clarke (1952), 127; Department Stores: An Online Exhibit (2017).

¹⁰⁷ Michael R. Houseknecht, "Savings Banks of Utica" [OPRHP Building Inventory Form] (Albany, NY: New York State Historic Preservation Office (SHPO), July 24, 1985).

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Genesee and Elizabeth Streets after residing at the corner of Genesee and Catherine Streets for many decades.¹⁰⁸
The Adirondack Bank now occupies their former offices.

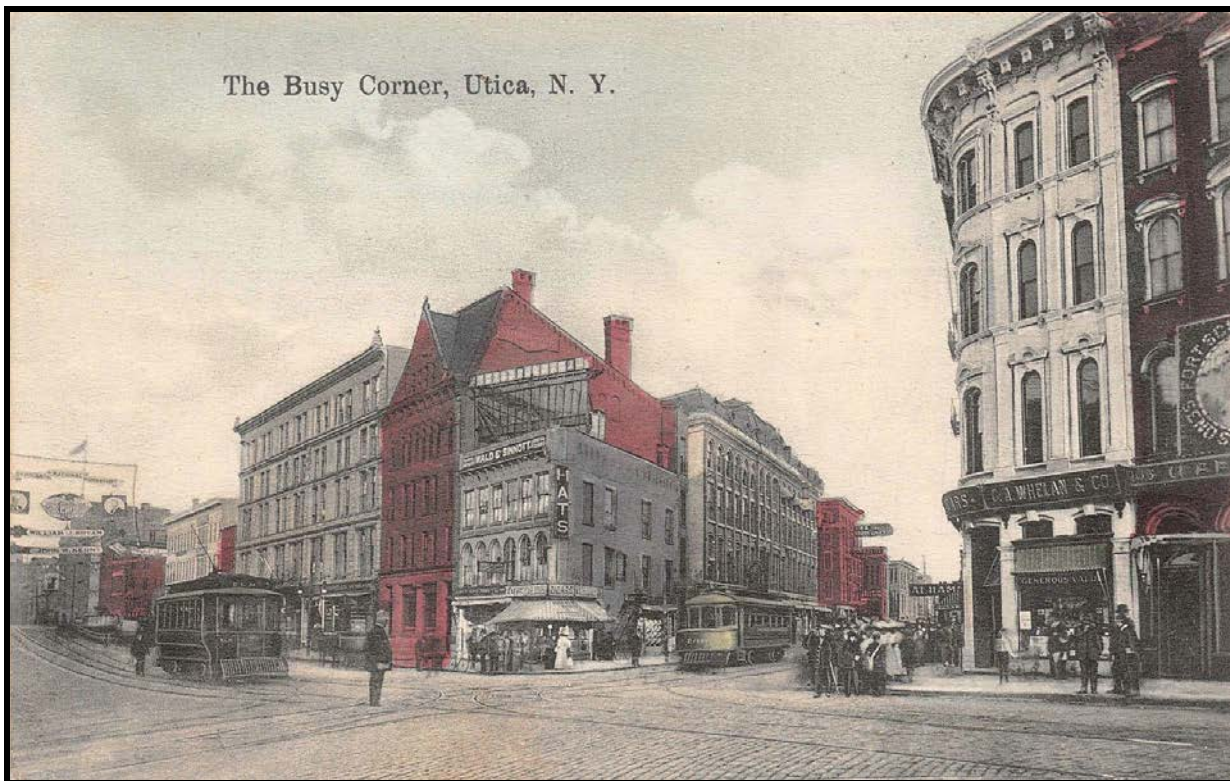


Figure 28. Postcard showing the Busy Corner (intersection of Genesee, Bleecker, and Lafayette Streets)—the center of the late-19th century business district, c. 1910. Several buildings in this view remain.

Law firms and other professionals located their offices along the city's most prominent thoroughfare. Regionally prominent architectural firm Bagg and Newkirk designed the building at 258-260 Genesee Street and moved its architectural offices there in 1927 after its completion.¹⁰⁹

Hospitality also continued to be among the core sustaining service industries of the city. The Butterfield House (195-205 Genesee Street, built 1869, razed in 1910), was the largest hotel of its day; it was supplanted by the Hotel Utica in 1912 (102 LaFayette Street). The Masonic Temple (251 Genesee Street) was built in 1897-1898. It adjoined two social clubs founded in the preceding years—the Fort Schuyler (founded 1883; 254 Genesee) and New Century (founded 1893; 253 Genesee) Clubs.

¹⁰⁸ Clarke (1952), 127.

¹⁰⁹ Rand Carter, *Historic Utica: 4 Walking Tours in the Scenic and Historic Districts* (Utica, NY: Landmarks Society of Greater Utica, 1996), 12; American Institute of Architects, Questionnaire for Architects' Roster, 1946. Accessed online at http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/Rosters/BaggNewkirk_roster.pdf.

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1900-1930

Utica achieved its peak population and economic success in the period just after the turn of the century. Population was 56,383 in 1900; 74,419 in 1910; 94,156 in 1920; and 101,740 in 1930. The West Shore interurban line between Syracuse and Utica was electrified in 1907, improving passenger access to the city. Thousands of immigrants arrived, creating neighborhoods and secondary commercial districts like the Italian community at Bleecker and Mohawk. Through the 1920s, Utica's textile industries remained strong, although companies were beginning to consolidate and management was slowly moving outside central New York State. In 1916, the Globe Woolen Company Mills became part of the American Woollen Company, headquartered in New York City. However, overall, wealth was increasing, and banks continued to build and expand.

Buildings constructed during this period remain among Utica's tallest structures today and relied on steel frame construction to achieve their height. The Hotel Utica (13 stories), and Adirondack Bank (13 stories) are among this group. The buildings of this period also show the Neoclassical influence of the City Beautiful movement, as applied by both national and local firms. A new county courthouse (designed by Olin Wesley Cutter of Boston) was begun in 1903 and took five years to complete. John A. Hobbes (38-39 Stewart Building) designed the Central Fire Station in 1911. Just to the south of the district, Thomas Paxton, a local benefactor, assembled property to build Utica's Olmstead-designed Park System (NR 2008).

1930-1957

The textile industry suffered an almost lethal blow in 1929, when the American Woollen Company revealed it had not paid dividends on its common stock for five years. The Globe Woolen Company Mills closed in March 1930 for retooling. It reopened in December 1931 with a smaller workforce. Similar problems affected many of Utica's other textile industries. Utica's economy shifted to metalworking, machines, and services, but the city was beginning its economic decline. Expansion into newly created suburbs outside of Utica caused a decrease in population within the city proper.¹¹⁰ By 1940, the city had lost 1.2 percent of its citizens, signaling an end of population growth in Utica.

The city's remaining industries benefitted from supplying the war effort during the 1940s, but this prosperity was short-lived. Attempts at bringing businesses and industry to the region in the late 1940s and 1950s met with some success—among the concerns brought to the region were General Electric and Sperry-Rand Univac—but these new businesses typically located outside of Utica's downtown. While the population within the city's corporate boundaries remained roughly the same—staying close to 100,000 people through the 1950s—large numbers of families began to relocate to suburban neighborhoods. The impact of these changes included disinvestment in the city's commercial core.

The opening of the New York State Thruway in 1954 took cross-state vehicular traffic across the river and outside of the city, further crippling downtown businesses.¹¹¹ The construction of the north-south arterial (begun in the early 1950s, completed in 1964, and now known as NY Route 12 and 8) took much of the

¹¹⁰ Ellis (1982), 112, 121.

¹¹¹ Field Horne and Alex Thomas, "Utica," in Peter Eisenstadt, editor, *The Encyclopedia of New York State* (Syracuse, NY: Syracuse University Press, 2005), 1626-28.

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remaining vehicular traffic away from Genesee Street by relocating it to a parallel road to the west, roughly following the course of the former Chenango Canal. These new roads further accelerated the expansion of Utica's suburban neighborhoods, following national trends of automobile commuting and exodus from urban areas.

Aerial photographs of Utica from the 1950s and 1960s show the mix of 19th and early 20th century buildings that—for the most part—remain in the district. In Figure 29, the First National Bank of Utica building (now, Adirondack Bank) is that tall building in the center of the photo, just north of Grace Church and the Roberts & Co. Department Store; the Oneida County Courthouse on Elizabeth Street is the large (but lower) building on the right.



Figure 29. The Downtown Genesee Street district, seen from the south, looking east, c. 1952 (unidentified photographer).

Figure 30 shows the same cluster of buildings from the Utica Gas and Electric Company Building on the south side of Court Street. In the foreground, on the right, is the Masonic Temple (built 1897-1898). In the distance, the Hotel Utica stands left (west) of the First National Bank of Utica. The lower profile of buildings at the south end of Genesee Street, with its mix of converted houses and small commercial buildings, is clearly visible.

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Figure 30. View northeast from Court Street, 1962 (Photograph by Dante Tranquille, private collection).

Finally, Figure 31 shows the upper end of Genesee Street in 1962 looking up towards Bagg's Square, with the Hotel Utica at the left and Deveraux Building (now Franklin Square) at center. This is the part of Genesee Street that underwent the most change in the next fifteen years as Utica attempted to modernize and renew itself.



Figure 31. View NNE from 185-189 Genesee Street (now Adirondack Bank), 1962 (Photograph by Dante Tranquille, private collection). This view shows the north end of the district, with Lafayette Street in the lower foreground and Seneca Street, at center. The Hotel Utica is at left, with the Deveraux Building at center.

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Urban Renewal, 1957-1972

With officials from so many other “Rust Belt” urban areas that had suffered from large-scale movements of industry and population, Utica’s officials sought to rejuvenate their city by participating in what is now considered by many to have been a misguided program—the Urban Renewal Program, legislatively established by Congress as Title I of the 1949 Housing Act. This well-intended initiative was spearheaded by urban planners and architects largely schooled in the urban decentralization theories initially popularized by such Europeans as Le Corbusier in the 1920s and 1930s; ironically, American planners (not Europeans) were the first to adopt and build examples of this type. The design philosophy favored tall discreet structures standing in parklike environments or on raised podiums, and the differentiation of buildings by use, eschewing the mixed-use environment that had heretofore given urban living its richness. This approach heavily influenced the development of Chicago School urbanists and “concentric zone theory,” which advocated for the renewal of urban cores.¹¹²

In 1956, Congress authorized the establishment of pilot projects for federally subsidized urban renewal projects. Utica was approved as a program demonstration city in the following year. The intent was to work out procedures for enacting the program in cities whose population was between 100 and 300 thousand people.¹¹³ In Utica, as in many other cities, participation in the Urban Renewal program was related to the adoption of a Minimum Housing Standards Ordinance, commonly known as a slum clearance program.¹¹⁴ The city’s planners had already adopted the philosophy of the Chicago School by the 1940s, prioritizing slum clearance and the creation of surface parking for automobiles as motivators for new development and retention of retailers.

The establishment of the Urban Renewal program in Utica accelerated these activities.¹¹⁵ The first area targeted for redevelopment was labeled Redevelopment Project 1 (RP1), and extended westward from the old city hall at 214-220 Genesee Street. The site was roughly bounded by Court Street, State Street, Columbia Street and Broadway, with an extension to Washington Street.

¹¹² Alexander R. Thomas. *In Gotham’s Shadow: Globalization and Community Change in Central New York*. (Albany: State University of New York Press, 2003), 74.

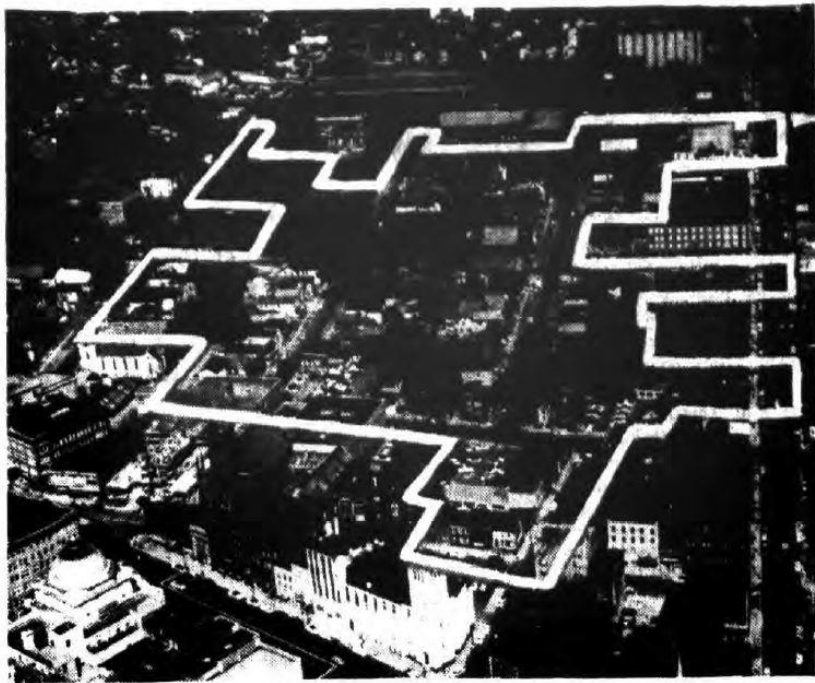
¹¹³ Thomas (2003), 74-75.

¹¹⁴ *New York State Assistance in Slum Clearance, Urban Renewal and Housing*. Albany: New York Division of Housing, 1958.

¹¹⁵ Thomas (2003), 75.

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DOWNTOWN REDEVELOPMENT IN UTICA—Outlined 22-acre area behind City Hall, front center, will be cleared of substandard structures under Utica's urban redevelopment program. Site will be rebuilt along commercial lines by private developers.

Figure 32. From Tony Vella, "Utica Project Has Dual Focus," *Knickerbocker News* (Albany), 17 August 1959. This view outlines the original boundaries of Urban Renewal Area 1.

The project envisioned the removal of approximately 800 people from their homes as part of what was publicly called a "housing initiative." Official declaration of whole neighborhoods as "slums" was a means by which homeowners could be disenfranchised from their property at a lower cost, citing the virtual worthlessness of their homes.¹¹⁶ Racism also appears to have played a part in the areas targeted for the program.¹¹⁷

According to a 1958 article in the *Utica Daily Press*:

Utica's first redevelopment project involves demolition of 161 substandard buildings in a 22-acre area immediately west of City Hall. The cleared area will be redeveloped commercially. Under the federally-aided program, the city must relocate residents who cannot find new living quarters on their own. Last night's redevelopment ordinance was adopted quickly despite recent pleas by Urban Renewal Director Ray B. Martin for a "go-slow" policy towards a second project.

Preliminary moves that could lead to a second redevelopment project in Utica were approved last night by a Common Council mindful of the Oct. 8 Park Ave. fire and charges of discrimination against Negroes seeking housing. ... a finance committee report on the legislation called for better public understanding of problems involving slums. "The problem cannot be

¹¹⁶ Thomas (2003), 76.

¹¹⁷ This was not Utica's first effort at relocating its African-American population. The construction of the City Fire Station on Elizabeth Street led to the destruction of an existing African-American community behind it on Post Street.

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simplified by issuing orders condemning buildings and ordering people to move out without showing them where they can be adequately housed,” the finance committee members said in their report.¹¹⁸

Work got off to a slow start. In August 1959, Tony Vella described the project in detail in the *Albany Knickerbocker*:

The redevelopment project involves the demolition of 161 substandard buildings, starting immediately behind City Hall, near the heart of the downtown business section. Bids will be sought before the end of summer on a contract to raze the first group of buildings.... Under the federally-aided project, the city will clear the 22-acre tract of all buildings and then sell the land to private developers for redevelopment along commercial lines. Bids on the site may be sought this fall, as demolition work proceeds on a piecemeal basis.

The project will eliminate an area in which half of the private housing was more than 50 years old. Nearly all of 125 residential structures housing 800 people in the area were recommended for demolition years ago by fire, building and health agencies. Redevelopment officials gave priority to the area because the blight in it was showing signs of spreading to nearby downtown districts. The future may bring another redevelopment project to Utica soon. City officials have filed for a loan from the federal government to finance a study of possible projects in a 194-acre section in the eastern part of the city.¹¹⁹

At first, demolition alone was expected to stimulate reconstruction. A master plan was developed in 1960 and adopted late in that year. A contemporary description indicates that the notion of creating a “civic center,” clustering all government structures together in one part of the city, had been contemplated since at least 1950. The 1960 document noted that the “public buildings are widely scattered...and many are old...A program to concentrate the public administration buildings of the community in one locality and in new buildings is recommended....” This concept was called the “Civic Center plan” and was further detailed in the 1960 document.¹²⁰ This notion became a central motivator behind subsequent Urban Renewal initiatives within the Downtown Genesee Street Historic District, building on top of Redevelopment Project 1:

A far-reaching master plan aimed at the orderly development of Utica was adopted yesterday afternoon by the City Planning Board. The plan, drafted by City Planning Consultant Russell D. Bailey, suggested how the city could develop its industrial areas, business districts, streets and parks and other facilities in a well-regulated manner.

The Plan, Utica’s second in 10 years, contained numerous major recommendations, particularly on industrial development, arterial highway sites and street improvements. Bailey, who worked on the plan for several years, said that Utica was “short of open space suitable for industrial

¹¹⁸ Tony Vella. “Back 2nd Renewal Project-Authorize McKennan to Seek Federal Aid for Start of Planning,” *Utica Daily Press*, 14 October 1958.

¹¹⁹ Tony Vella. “Utica Project Has Dual Focus,” *Albany Knickerbocker*, 17 August 1959.

¹²⁰ Russell D. Bailey. *The Master Plan, Utica, N. Y., 1960*. Utica: The City Planning Board, 1960, 14.

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development.” Several industrial sites could be located in the proposed East Utica industrial district, he said. Bailey also suggested that the city take a new look at a much-discussed proposal to build a Civic Center grouping various city, state and federal office buildings in one location. The 1950 master plan recommended that the center be built on Elizabeth St. The new plan suggested that it be located in a nine-acre site surrounding the present County Court House and bounded by Elizabeth and Charlotte Sts. and Park Ave. Mary and Blandina Sts. would be closed if the center were built. Bailey said the present 105-year-old City Hall was inadequate. He said the City Hall site should be sold and a new Hall built in the Civic Center. Part of the site of the present City Hall site should be used to widen Pearl St. to provide a mall connecting the Genesee St. shopping area and the proposed urban renewal shopping area behind the Hall, he said. The real estate firms are expected to submit plans to redevelop the renewal area shortly. Both reportedly will recommend that the boundaries of the project area be extended to include a Genesee St. opening as suggested in the master plan.¹²¹

According to the *Utica Daily Press* on January 20, 1961, the East Utica General Neighborhood Renewal Plan (aka the John Blecker Urban Renewal Project) was presented to the City Planning Board the day before. That plan envisioned rezoning two large areas on either side of Genesee Street and the construction of housing (Figure 33). The eastern parcel would encompass almost 50 city blocks, and already included industrial buildings at its northern end and residential neighborhoods (including two parks) at its south. The entire area would be redeveloped with public housing, a shopping mall, and a new industrial zone. On the west side of Genesee Street, a two-and-a-half block parcel would be set aside for public buildings.¹²²

In July of 1961, the *Utica Daily Press* reported that the federal government had approved the John Blecker Urban Renewal Project. Candeub, Fleissig & Associates, of Newark, NJ, consultants in community development and environmental planning, were retained by the city as its Urban Renewal consultants.¹²³

¹²¹ Tony Vella. “City Planning Board Adopts Bailey Master Plan,” *Utica Daily Press*, 14 December 1960, 13.

¹²² “Planning Board Gets E. Utica Renewal Plan,” *Utica Daily Press*, 20 January 1961, 14.

¹²³ “City Gets O.K. For East Utica Urban Renewal,” *Utica Daily Press*, 7 July 1961, 19.

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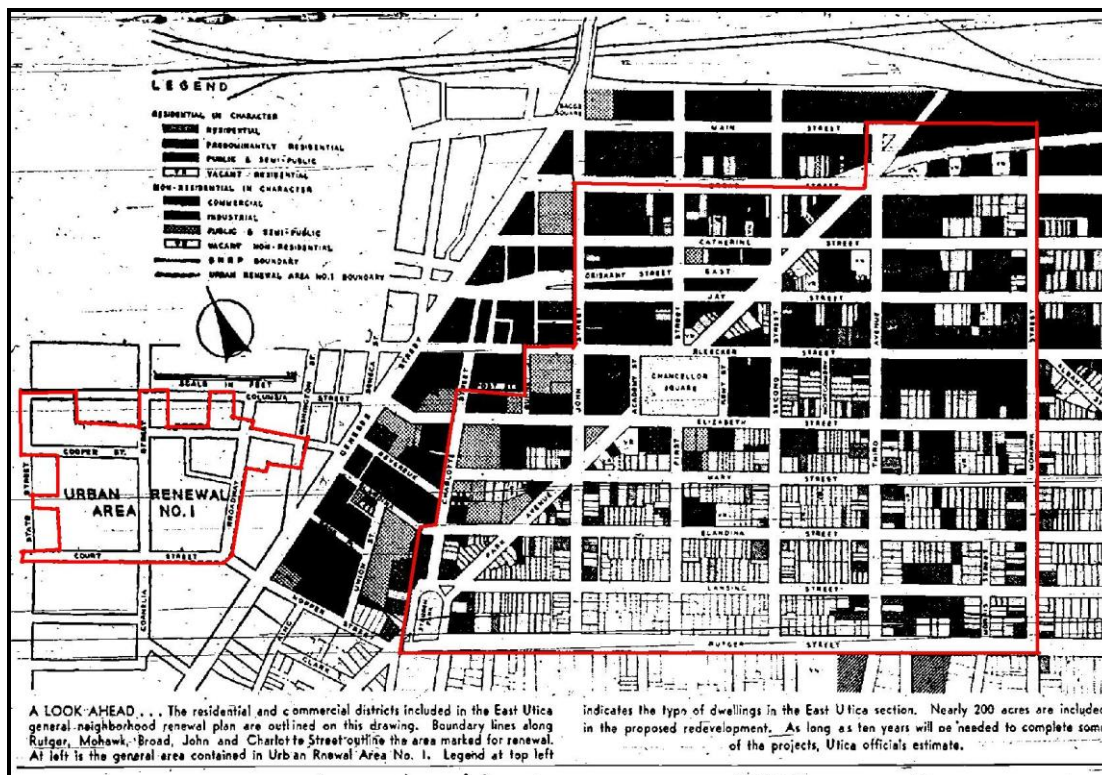


Figure 33. The two urban renewal areas as defined in 1960 (*Utica Observer-Dispatch*, 17 April 1960). The red overlay follows the outlines of the areas. “Urban Renewal Area No. 1” had expanded slightly from its extent as published the previous year (Figure 32). Subsequent changes brought properties along Genesee Street within the Urban Renewal zones.

In July of 1965, the *Utica Daily Press* reported that a new urban renewal director, Dana K. Roecker, had been appointed. Roecker, a young man, had worked at the Candeub & Fleussig planning firm for four years and was then working on his master’s degree in urban planning from New York University.¹²⁴ Roecker’s transfer in status from consultant to public official was not unusual in the period; the Urban Renewal program was nationally plagued by such mobility.

Unprecedented powers were in the meantime given to the Urban Development Corporation, created in 1968 to enact the goals of Urban Renewal programs throughout New York State.

New York’s Urban Development Corporation, created last year to aid communities in their efforts to eradicate urban blight, recently celebrated its first birthday.... Nowhere in the United States is there an urban renewal agency with the powers possessed by New York’s Urban Development Corporation. Created at the urging of Governor Rockefeller and carefully nurtured by him after rocky birthpangs one year ago, it can condemn real property, override local zoning regulations and building codes and go anywhere it wants to in the state. It can borrow up to \$1 billion and with the money, demolish buildings, plan new structures, build them, own them and operate them. It can destroy an entire city, as long as it finds it to be “a substandard area.” It can then plan and build on the desolated land a brand new community. It

¹²⁴ “City Hopes New Leadership Means New Renewal Progress,” *Utica Daily Press*, 10 July 1965, 6.

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can do all these things without regard to local wishes, politics and red tape. It could if it so desired, move into Albany, Schenectady or Troy, rebuild the rapidly deteriorating downtowns, plan for orderly construction of low and middle-income housing and erect an industrial complex as part of a drive to eradicate unemployment. It has so far signed agreements for urban development work in 11 cities throughout the state with an estimated construction cost of \$600 million. The work will involve construction of more than 20,000 housing units in Amsterdam, Binghamton, Buffalo, Ithaca, Newburgh, New York City, Ogdensburg, Ossining, Peekskill, Utica and Yonkers.¹²⁵

A large number of buildings were razed using the powers of this authority. Although plenty of demolition took place, the promise of new construction overseen by the Urban Development Corporation hardly came to anything in Utica. In addition to delays caused by lack of initiative on the part of private developers, political corruption among local officials (the city was excoriated by the *Observer-Dispatch* in a series of articles that won them the Pulitzer Prize for Public Service in 1959) played a significant role in the failures encountered by Urban Renewal in Utica. Several projects, were, however, brought to fruition, or were at least initiated, within the city. The very first – Utica Memorial Auditorium – was completed in 1959. It was outside the Downtown Genesee Street Historic District but became an important symbol of the potential of Urban Renewal. The rest took place within the district and are discussed in order of their completion.

¹²⁵ “State’s Urban Development Corp. a Giant Not Yet Awake,” *Albany Times Union*, 3 August 1969, B-1.

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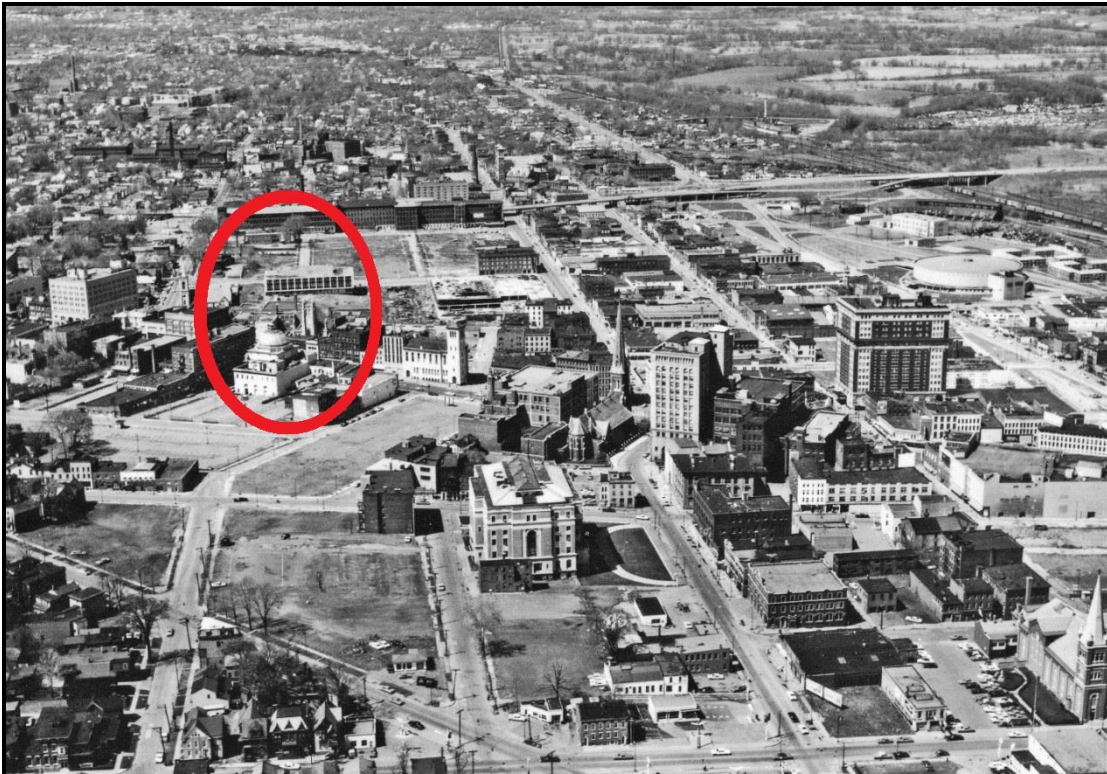


Figure 34. The district in April 1967, after initial clearance undertaken by Urban Renewal. The new city hall building can be seen at center left above the dome of the Bank of Utica (Observer-Dispatch photograph). The bank faces Genesee Street, which is at the center of this photograph.

Utica Memorial Auditorium (1959) [Not included in this nomination]

While not within the Downtown Genesee Street Historic District, the Utica Memorial Auditorium (affectionately known as the Aud, 400 Oriskany Street West) was constructed contemporaneously to the Urban Renewal program in Utica and was seen as part of the rejuvenation proposed by Urban Renewal. Today the Aud is a National Historic Civil Engineering Landmark structure, notable for its pre-stressed dual cable roof system. Designed by Gilbert Seltzer, details of its innovative structural design were worked out by John A. Roebling's Sons Company and Lev Zetlin. It was completed in 1959. All other Urban Renewal projects noted below are located within the District.

New City Hall (1961- 1967)

Richard Upjohn (1802-1878) had designed Utica's old city hall in 1853 in Renaissance style, with a campanile and four-faced clock. The building was four stories high and constrained on its site. The first proposal to construct a new city hall was presented by Ray B. Martin, the Urban Renewal Director for the city, in September 1961.¹²⁶ The idea of replacing city hall was approved by the Common Council in October 1961, pending federal and state funding.¹²⁷ A movement to preserve the old structure immediately began and was among the earliest

¹²⁶ Tony Vella. "Council Faces Decision Next Month on City Hall Issue," *Utica Observer*, 24 September 1961, 13.

¹²⁷ Tony Vella. "Council Asks State, Federal Funds for Urban Renewal," *Utica Daily Press*, 5 October 1961, 21.

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attempts at preservation advocacy in the community.¹²⁸ Although the clock tower was retained for a time after the razing of the balance of the building, in the end only the clock from the City Hall was preserved, and installed in a tower on the grounds of the new building.

The project moved forward slowly, going through design and site changes. Preliminary designs were presented in March 1964 by Utica architect Frank C. Della Cese and approved by the Common Council. The Inter-County Development Corp, New York, in charge of redeveloping this urban renew parcel, was to start construction in the autumn of that year.¹²⁹ Originally envisioned to occupy the same site as the old city hall, failure of plans for the parcels to the west inspired relocation to a new site:

At the outset, there were grandiose plans to have William Zeckendorf of New York City develop what was at first a 28-acre site not connected to Genesee Street. Zeckendorf came to the city and spoke of a \$20 million to \$30 million project that would include a shopping center, office and hotel complex. However, he said initially that he would not be interested unless the parcel was joined to Genesee Street. At that outset, Genesee Street was a thriving retail center, and Zeckendorf said it would make no sense to have the two centers—old and new—separate and competitive. After his firm made an elaborate study of the retailing needs, traffic flow and growth expectations, Zeckendorf said the future was not promising enough to warrant building the size project he planned. A smaller one, he said would not succeed either, because it would not have enough to draw from the suburbs and elsewhere. Then, the original optimism for the project turned to pessimism. No one seemed to know what to do with the land. So, it was decided to build a new City Hall there as a magnet. This would also allow the leveling of the old City Hall, thereby joining the project to Genesee Street.¹³⁰

A February 17, 1967 newspaper article from the *Utica Daily Press* announced that the new City Hall would be dedicated the following morning.

Oriskany Plaza (1964-1968)

The Oriskany Plaza project was envisioned as a redevelopment project driven by investment from one of Utica's principal retailers, the Boston Store. It was located immediately to the east of the Boston Store, bounded by Bleecker Street on the south, Jay Street on the north, and Burnet and Charlotte streets at the east and west. On August 5, 1964, the *Utica Daily Press* reported that:

The Planning Board reviewed designs of the Oriskany Plaza urban renewal project last night and hired a consultant for \$12,000 a year to perform city planning work. The consultant was Candeub, Fleissig & Associates, Newark, N. J. which also serves as planner for Utica's urban renewal program.

Dana Roecher, a staff member with Candeub-Fleissig, discussed preliminary plans for the Oriskany Plaza Project.

¹²⁸ "Dedication to Draw 900," *Utica Daily Press*, 5 August 1967, 17.

¹²⁹ Laurence Paul. "Council Jabs Dulon on Lights, Renewal, Budget," *Utica Daily Press*, 5 March 1964, 21.

¹³⁰ "Urban Renewal Ends on Bright Note," *Utica Daily Press*, 24 February 1979.

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It is expected that the Boston Store will buy and redevelop this two-acre area immediately east of the store between Bleecker and Oriskany Streets. The plans unveiled by Roecher showed a parking garage and two smaller retail structures located just west of Franklin Street; an open mall would separate them.¹³¹

In October of 1964, the *Utica Daily Press* recorded that:

Urban Renewal Director, Ray B. Martin has said construction on the urban renewal project is expected next spring. A 438-space, \$1.2 million parking garage and two smaller retail structures are planned in the project area. The site is bordered by Charlotte, Bleecker, Franklin and Oriskany Streets.¹³²

A one-story commercial building with a suburban design was constructed fronting Bleecker Street and soon occupied by the Boston Store. Although it fills the street frontage of the block, its sprawling design provided a poor replacement for the seven-story Hotel Martin that had occupied the block.

Oneida County Office Building (1964-1969) and the New York State Office Building (1964-1972)

Receiving far less press, and proceeding much more smoothly than other projects initiated by the City of Utica, was the related development of sites east of Genesee Street directly across from City Hall that were intended to create a continuous zone of public offices reaching as far as the county courthouse. These included a new Oneida County office building by architect Edmund Booth, Sr. and an office building for regional state offices.¹³³ At the time (1964) it was noted that:

...the new [County] office building would form a ribbon of public buildings across the heart of downtown Utica with the proposed State Office Building on Genesee Street and the new City Hall in Urban Renewal Project No. 1. [County Executive Charles T.] Lanigan viewed the three buildings, combined with other building in the Urban Renewal project, as a pump-priming program, which would provide many jobs while industry seeking efforts go forward.¹³⁴

The 10-story New York State Office Building was designed by Syracuse architects Pederson, Hueber Hares & Glavin, and was planned for a site on the east side of Genesee Street between Blandina and Devereux streets. Plans for this structure were publicly presented in November 1966. The County Office Building was constructed to the east of the State Office Building, on the east side of Charlotte Street with its principal entrance on that public way. Site work for both structures was underway in 1967; the State Office Building was completed in 1972.

Kennedy Plaza Parking Garage (1964-1970)

¹³¹ "Planners Hire Consultant, Review Plaza Proposals," *Utica Daily Press*, 5 August 1964, 11.

¹³² "Plaza Project Public Hearing Salted Tonight," *Utica Daily Press*, 6 October 1964, 19.

¹³³ Laurence Paul. "UR Aid May Cut New Building Cost \$6,000,000: Martin," *Utica Daily Press*, 1 September 1964, 10.

¹³⁴ William Lucy, "Lanigan Favors Utica for County Building," clipping from an unidentified newspaper, c. August 1964. History File 22420, Oneida County History Center, Utica, New York.

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After the removal of the old city hall, the second piece of the project to develop a new civic center (on what became known as Parcel 2) called for the development of a parking garage and mixed-use mid-rise building on a site directly to the north of the New City Hall.¹³⁵ Groundbreaking ceremonies were held in July 1965:

Parcel 2 lies in the northeast corner of the project, adjoining Columbia Street and Broadway. The eight-story office building will be located on this parcel. Inter-County, at the time it buys Parcel 2, will also buy Parcel 5 and immediately resell it to the city for the same price. The new City Hall will be built there.

The office building complex will include an arcade of specialty shops on the first floor, at plaza level, and two lower levels of parking and general stores fronting to Columbia Street.

The office building is the first phase of the total redevelopment project, which will eventually include a hotel, theater, department store and other facilities.¹³⁶

Several new players were now involved in the city's Urban Renewal efforts—these were sidetracked when William Zeckendorf pulled out of the Kennedy Plaza project, which had been initiated by the Inter-County Development Corporation. *Utica Daily Press* reporter, Carleton Viens, wrote on February 9, 1967 that:

Advice from the principal mortgage holder of the city's long stalled urban renewal project was called for last night at the Urban Renewal agency (URA) board meeting. Mayor Frank M. Dulan, URA Chairman, asked UR Director Dana K. Roecker to have a letter written today to the Barnaby Concrete Corp., New York City, "to invite him or his representatives to come to Utica and give us his suggestions." The Barnaby firm holds a \$901,366 mortgage against the city's first urban renewal project. Work stopped on the project more than two years ago when Inter-County Development Corp., New York City, ran out of construction funds.¹³⁷

According to a November 1967 article from the *Utica Observer-Dispatch*:

Legwork and brainwork have begun on Barnaby Concrete Corp's \$30-million plan to expand long-stalled Project One into a Center City Mall urban renewal complex in West Utica.

Barnaby would take a six-block area from the North South Arterial to Genesee Street, for its complex. Inter-County had envisioned a smaller, \$30 million area.¹³⁸

The developer's plans remained unrealized; the Center City Mall project, designed by Lathrop, Douglass, Mahle architects, was abandoned. Once again, a project was thought too expensive to build and Utica too small to support it. Only one section of the plan was finished. Work to complete the Kennedy parking garage component

¹³⁵ Note: these parcel numbers are not the same as the projects outlined in Figure 2; unfortunately, the same parcels were called identified under different names at different times.

¹³⁶ Laurence Paul. "Work to Start July 31 on City Office Building," *Utica Daily Press*, 7 July 1964, 13.

¹³⁷ Carleton Viens. "Stalled Project Help Sought from Barnaby," *Utica Daily Press*, 9 February 1967, 21.

¹³⁸ "Center City Mall Studies Started For Project One," *Utica Observer Dispatch*, 12 November 1967, 18.

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of the project, begun in 1964, was finished in July 1970.¹³⁹ Subsequent plans for adding a Hilton hotel on top of the parking garage podium were announced in November 1971 but were contingent upon funding.¹⁴⁰ The mayor maintained that construction of the Hilton Hotel would begin later that year.¹⁴¹ However, Joseph Pacitto, Redevelopment and Housing Administrator, reported to the Utica Common Council in February of that year that such a project would cost the city \$500,000, and that:

While the original garage development plans may have contemplated office use or hotel use, or both, these plans were, in fact abandoned when the redeveloper went broke and left an incompleated [sic] mass of concrete. The city's takeover and the subsequent completion of the garage does not mean that the garage was completed to every detail and specification [as would have been done by the private redeveloper] to assure the safety and feasibility of an office building or hotel or both over the garage. The city merely salvaged what was available and completed the interior of the garage shell so that a parking garage evolved. The garage, then was not completed to meet any available redeveloper's requirements of needs.¹⁴²

Despite this assessment, support for the addition of a hotel or commercial building was reactivated in 1974 by the Mayor, who saw the incomplete garage as a glaring failure of the Urban Renewal program:

Mayor Hanna said today that established Utica banks have not given enough impetus to the growth and development of the city, and cited the failure of city government to attract a developer for the Kennedy Plaza Garage as an example.

Hanna referred to the various schemes for buildings above the Kennedy Plaza Garage as "the would-be office building, the would-be hotel, the would be anything,"

He said he does not blame the banks entirely for the failures of garage-developers to erect a structure above it over the past several years, but said they could have established a pace for other parties interested in the garage to follow.¹⁴³

On May 15, 1974, reporter Denney Clements wrote that Mayor Hanna was meeting with Norman Shapiro, president of Park Edge Developers, later that week to discuss construction of a building on top of the Kennedy Plaza Garage. The Mayor continued to comment that he had at least three other prospects for the garage, and he reiterated his promise to voters that there would be construction above that garage before the end of his term in office.¹⁴⁴

In 1975, it was reported that "that plans for a Holiday Inn to be constructed on top of the Kennedy Plaza Garage were hinging on an economic study being done on the project.¹⁴⁵ The proposal had changed back into an office

¹³⁹ "Kennedy Plaza Parking Garage Ready to Open," *Utica Daily Press* [July] 1970.

¹⁴⁰ "Hilton Hotel in Utica is Closer to Reality," *Utica Daily Press*, 30 November 1971, 13.

¹⁴¹ "Caruso: Keep Looking for Pot of Gold," *Utica Daily Press*, 25 January 1972.

¹⁴² Mike Woods, "Pacitto Views Plaza Story: Hilton Site History, Action," *Utica Daily Press*, 9 February 1972.

¹⁴³ "Banks Haven't Helped City Grow, Hanna Says," *Utica Observer Dispatch*, 23 April 1974.

¹⁴⁴ "Hanna Says Developer Due for Talk," *Utica Observer Dispatch*, 15 May 1974.

¹⁴⁵ "Utica Holiday Inn Project Hinges on Economic Study," *Utica Daily Press*, 21 January 1975.

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building by May 1976, put forward by a local contractor who included a “concept for developing the two blocks immediately to the east of the garage” for commercial sites.¹⁴⁶ Neither this, nor any other subsequent proposals for the building came to fruition; it remains today a fragment.¹⁴⁷

Kennedy Plaza Apartments (1969-1972)

One last project was undertaken as part of Utica’s Urban Renewal efforts. At the westernmost edge of Project 1, the Kennedy Plaza apartments were built to replace an urban neighborhood directly adjacent to the new City Hall site. Ulrich Franzen & Associates, internationally-known architects headquartered in New York, designed the complex, which began construction in 1969. The complex was of 300 units was dedicated in January 1972.¹⁴⁸

In 1973, eight months later, there were still 131 open apartments. This apartment complex was the city’s most expensive apartment development costing \$28,000 a unit. The Kennedy Plaza was the only apartment project at that time that could not fill its vacancies.¹⁴⁹ It has since been turned over to private management.

Aftermath

Most of the remaining undeveloped Urban Renewal parcels held by the City were sold off in 1972.¹⁵⁰ Little development subsequently occurred on any of these sites. Mayor Edward A. Hanna attempted to revive the “Center City” shopping mall concept in 1974 with his “La Promenade” project, to be located on the former City Hall site; it was originally imagined as the centerpiece of a rejuvenated shopping district but remained a vacant lot, blighting the street.

Hanna envisioned connecting the new City Hall with Genesee Street by constructing a new shopping street on an axis with a tower located in the plaza in front of City Hall. Although initially approved by the Urban Renewal Agency in July 1975, “the Department of Housing and Urban Development (HUD)...denied Utica more than \$4 million in ‘urgent needs’ money for the downtown and Bleecker urban renewal projects.”¹⁵¹ Although preliminary site work for Hanna’s La Promenade was completed in 1977, the project was subsequently abandoned due to lack of private investors.¹⁵² Only two remnants remain—the Tower of Hope and an attached arcade with some landscaping on the grounds of the New City Hall.¹⁵³

Transfer of the remaining Urban Renewal parcels to the privately-held 200 Genesee Street Corp was approved in 1978; the current Radisson Hotel and a parking garage opened on the site in 1980.¹⁵⁴

¹⁴⁶ “Gaetano Ready to Offer Plan for Office Building,” *Utica Observer Dispatch*, 29 May 1976.

¹⁴⁷ “Would Pit Developers in Contest,” *Utica Daily Press*, 9 June 1976.

¹⁴⁸ “Chamber Praises Rector, Publisher,” *Utica Daily Press*, 12 January 1972.

¹⁴⁹ “High-rise Kennedy Plaza Down Low in Occupancy,” *Utica Daily Press*, 11 March 1973.

¹⁵⁰ “Caruso: Keep Looking for Pot of Gold,” *Utica Daily Press*, 25 January 1972.

¹⁵¹ “Utica Denied \$4 Million for 2 U. R. Projects,” *Utica Daily Press*, 16 July 1975.

¹⁵² “Time to Move On Downtown,” *Utica Daily Press*, 30 June 1977.

¹⁵³ “La Promenade Faces Cash Shortage,” *Utica Daily Press*, 30 January 1975; “Injunction Blocks Path Of La Promenade, Tower,” *Utica Daily Press*, 6 May 1975; “Urban Renewal Agency Reaffirms Approval of La Promenade Project,” *Utica Daily Press*, 7 May 1975.

¹⁵⁴ “Urban Renewal Agency Oks Local Developer for Hotel,” *Utica Daily Press*, 8 February 1978.

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After the fact, Utica's Urban Renewal strategy was seen to be misguided. On September 24, 1977, the *Utica Daily Press* commented:

For decades, we have witnessed the deterioration of the downtown areas of cities such as Utica and Rome. Utica made a feint at doing something about the problem when it launched Urban Renewal Project No. 1, the 28-acre site where City Hall and the aborted office building (Kennedy Plaza) and Kennedy Plaza Apartments are located.

Now, the results of a major study of the present and future of 25 downtowns has been released and there is optimism. What apparently has been basically wrong [is that] cities have been seeking to retain downtowns as major shopping centers. Quite obviously, that hasn't worked. The natural trend was to the suburbs, and it has been foolish to attempt to reverse the trend. Instead, the study shows downtowns are now the natural centers for offices both public and private, transportation centers and cultural and entertainment centers. The conclusions of the study are dramatically shown by what has happened in Utica I the past two decades. Downtown, once a thriving shopping center, has seen the retailing shift to the suburbs. And, the process is continuing. Meanwhile, there has been considerable building of offices. Unfortunately, the great majority of those have been public – such as the county, state, and city buildings. The failure to get the Kennedy Plaza Office building constructed was largely due to mismanagement. "The problem of evaluating downtowns has been that the key indicators have not, until now, been identified. So we look at retail sales and population dropping and tend to overlook other indicators, like assessed valuation, jobs and capital investment," said William R. Hill, Executive Director, of the International Downtown Executives Association.¹⁵⁵

Looking back in 1979, the *Utica Daily Press* assessed the failure of Urban Renewal as promoted by the city:

Many Uticans have probably forgotten what Urban Renewal Project One is – or was. The project, which started with great hopes 20 years ago, has now been officially written off, with the final payment by the city to the federal government of 2,000,000.... One reason the project never achieved its original goal was that it was bucking a natural trend to the suburbs. Also, it was a mistake by the federal government to level large, run-down areas before it was known what would be built on the site. The bureaucratic theory in those days when money was starting to pour out of Washington was that a large, vacant tract in a city center was bound to be snapped up for a project on the order of that considered by Zeckendorf. The theory may have been valid for some cities but not for all. It has been a long, discouraging, costly route to follow.¹⁵⁶

1972—Today

From 1960 to 2000 Utica lost approximately a bit less than 40 percent of its population. Urban Renewal initiatives, which removed much of the downtown housing stock in an effort to provide distinct and separate commercial and residential zones, fueled this downward spiral. Recently, however, an influx of new immigrants, particularly from Bosnia, has reversed this population trend for the first time in generations.

¹⁵⁵ "Study Puts New Focus on Downtown," *Utica Daily Press*, 24 September 1977.

¹⁵⁶ "Urban Renewal Ends on Bright Note," *Utica Daily Press*, 24 February 1979.

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Resurgence of interest in the neighborhood began in the late 20th century. Renovation of the Boston Store as a call-in center; restoration and reopening of the Hotel Utica (renovated again in 2016-17); and the move of Utica College to the former Fraser's Department Store have all fueled activity downtown and increased interest in the conversion of the upper floors of older commercial structures into apartments.

The recent establishment of the Nanocenter on the campus of SUNY Polytechnic Institute in nearby Marcy has brought additional interest and support for development in the Downtown Genesee Street Historic District. Small businesses and young professionals who would like to live in an urban environment have demonstrated increasing interest in living in downtown Utica. For the first time in decades, the prospects for rebirth of this neighborhood are promising.

Criterion C—Architecture

As Utica's premier commercial public way, Genesee Street naturally benefitted from the efforts of some of the state and region's most talented architectural designers. Given the nascent status of that profession in the city until the third quarter of the 19th century, it is perhaps not surprising that most of the antebellum buildings were designed by representatives of the profession from more established communities, chiefly, Albany. These included Philip Hooker (1766-1836), Robert Higham (active c. 1829-c. 1850), William L. Woollett (1815-1874), and William Ellis (1816-1866), designer of Westminster Presbyterian (built 1854, 714 Washington Street). Local architect-builders who competed with these well-established designers include Edward Crane (active in the 1820s) and a "Mr. Bourne," who designed the Mechanic's Hall in 1836 (within the Lower Genesee Street Historic District),

In the second half of the 19th century, the rising prominence of Utica as a regional commercial center is reflected in structures designed by architects of national reputation. These structures reflect the full range of historicist styles popular during that period, with particular emphasis on the Gothic Revival and Richardson Romanesque styles. Richard Upjohn (1802-1878) designed the old Utica City Hall (1851, razed 1967) and Grace Church (1856-60, NR 1997), both on Genesee Street. A. J. Davis and Gervase Wheeler, nationally prominent in the middle decades of the 19th century for their domestic designs, had clients in the city. This trend continued into the 20th century. Robert W. Gibson provided the design for the Utica Savings Bank (1898); York & Sawyer designed the First National Bank of Utica (1922-26); Thomas W. Lamb designed the Stanley Theatre (1928, NR 1976); and Ulrich Franzen & Associates were responsible for the Kennedy Plaza apartment complex (1969-72). However, the 20th century also saw the increasing maturity of local practitioners and a concomitant increase in local patronage.

More architects began to establish permanent offices in Utica in the years immediately after the close of the Civil War. By the end of the century, the first generation of architects who had attended university began to open offices in the city. The establishment of professional degree programs at nearby Hamilton College and Colgate University in the late 19th century meant that many of Utica's architects of that generation were classmates. A number formed partnerships, or received the balance of their training in firms run by people with whom they had social connections either through the colleges or by way of familial relation. This closely-knit relationship between a number of the city's architectural firms continued into the 20th century; as a phenomena, it is characteristic of a number of the region's small and mid-size cities, including Troy, Albany, and Syracuse.

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While it would be tempting to assign responsibility for the similarity of the work of Utica's late 19th and early 20th century architects to the close social and working relationships that existed between them, it is just as likely that the proliferation of architectural journals during that period was responsible for their similar adoption of the Romanesque Revival in the 1880s, the Beaux Arts and Roman Classical in the 1890s and into the early 20th century, and the Colonial Revival and other styles in the early 20th century. Utica's architects thus took part in each of the stylistic trends that were popularly applied to commercial architecture across the United States during this period.

Frederick Hamilton Gouge (1845-1927) was head of the profession in central New York from the late 19th into the early part of the 20th century. He is represented by several projects within the district, including commercial blocks at 228-230 Genesee Street (c. 1881) and 240-44 Genesee Street (1884), the Oneida National Bank at 157 Genesee Street (1886), and the New Century Club (1897) at 253 Genesee Street.

Other turn-of-the-century Utica architects, well-known in their day, are represented by fewer examples of their work within the district. George Edward Cooper designed the Paul Building at 209 Elizabeth Street (1893) and the Masonic Temple at 251 Genesee Street (1897-98). Linn Kinne provided the plans for the MayRo building at 239 Genesee (1914-15).

Egbert Bagg Jr. (1883-1969) was in association with Clement R. Newkirk (1884-1965?) from 1919. The successive firms that he or his son Egbert Bagg IV (1920-1998) headed or co-partnered through 1973 were responsible for designing at least 11 buildings in the district—plus renovations to earlier structures. An annex to the Fort Schuyler Club at 254 Genesee (1920) is among the firm's earliest works, which were typically residential projects during the 1920s. In the second quarter of the 20th century, the firm reached its highest stature, with commissions for hospitals and schools in Rome, Clinton, Utica, and Remsen, and work for Cornell University and Hamilton College.¹⁵⁷ Egbert Bagg Associates and Egbert Bagg IV (active c. 1950-1973) designed a gymnasium and dormitory for the YMCA at 726 Washington Street (1949 and 1956-58), and a mixed-use building at 276 Genesee Street (1969-70). The Bagg family's high professional status in the region, promulgated at a national level via architectural publications of the period, is attested to by the high quality of their work in the district.

Other regionally prominent mid-twentieth century architects are represented by projects within the district. Edmund J. Booth (1931-1994) began practice in 1950 and was active in Utica, Rome, Syracuse, and Gloversville. Alone and with associates, he designed two structures for the Oneida National Bank, at 266 and 268 Genesee Street (1955-57 and 1957-59); alterations to the County Courthouse (1957-59 and 1973) and to Grace Church (1976); and—in what may have been his largest commission—the Oneida County Office Building (1965-69). Booth appears to have been the favored architect of Oneida County officials, who gave him commissions for the design of the County Airport and other projects. He also designed school buildings and shopping plazas, together with a few religious structures.

Frank C. Delle Cese (1911-1990), who designed the City Hall (1964-67), is represented by three other projects in the district, each a renovation of an earlier structure. These include the Citizens Trust building at 520 Seneca Street (1969), Oneida National Bank (1975-76), and Stanley Theatre (1978). The work of Delle Cese, who

¹⁵⁷ *Questionnaire for Architects' Roster and/or Register of Architects Qualified for Federal Public Works*, Bagg and Newkirk, 1 May 1945. American Institute of Architects Archives, Washington, D. C.

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trained in the office of Bagg and Newkirk, was chiefly confined to Utica, Rome, and smaller nearby communities, and included a number of schools and institutional structures.

Overall, the Downtown Genesee Street Historic District contains significant examples of the work of all the principal architects in the City of Utica during the period of significance, as well as a number of state and nationally-known practitioners.

Conclusion

The Downtown Genesee Street Historic District retains important commercial and institutional structures, together with some of the city's earliest standing dwellings remodeled for commercial or institutional use. Taken together, the buildings in the district embody the history of the community from 1825 to 1972—its period of significance—representing its years of economic success, subsequent decline, and efforts at rejuvenation as a pioneering project of the Urban Renewal program. As a group, the buildings represent the commercial and institutional history of Utica from just after the opening of the Erie Canal to the end of the Urban Renewal era. Buildings and associated landscapes within the district offer examples of all of the major architectural styles and planning approaches current at different times, including the large retail houses built during Utica's late-19th and early 20th century transportation and commercial heyday, civic-minded projects from the first quarter of the 20th century, less architecturally distinguished structures from the city's post-industrial period after World War II, and the variations on Modernism favored by the Urban Renewal program. As a group, these structures represent the public face of the city as known and recognized by its citizens, and chart the progress of the architectural profession during that period.

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Downtown Genesee Street Historic District
Name of Property

Oneida County, NY
County and State

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Downtown Genesee Street Historic District
Name of Property

Oneida County, NY
County and State

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

Downtown Genesee Street Historic District
 Name of Property

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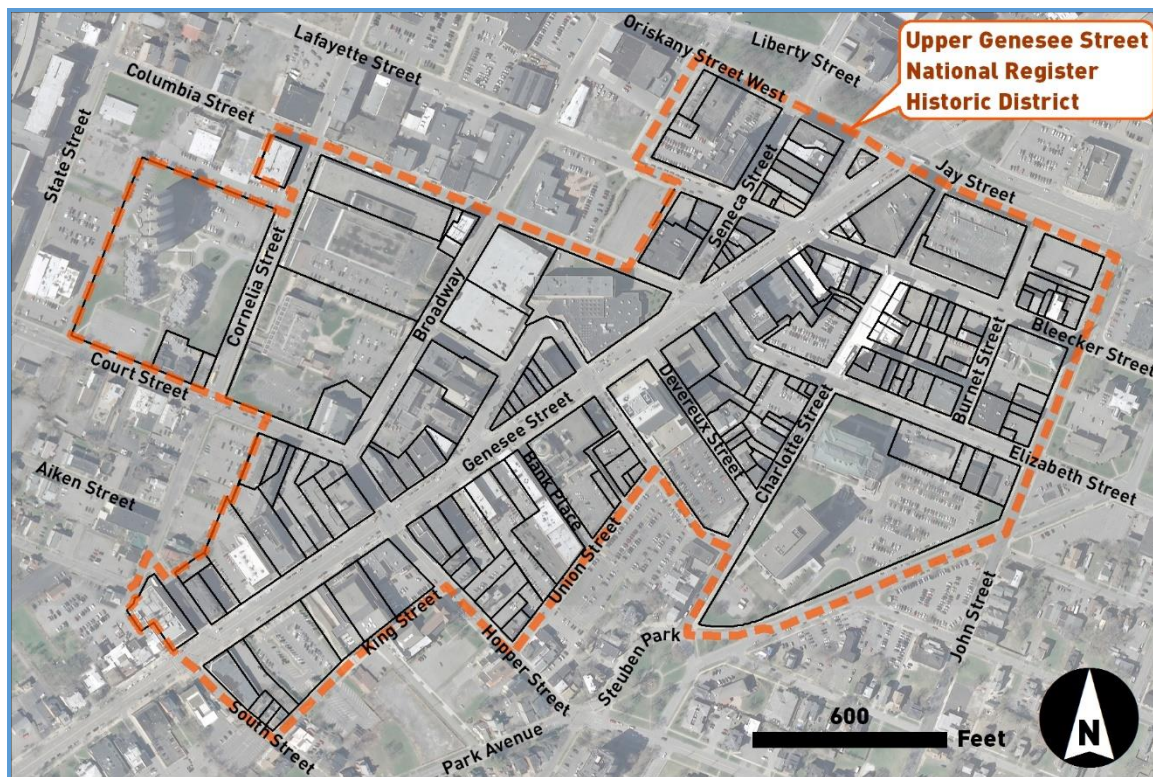
10. Geographical Data

Acreage of Property 81.90 acres
 (Do not include previously listed resource acreage.)

1	<u>18N</u> Zone	<u>481191</u> Easting	<u>4772321</u> Northing	6	<u>18N</u> Zone	<u>480770</u> Easting	<u>4771710</u> Northing
2	<u>18N</u> Zone	<u>481566</u> Easting	<u>4772136</u> Northing	7	<u>18N</u> Zone	<u>480647</u> Easting	<u>4771801</u> Northing
3	<u>18N</u> Zone	<u>481462</u> Easting	<u>4771896</u> Northing	8	<u>18N</u> Zone	<u>480631</u> Easting	<u>4771826</u> Northing
4	<u>18N</u> Zone	<u>481223</u> Easting	<u>4771802</u> Northing	9	<u>18N</u> Zone	<u>480587</u> Easting	<u>4772083</u> Northing
5	<u>18N</u> Zone	<u>481178</u> Easting	<u>4771798</u> Northing	10	<u>18N</u> Zone	<u>480653</u> Easting	<u>4772252</u> Northing

Verbal Boundary Description

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



Downtown Genesee Street Historic District
Name of Property

Oneida County, NY
County and State

Boundary Justification

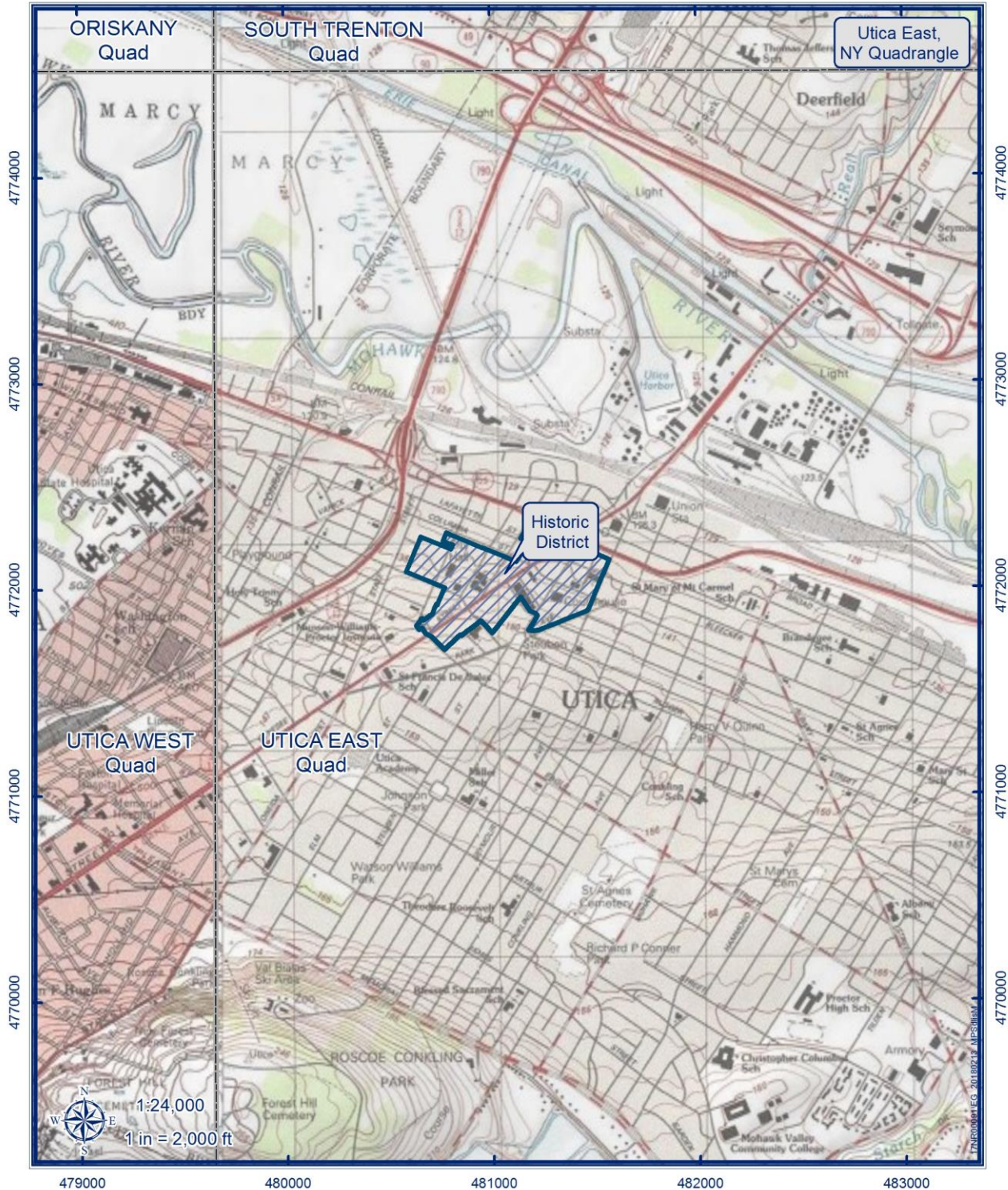
The boundary of the Downtown Genesee Street Historic District was drawn to encompass the entirety of the remaining commercial structures along Genesee Street, together with the principal Urban Renewal projects undertaken within and adjacent to Genesee Street during the Urban Renewal period, 1957-1972. In general, the district extends one block to either side of Genesee Street unless it needed expansion to take in Urban Renewal properties. The district boundaries include residential properties only if they fall within blocks predominated by commercial or mixed use buildings, or if they were altered for commercial or institutional use during the period of significance.

Downtown Genesee Street Historic District
Name of Property

Oneida County, NY
County and State

Downtown Genesee Street Historic District

Utica, Oneida Co.,
New York



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



Downtown Genesee Street Historic District
Name of Property

Oneida County, NY
County and State

Downtown Genesee Street Historic District

Utica, Oneida Co.,
New York



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

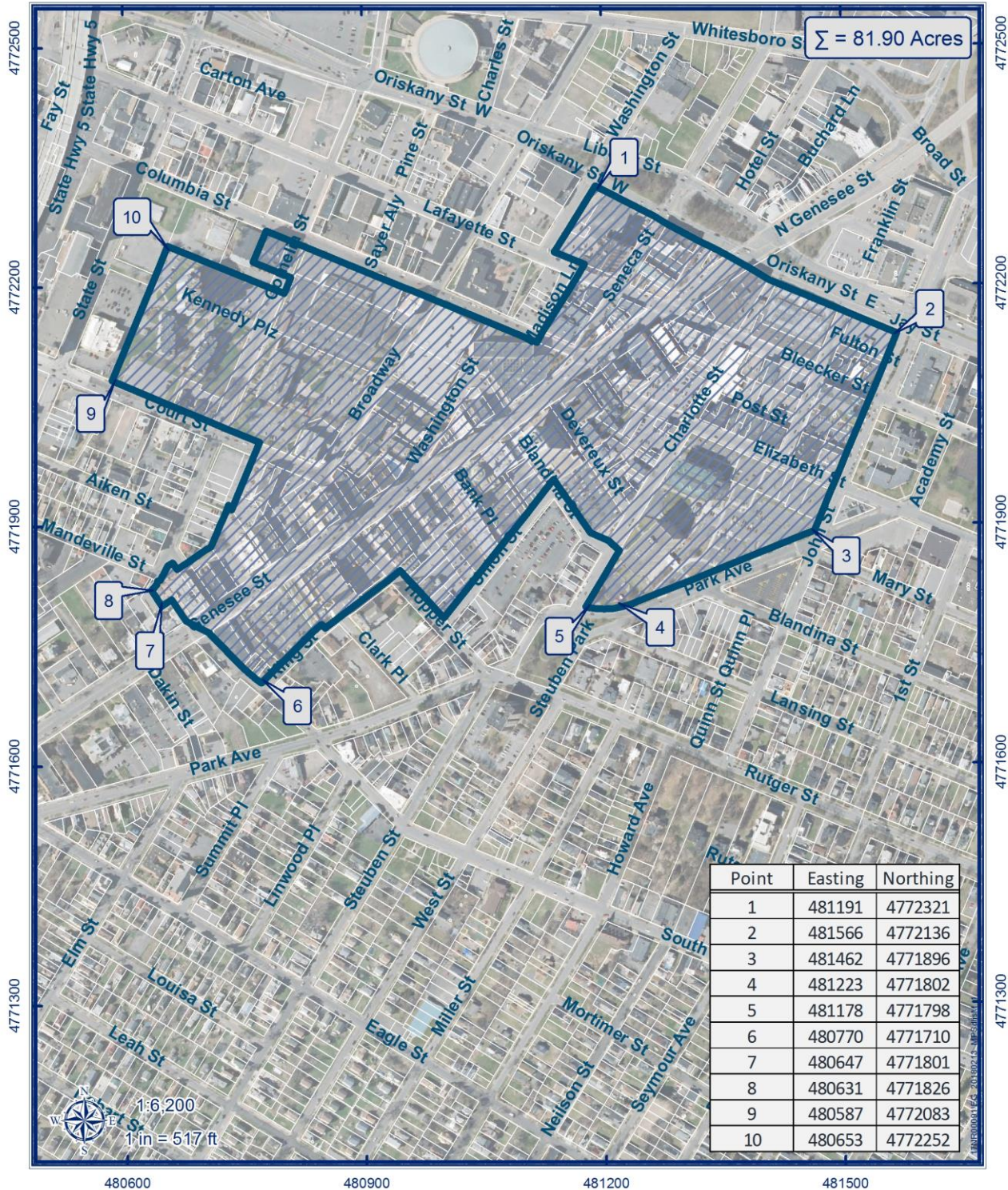


Downtown Genesee Street Historic District
 Name of Property

Oneida County, NY
 County and State

Downtown Genesee Street Historic District

Utica, Oneida Co.,
 New York



Point	Easting	Northing
1	481191	4772321
2	481566	4772136
3	481462	4771896
4	481223	4771802
5	481178	4771798
6	480770	4771710
7	480647	4771801
8	480631	4771826
9	480587	4772083
10	480653	4772252

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

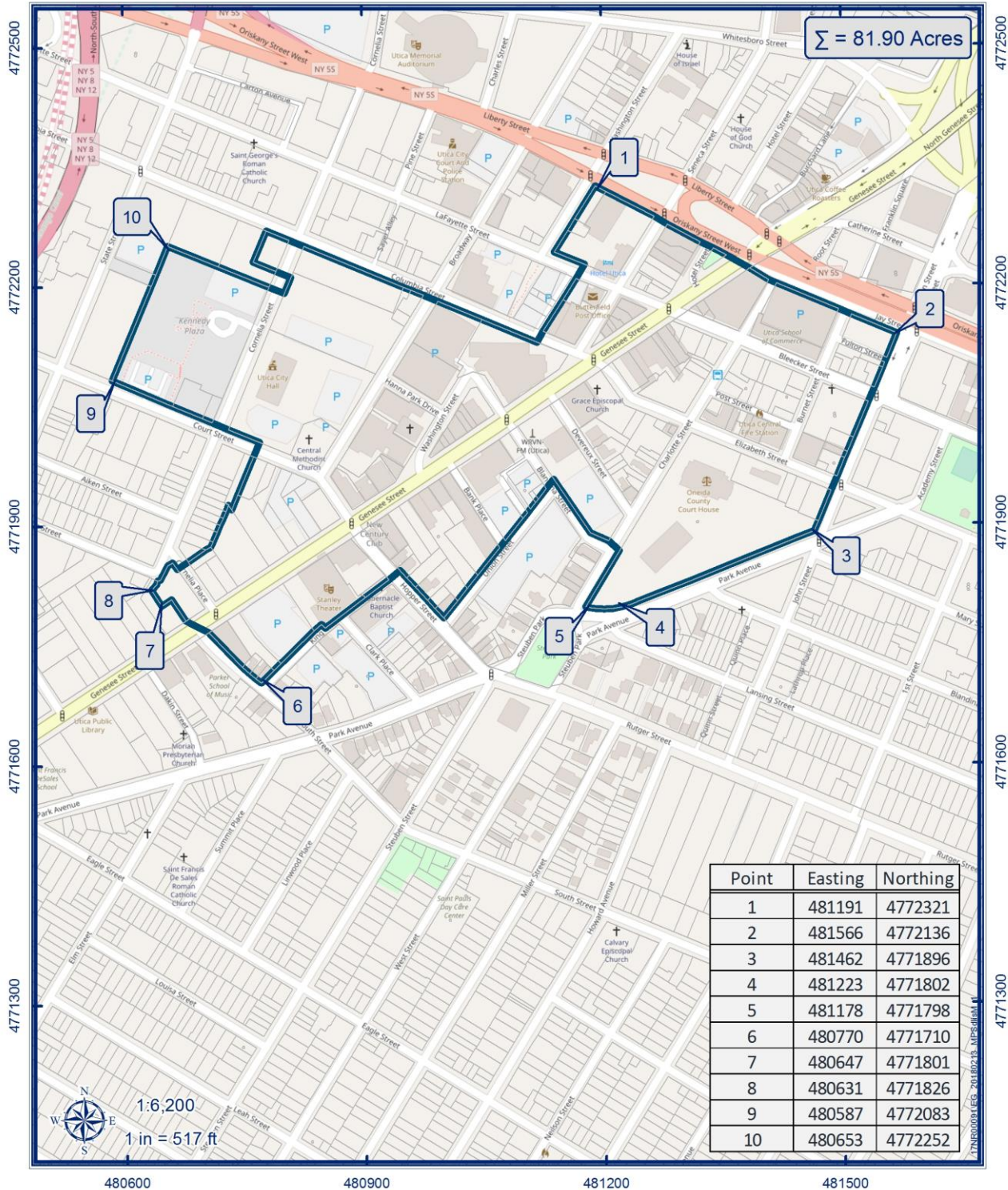


Downtown Genesee Street Historic District
 Name of Property

Oneida County, NY
 County and State

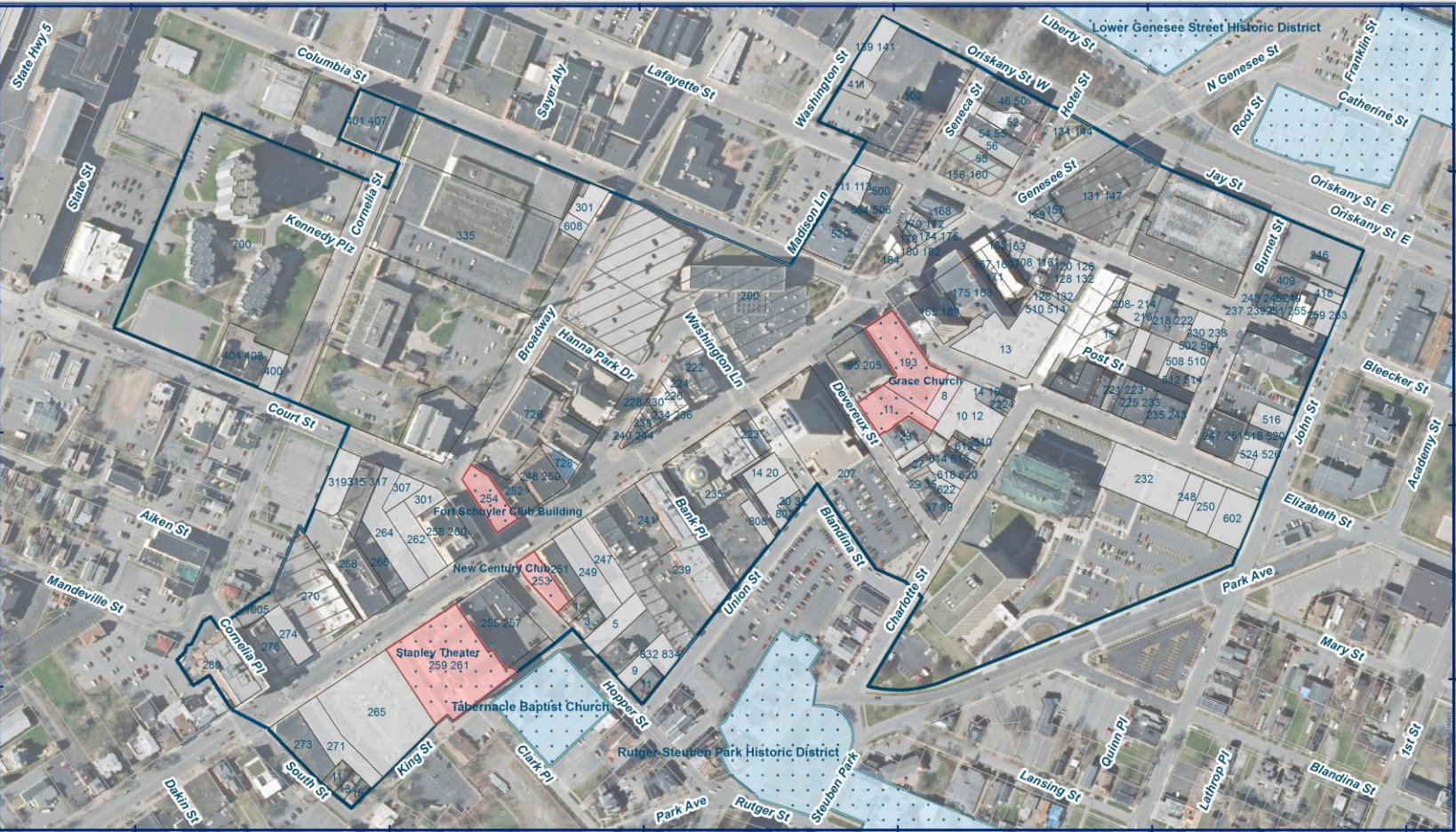
Downtown Genesee Street Historic District

Utica, Oneida Co.,
 New York



Downtown Genesee Street Historic District

Utica, Oneida Co.,
New York



Sections 9-end page 107

4772200

4772000

4771800

4772200

4772000

4771800



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



- Historic District
- Non-Contributing
- National Register Listed
- Contributing
- Vacant
- Adjacent National Register Listed



United States Department of the Interior
 National Park Service / National Register of Historic Places Registration Form
 NPS Form 10-900
 OMB No. 1024-0018

Oneida County, NY
 County and State

(Expires 5/31/2012)

Downtown Genesee Street Historic District
 Name of Property

Oneida County, NY
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Downtown Genesee Street Historic District

Utica, Oneida Co.,
 New York



Sections 9-end page 108



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



- Historic District
- Contributing
- Non-Contributing
- National Register Listed
- Vacant
- Adjacent National Register Listed



Downtown Genesee Street Historic District

Name of Property

Oneida County, NY
County and State



Downtown Genesee Street Historic District (in red) surrounded by Lower Genesee Street Historic District (1); Bagg's Square East Historic District (2); and the Rutger-Steuben Park Historic District (3)

Downtown Genesee Street Historic District
Name of Property

Oneida County, NY
County and State

11. Form Prepared By

name/title Walter Richard Wheeler, Senior Architectural Historian
organization Hartgen Archeological Associates date October 1, 2017
street & number 1744 Washington Ave. Ext. telephone 518-283-0534
city or town Rensselaer state NY zip code 12144
e-mail wwheeler@hartgen.com

Additional Documentation

Submit the following items with the completed form:

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

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

Table of Figures:

Figure 1. Boundaries of Downtown Genesee Street Historic District (Hartgen 2017).

Figure 2. Downtown Genesee Street National Register Historic District, with Urban Renewal projects highlighted (Hartgen 2017). They include: 1 City Hall (1961-1967); 2 Oriskany Plaza (1964-1968); 3 Oneida County Office Building (1964-1969); 4 New York State Office Building (1964-1972); 5 Kennedy Plaza Parking Garage (1964-1970); and 6 Kennedy Plaza Apartments (1969-1972). The Sheridan (now Radisson) Hotel (1979-1980) is not itself considered an Urban Renewal project; it was completed after the end of the program on a parcel designated originally for commercial development under Urban Renewal.

Figure 3: 1940s Photo (Utica Remembers When)

Figure 4. John A. Hobbes' presentation drawing for the Central Fire Station (private collection).

Figure 5. Genesee Street, c. 1906. From left: 238, 234-236, 228-230, 226, 224 and 222 Genesee Street, the last adjacent to the former City Hall building.

Figure 6. 163 Genesee Street and its context in a c. 1940 view by Walter M. Pfeifer, of Utica.

Figure 7. Detail from stereoview c. 1875, with 165 Genesee Street at right (private collection).

Figure 8. Genesee Street, c 1955 (Utica Remembers When)

Figure 9. 171 Genesee Street, at right, previous to alterations undertaken in 1917. Postcard by Raphael Tuck & Sons, postmarked 1907, but taken c. 1905.

Figure 10. Fraser's Department store. Collection Oneida County History Center, PAM-UT-FST.1, from Robert Fraser: Golden Anniversary pamphlet).

Figure 11. Woolworth Co. Store. (Utica Remembers When).

Figure 12. 185-189 Genesee Street, c. 1960. (Utica Remembers When)

Downtown Genesee Street Historic District
Name of Property

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- Figure 13. Roberts Department Store (Collection Oneida County History Center, 2014.003.23).
- Figure 14. Interior of John A. Roberts' Department store on opening day, 1911. This photo was reproduced in the Utica Herald-Dispatch of 29 March 1911 (Collection Oneida County History Center, 2014.003.21).
- Figure 15. Sears Roebuck Building, c. 1950. (Utica Remembers When)
- Figure 16. Interior of the Stanley Theater (nyup.com).
- Figure 17. Former Coke Memorial (Utica Historical Society).
- Figure 18. Detail, John Street (Utica Remembers When)
- Figure 19. Postcard view of building as initially completed in 1914 (Private Collection).
- Figure 20. View of the YMCA building ca. 1960 (Private Collection).
- Figure 21. View looking north on Genesee Street from a point just south of its intersection with Bank Place. Drawn by William Henry Bartlett, engraved by R. Brandard, and published by George Virtue, in London in 1838.
- Figure 22. Utica in 1836 (Gordon 1836). The street grid within the district was fully established and largely built out by this date. The outline roughly corresponds with the historic district.
- Figure 23. The Downtown Genesee Street Historic District, outlined on a city map from 1852 (Rogerson & Murphy 1852)
- Figure 24. An ambrotype from 1854, showing Genesee Street, looking north at the east side of the street. Only the building at the far right, currently numbered 159 Genesee Street, remains (private collection).
- Figure 25. A lithograph view of Utica by D. W. Moody and published by Francis Michelin, New York, c. 1850. The view is taken from just north of Bagg's Square, looking south, up Genesee Street. (John Street is on the west.) The dense urban fabric around the square and on Genesee Street is here surrounded by residential districts consisting of freestanding single family dwellings.
- Figure 26. Genesee Street, looking north from Elizabeth Street, c. 1885 (Collection Utica Public Library).
- Figure 27. View looking south at Genesee Street from just north of today's Oriskany Street, c. 1909. The Boston Store replaced most of the structures in the block at left foreground; Franklin Park occupies the site of the triangular Devereux Building, at right. Many of the anchors of today's downtown, including the Bank of Utica, Grace Church, and Fraser's department store are visible in this view.
- Figure 28. Postcard showing the Busy Corner (intersection of Genesee, Bleecker, and Lafayette Streets)—the center of the late-19th century business district, c. 1910. Several buildings in this view remain.
- Figure 29. The Downtown Genesee Street district, seen from the south, looking east, c. 1952 (unidentified photographer).
- Figure 30. View northeast from Court Street, 1962 (Photograph by Dante Tranquille, private collection).
- Figure 31. View NNE from 185-189 Genesee Street (now Adirondack Bank), 1962 (Photograph by Dante Tranquille, private collection). This view shows the north end of the district, with Lafayette Street in the lower foreground and Seneca Street, at center. The Hotel Utica is at left, with the Deveraux Building at center.
- Figure 32. From Tony Vella, "Utica Project Has Dual Focus," Knickerbocker News (Albany), 17 August 1959. This view outlines the original boundaries of Urban Renewal Area 1.
- Figure 33. The two urban renewal areas as defined in 1960 (Utica Observer-Dispatch, 17 April 1960). The red overlay follows the outlines of the areas. "Urban Renewal Area No. 1" had expanded slightly from its

Downtown Genesee Street Historic District
Name of Property

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extent as published the previous year (Figure 31). Subsequent changes brought properties along Genesee Street within the Urban Renewal zones.

Figure 34. The district in April 1967, after initial clearance undertaken by Urban Renewal. The new city hall building can be seen at center left above the dome of the Bank of Utica (Observer-Dispatch photograph). The bank faces Genesee Street, which is at the center of this photograph.

Photographs:

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

Name of Property: Downtown Genesee Street Historic District

City or Vicinity: Utica

County: Oneida State: New York

Photographer: Walter Wheeler; Emilie Gould

Date Photographed: 2017

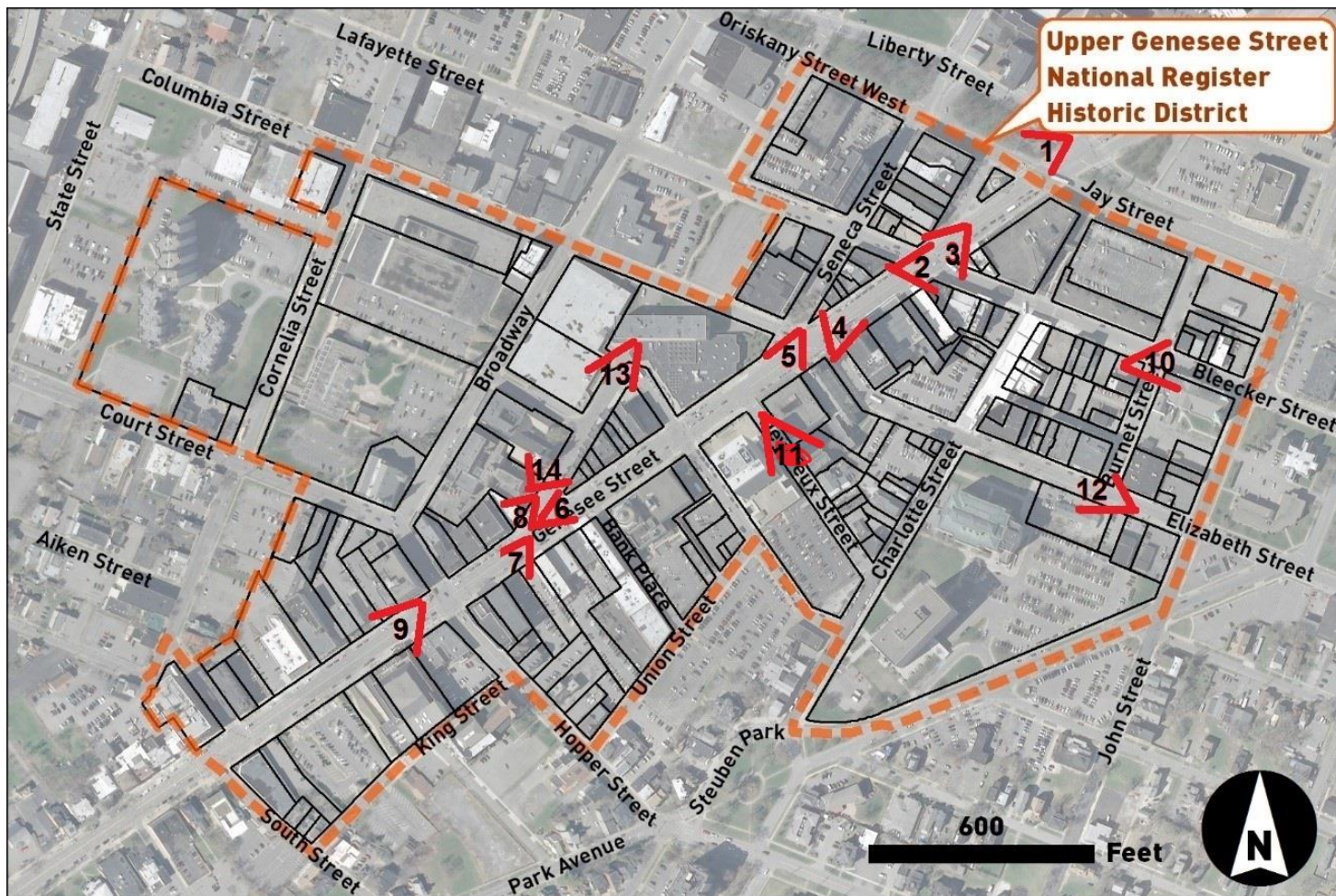
Description of Photograph(s) and number:

- 0001. Franklin Square (134-144 Genesee Street), looking south at 46-58 Hotel Street.
- 0002. Busy Corner, northeast corner of Genesee and Bleecker Streets.
- 0003. Busy Corner, looking south from the intersection of Genesee with Bleecker (east) and Lafayette Streets.
- 0004. Genesee Street, looking north from 180 Genesee Street (at left) to 168 Genesee Street (at right).
- 0005. Genesee Street, looking south from Grace Episcopal Church (193 Genesee Street) to former Savings Bank of Utica ("Gold Dome," 233-235 Genesee Street), with New York State Office Building (207 Genesee) at center rear.
- 0006. Carlile Building (at corner), looking north to Bank of Utica, 240-222 Genesee Street.
- 0007. Masonic Temple (251 Genesee Street) on left, looking south toward Stanley Theater (259-261 Genesee Street) at center.
- 0008. Lower Genesee Street, from Kempf Building (248-250 Genesee Street), looking south to Utica Gas and Electric Company Building (258-260 Genesee Street), center, and New York Telephone Building (280 Genesee Street), center left, at southern end of district.
- 0009. Genesee Street, looking north from Oneida National Bank and Trust Company (268 Genesee Street), at left, with Stanley Theater (259-261 Genesee Street), at right.
- 0010. Bleecker Street, looking east from 237-51 Bleecker Street.
- 0011. Devereux Street, looking east at the Oneida County Office Building (800 Park Avenue), with Grace Church Parish House (11 Devereux Street) at center.
- 0012. Elizabeth Street, looking west from the former Central Fire Station (235 Elizabeth Street) to Paul Building (209 Elizabeth Street).
- 0013. Washington Street, rear elevations of 226-240 Genesee Street, opposite 714-728 Washington Street.
- 0014. Washington Street, looking north from the Small Building (728 Washington Street) to the Westminster Moriah Olivet Presbyterian Church (714 Washington Street).

Downtown Genesee Street Historic District
Name of Property

Oneida County, NY
County and State

Photo Key



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.



1832

CITY OF UTICA

1832

UTICA



BEIT SHALOM



Advertisement on the top of the red brick building, partially obscured and faded.

NO
TURN
ON RED

metroPCS
Authorized Dealer

metroPCS
Authorized Dealer

Orange diamond-shaped construction sign.



CLARK CITY CENTER

UTICA

COLLEGE

The Robert S. Weisk Center
for Business Education





PIZZA CLASSIC

Be's Be's

ANTIQUES & SUCH

UTICA

UTICA

OPEN

68N-2412



Grace Church

CARE & CAPS

MAT Bank



BRIDGE

1884

1-bedroom luxury apartments
781-579-4600


ELLO'S
SUBS
- The Original -

JEWELRY

BRIDGE

 **Christmas on Main Street**
UTICA STATIONING 8422 SQUARE PARK - 11 AM - 5PM - SATURDAY BEFORE THANKSGIVING
BRINGED TO YOU BY THE SCHENECTADY LIVING ASSOCIATION IN COOPERATION WITH THE CITY OF UTICA
Thank You to Our Sponsors: Schenectady Living, The Living Trust



KeyBank 

Modern Man BARBER SHOP

BARBER SHOP



 **Christmas on Main Street**
LUNCH 12:00 PM - 2:00 PM DINNER 5:00 PM - 8:00 PM SATURDAY BEFORE THANKSGIVING
SCHEDULE TO FOLLOW THE MONROE VALLEY LEADERS ASSOCIATION IN COOPERATION WITH THE CITY OF UTICA
Check for updates on the Main Street Facebook Page

ARROCCO
COFFEE
C. MARKET

PANDA HOUSE
CHINESE RESTAURANT

OPEN





P

Candy

Candy

RESTAURANT

TAPROOM



D. LOE

NO PARKING
ANY TIME

Utica General



LANGDON-HUGHES

St. Regis
HOME HEALTH CARE SERVICES, INC.
HOME & HOSPITAL MEDICAL EQUIPMENT

ONETDA
SUPREME
LAW
25 BROAD

ST. REGIS MEDICAL EQUIPMENT & SUPPLIES
UNITED-7049







UTICA

FELDMAN
DOMAGAL
& KLIPIC

THE NEW YORK
BARBER SHOP

Big Daddy's
FASHIONS
NEW YORK • LOS ANGELES • CHICAGO • DETROIT
LARGEST SELECTION OF HUMAN HAIR & COSTUME JEWELRY IN NY

Utica Wholesale
& BEAUTY SUPPLY

UTICA

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Resubmission

Property Name: Downtown Genesee Street Historic District

Multiple Name:

State & County: NEW YORK, Oneida

Date Received: Date of Pending List: Date of 16th Day: Date of 45th Day: Date of Weekly List:

Reference number: RS100002668

Nominator: State

Reason For Review:

X Accept Return Reject 8/24/2018 Date

Abstract/Summary
Comments:

Recommendation/
Criteria A and C, commerce, community planning and development, and architecture

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



15 May 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 two nominations, both on disc, to be considered for listing by the Keeper of the National Register:

Oneida Downtown Historic District, Madison County (80 owners, 1 objection)
Downtown Genesee Street Historic District, Oneida County (107 owners,
0 objections)

In addition, I have also enclosed a disc with additional photos for the Sisters of St. Joseph Motherhouse as requested. 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

56 2668



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 Downtown Genesee Street Historic District
other names/site number N/A
related multiple property listing N/A

2. Location

street & number Various N/A not for publication
city or town Utica N/A vicinity
state NY code 36 county Oneida code 065 zip code 13502

3. State/Federal Agency Certification

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

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

 national statewide X local

Ron David Muehly 5/10/18
Signature of certifying official/Title Date

D&P
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper Date of Action

Returned

Downtown Genesee Street Historic District
 Name of Property

Oneida County, NY
 County and State

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	
80	18	buildings
0	4	sites
0	0	structures
0	0	objects
80	22	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

4

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

- COMMERCE/TRADE
- GOVERNMENT
- RELIGION
- DOMESTIC

Current Functions
 (Enter categories from instructions.)

- COMMERCE/TRADE
- GOVERNMENT
- RELIGION
- DOMESTIC

Returned

7. Description

Architectural Classification
 (Enter categories from instructions.)

- MID-19th CENTURY
- LATE 19th AND 20th CENTURY AMERICAN MOVEMENTS
- MODERN MOVEMENT: International Style

Materials
 (Enter categories from instructions.)

- foundation: STONE, BRICK
- walls: STONE, BRICK, WOOD
- roof: SLATE, ASPHALT
- other:

Downtown Genesee Street Historic District

Oneida County, NY

Name of Property

County and State

Narrative Description

Summary

The Downtown Genesee Street Historic District in Utica, NY, is of irregular (although generally cruciform) shape and is roughly bordered by Oriskany Street (the former Erie Canal bed) to the north, Park Avenue and John Street on the east, South Street, at the south, and State Street, on the west. These district boundaries are the result of historical transportation and economic forces active from c. 1790 to the present. The boundary encompasses all the surviving structures within the historical commercial core of the city and the principal Urban Renewal projects undertaken by the city within and adjacent to the commercial district.

The period of significance is 1825-1972. This period encompasses the earliest urban development within Utica, represented by commercial structures erected during the zenith of the transportation and commercial prosperity of the city (between c. 1825 to 1930). This period is subdivided into three separate spurts of growth—1825-1865; 1865-1900; and 1900-1930. In addition, the period of significance includes 20th-century changes to the city wrought by the advent of car culture (1930 to 1957) and large-scale urban interventions undertaken twenty-five years later under the auspices of Urban Renewal (1957-1972). Most of the changes that took place in these two periods involved reconfiguring the urban corridor for automobiles and replacing older civic buildings with newer civic buildings to reverse the migration of commerce to the suburbs. The period of significance ends in 1972, with the completion of the Kennedy Plaza apartment towers and the New York State Office Building, the final projects completed under the Urban Renewal program in the City of Utica.

The status of Genesee Street as the principal public thoroughfare in Utica made it the natural site for the city's institutions and for entrepreneurs seeking prestige in the community. Most of the city's earliest religious institutions continue their presence within the district, including Westminster Moriah Olivet Presbyterian Church (1854, William Ellis), Grace Episcopal Church (1856-60, Richard Upjohn; NR 1997), St. John's Catholic Church (1869-72), and the former First Methodist Church (1869), now converted for use as a mosque. The Oneida County Courthouse (1903-08, Olin Wesley Cutter; exterior renovated, 1950s and 1960s), Utica City Hall (1961-1967, Frank C. Delle Cese), County Office Building (1964-1969, Edmund Booth Sr.), and New York State Office Building (1964-72, Pederson, Hueber, Hares & Glavin of Syracuse) comprise the principal municipal, county, and state governmental sites in the county; all are located within the district. The Stanley Theatre (1928, Thomas W. Lamb; NR 1976), also on Genesee Street, is Utica's principal entertainment venue. Finally, two civic clubs—the Fort Schuyler Club (1830, 1899; founded 1883; NR 2004), originally for men, and the New Century Club (built 1826, 1840; founded 1893; NR 1985), originally for women—are located at the south end of the district in converted dwellings that show how the commercial district grew south from the Mohawk River and Erie Canal.

Location and Physical Context

The Downtown Genesee Street Historic District (Figure 1) encompasses a bit less than 90 acres of land located on the alluvial flats of the Mohawk River and is located on a gradual slope that skirts the northwest side of Forest Hill, an 832-foot (above mean sea level) hill located at the city's south border. It contains the central portion of the urbanized part of the City of Utica, adjacent (to the north) to the former course of the Erie Canal (now Oriskany Street). The east and west boundaries are roughly defined by Park Avenue and Cornelia Street (both sides), respectively. South Street is the southern boundary.

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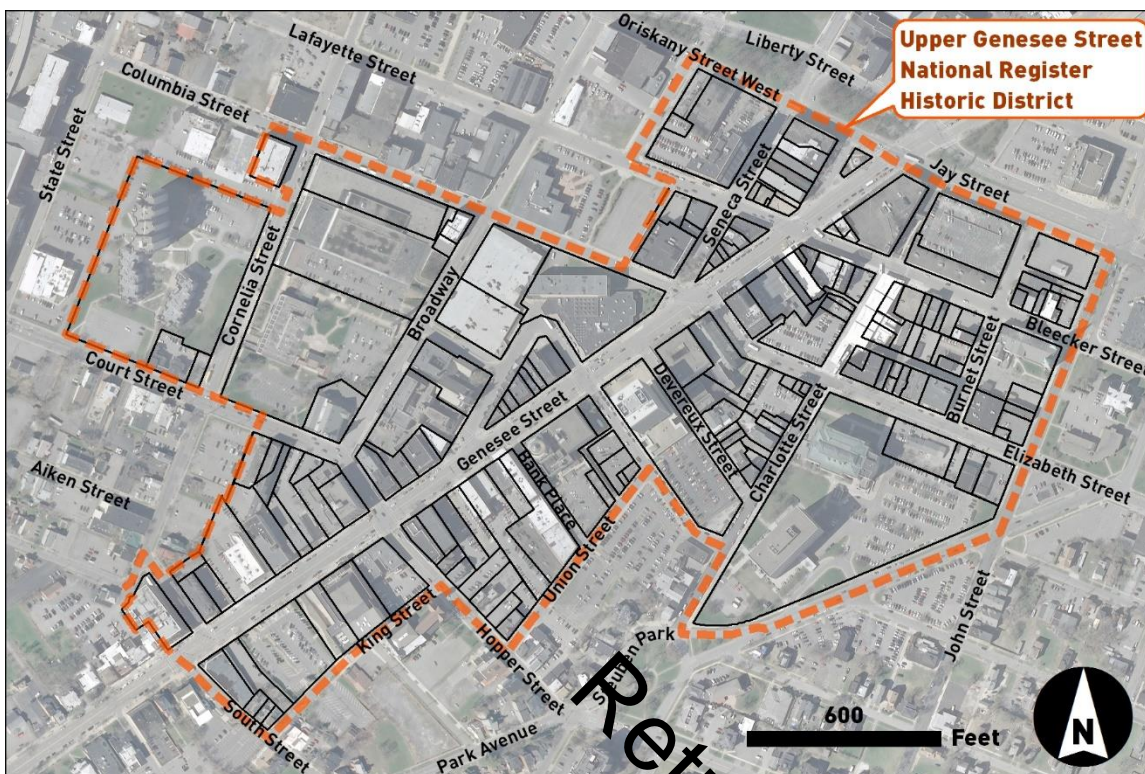


Figure 1. Boundaries of Downtown Genesee Street Historic District (Hartgen 2017).

The district boundaries are drawn to include the commercial and institutional core of Utica, a part of the city settled in the early 19th century subsequent to the opening of the Erie Canal. The district is characterized by a preponderance of large commercial and institutional structures dating to the late 19th and early 20th centuries, together with a group of mid-century structures reflecting a brief period of economic resurgence after World War II and the later efforts of the Urban Renewal program. The Urban Renewal-related structures (Figure 2) are for the most part on contiguous parcels, forming an east-west band through the middle of the district.

The character of structures to the north and south of the Urban Renewal band is largely similar—a mix of buildings from three periods of growth that took place before the Civil War, after the Civil War, and in the early 20th century, when Utica's population almost doubled. The south portion of the district contains several structures originally built as dwellings but repurposed as social clubs (Fort Schuyler and New Century Clubs, NR 2004 and 1985, respectively) or for commercial enterprises, together with a small number of dwellings. This difference in character reflects the growth of the commercial core from north to south and the conversion of the city's early residential neighborhood during the late 19th and into the mid-20th centuries.

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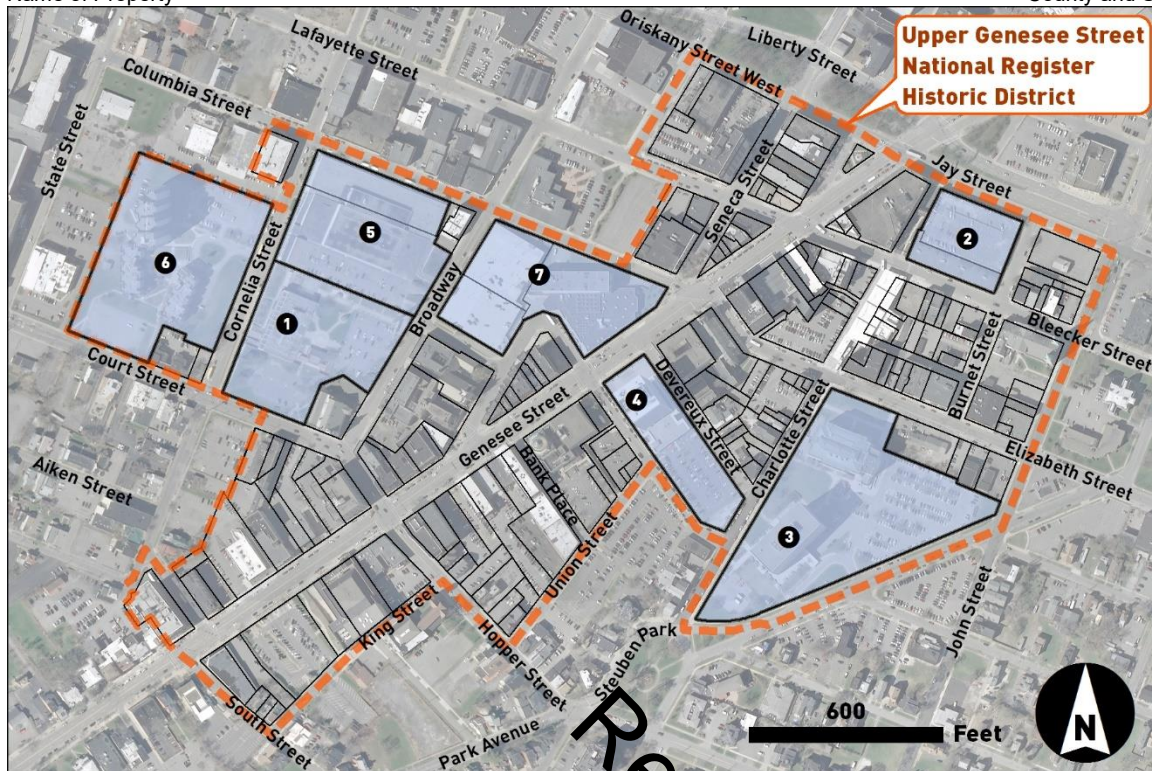


Figure 2. Downtown Genesee Street National Register Historic District, with Urban Renewal projects highlighted (Hartgen 2017). They include: 1 City Hall (1961-1967); 2 Oriskany Plaza (1964-1968); 3 Oneida County Office Building (1964-1969); 4 New York State Office Building (1964-1972); 5 Kennedy Plaza Parking Garage (1964-1970); and 6 Kennedy Plaza Apartments (1969-1972). The Sheridan (now Radisson) Hotel (1979-1980) is not itself considered an Urban Renewal project; it was completed after the end of the program on a parcel designated originally for commercial development under Urban Renewal.

The three National Register-listed historic districts adjacent to the Downtown Genesee Historic District reflect other aspects of the city's historic evolution. Directly north is the Lower Genesee Street Historic District (NR 1982)—the term “lower” refers to its elevation and to the origin of the street in Bagg’s Square—which encompasses 45 contributing hotels and warehouses built between 1830 and 1929; it is located closest to the historic Haudenosaunee ford over the Mohawk River and is the oldest part of the city. To the northeast is Bagg’s Square East Historic District (NR 2017), which includes 13 contributing commercial and industrial buildings built between c. 1875 and 1955, many of them associated with railroad transportation. Southeast is the Rutger-Steuben Park Historic District (NR 1973), which comprises one of the earliest remaining residential districts in the city and contains 63 buildings, for the most part constructed during the period c. 1825-1880. The two historic districts on the north are separated from the Downtown Genesee Street Historic District by Oriskany Avenue, the filled-in bed of the Erie Canal; the residential historic district to the south touches the Downtown Genesee Street Historic District at Steuben Park. (See Section 11: Additional Information for a map of these districts.)

Other residential neighborhoods were created east and west of Genesee Street in the early and mid-19th centuries. As the commercial district expanded southward, dwellings on Genesee and these adjacent areas were either converted for mixed-use, institutional, or commercial purposes or replaced with new buildings. This process continued into the middle decades of the 20th century. The advent of street trolleys and, later, the automobile, initially furthered the expansion of the central business district south by providing easy transportation up the hill. However, this process ended in the second half of the 20th century. The growth of car culture after World War II ultimately caused the decline of downtown as new commercial ventures sited themselves in the burgeoning

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suburbs. The few remaining dwellings at the south end of the Downtown Genesee Street Historic District provide evidence of this process of transformation and its abrupt end.

Research Sources

Information about the buildings in the following Resource List was collected from a number of sources. Newspaper articles provided construction dates, original uses, and the identities of the architects for many buildings. Websites that contain digitized newspapers relevant to this work included Old Fulton NY Postcards (<http://www.fultonhistory.com/Fulton.html>), NYS Historic Newspapers (<http://nyshistoricnewspapers.org/>), and three subscription sites—the American Antiquarian Society (<http://www.americanantiquarian.org/>), www.genealogybank.com, and <https://www.newspapers.com/>. These sites were particularly useful for assembling the history of Urban Renewal in Utica, as no materials were available in the municipal archives.

The Oneida County History Center proved a rich source of materials, in particular for their building-based files, which contained numerous newspaper clippings and histories. The History Center has a comprehensive collection of Utica city maps, directories, and a large collection of historic photographs, some of which are available online at <http://www.uticarememberwhen.com/>. Additional historic images were found at the Utica Public Library and on the website of Utica's newspaper of record, the *Observer-Dispatch*, at www.uticaod.com. Community histories produced from the mid-nineteenth century to the present proved useful for additional information and context. Historic resources were used to understand the current condition of each structure in making determinations of integrity. Buildings that have lost historic features were also evaluated to determine their association with identified themes.

Methodology

The Downtown Genesee Street Historic District was identified as a district that represents the themes of Commerce, Community Development, and Architecture with a period of significance that runs from 1825 to 1972. Its distinctive cruciform shape was created by linking the city's oldest commercial street with the city's most important urban renewal project. Together, these two important themes were the most important determinants in shaping historic Utica today.

The district is associated with the commercial growth of Utica from 1825 to 1930 and includes the heart of Utica's mid-nineteenth to mid-twentieth century commercial district, the "Busy Corner" at the intersection of Genesee, Bleecker (east), and Lafayette (west) Streets. Its commercial character is expressed in the range of commercial, government, service, and religious buildings clustered along this part of Genesee Street. Impressive bank buildings like the Bank of Utica ("Gold Dome"), older government buildings like the Oneida County Courthouse (1903-08, Olin Wesley Cutter), late nineteenth-century civic clubs like the Fort Schuyler Club (NR 2004) for men and the New Century Club (NR 1985) for women, Stanley Theater (NR 1976) and churches like Grace Episcopal (NR 1997), St. John's Catholic, and Westminster Moriah Olivet Presbyterian demonstrate the vitality of the community from 1825 to the Depression and have produced a strong urban aesthetic. As the urban heart of Utica, Downtown Genesee Street was associated with many notable events in the city's history, from annual parades to society weddings to the 1912 funeral of Vice-President James S. Sherman and famous trials at the County Courthouse. The district is also notable for the integrity of design, materials, and workmanship of individual buildings representing the district's commercial, government, service, and religious history. After the Civil War, national architects like Richard Upjohn (Grace Church, 1856-60; NR 1997) and local architects like Frederick Hamilton Gouge (228-230 Genesee Street, 1881; 240-44 Genesee Street, 1884; Oneida National Bank, 1886; and New Century Club, 1897) designed government, religious, commercial, and civic buildings for Utica's civic

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center, reflecting—and promoting—the city’s status as the growth center of the Mohawk Valley. Materials and workmanship were of the highest quality. The limestone Bank of Utica, for example, was built in 1898-1900 in the Neoclassical style with huge Corinthian order columns, an open pediment, elaborate cornice, and gilded dome.

The district’s second important theme is community development—in particular, the period of Urban Renewal and modernization from 1957 to 1972. The character of this part of the district is directly related to the decision to create a “civic center” linking almost all city and county government buildings, which led to the development of Urban Renewal projects that bisected the traditional urban core, crossed Genesee Street, removed older landmarks (like Richard Upjohn’s City Hall), and stimulated property-owner efforts at renewal of individual older buildings. The intense but relatively short span of Urban Renewal created a distinctive city plan and a body of intact architect-designed buildings from the third-quarter of the twentieth century. Nationally known architects such as Ulrich Franzen & Associates, as well as local architects like Frank C. Della Cese and Edmund Booth Sr. employed a mixture of International and Formalist styles using “modern” materials like concrete, metal, and glass. Following the city’s lead, local property owners often added similar materials to their own buildings to attract shoppers back to the urban core.

Classification of Individual Buildings

Individual buildings were judged as contributing or noncontributing according to the following methodology: Contributing buildings must have been present during the period of significance and be associated with one of the three historic themes. In most cases, changes made during the period of significance are considered to contribute to the significance of the district if the change was related to one of the historic themes and occurred within the period of significance. Throughout the district’s first period, additions, updated facades, and renewed storefronts were common business strategies to draw customers to downtown Genesee Street and are related to the theme of commerce. However, reinvestment after the Depression and World War Two was more short-lived and limited. Access to personal automobiles and the growth of the suburbs triggered efforts to demolish buildings for parking and to make Genesee Street resemble its suburban competitors. Thus, new buildings in the period 1930 to 1957 tend to be more isolated from the streetscape with additional parking lots, and building upgrades from the same period often obscured older facades or stripped off nineteenth and early-twentieth century details to make businesses appear more “modern.” Nonetheless, such new and upgraded buildings continue to contribute to the district under the theme of commerce unless changed again after the period of significance.

The era of Urban Renewal from 1957 to 1972 saw the insertion of new civic buildings into and across Genesee Street as a strategy for general revitalization. However, the peculiar history of Urban Renewal in Utica meant that some structures (particularly, the Kennedy Plaza Parking Garage) and some projects (the development of a new hotel) were left unfinished and became symbols of failure—despite the millions of dollars of investment that actually did take place. Such buildings are directly associated with Urban Renewal and reflect the theme of community development. However, later projects, like the construction of the Radisson Hotel in 1980, do not contribute to the district because, although built on land originally cleared for Urban Renewal, they were constructed after the period of significance by private developers unassociated with the successes and failures of the federal program. Finally, buildings with strong architectural style by known architects are generally considered contributing unless their original character has been obliterated by later changes. In a few cases—such as recovery from fire—such changes do not prevent a building from being contributing if the changes took place within the period of significance.

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Guidelines

- The building was built during the period of significance—1825 to 1972.
- The building retains integrity of location, setting, feeling, and association.
 - o The building is on its original site (with the exception of structures relocated as a consequence of Urban Renewal)
 - o The building continues to contribute to the continuity of the streetscape
 - Buildings isolated by demolitions to create parking lots remain contributing as such demolitions were often considered elements of revitalization by urban planners and property owners during the period of 1957 to 1972.
 - o Integrity of original materials is relevant to a structure still serving its original function as a government, civic, or religious building
 - o Contributing commercial buildings should retain a predominance of materials that date from the period of significance—both original materials and/or historic materials from upgrades before 1972. Given the pressure on commercial owners to continually upgrade their buildings, more contemporary materials (such as windows, see below) may have been added subsequently. The building will remain contributing as long as these later materials do not significantly obliterate design.
- Integrity of workmanship is relevant to a structure still serving its original function as a government, civic, or religious building. Commercial buildings are expected to be updated and may display different types of materials and varying levels of workmanship.
- Integrity of design is defined as following:
 - o Changes during the period of significance that reflect original or long-term functions are acceptable if the changes themselves retain integrity
 - o Buildings must retain their original form, and their original form must be recognizable. Additions that significantly change or obscure the historic form are noncontributing with one exception:
 - Commercial buildings sometimes display a hybrid character—as in a residence converted to a store or a former church with a commercial addition. If these changes have taken place within the period of significance, they are considered to contribute to the district under the theme of commerce.
 - o Buildings with two facades, one which retains full integrity and one which does not, will be considered contributing.
 - o Buildings must generally retain their original scale. Changes in scale that reflect new uses or recovery after fire may be considered contributing based on an assessment of other elements of integrity.
 - o Replacement windows in the same openings do not make a building noncontributing as long as the trim and the size of the windows have been maintained.
 - Replacement windows in altered openings (for instance, a small window inserted into a wood surround) may be acceptable if the original opening remains readable and can be restored.
 - Replacement windows outside the period of significance that completely change the fenestration by removing all trim and/or changing window shape render buildings noncontributing.
 - An isolated window (or windows) may be ignored if the building meets other integrity measures.
 - o Storefronts on commercial buildings are expected to have changed over time to attract new generations of shoppers. Loss of original design and materials on the first floor does not make a

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building noncontributing if the upper floors retain their integrity.

- If a storefront retains its original design, materials, and workmanship, its integrity may compensate for some loss of integrity elsewhere.
- Buildings that originally had porches will not be considered noncontributing if those porches are lost. However, additional porches built since the period of significance that significantly change or obscure historic form or scale may make the building noncontributing.
 - Note the exception above for buildings that change function.
- Buildings should retain their original roofline from the end of the period of significance.
 - Rooflines may be obscured by more recent materials as long as the form has been retained.
- Buildings that are characterized as noncontributing may be reevaluated if materials that obscure original form, scale, design, materials, and workmanship are removed and original or historic elements are rediscovered. This guideline acknowledges that blocked windows may be unblocked, glass curtain facades may be removed to reveal the original wall treatment, and other changes may be reversed that will enable a building to contribute to its district.

Integrity

The great majority of the larger commercial and mixed-use buildings built in the district during the period c. 1875-1930 remain, though secondary and support structures such as garages and storage sheds (and the few remaining residences from the early and mid-nineteenth century) associated with the original residences within the district have almost completely disappeared. The subsequent influence of Urban Renewal initiatives and the demolition of disused structures and their replacement with surface parking lots has had a significant influence in the appearance of the district. However, those buildings that remain typically retain integrity of location, design, materials, workmanship, feeling, and association. Several of the older buildings have been altered by the replacement of their original windows or removal of secondary details. Despite these losses, these buildings retain the other cited aspects of integrity.

Boundary Justification

The boundary of the Downtown Genesee Street Historic District was drawn to encompass the extant buildings within the historical commercial core of the city (primarily on Genesee St, which forms the north-south spine of the district) together with the principal Urban Renewal projects undertaken by the city within and adjacent to the commercial district during the Urban Renewal period, 1957-1972 (which are concentrated in an area that takes an east-west path through the district). The district boundaries include residential properties only if they fall within blocks predominated by commercial or mixed use buildings, or if they were altered for commercial or institutional use during the period of significance.

Summary of Resources

The district contains 80 contributing buildings (including one garage) and 22 noncontributing resources. In addition, four buildings have been previously listed on the National Register.

The 22 noncontributing resources include 18 buildings and four sites:

- 612 Charlotte Street (integrity)
- 27 Devereux Street (integrity)
- 29-35 Devereux Street (age)
- 15 Elizabeth Street (age)

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- 110 Fulton Street (integrity)
- 131-147 Genesee Street (integrity)
- 134-144 Genesee Street – site – Franklin Square (age)
- 156 Genesee Street, 158-160 Genesee Street, and 10 LaFayette Street – site – Liberty Bell Corner (age)
- 168 Genesee Street (integrity)
- 180-182 Genesee Street (integrity)
- 184 Genesee Street – site – Ellen E. Hanna Mini Park (age)
- 200 Genesee Street (age)
- 222-224 Genesee Street (integrity)
- 243-245 Genesee Street (integrity)
- 266 Genesee Street (age)
- 270 Genesee Street (integrity)
- 276 Genesee Street (integrity)
- 54-55 Hotel Street – site – Franklin Square (age)
- 58 Hotel Street (integrity)
- 520 John Street (integrity)
- 500 Seneca Street (age)
- 504-506 Seneca Street (integrity)

Several of the most prominent buildings considered noncontributing due to integrity could contribute to the district if later wall treatments were reversed. For instance, the facades of the old Boston Store facing Genesee and Bleecker streets were covered with a glass curtain wall in the 1980s; if the curtain wall were removed, the building would again contribute to the historic streetscape.

The four listed properties are:

- Stanley Theater (NR 1976)
- New Century Club (NR 1985)
- Grace Church (NR 1997)
- Fort Schuyler Club (NR 2004)

Resource List

Blandina Street – South Side

14-20 Blandina Street

Description: Surface parking lot (not counted)

30-32 Blandina Street

Description: Surface parking lot (not counted)

Bleecker Street – North Side

101 Bleecker Street (secondary façade)—see 157 Genesee Street.

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105 Bleecker Street (secondary façade) – See 131-147 Genesee Street.

201-207 Bleecker Street

Property Name: Oriskany Plaza

Date of construction: 1968

Status: 1 contributing Building

Description: one-story white brick office building, rectangular plan, flat roof. Principal fenestration is in the form of four groups of display windows, the central panel of which is covered by anodized aluminum screen. Above this are pairs of smaller plate glass transoms; vertical fixed sash flank either side of the large screened glass. One bay contains a recessed entrance. Each of the four groups of sash is separated from the others by wide brick piers. All fenestration on the Bleecker Street elevation is sheltered by a continuous flat-roofed overhang, supported by diagonal ties attached to the façade. The attached parking garage, also associated with the former Boston Store, was completed in June 1968.

History: This building was constructed as a detached annex to the Boston Store as an initiative funded in part by the Urban Renewal program and called Oriskany Plaza. More recently the annex has been occupied by the 120-year old Utica School of Commerce (USC), a business school, which closed its doors in December 2016.

237-39 Bleecker Street

Property name: Fabbio's Italian Bistro

Date of construction: c. 1850; mid-20th century alterations to first and second floor fenestration

Status: 1 contributing building

Description: A three-story, five-bay brick mixed-use building. The first-floor storefront is covered in wood paneling and includes two storefronts with recessed entrances and a recessed entry to the upper floors of the building. On the second floor, all but the center window have been replaced by three-part windows with fixed center plate glass panels, c. 1950. The molded window hoods used throughout the building were modified when these display windows were installed, extending their design over the new openings.

The building was originally three bays wide on Burnet Street with a shallow pediment on that face of the building. A fourth bay was added to the north side of the building in the early twentieth century. An entablature is formed by corbelling brick on the two street faces of the building. Above this, a molded wood cornice projects, with a short brick parapet wall with molded top, above.

History: This structure, and that immediately adjacent at 245 Bleecker Street, represent speculative construction by the Tibbits family, a major landowning family from Albany with a branch in Utica, and were built as rental properties.

245 Bleecker Street

Property name: Comets Tap Room

Date of construction: c. 1850; mid-20th century storefront alterations

Status: 1 contributing building

Description: A four-bay wide three-story tall brick Greek Revival mixed-use building of rectangular plan with a flat roof. The building has a corbeled brick entablature and molded wood cornice. Simple molded lintels decorate the double-hung two-over-two windows of the second and third stories. The first-floor storefront, which incorporates corrugated metal components, contains elements installed in the mid-twentieth century, as well as recent additions.

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History: This structure, and that immediately adjacent at 237-39 Bleecker Street, were owned by the Tibbits estate during much of the nineteenth and early twentieth centuries, and were built as rental properties.

249 Bleecker Street

Property Name: Karate School Dragon/ Coffee Shop

Date of construction: c. 1890; c. 1990 storefront and second floor alterations

Status: 1 contributing building

Description: A four-story brick mixed-use building of rectangular plan, with a flat roof. The first and second floors of this three-bay wide façade are covered with stucco, featuring a quoined treatment at each end. Storefront and entrance are recessed from the street wall at a slight angle; these changes were made c. 1990. The double-hung windows of the upper floors of the building have segmentally arched lintels with three-part keystones. A simple molded entablature with cornice has bracketed ends.

251 Bleecker Street

Property name: Lefkowitz Martin Co., Inc.

Date of construction: c. 1880; c. 1990 storefront modifications

Status: 1 contributing building

Description: A two-story, seven-bay wide brick mixed-use building of rectangular plan with a flat roof. The first floor of the Bleecker Street elevation consists of a recessed storefront flanked by plate glass windows and a door to the second floor, at the easternmost bay. Second floor fenestration has segmental-arched lintels and rectangular stone sills. Windows are two-over-one double hung; the central bay is covered by a pair of paneled shutters. The façade is capped by a simple bracketed cornice of stamped metal. The storefront was modified in the late-twentieth century, c. 1990.

Bleecker Street – South Side

108-116 Bleecker Street

Property name: The Lux Building

Date of construction: c. 1870, 1907, 1912, 1913, 1929-30. Storefront remodeling 2015

Architect: John A. Hobbes (1907 alterations)

Status: 1 contributing building

Description: A two-story neoclassical building of twelve bays consisting of four groups of three windows at the second-floor level, above three modern (2015) storefronts with inset entrances and an inset entry to the second floor. The Lux Building has a flat roof and is rectangular in plan. The building is faced with cast stone or limestone revetment, which is now painted. A paneled parapet extends the full width of the Bleecker Street elevation.

History: Originally known as the Thomas Building, the building housed Henry Lux's Sons business from about 1880 (Figure 7). The Lux family continued to own the property until well into the 20th century.¹ The building was originally four stories high and contained a restaurant and a variety of rooms used for clothing manufacture, millinery, medical consultations, and an artist named Mrs. E. Francis Abbott. In December 1907, the Alhambra Theatre, one of Utica's first movie houses, opened behind the Lux Building with an entrance at 108, leading to that portion of the building being called the Alhambra Theatre Building. Utica architect John A. Hobbes designed the alterations to the building, which included "alterations necessary to make a moving picture theater in the Lux Block" which included a "ground floor auditorium 22 x 48 feet."² A fire in January 1908 was confined to the

¹ "Lux Building Blaze Held to Staircases By Firemen's Work," *The Utica Observer-Dispatch*, 18 March 1925, 8.

² "Picture Theaters Want Licenses," *Utica Herald-Dispatch*, 7 September 1907, 4.

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“three upper floors” of the building, which was described as being of six stories at that time.³ A fire in 1911 damaged the second and third floors.⁴ Stores in the building were remodeled for new tenants in 1913.⁵ A fire in 1925 was “confined entirely to the stairway between the second and fifth floors” leaving the theater undamaged.⁶ In 1929-30 the building was “extensively remodeled” to house the W. T. Grant Company, and as shoe store. The alterations removed the Alahambra theater, which had been “remodeled and much improved in 1912.”⁷ The 1950 Sanborn map documents the building as of two stories in height, reflecting the 1929-30 alterations. D. Price & Co., a retailer who originally opened a shop on Genesee Street in 1914, relocated to the Lux Building in 1966; the move was necessitated by the construction of the New York State Office Building on its former site. The store, which occupied the majority of the building, closed in 1987.⁸

120-126 Bleecker Street

Property name: Bell Telephone Building/ Security Building

Date of construction: c. 1900; c. 1950, storefront alterations

Status: 1 contributing building

Description: A five-story five-bay-wide brick commercial office building of rectangular plan, with a flat roof. The street elevation features white glazed terracotta detailing in the form of denticulated cornices above the first floor, and at the base of a now-removed bracketed cornice at the top of the façade. Window surrounds, quoins, and stringcourses which serve as windowsills at each of the upper floors are rendered in the same material. The body of the street wall is of running bond white brick above the first-floor storefront, which is covered with structural glass panels dating to the mid-twentieth century. Secondary walls are red brick laid in common bond.

History: This structure was originally occupied as offices for the local branch of Bell Telephone Company.

128-132 Bleecker Street

Description: Vacant lot (not counted)

216 Bleecker Street

Property name: That Place



Figure 3: 1940s Photo (*Utica Remembers When*)

³ “Croker Fights Fire in Evening Dress,” *Utica Herald-Dispatch*, 28 January 1908, 1.

⁴ “Utica Scorched by Early Morning Fire,” *Syracuse Journal*, 4 November 1911, 16.

⁵ “Bleecker Street Changes,” *Utica Herald-Dispatch*, 25 March 1913, 8.

⁶ “Lux Building Blaze Held to Staircases By Firemen’s Work,” *The Utica Observer-Dispatch*, 18 March 1925, 8.

⁷ “W. T. Grant Co. To Establish Local Store,” *The Utica Observer*, 31 October 1929, 26.

⁸ Wendy Barrett. “D. Price end 73-year history,” *Utica Observer-Dispatch*, 2 November 1987, 6B.

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Date of construction: mid-19th century; c. 1940 façade alterations

Status: 1 contributing building

Description: A two-story brick commercial building, three bays in width, with a flat roof. The first-floor storefront is covered with plywood siding having vertical grooves and has a recessed center entrance flanked by rectangular fixed sash. Below the windows is an application of split-faced stone veneer. The second story retains a c. 1940 Moderne façade of stainless steel panels, the three windows separated by vertical panels with parallel grooves. First and second-floor cornices are simple valances with triangular cutouts.

History: The building houses That Place, self-identified as Utica's oldest gay bar, established in 1985.⁹

222 Bleeker Street

Property name: Level Bar & Lounge

Date of construction: c. 1875; c. 1970 alterations to storefront

Status: 1 contributing building

Description: A three-story seven-bay wide Italianate mixed-use building of rectangular plan with a flat roof. The common-bond brick walls are, on the Bleeker Street elevation, covered with stucco. The first-floor storefront is a recent renovation, and consists of three recessed entrances flanked by plate glass display windows. The lower portions of the storefront are faced with irregular stone blocks. Windows in the upper stories are all undivided double-hung sash, set within openings which have segmentally arched lintels and simple rectangular sills. The façade is capped with a wood cornice supported by two sizes of Italianate brackets.

240 Bleeker Street (attached rectory - also known as 500 John Street)

Property name: St. John's Church and Rectory

Date of construction: 1869-72; towers added in 1893; alterations and restoration 2012-13

Status: 1 contributing building

Description: A large brick Catholic Church with two square towers flanking a triple-arched entrance. The building is in the Rundbogenstil, sometimes identified as a variant of the Romanesque Revival, which was particularly popular for institutional structures in New York during the middle decades of the nineteenth century. The church is of cuneiform shape, with triple windows lighting the end walls of the transepts. Windows and doors throughout are arched and have molded lintels supported by small foliate brackets on the street elevations; simple brick arches are used on the secondary elevations. Multiple banks of windows and doors on the entrance façade are conjoined and have foliated colonettes. Decorative brick banding and corbelling divides the surface of the walls, enlivening it with shadows.

Consecrated in 1872 after three years of construction, the twin towers of this church were added in 1893. St. John's is the fourth Catholic parish in New York State.¹⁰

An attached two-story rectory makes use of similar detailing and has a mansard roof and bracketed cornice. Principal entrance is via a door in the center of the three irregularly spaced bays; the door has a pedimented frontispiece in the Colonial Revival style, suggesting that it is of later date. A three-sided bay window is located immediately above the door; a second bay, of similar design, is located on the Burnet Street elevation.

⁹ "'That Place' Celebrates 32 Years in Business," *Utica Observer-Dispatch*, 11 February 2017.

¹⁰ Rand Carter, *Historic Utica: 4 Walking Tours in the Scenic and Historic Districts* (Utica, NY: Landmarks Society of Greater Utica, 1996), 9.

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Repairs to the church were undertaken in 2012-13. These included interior and exterior painting, repairs to the steeples and roof and installation of a handicap-accessible bathroom. A marble altar and podium from the former St. Francis de Sales parish now replaces the former wood alter as part of that work.¹¹

Broadway – East Side

Bound by Broadway, Hanna Park Drive, Columbia Street, and Washington Street

Property name: Radisson Hotel Garage (aka Washington Street Garage)

See 200 Genesee Street for a description of this complex, which is attached to the Radisson Hotel at that address.

608 Broadway and 335 Columbia Street

Property name: Kennedy Parking Garage (Broadway) and Mohawk Hospital Equipment, Inc. (Columbia Street)

Date of construction: 1964-70

Architects: Lathrop, Douglass, Mahle architects

Status: 1 contributing building

Description: This flat-roofed poured concrete two-level parking garage is the base of a proposed hotel or office building begun under the auspices of Urban Renewal as part of Center City Mall, but never completed. Its banked site results in the first-floor level being partially buried under the adjacent Edward A. Hanna Park, at the south. The Columbia Street elevation (identified as 335 Columbia Street) was to be the site of commercial storefronts. The original storefronts appear to remain intact under panels which cover portions of the facade.

This was the largest project attempted by Utica's Urban Renewal Agency that was to rely upon private investment as well, and the rectangular tower that was proposed to sit on the parking garage base was never completed, although its outline can be discerned in the column bases that pierce the roof.

Burnet Street – West Side

502 Burnet Street

Date of construction: c. 1900

Status: 1 contributing building

Description: A three-story four-bay wide mixed-use building in the Italianate style. This brick structure is rectangular in plan and has a flat roof. A one-story wing, the full width of the building, extends to the west. A first-floor storefront with recessed entrance has been remodeled by the addition of anodized aluminum panels. It is separated from the entrance to the upper levels of the building by a tan brick pier; the same material is used at each end of the façade below the secondary cornice of stamped metal that extends the width of the building above the storefront. Second and third-floor windows have segmental brick arches and simple stone sills. Window at the second floor are double-hung undivided sash with transoms above. The shorter third-floor windows are nearly identical, but lack the transoms. A bracketed wood cornice extends across the width of the building, capping the street elevation.

512-14 Burnet Street (building faces Post Street)

Property name: St. Joseph's Church Garage

Date of construction: c. 1900; altered c. 1930

Status: 1 contributing building

¹¹ Cassandra Baber, "Transforming Historic Old St. John's Church in Utica," *Utica Observer-Dispatch*, 16 March 2012, available online at <http://www.uticaod.com/x1612626186/Transforming-Historic-Old-St-John-s-in-Utica>

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Description: A two-story three-bay wide brick garage and storage building, converted to its current form c. 1930. This structure was part of an earlier building on the site, extant in 1907; the west end of that structure was subsequently removed and the remaining portion remodeled into the present structure. The common-bond brick elevation facing Burnet Street was constructed at that time (c. 1930). Secondary elevations of this structure consist of structural clay tile, with irregular fenestration having wood lintels. Windows are presently boarded over.

Charlotte Street – West Side

510-514 Charlotte Street

Description: vacant lot (not counted)

610 Charlotte Street

Property name: C. H. Carr House

Date of construction: c. 1875

Status: 1 contributing building

Description: A two-and-a-half story wood-frame dwelling with mansard roof and bracketed cornice, two bays wide on its Charlotte Street elevation. An elaborate surround with pediment supported on paneled pilasters and a bracketed cornice provides interest at the entrance. A three-part window with paneled pilasters and paneled base has been inserted at the first-floor level at an unknown date; its detailing follows that utilized for the other windows in the building. Second-floor windows are set within frames with molded lintels; third-floor clipped gable dormers have bracket supports.

History: In 1907 this was the house of C. H. Carr.

612 Charlotte Street

Date of construction: c. 1850, altered c. 1985

Status: 1 noncontributing building (due to integrity)

Description: A two-story wood-frame temple-form house with molded cornice and returns, modified by the insertion of an inset entrance, and changes to its first-floor plan and fenestration. A one-and-a-half story L-shaped wing extends from the back (west) side of the building. This formerly clapboarded dwelling was covered with stucco. It appears that this structure had had its first floor converted to commercial use early in the twentieth century and that the most recent alterations reversed that work.

History: In 1907 this was the home of W. P. Foley.

614-616 Charlotte Street

Property name: New Tikitoi Chinese & Polynesian Restaurant

Date of construction: c. 1890; remodeled c. 1915 and c. 1950

Status: 1 contributing building

Description: A three-story, three-bay wide brick mixed-use building with commercial space on the first floor and apartments above. The building has a flat roof. Detailing is chiefly limited to a large corbelled brick cornice. A pedimented entrance supported on Tuscan columns and with a transom enclosed in a scrolling frame above is an early twentieth century alteration. The first-floor storefront, which was added c. 1915 and was subsequently modified c. 1950, is stuccoed and has a small scalloped cornice.

618-620 Charlotte Street

Description: Surface parking lot (not counted).

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622 Charlotte Street

Description: Surface parking lot (not counted).

Columbia Street – South Side

301 Columbia Street

Date of construction: c. 1900; storefront remodeled c. 1970

Status: 1 contributing building

Description: A four-story brick commercial block of rectangular plan and with a flat roof, seven bays wide on Columbia Street and nine bays long on its Broadway face. The Columbia Street elevation is subdivided into three broad bays by pilasters; this treatment returns along part of the Broadway façade. The first-floor storefront was remodeled (c. 1970) and presently consists of large brick piers flanking a recessed entrance and display windows set within anodized aluminum panels. The upper floors have undivided double-hung sash with brick arched lintels with double keystones. Sills connect the windows and are interrupted by the pilasters. A stamped metal neoclassical cornice with dentils extends along both street fronts of the building.

History: In 1907 this structure was occupied by A. W. Blackburn.

335 Columbia Street – See 608 Broadway for description.

401 Columbia Street

Property name: Columbia Place Associates

Date of construction: c. 1900; c. 1910; c. 1920; early 21st century alterations

Status: 1 contributing building

Description: A four story brick commercial block, of rectangular plan with a flat roof. The Columbia Street elevation is divided into six bays, each having paired sash set between brick pilasters. This treatment extends, in modified form, along three bays of the Cornelia Street elevation. The pilasters are faced with stone at the first-floor level, below a narrow-bracketed entablature with cornice. Between the first-floor pilasters, original storefronts have been infilled with brick and fixed sash windows. The majority of the upper-story windows in the building have been replaced with smaller metal-frame sash, or are boarded over; however, the original openings are visible and restorable. Windows have simple metal lintels and stone sills. An entablature, consisting of a stone architrave with large dentils, a brick frieze and a modillioned cornice, extends along the full length of both street elevations. The west half of the building constitutes an early addition and replicates all of the details found in the earlier portion of the building. A three-bay wide addition constructed at the south end of the building c. 1920 also replicates the detailing of the c. 1900 portion of the building.

Court Street – North Side

306 Court Street

Property name: Bosnian Islamic Association of Utica (former First Methodist Episcopal Church; former Central Methodist Episcopal Church)

Date of construction: 1869; alterations c. 2008

Status: 1 contributing building

Description: A brick building with connected parish hall, constructed in the Gothic Revival style as modified by the Rundbogenstil popular in the middle decades of the nineteenth century. Prominent features include paneled walls with corbelled trim, and stepped buttresses. The original tower spire was removed by the beginning of the twentieth century.

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Alterations undertaken beginning in 2008 to convert the building into a mosque covered the building with a thin layer of stucco; most of the original details were retained underneath. The top stages of the corner tower at Court Street and Broadway were added at that time, creating a minaret.

History: Originally constructed as the First Methodist Episcopal Church for \$80,000 in 1869, the congregation merged with the Corn Hill (South Street) Methodist Episcopal Church and First Welsh Methodist Episcopal (Coke Memorial) Church in 1919 to become the Central Methodist Church. The building has, since 2008, been used by the Bosnian Islamic Association of Utica as a mosque.

400 Court Street

Description: Surface parking lot (not counted)

404-408 Court Street

Property name: Youth Empowerment Program

Date of construction: c. 1860; c. 1950

Status: 1 contributing building

Description: A two-story wood frame and brick office complex, consisting of two mid-nineteenth century wood-frame Italianate dwellings, joined in the mid-twentieth century by a brick masonry flat-roofed hyphen. Both former dwellings have similar detailing, with bracketed wood cornices and two-over-two double-hung sash. The Hollister house has a shallow pyramidal roof; the Ralph house has a flat roof. Both former dwellings retain service wings evident in nineteenth century maps of the city. The two-story hyphen has a central door with gable-roofed porch, and is divided into three bays, each with paired windows. Brick panels outlined by soldier course brickwork provide some relief for its otherwise austere facade.

History: The west portion of the complex was originally occupied as the George Ralph Jr. house; at the east is the former N. Hollister house.

Court Street – South Side

301 Court Street

Description: vacant lot (not counted).

307 Court Street

Description: vacant lot (not counted)

315-317 Court Street--(see 268 Genesee Street, to which this building is an addition)

319 Court Street

Description: vacant lot (not counted)

321 Court Street

Description: vacant lot (not counted)

Devereux Street – North Side

11 Devereux Street (Grace Church Parish House) – See 193 Genesee Street for full description.

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23 and 23 ½ Devereux Street

Date of construction: c. 1850, alterations c. 1915 and c. 1950

Status: 1 contributing building

Description: A one-story brick gable-roofed structure on high basement with projecting flat-roofed vestibule. Built in the mid-19th century; altered many times and survives as an early 20th century commercial building. The majority of the Greek Revival detailing of this structure—including watertable, Doric entablature and similarly detailed vestibule—survives as a record of its original construction in the mid-nineteenth century. Originally constructed as a five-bay wide building, strip windows added c. 1950 replace the paired openings that formerly flanked the center bay; the original window spacing remains at the basement level.

History: The unusual form of this building suggests a possible institutional use; however no record of such association has been found to date. By 1899 this building was being used as a dwelling. In the early twentieth century (c. 1915) a one-story flat-roofed wing with Colonial Revival detailing including an arched entry with pedimented surround was added to the east. This portion of the structure appears to have been constructed to house a barber shop, which use it continues to the present.

27 Devereux Street

Property name: Russell Rhoades Reprographics

Date of construction: c. 1870; façade altered 2011

Status: 1 noncontributing building (due to integrity)

Description: A two-story wood-frame clapboarded building, originally built as a dwelling c. 1870, and subsequently converted for commercial use. The building consists of a three bay wide principal block with shallow pyramidal roof, with an ell that extends to the north. An early twentieth-century addition on the back is one story tall and of rusticated concrete block. The building apparently had a bracketed cornice, now removed. The majority of the fenestration on the street elevation has been altered significantly and the façade covered with stucco. Windows on the secondary elevations, which are sheathed with cement-asbestos shingles, are largely intact and consist of undivided double-hung sash.

History: This structure was occupied by “Mrs. Rowley” in 1883 as a dwelling.

29-35 Devereux Street

Date of construction: c. 1980

Status: 1 noncontributing building (due to age)

Description: A one-story concrete block branch bank of rectangular plan with flat roof, and associated two-bay drive-thru teller station. The principal elevation on Devereux Street is almost entirely glazed and sits several feet back from the street wall.

37-39 Devereux Street

Property name: The Dev

Date of construction: c. 1870, c. 1920, c. 1980

Status: 1 contributing building

Description: A three-story brick masonry Italianate mixed use building with flat roof, the first floor of which is currently occupied by a restaurant named “The Dev.” Cast iron window lintels and sills and a denticulated cornice supported on paired brackets enliven the façade. The façade treatment of the principal elevation continues along the Charlotte Street face of the building. The first-floor storefront was altered in part in the mid-twentieth century by the installation of buff-colored brick piers, but retains an early twentieth century secondary cornice and corner

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post. The first-floor storefronts were altered c. 1920, and include buff-colored brick and *verde antique* marble revetment. Windows within the storefronts were altered c. 1980.

History: In 1883 this was the site of Clark's Pork Packing Warehouse.

Elizabeth Street – North Side

13 Elizabeth Street

Description: Surface parking lot (not counted)

15 Elizabeth Street

Property name: Centro Transit Hub

Date of construction: 2013

Status: 1 noncontributing building (due to age)

Description: A one-story transportation center consisting of open shelters supported on brick columns with steel canopies, and a one-story brick masonry office/waiting area enclosure.

209 Elizabeth Street

Property name: Paul Building

Date of construction: 1893, c. 1985 (storefront altered)

Architect: George Edward Cooper

Status: 1 contributing building

Description: A four-story brick masonry building of L-shaped plan with flat roof, brownstone lintels and sills, and a corbelled brick cornice. The building is eight bays wide on its principal elevation on Elizabeth Street. Each bay is defined by giant order pilasters which extend from the second to the third story. Below this, at the first-floor level, is a continuous storefront with plate glass display windows. Paired windows are located in each bay of the second and third floors. At the third-floor level the windows have symmetrical quarter-round heads, together conforming to a semicircular brick arch. At the fourth-floor level three narrow windows occupy each bay; the bays are defined only by the groupings of windows at this elevation. Fenestration on Charlotte Street is similar, but exhibits greater variety in bay width. The corner is emphasized by the use of large pilasters, changes in the fenestration pattern, and by a vertical extension above the cornice. The present storefronts represent alterations undertaken c. 1985.

History: Built in 1893 as "Young's Mammoth Bakery"; the building was known by 1996 as the Paul Building.¹²

219 Elizabeth Street

Property name: Court Vue Luncheonette

Date of construction: c. 1900, c. 1985 (storefront altered)

Status: 1 contributing building

Description: A one-story brick commercial building with anodized aluminum display windows flanking an inset entrance. Above this, end pilasters flank a paneled parapet. Secondary elevations are of brick covered with stucco. The building is rectangular in plan and has a flat roof.

221-223 Elizabeth Street

Property name: The Hugh R. Jones Building

¹² Rand Carter, *Historic Utica: 4 Walking Tours in the Scenic and Historic Districts* (Utica, NY: Landmarks Society of Greater Utica, 1996), 10.

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Date of construction: c. 1915

Status: 1 contributing building

Description: A three story brick building of rectangular plan, with flat roof. The street elevation is covered with a limestone (or possibly cast stone) veneer. The building is elaborately detailed; its four-bay wide façade consists of a symmetrical arrangement of projecting one-bay-wide end pavilions centering two bays which are recessed at the second and third floors and which are capped by a tile (or metal in imitation of tile) roof. Windows and doors in the end bays are given emphasis by molded frames and other details. A display window with arched top and scrolling keystone is a prominent feature of the center bays of the first floor. A modillioned cornice and turned balustrade surmounts the building, which is known as the Hugh R. Jones building.¹³ Windows have been replaced at an unknown date, but apparently before c. 1960.

227-233 Elizabeth Street

Property name: The Langdon-Hughes Building

Date of construction: 1916-17; 1922-23; c. 1940 alterations

Architect: Frank & Jackson (1922 portion)

Status: 1 contributing building

Description: A three-story brick building of rectangular plan with flat roof. The building is faced with two shades of tapestry brick and has limestone (or possibly cast stone) trim. The window and door openings are irregularly spaced, but generally fall within three broad bays, forming a symmetrical arrangement. Windows are metal, with industrial type sash at the third-floor level and a combination of double-hung and pivoting plate glass windows at the second-floor level, above an irregular arrangement of display windows and recessed entrances set within a stepped brick enframingent. The stepped parapet contains an embossed panel with frame reading "LANGDON-HUGHES."

The oldest portion of this building—the easternmost section—was first occupied by the Langdon-Hughes Electrical Company in March 1917, with its address given as 227 Elizabeth Street.¹⁴ The construction line between this first portion of the building, and the balance, constructed in 1922-23, is visible to the east of the central bay of the building. A "rear addition", bearing the address 225-227 Elizabeth Street, was constructed beginning in 1922 from designs furnished by Utica architects Frank & Jackson. This addition measures 39' x 100' and is three stories in height.¹⁵ The dimensions suggest that rather than a "rear addition" the western two-thirds of the building were built at that time. Given the short passage of time between the construction of the first and second phases of this building, it is probable that Frank & Jackson were architects of both. Alterations undertaken c. 1940 removed gothic revival detailing from the upper part of the façade and created a stepped parapet. First-floor storefronts were also altered at that time; a continuous cornice was replaced by a stepped brick enframingent as part of that work.

235 Elizabeth Street

Property name: Central Fire Station (now Supreme Court Law Library)

Date of construction: 1911, altered c. 1990

Architect: John A. Hobbes

Status: 1 contributing building

Description: A three story brick building of rectangular plan with flat roof. The façade on Elizabeth Street is divided into six wide bays, containing an irregular but symmetrical arrangement of window and door openings.

¹³ Rand Carter, *Historic Utica: 4 Walking Tours in the Scenic and Historic Districts* (Utica, NY: Landmarks Society of Greater Utica, 1996), 10.

¹⁴ [Advertisement], *Utica Daily Press*, 10 March 1917.

¹⁵ "Contracts Awarded," *The American Contractor* 43:22 (3 June 1922), 58.

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The first-floor openings are arched and were formerly bays for fire equipment. Window and door openings have a profusion of limestone ornament in the form of stringcourses, quoins, voussoirs and keystones, as well as a bracketed secondary cornice above the second floor. The original parapet has been removed and replaced with a simple cornice. Windows have been replaced.

History: This building, and those immediately to the west on Elizabeth Street, replaced earlier structures which were occupied by Utica's African American community, which was centered on Post Street, to the north. No standing structures remain to recall that community, which was home to Mother Lavender, a former slave, evangelist and community activist.



Figure 4. John A. Hobbes' presentation drawing for the Central Fire Station (private collection).

247 Elizabeth Street

Property name: Alee's Restaurant

Date of construction: c. 1915, altered c. 2000

Status: 1 contributing building

Description: A one-story brick building, six bays in width, each bay containing a three-part window, one bay fitted with paired doors. Piers between bays are accentuated with light green glazed tile; the end bays receive additional emphasis through added vertical tile elements. Burnet St elevation has vertical metal siding. The building is surmounted by a stepped parapet. Windows are replacements, and date to c. 2000.

Elizabeth Street – South Side

8 Elizabeth Street

Description: Surface parking lot (not counted)

10-12 Elizabeth Street

Description: Surface parking lot (not counted)

14-18 Elizabeth Street

Description: Surface parking lot (not counted)

22 Elizabeth Street

Property name: Law Offices

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Date of construction: c.1885, c. 1990

Status: 1 contributing building

Description: A three-story brick masonry building of L-shaped plan with a flat roof, this structure has two very different facades fronting Elizabeth and Charlotte streets. That facing Elizabeth Street is three bays wide and has Italianate detailing, including a bracketed cornice and pressed metal window hoods. The second-floor windows have been replaced by a pair of plate glass windows lacking lintels. The first floor has a central display window set between flanking entrances, above which are a continuous bank of transoms. The Charlotte Street elevation is more elaborate, and features moulded brick, a corbelled cornice with paneled parapet and pinnacle ends, and arched windows with stone impost blocks. It is two bays wide above a three-bay storefront with an inset cornice and paneled frieze. The first-floor storefronts and second-floor windows on the Elizabeth Street elevation were modified c. 1990.

24 Elizabeth Street

Property name: Central New York Abstract Corp.

Date of construction: c. 1920

Status: 1 contributing building

Description: A three-story buff-colored brick masonry commercial structure of rectangular plan with flat roof. The building is three bays in width on Elizabeth Street, and an equal number of bays (although of wider dimension) on Charlotte Street. The chief feature of the principal, Elizabeth Street, elevation, is a central entrance flanked by large plate glass windows with multipane transoms, all contained within a moulded limestone frame with cornice. A similar arrangement of transoms and plate glass originally carried over to the Charlotte Street elevation, but is somewhat modified now. The windows of the upper floor are without lintels and have limestone sills. A copper entablature and cornice extends along both street elevations, below a parapet wall capped with limestone coping.

200 Elizabeth Street

Property name: Oneida County Courthouse

Date of construction: 1903-08, remodeled 1957-59, 1961-63, 1973, and 2004-2012

Architect: Olin Wesley Cutter, in association with Ward & Turner Architects (S. S. Ward and Alfred C. Turner) of Boston; Edmund J. Booth (1957-59 remodeling); Bice and Baird (1961-63 alterations to third floor), Edmund J. Booth (1973 alterations); addition constructed c. 2000; additional alterations undertaken 2004-2012, by March Associates, Architects & Planners.

Status: 1 contributing building

Description: A five story brick building on high rusticated stone basement, roughly rectangular in plan with a flat roof. As originally built this structure featured a proliferation of neoclassical ornament typical of its period; alterations in the mid-twentieth century attempted to give the building a more modern appearance by simplifying some details and removing others. The building is seven bays wide, the outer two bays set back somewhat from the remainder of the façade. The central five bays are pilastered, with the outer two projecting slightly forward. The first floor forms a plinth over which the second, third and fourth-floor windows are set within a continuous arched opening between each pair of pilasters. The fifth floor is detailed to appear as a parapet, above a simplified entablature and cornice. A large addition constructed on the east end of the building c. 2000 replicates some of the detailing used in the earlier portions of the building.

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History: The architect selected for the building was announced on 16 February 1903.¹⁶ The specifications for this building are in the collections of the Utica Public Library. Edmund J. Booth, Utica architect, oversaw alterations to the building, initial design work for which began in 1955.¹⁷ That work was completed in 1959.¹⁸ Renovations in the 1960s created four courtrooms on the third floor of the building.¹⁹ A renovation in 1973 removed the Family court to the first floor and placed two county courtrooms on the fifth floor.²⁰ The most recent alterations have restored some of the original courtrooms and public spaces, while modernizing the building's systems.

Fulton Street – East Side

110 Fulton Street

Property name: Bonacci Architects

Date of construction: c. 1970, c. 2014

Status: 1 noncontributing building (due to integrity)

Description: A one-story concrete block building of rectangular plan with flat roof, originally set back from the street, with one-story wood-frame shed-roof addition (new façade), built c. 2014.

Genesee Street – Northwest Side

134-144 Genesee Street

Property name: Franklin Square

Date of construction: 1995

Landscape Architect: Rick Talbot of Harza-Northeast

Status: 1 noncontributing site (due to age)

Description: An urban park and greenspace containing an information booth, formal plantings, a fountain and signage.

History: This park occupies the site of the Deveraux Building, a locally famous c. 1845 flatiron structure, razed in 1990. Franklin Square was landscaped in 1995 by landscape architect Rick Talbot of Harza-Northeast.²¹

156 Genesee Street, 158-160 Genesee Street, and 10 LaFayette Street

Property name: Liberty Bell Corner

Date of construction: 1999

Status: 1 noncontributing site (due to age)

Description: Urban park and greenspace containing a cast metal replica of the Liberty Bell, formal plantings and walkways, fenced at its periphery.

168 Genesee Street

Property name: Black River Systems Company

¹⁶ "Bostonian Gets Utica Courthouse Job," *Glens Falls Daily Times*, 16 February 1903, 1.

¹⁷ H. Paul Draheim, "Court House Beat," *Utica Observer-Dispatch*, 27 February 1955.

¹⁸ "Court House Face Lifting 75 P. C. Done," *Utica Observer-Dispatch*, 27 August 1958, 10.

¹⁹ "Court Remodeling Set at \$283,400," *Utica Daily Press*, 18 October 1961; "Bids Asked For Court House Job," *Utica Observer* 1962, clippings file, Oneida County History Center, Utica, NY; "Courthouse Revamp Bids In," *Utica Daily Press*, 3 April 1962, 11.

²⁰ Frank Tomaino, "Building the Courthouse—a Brief Timeline," on file at the Oneida County History Center, Utica, New York, History File 22980. N. d., but noted as compiled from information gathered in an essay written by Hon. John J. Walsh in 1991.

²¹ Frank Tomaino, "This Week in Mohawk Valley History," *Utica Observer-Dispatch*, 28 November 2015; Rand Carter, *Historic Utica: 4 Walking Tours in the Scenic and Historic Districts* (Utica, NY: Landmarks Society of Greater Utica, 1996), 6.

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Date of construction: c. 1930, altered c. 1990

Status: 1 noncontributing building (due to integrity)

Description: A two-story commercial structure of Moderne style with strip windows, streamlined detailing including a curved corner at the intersection of its two street façades, and a flat roof. The upper portions of both street elevations are sheathed with granite. The first-floor facades include late twentieth century alterations sheathed with stucco, scored in imitation and colored to match the earlier work which survives above.

History: In the mid-twentieth century, this building was a Brooks drug store.

170-172 Genesee Street

Property name: Filson's Sport Shop

Date of construction: c. 1910, c. 1935

Status: 1 contributing building

Description: A three-story brick and limestone commercial building of roughly rectangular plan with flat roof. The principal feature of the façade is an arched frame within which is set the conjoined fenestration of each floor. This frame is flanked by rusticated buff-colored brick piers and its arched apex is set within a stepped parapet, capping the façade. The windows are recent replacements. The rusticated brick piers at each end of the façade appear to date to the original construction period of the building. The banded concrete enframing, stepped parapet, and strip windows were in place by c. 1940, and reflect an early alteration of the building inspired by Art Deco aesthetics.



Genesee Street façade, c. 1940

The Seneca Street (west) elevation is sheathed with buff-colored brick and has limestone trim. It is six bays in width and features double-hung sash over a plate glass first-floor storefront. Of simple design, this secondary elevation lacks a cornice or other decorative details.

174-176 Genesee Street

Property name: Antiques & Such

Date of construction: c. 1925, c. 1990 storefront alterations

Status: 1 contributing building

Description: A three story brick masonry commercial building of roughly triangular plan, with flat roof. The Genesee Street elevation is covered with limestone veneer; the narrower Seneca Street elevation is faced with white brick. The first story of the Genesee Street façade has been altered by modification of the storefront. The

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upper stories of that façade are divided into two wide bays and have groups of three conjoined windows with transoms at the second-floor level, and three closely spaced windows at the third floor. Pilasters with recessed niches flank the second-floor windows, and resolve into the pinnacles of a crenelated false parapet wall serving as a spandrel between the second and third-floor windows. The grouped second-floor windows are set within decorative frames. The building has a shallow entablature and cornice supported on slightly projecting blocks whose faces are embossed with a geometrical design; modified triglyphs provide visual support for the ends of the cornice.

178 Genesee Street

Property name: Bev's

Date of construction: c. 1910

Status: 1 contributing building

Description: A four story brick commercial building of rectangular plan with a flat roof. The Genesee Street elevation consists of a first-floor storefront with plate glass windows and a recessed entrance, above which there is a small secondary cornice. Giant order pilasters support an arched stamped metal cornice creating a frame for the tripartite windows of the second and third floors. Limestone is used for the pilaster bases and other details. A paneled parapet and open balustrade with central florid cartouche surmounts the façade.

The Seneca Street elevation is three bays in width, with a first-floor storefront with secondary cornice. Upper floor windows are double-hung sash and have narrow keystones. Fourth-floor windows are set within a tall frieze and are square in form. All windows on this elevation have jack arches.

180-182 Genesee Street

Property name: Pizza Classic

Date of construction: c. 1900

Status: 1 noncontributing building (due to integrity)

Description: A three-story brick masonry commercial building with shallow gable roof, consisting of a pair of conjoined buildings, each having two bays of unequal width on both their Genesee and Seneca Street elevations. The Genesee Street façade is covered with stucco above a first-floor storefront which has a paneled wood base and inset entrances. The first-floor apertures of the Seneca Street elevation are presently covered; these and the sash of the upper floors have jack arches and simple stone sills. Projecting portions of the bracketed cornice on the Seneca Street elevation indicate the former presence of two three-sided bay windows on this face of the building. The Genesee Street elevation has a cornice of similar design, but lacks these projections. What is now the south face of the building is covered with white marble veneer. This material apparently covers the party wall shared with the building that formerly occupied the site to the south.

184 Genesee Street

Property name: Ellen E. Hanna Mini Park

Date of construction: 1993

Status: 1 noncontributing site (due to age)

Description: An urban park consisting of paved and raised planted areas, and several examples of modern metal sculpture.

History: The park is named in honor of the late wife of a former mayor of the city.

200 Genesee Street

Property name: Radisson Hotel

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Name of Property

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Date of construction: 1979-80

Architect: Unknown

Status: 1 noncontributing building (due to age)

Description: The hotel consists of a three-part freestanding brick and concrete complex, consisting of a single story attached banquet hall and service wing, three-deck reinforced concrete car garage, and six-story brick and concrete block building housing guest rooms. All have concrete foundations.

History: This structure occupies the site of the former city hall, designed by Richard Upjohn and razed in 1967 as part of the Urban Renewal plan for the city. The initial project for this site contemplated a franchise of the Holiday Inn national chain of hotels. A design was produced in 1968 by Robert K. Frese, architect, of Miami.²² A Sheridan hotel was ultimately built years later, after the close of the Urban Renewal program, and was completed in 1980. The hotel is undergoing renovations and is to be renamed The Delta by Marriot in early 2018.

222 and 224 Genesee Street

Property name: Bank of Utica

Date of construction: c. 1875; c. 1950; 2012-2017

Architect: Robert Heins (2017 alterations and additions)

Status: 1 noncontributing building (due to integrity)

Description: Four story brick commercial building of rectangular plan with a single-sloped roof, initially constructed c. 1875 in the Second Empire style and remodeled following International style aesthetics in the mid-twentieth century. The present façade is sheathed with a limestone veneer and has stainless steel spandrels. The upper floors of the façade are five bays in width, they rest on a one-story plinth that has a central recessed entrance flanked by plate glass windows set within a raised frame.

The north and west faces of the building were refaced in 2013. An addition to the south, including a glazed tower, was completed in 2017, significantly altering the building's integrity. That addition incorporated portions of an earlier structure on the property, dating to the third quarter of the nineteenth century. According to insurance maps dated 1899 and 1907, this structure was used at that time as a county office building. By 1921 it was serving as the site of the offices of Utica Gas & Electric.

226 Genesee Street

Property name: Reed Building (currently, Griffin's Pub)

Date of construction: c. 1830; c. 1880; c. 1920; c. 1970 (storefront alteration)

Status: 1 contributing building

Description: A three-story brick structure of rectangular plan with gable roof. This three-bay wide building, which was probably originally constructed as a dwelling, received a new façade in the early twentieth century; as a result, nothing of the 19th century appearance of the building on Genesee Street remains. At that time a cast stone veneer (possibly incorporating some limestone elements) façade with simple reeded entablature and molded cornice was applied to the building, which retained its original, slightly irregular, bay spacing. An addition, which because of the sloping site is four stories in height, was constructed at the west end of the lot in c. 1880, and has a façade facing Washington Street. That addition is three bays in width; windows of the second and third stories are set in sunk panels with corbelled tops, separated by pilasters. The arcaded first floor serves as a base. The arched fourth-floor windows repeat the arches of the first floor, and sit within recessed frames, above which is a bracketed cornice.

228-230 Genesee Street

²² David Beatty, "URA Hears Proposal for \$3 Million Hotel," *Utica Daily Press*, 14 November 1968, 27.

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Name of Property

Property name: Winston Building

Date of construction: c. 1881

Architect: Frederick Hamilton Gouge

Status: 1 contributing building

Description: A five-story brick masonry commercial building in the Romanesque Revival style, with a flat roof. Decorative elements on the dark orange brick façade include paneled spandrels between the second and third-floor windows, brownstone impost blocks, keystones and corbels, and molded brick. Window types differ on each floor, as do their arched openings. The three first-floor storefronts and entrance bay to the upper floors are separated by piers with rusticated banding, which extend to the top of just above the base of the fourth-floor windows as pilasters. Stringcourses and a corbeled entablature with a paneled parapet emphasizing the entry bay enliven the upper portions of the façade.

The secondary façade on Washington Street is stepped to accommodate the irregularly shaped site and sits on a one-story rusticated basement due to the sloped nature of the topography. Windows are uniformly set within arched openings with raised edge banding. The majority of the windows in this structure have been replaced with modern anodized aluminum sash. Architect Frederick Hamilton Gouge listed this building among his works in a brief biography published in 1893.²³ The apartments in this building were renovated in 2017.

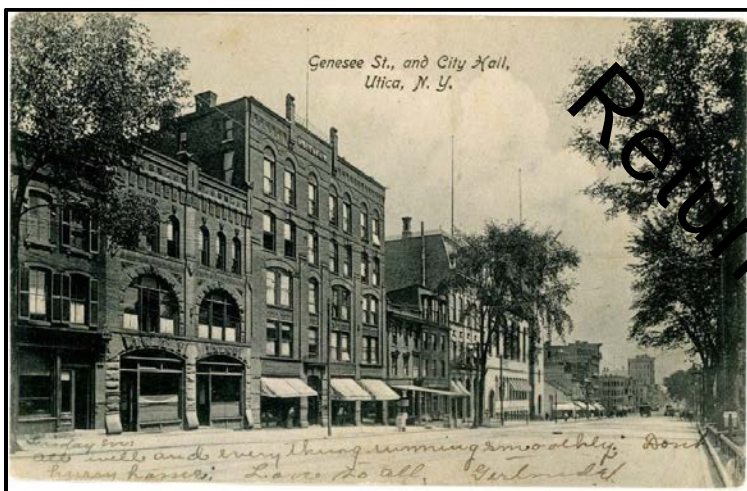


Figure 5. Genesee Street, c. 1906. From left: 238, 234-236, 228-230, 226, 224 and 222 Genesee Street, the last adjacent to the former City Hall building.

234-236 Genesee Street

Property name: Inkorporated Tatoo Studio

Date of construction: c. 1885; alterations to first floor, 1950

Architect: Bagg and Newkirk (1950 alterations)

Status: 1 contributing building

Description: A three-story commercial building combining elements of the Queen Anne and Romanesque styles, rectangular in plan, with a flat roof. The upper stories of the Genesee Street elevation are divided into wide bays separated by pilasters which extend above the parapet wall. At the second-floor level the bays contain three-part plate glass windows set within rusticated brownstone arches. At the third-floor level, three round-headed windows occupy each bay, each has a cast terracotta keystone in the form of a grotesque.

²³ *History and Commerce of Central New York* (New York: A. F. Parsons Publishing Co., 1893), 106.

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The first-floor storefront has a broad rusticated arch extending the width of the building. Set within this arch is a storefront consisting of granite revetment and metal strip windows, installed in 1950. A corbelled brick cornice incorporating terracotta panels and molded stringcourse tops the façade.

The Washington Street elevation is stepped to accommodate the irregularly-shaped site. Each of its two halves is two bays in width and has a corbelled brick cornice. Paired pinnacles accentuate the corner where the façade steps back; single pinnacles of similar design punctuate the inside corner and the south end of the façade.

History: The first floor was altered in 1950 for Evans & Sons., Inc., a jewelry store. Among the alterations undertaken at that time was creation of a "Swedish granite front" for their store.²⁴

238 Genesee Street

Property name: Almy & Associates Consulting Engineers

Date of construction: c. 1915

Status: 1 contributing building

Description: A three-story commercial building, rectangular in plan with a flat skylit roof. The Genesee Street elevation has a modified temple front form consisting of Tuscan pilasters supporting a tall entablature with modillioned cornice and abbreviated pedimented parapet wall, all executed in limestone. This arrangement frames a bronze or copper screen extending from the first to the second floors, which incorporates an entry and two windows with transoms at the first floor, and three conjoined windows with transoms at the second-floor level. A paneled limestone spandrel separates this feature from the third-floor windows, which consist of three paired steel-frame casements.

The Washington Street elevation of the building is of a different character, being faced with white glazed brick. The sloped site results in that elevation being five stories in height, including a raised basement and attic story. It is two bays in width, having paired sash in each bay. A corbelled brick cornice surmounts the Washington Street façade.

240-244 Genesee Street

Property name: Carlile Building

Date of construction: 1884; c. 1970 (storefront alterations)

Architect: Frederick Hamilton Gouge

Status: 1 contributing building

Description: A three-story mixed use building of orange-red brick set in red mortar, with brownstone and terracotta details, of triangular plan with a flat roof. The corner of the building at the intersection of Washington and Genesee streets is articulated as a tower. The building is 12 irregularly spaced bays in width on its Genesee Street elevation and 10 irregularly spaced bays wide on its Washington Street face. Detailing on the Genesee Street elevation is more elaborate, and includes a pedimented first-floor entrance supported on brackets, pilasters which extend the full height of the building, and decorative brickwork below the corbelled cornice. Use of a variety of window types with divided light transoms, together with a profusion of decorative terracotta panels add to the interest on the Genesee Street elevation. Four commercial fronts (modern replacements, c. 1970) are located at the first-floor level of this elevation.

The Washington Street face of the building is more restrained, but replicates the window forms of the upper floors, introducing banded decoration and stringcourses at the springing of the window arches to enliven the façade. A simplified version of the corbelled cornice caps this face of the building. The two elevations are joined at the

²⁴ "Evans & Sons to Open New Store Tomorrow," *Utica Observer-Dispatch*, 16 April 1950, 9.

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corner by a rounded bay articulated as a tower. This bay serves as a transition between the two facades, and incorporates elements of both in its design. The name of the building "CARLILE" and date of its construction "1884" are embossed on terracotta panels set into the wall of the tower on its parapet wall and just below the corbelled cornice. Gouge listed this building among his works in a brief biography published in 1893.²⁵

246 Genesee Street – See 728 Washington Street.

248-250 Genesee Street

Property name: Kempf Building

Date of construction: 1914-15

Architect: Walter G. Frank

Status: 1 contributing building

Description: A four-story brick commercial building of rectangular plan with flat roof. Tapestry brick is used in the Genesee Street elevation, returning for one bay along the north face of the building. The building is five bays wide on its principal elevation, having a central bay with paired metal windows flanked by two bays at either side with three conjoined double-hung sash. Spandrels between the second and third, and third and fourth-floor windows have decorative brickwork. Fourth-floor windows of the two outer bays on either side of the central, entrance, bay are arched. The first floor has four storefronts, two each flanking either side of the central entrance with canopy. The building appears to have lost a cornice, which was replaced by a stuccoed panel; this arrangement is documented as extant in photographs dating to the 1940s. Above the stuccoed panel is a short parapet wall with a central plaque in a raised pediment, reading "KEMPF" in embossed letters. Storefronts appear to retain their original form but have contemporary coverings.

History: The building was announced as completed for rental on 1 May 1915.²⁶ It was originally occupied by Kempf Brothers as a piano sales room and office building. Among the early tenants of the building was the Republican Club.²⁷ Walter G. Frank, Utica architect, designed the building.²⁸

252 Genesee Street

Property Name: Central New York Corporation Building

Date of construction: c. 1830; front addition c. 1950; c. 1980 (storefront alterations)

Status: 1 contributing building

Description: A two-story brick commercial building of H-shaped plan, with flat roof. The Genesee Street elevation is covered with limestone veneer and is in the Modern style. Three storefronts occupy the first floor of the elevation; anodized metal panels installed c. 1980 cover much of the knee walls and the transom above the storefronts. Plywood panels cover the piers between the storefronts. Above, the façade consists of three broad bays, the central containing five double-hung sash with transoms, flanked by bays containing paired windows of the same design. Piers between the bays are vertically scalloped. A simple reeded cornice extends across the full width of the façade.

History: Observed seams in the brickwork of the south and west walls of this building indicate that it represents a radical alteration of a former dwelling, occupied in 1883 by E. S. Brayon, which sat on this site. That structure may have been constructed as early as c. 1830, as was its neighbor to the south. Up to the end of the nineteenth century, all of Genesee Street below its intersection with Washington remained residential, as seen in the 1888 and

²⁵ *History and Commerce of Central New York* (New York: A. F. Parsons Publishing Co., 1893), 106.

²⁶ [Advertisement], *Utica Herald-Dispatch*, 10 April 1915, 7.

²⁷ "Will Favor Change," *Utica Herald-Dispatch*, 6 April 1915, 3.

²⁸ "Local School Architect Dead at 90," *Utica Observer-Dispatch*, 12 June 1970, 13.

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1899 Sanborn maps. Immediately to the southwest is the individually-listed Fort Schuyler Club (NR, 2004), also built as a private home in 1830 and converted to a club in 1883. However, after the turn of the century, the area changed quickly. In 1913-1914 the Central New York (Securities) Corporation redeveloped 252 Genesee Street with storefronts and a new layout. Within two years, the area to the north had been completely rebuilt with the four-story Kempf Building and two-story Small Building – both architect-designed – constructed at the corner of Genesee and Washington Streets.

Initially, 252 Genesee Street was known as the “Central New York Corporation Building.” Contemporary newspapers include advertisements for offices, one of which was occupied by Dr. Stephen A Mahady, Utica coroner. In addition, the Barnes Pharmacy and Grand Union Tea Company moved into the building in 1914; when the tea company vacated the premises in 1915, the space was redesigned as a Hupmobile agency. In 1920, Miller Electric moved into the building. In the 1930s, tenants included a piano store and an agency for wringerless washers. A drug store continued in the building past the end of the historic district’s period of significance (1972) – first Barnes Drugs, then Dan J. Sullivan Drugs, and finally Emdin’s Pharmacy.

The 1925 Sanborn map shows 252 Genesee divided into four first-floor units, with a drug store and office in two of them, and second-story skylights. Contemporary photos from the 1930s show the building with a bracketed cornice. The façade was completely redeveloped around the middle of the twentieth century, achieving its current appearance at that time. Little, except some interior trim and the stairways, remains of the original residential building, and only the interior plan and trim remain from the 1913-1914 conversion.

254 Genesee Street (03NR05176)

Property name: Fort Schuyler Club

Date of construction: c. 1830; 1920

Architects: Bagg and Newkirk (1920 additions)

Status: Previously NR listed – not counted

Description: A three-story flat-roofed brick clubhouse comprised of an original three-bay wide brick dwelling, the walls of which are laid up in Flemish bond, with numerous brick additions constructed during the course of the nineteenth and early twentieth centuries. Today the building nearly fills its lot.

The earliest portion of the building and a two-story wing (later raised to three stories) share stepped lintels with scribed edges. Later additions make use of jack arched openings of various sizes, and share a simple neoclassical stamped metal entablature with moulded cornice.

An “annex” was completed in 1920 from designs by Bagg and Newkirk. It was described at the time as “a two-story brick and hollow tile structure built upon the rear of the lot owned by the club. The general architectural scheme follows the English late Georgian period....The ground floor contains a new entrance hall, a circular staircase, men’s check room, tea room and private dining room with necessary serving rooms. The second floor consists of a ladies’ room, a reception room and a ladies dining room with the necessary serving rooms. The entrance hall has a tessellated floor of black and white marble and the walls are finished in cream.”²⁹

History: As late as 1883 this structure was occupied by the J. C. Hoyt family as a dwelling. Since that date it has been occupied by the Fort Schuyler Club.

258-260 Genesee Street

Property name: Utica Gas and Electric Company Building

²⁹ “First Social Event in Club’s Addition,” *Utica Herald-Dispatch*, 23 December 1920, 3.

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Name of Property

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Date of construction: 1927

Architects: Bagg and Newkirk

Status: 1 contributing building

Description: A seven story commercial building in the Renaissance Revival style, of rectangular plan, with a concrete foundation. The street faces of the building are sheathed with limestone blocks. The building has a flat roof of unknown material. The principal elevation on Genesee Street has a central two story recessed portal entry flanked by two story window recesses. Five similar window recesses are located along Court Street with a secondary entrance under the central window recess. Above each two story recess has a decorative keystone. The end bays of the detailed secondary cornice above the second floor are supported by abbreviated Doric pilasters, whose capitals are set within the rusticated surface that covers the lower three stories of the building. Panels with embossed swagged decoration accent the frieze of this cornice above the Doric caps. The end bays of both street elevations are further differentiated by having display windows with metal cornices at the first floor level, above which are paired arched windows separated by a Corinthian column. A smaller cornice is located at the top of the third floor. Windows throughout the building are metal sash. The windows of the fourth through seventh stories consist of paired double-hung sash set within simple rectangular openings. A simple entablature with embossed plaques set within its frieze and shallow molded cornice caps the street elevations of the building. Alterations are limited to the first story storefront windows and signage.

History: This structure was originally constructed in 1927 to house the offices of the Utica Gas and Electric Company.³⁰ Utica architects Bagg and Newkirk designed the building.³¹ They moved their offices into the structure upon its completion.

262 Genesee Street

Description: vacant lot (not counted)

264 Genesee Street

Description: vacant lot (not counted)

266 Genesee Street

Property name: Cornhill Building & Loan Association Building

Date of construction: 1955-57; 1975

Architect: Walter S. Frank and Edmund J. Booth

Status: 1 noncontributing building (due to age of the totally refaced façade)

Description: A two story brick masonry commercial building on a banked site, having flat roofs and of rectangular plan. The street side of the building is two stories in height; the rear of the building is one story high on a high concrete foundation. The Genesee Street elevation consists of a central recess with strip windows at the first and second-floor levels, separated by a spandrel of white marble veneer. Principal entry is sheltered by a flat-roofed porch supported on two square anodized aluminum columns, matching the finish of the window frames. The recess is surrounded by red granite veneer which returns along the sides of the building. Secondary elevations are of common bond brick and have metal-framed strip windows.

History: The immediate predecessor of this structure housed the Helen Kelley Dress Shop, which occupied this site into the 1950s. This structure was built for the Cornhill Building & Loan Association in 1955-57, from designs by

³⁰ Rand Carter, *Historic Utica: 4 Walking Tours in the Scenic and Historic Districts* (Utica, NY: Landmarks Society of Greater Utica, 1996), 12.

³¹ American Institute of Architects, Questionnaire for Architects' Roster, 1946. Accessed online at http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/Rosters/BaggNewkirk_roster.pdf

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Walter S. Frank and Edmund J. Booth.³² The Oneida National Bank and Trust Co. occupied the present building by 1964.³³ The building was remodeled in 1975, entirely replacing the 1950s façade seen in advertisements for the bank published in the 1960s.³⁴ This façade is notable but does not fall within the period of significance.

268 Genesee Street (and 315-317 Court Street)

Property name: The Oneida National Bank and Trust Company and Court Street Addition

Date of construction: 1957-59; 1975-78

Architect: Alfred Easton Poor (NYC); Edmund J. Booth (Utica), associate architect (original building); Delle Cese and Ricci (1970s addition)

Status: 1 contributing building

Description: A three-story brick masonry commercial building in the International Style, of rectangular plan with flat roofs. This former bank building has a concrete foundation; among its original features is a full height projecting portico supported by seven square piers faced with limestone veneer on the Genesee Street elevation, behind which is a façade of *verde antique* marble, and teal-colored structural glass and plate glass windows set within an aluminum gridded frame. The limestone veneer returns along the sides of the building with a portrait head of a Native American on the north side. The rear portion of the building is faced with white glazed brick, and rests on a banked foundation. Windows on the secondary elevations consist of three-part conjoined windows having fixed center panels flanked by double-hung sash. A fourth-floor mechanicals penthouse on the north side of the building lacks fenestration. The large two-story banking room with mural depicting regional Native American tribes and local landmarks in bas relief is currently unoccupied; other portions of the building are used for professional offices.

A four-story brick addition of rectangular plan with flat roof, faced with white glazed brick was constructed on Court Street in 1975-78.³⁵ The building has vertically aligned aluminum framed plate glass windows separated by spandrel glass panels. On the facade the windows of the lower three floors are set within a white marble veneer frame. Strip windows light the fourth floor on this face of the building. On the secondary elevations the vertically aligned window treatment is similar and extends from the first to the fourth floor; narrow plate glass windows with spandrel panels are on those elevations separated by narrow brick piers.

History: Initial design work for this building was undertaken in 1957.³⁶ It was built for the Oneida National Bank & Trust Co., and completed in 1959.³⁷ Work began on the addition, from designs by Utica architects Delle Cese and Ricci in 1975, after initial design work the previous year.³⁸ It was completed in August 1978.³⁹ A history of the bank's loss of autonomy is described in Alexander R. Thomas and Polly J. Smith's *Upstate Down: Thinking about New York and its Discontents* (2009).

270 Genesee Street

Property name: NBT Bank, Utica Financial Center

Date of construction: 1956-57; alterations c. 1990

³² "Start Today on Loan Group Building," *Utica Daily Press*, 24 October 1955, 19; "Mayor Acts At Opening," *Utica Daily Press*, 5 February 1957.

³³ "Notice of Proposed Bank Merger," *Utica Daily Press*, 27 August 1964, 36.

³⁴ "Bigger Bank," *Utica Observer-Dispatch* (June 17, 1975), 12.

³⁵ "Bank to Build \$1 Million Wing on Court St.," *Utica Sunday Observer-Dispatch*, 15 December 1974, 1D.

³⁶ "Oneida Bank to Build \$1 Million HQ; 3-Story Unit Construction Starts July 1," *Utica Observer-Dispatch*, 7 November 1957, Section 2:1.

³⁷ "Architect's Sketch of Bank," *Utica Daily Press*, 14 March 1958, 2A.

³⁸ "Bank to Build \$1 Million Wing on Court St.," *Utica Sunday Observer-Dispatch*, 15 December 1974, 1D.

³⁹ "Up Tempo Refreshing in Utica," *Utica Daily Press*, 31 August 1978, 2A.

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Name of Property

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Architects: Bice and Baird

Status: 1 noncontributing building (due to integrity)

Description: A two-story commercial building of rectangular plan, having a concrete foundation and flat roof. Although the building presents as one-story in height on Genesee Street; the site slopes downward to the west exposing a two story elevation on the three secondary elevations. A glazed entrance vestibule with parapet wall is the principal feature of the Genesee Street elevation. Although the original façade appears to survive, it is currently covered by stucco, installed c. 1990.

History: This building was initially planned in 1956, and housed New York Telephone Company's regional offices and customer service when completed.⁴⁰ The building served its original purpose until c. 1985, when it was purchased by the Oneida National Bank & Trust Company for office space.⁴¹ The bank became a subsidiary of Norstar before the offices opened; it is presently occupied as the NBT Bank financial center.

274 Genesee Street

Description: vacant lot (not counted)

276 Genesee Street

Property name: Lillian Cooper Memorial Apartments

Date of construction: 1961; 1962-1963; 1982 (altered)

Architect: Bice & Baird (1962-1963); Egbert Bagg IV (1969)

Status: 1 noncontributing building (due to integrity)

Description: A four-story brick masonry residential building of rectangular plan with flat roof; the principal façade on Genesee Street incorporates large areas of brick juxtaposed against a curtain wall of structural glass panels and windows that extends under an awning to incorporate the principal entrance. The fenestration of the secondary elevations is vertically aligned within irregularly spaced stuccoed panels set between brick piers.

History: This building, initially known as the Victoria Building, opened in 1961. On July 10, 1961, it was severely damaged by an explosion, initially thought to be arson. A year later, the building was purchased by insurance man James G. Brock and renamed the Brock Building. Renovations were made from designs by Bice & Baird, Utica architects, in 1962-63, adding a fourth floor and extending usable basement space to add more office space.⁴² The adjacent building at 274 Genesee Street was razed to provide parking.

The current building represents a further renovation of that structure undertaken in 1969-70 by architect Egbert Bagg IV, rather than a new build at that later date. In 1982, the building was converted into 48 one-bedroom apartments. That work was done by Buck Construction Co. as part of a Section 8 grant.⁴³ Windows on the secondary elevations were replaced at that time, and the fenestration pattern of the façade was altered.

280 Genesee Street

Property name: New York Telephone Building (now Verizon)

Date of construction: 1926-28; renovations and additions in 1957

Architects: Voorhees, Gmelin and Walker

Status: 1 contributing building

⁴⁰ "Telephone Co. Plans 2-Story Office Building," *Utica Observer-Dispatch*, 23 March 1956, 1.

⁴¹ "Norstar's Oneida National caps '84 with changes," *Utica Observer-Dispatch and Daily Press*, 27-28 January 1985.

⁴² "Renovations Will Be Made," *Utica Daily Press*, 18 October 1962, 27. A drawing of the reconstructed building appeared in the *Daily Press* around the same time - "New Look, New Name," *Utica Observer Dispatch*, 17 October 1962, 25.

⁴³ "Federal Funds Spur Results," *Utica Daily Press*, 24 January 1982, 50P.

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Description: A five story commercial building in the Colonial Revival style, having a concrete foundation, brick superstructure with marble and cast stone sills, lintels and stringcourses. The building is rectangular in plan, has a flat roof, and is seven bays in width on Genesee Street and 15 bays wide on Cornelia Place. Cast stone at base of first story windows. A pedimented frontispiece surrounds the entrance on Genesee Street. Arched first story windows have fixed bronze sash. A pediment caps the projecting middle five bays of the Genesee Street elevation; it contains a decorative cartouche centering a circular sash, and is flanked by large round windows set within brick frames. The building is surmounted by a paneled parapet wall. Renovations undertaken in 1957 appear to have included the addition of two floors at the west end of the building which continue the detailing of the earlier portions of the structure.

History: The majority of New York Telephone's branches across the state were designed by the New York firm of Voorhees, Gmelin and Walker, including this structure.⁴⁴ The building is presently occupied by Verizon, continuing its long history as a communications center.

Genesee Street – Southeast Side

131-147 Genesee Street

Property name: The Boston Store

Date of construction: 1941-42, 1984

Status: 1 noncontributing building (due to integrity)

Description: A three story concrete commercial building of polygonal plan with flat roof, with limestone veneer façade in the Modern style with facades on Genesee and Bleecker Streets. A reflective glass curtain wall was added in 1984; it covers portions of the façade which were originally covered with limestone panels. The curtain wall is attached via a metal armature; the original façade is believed to remain intact behind it.

History: Constructed after the demolition of the Arcade Building in 1941 and completed in the following year for the Boston Store. In 1963 a 1.5-million-dollar renovation and expansion was undertaken. In June 1968, the store opened a 280-car parking garage and a home furnishing center on land formerly occupied by Hotel Hamilton. The project was part of the 2.8 acre Oriskany Plaza Urban Renewal Project, which also included construction of a detached annex at 201-207 Bleecker Street (which see).⁴⁵ The building was renovated by the addition of glass panels on its façade in 1984.⁴⁶ The renovations rechristened the building, which had been closed since the departure of the Boston Store in 1976, as 131 Boston Place.⁴⁷ That endeavor was short-lived; the building sat vacant for 20 years before becoming the site of Apac Customer Services (later Alorica) in May 2017.

157 Genesee Street

Property name: Munson Building with 1941 addition on Bleecker Street

Date of construction: 1886; 1906-07; 1948. Addition on Bleecker Street constructed c. 1941 and altered in 1946

Architect: Frederick H. Grant (1886); Frederick H. Gouge (1906-1907 alterations); Bagg and Newkirk (c. 1941, 1946, and 1948)

Status: 1 contributing building

Description: A five story brick commercial building in the Romanesque Revival style, with brownstone trim. The façade is divided into irregularly spaced bays which vary in number at each floor level. Conjoined arches are a

⁴⁴ *Architecture and Building* 60:6 (June 1928), 175.

⁴⁵ Barbara Jones, "Boston Store is 50 yrs old," *Utica Observer-Dispatch*, 29 September 1968.

⁴⁶ [Advertisement], "Shimmering glass panels help turn Boston Place into a symbol for Utica," *Utica Press*, 28 August 1984. History File 1320, Businesses—Boston Store, Oneida County History Center, Utica, New York.

⁴⁷ Alan D. Crockett, "Convention Center planned for downtown," *Utica Observer-Dispatch*, 17 April 1997.

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prominent feature at the fourth-floor level. Alterations necessitated in 1948 as the result of a fire truncated the original gabled front and created a new first-floor façade, faced with red granite and reflecting modernist design aesthetics.

An addition was constructed c. 1941, extending the building to Bleecker Street. On that elevation, the building presents a four-story limestone and granite-veneer commercial building in the modern style. This structure is connected to 157 Genesee Street (Munson Building) at the back.

History: A journal recorded some of the history of this site and its occupation in 1910:

The Oneida National Bank was organized as a State Bank in 1836. It became a National Bank in 1865. The original location was at 157 Genesee Street. The bank has occupied the same location since its beginning but in 1886 the building was entirely rebuilt for the bank by the owner of the property, the rebuilding taking in an additional lot. The banking room was rearranged and rebuilt in 1906-7 to the designs of the architect, Frederick H. Gouge. The bank occupies the first floor entirely for banking rooms, President's and Cashier's offices. The rest of the building is used as a general office building.⁴⁸

The building seems to have evolved in three stages. The 1888 Sanborn Map shows a small alley off Bleecker Street at the first bay of the current building providing access to the back of the Munson Building; to the east is the Bleecker Street façade of the Arcade Building which ran between Genesee and Bleecker Streets. The 1899 and 1925 Sanborn Maps show a one-story, one-bay structure in place of this alley. When the Arcade was demolished in 1941 to build the Boston Store, the bank acquired part of the resultant lot. A \$100,000 "remodeling" project added a two-story structure onto the existing building; the terminology makes it unclear if this required the demolition of the original one-story rear addition. A second project in 1946 added two more floors and a new facade.⁴⁹ Bagg and Newkirk, Utica architects, provided the design, which made extensive use of concrete and brick...in order to conserve lumber and other scarce materials." The building is clad with Indiana limestone.

The Oneida National Bank remained independent until 1981, acquiring other local banks in the 1950s to become a regional financial institution. After it was acquired by United Bank of New York (subsequently, Norstar), its headquarters moved to Albany. In 1991, Norstar was acquired by Fleet Bank, whose headquarters were in Rhode Island and later Boston. As a result, the Utica bank became a mere branch. It closed in June, 2015 and this structure is presently unoccupied.

159 Genesee Street

Property name: Utica Jewelry and Electronics

Date of construction: c. 1835, c. 1890; c. 1980 (storefront alteration)

Status: 1 contributing building

Description: Three story commercial building of stone and brick, with gable roof. The building is triangular in plan and has frontages on both Genesee Street and Bleecker Street. Windows of the upper floors on the Genesee Street elevation are set in trabeated stone frames to maximize window area. The first floor has been modified by late a twentieth century storefront. The Bleecker Street elevation is of brick laid up in Flemish bond and is five irregularly spaced bays wide. A bracketed cornice with paneled wood parapet wall caps the Genesee Street elevation; a corbelled brick cornice extends along the Bleecker Street side of the building; both date to c. 1890. Windows are typically double hung, either two-over two or undivided sash. This building appears in one of the earliest extant photographic views of the city, from 1854 (Figure 24).

⁴⁸ "The Oneida National Bank, Utica, N. Y.," *American Art in Bronze and Iron* 1:6 (April 1910), 72.

⁴⁹ "Oneida National Bank To Have \$30,000 Addition," *Utica Daily Press*, 7 March 1946, 9.

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163 Genesee Street

Property name: New York Connection

Date of construction: c. 1935, c. 2000

Status: 1 contributing building

Description: A two-story commercial building in the Moderne style, faced with white marble with *verde antique* marble horizontal banding. A small cornice consists of reeded decoration and is capped with a band of *verde antique* marble. The building has a flat roof and is roughly triangular in plan. The first-floor storefronts have been altered from their original arrangement. Windows at the second-floor level have been replaced, some openings are covered by stucco panels, installed c. 2000. Despite these changes the principal features of the design remain, the panels and windows retain the original rhythm of openings.

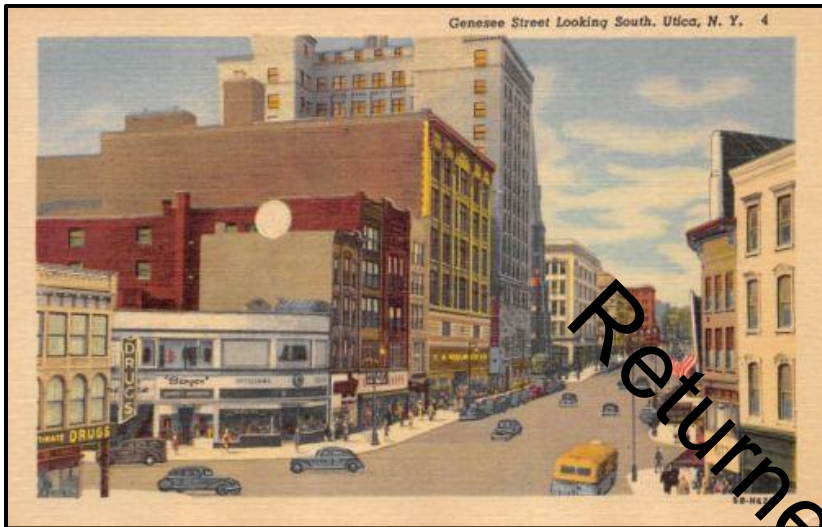


Figure 6. 163 Genesee Street and its context in a c. 1940 view by Walter M. Pfeifer, of Utica.

165 Genesee Street

Property name: Freeman & Foote Jewelers

Date of construction: c. 1870; c. 1985 (storefront alterations)

Status: 1 contributing building

Description: A four story brick commercial building in the Italianate style, of rectangular plan with a flat roof. Three bays in width, the central bay projects slightly and features paired windows. The bold bracketed metal cornice is arched above the central bay, below which is set the street number of the building in large embossed block numbers. Windows have elaborate cast iron lintels which vary in design from floor to floor. The first-floor storefront has been altered many times, most recently in the late twentieth century.

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Figure 7. Detail from stereoview c. 1875, with 165 Genesee Street at right (private collection).

167-169 Genesee Street

Property Name: formerly H. L. Green

Date of construction: c. 1890; c. 1940 façade alterations (subsequently removed); c. 1965 (alterations to façade)

Status: 1 contributing building

Description: A five story commercial building in the Modern style, rectangular in plan with a flat roof. The Genesee Street elevation of this brick masonry building is sheathed with square panels of limestone and granite. The façade is two bays wide, each bay containing groups of four conjoined metal sash. The first-floor storefront has been altered by the addition of anodized aluminum panels.

History: Originally constructed as two of a group of three four story buildings of similar design, early 20th century alterations conjoined the three structures and added a fifth floor. Later alterations, undertaken in the mid-twentieth century, subdivided the property, retaining two of the three buildings and giving them a uniform façade. Most recently the storefront was occupied by a pharmacy. Currently unoccupied, the building has recently been purchased for redevelopment.



Figure 8. Genesee Street, c 1955 (*Utica Remembers When*)

171 Genesee Street

Property name: Christine's Cookie Shoppe

Date of construction: c. 1890; altered 1917 and c. 1920

Architect: The Barnett Architectural Co. (1917 alterations, including alterations to façade)

Status: 1 contributing building

Downtown Genesee Street Historic District

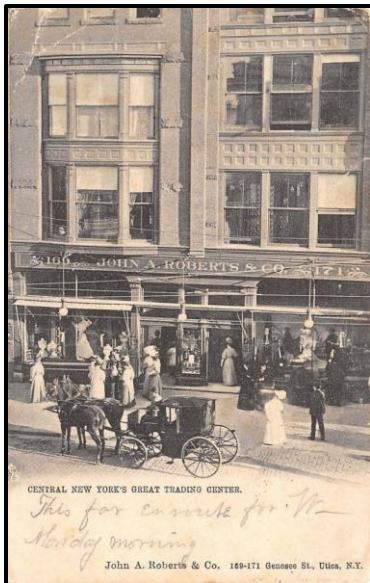
Name of Property

Oneida County, NY

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Description: A five story brick commercial building of rectangular plan with flat roof. The first-floor display windows and recessed shop entry are faced with *verde antique* marble. A terracotta frame with elaborate Renaissance Revival details surrounds the second-floor window grouping. The upper floors of the building feature groups of three conjoined windows set within brick frames with rusticated block accents, separated by paneled wood spandrels. These are set between brick pilasters. At the fifth-floor level the pilasters are paneled; a corbelled and paneled parapet wall caps the façade. Differences in detailing make it clear that the fifth floor was a later addition.

History: Occupied in c. 1905 by the John A. Roberts & Co., who later built a building on the site of the Butterfield House (195-205 Genesee Street). The building underwent alterations and additions in 1917.⁵⁰



Returned

Figure 9. 171 Genesee Street, at right, previous to alterations undertaken in 1917. Postcard by Raphael Tuck & Sons, postmarked 1907, but taken c. 1905.

175-183 Genesee Street

Clark City Center (Utica College), formerly Fraser's Department Store and Woolworth's

Date of construction: 1905-1907; renovated 1980s, c. 1990 (addition)

Architect: Donald Wilhelm (c. 1990 renovations)

Status: 1 contributing building

Description: A six story commercial building, generally rectangular in plan with a flat roof. The façade is sheathed with glazed terracotta and granite veneer. The first and second-floor façade is faced with granite veneer in two colors with matching recessed spandrels. First-floor display windows and central bay entry are of plate glass. Windows of the second through sixth floors consist of paired divided light sash with transoms. The central bay of the five-bay wide façade contains a shallow three-sided bay window having a paired window flanked by individual sash. Flat pilasters separate the bays and resolve into brackets which support the paneled frieze and bracketed copper cornice of the entablature.

⁵⁰ "Contracts Awarded," *The American Contractor* 38: 21 (26 May 1917), 44.

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The windows are replacements; they and the granite veneer on the first two stories were installed during renovations undertaken in c. 1990 from designs by Donald Wilhelm.⁵¹ That work also involved the construction of a one-bay-wide addition on the south side of the building, which is faced with granite veneer of the same type as that used in the older portion of the building, and which replicated the window pattern of that structure. These alterations uncovered portions of the façade—including molded spandrel panels—which were previously obscured by a storefront installed when Woolworth's department store moved into the building in 1940.

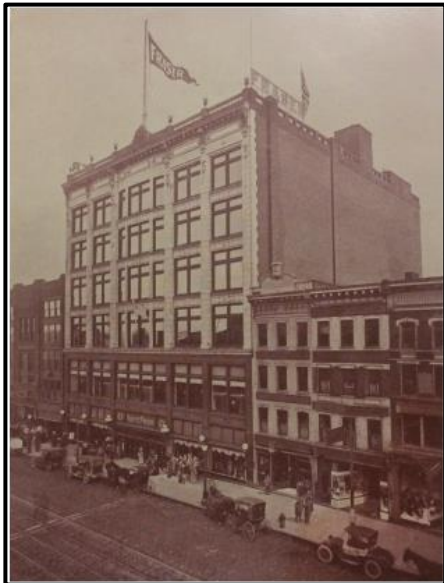


Figure 10. Fraser's Department store. Collection Oneida County History Center, PAM-UT-FST.1, from *Robert Fraser: Golden Anniversary* pamphlet).



Figure 11. Woolworth Co. Store. (Utica Remembers When).

History: Originally constructed to house Fraser's Department Store to replace its former headquarters on the same site, burned on 10 May 1905. Fraser's remained in the building, which was opened on 9 May 1907, until 1939.⁵² From 1940 to 1990 the building was occupied by Woolworths.⁵³ The building was later renamed the Clark City Center and presently houses Utica College.

185-189 Genesee Street

Property name: Adirondack Bank

Date of construction: 1922-26

Architects: York & Sawyer, New York

Status: 1 contributing building

Description: A 13-story office building of rectangular plan with flat roof utilizing a combination of neoclassical and Romanesque Revival detailing. The first three floors are sheathed with limestone blocks of varied colors set in a random pattern, and form a base for the upper floors which are faced with buff-colored brick. A series of five arched windows in bronze frames, two stories in height, are a chief feature of the lower portion of the Elizabeth

⁵¹ Rand Carter, *Historic Utica: 4 Walking Tours in the Scenic and Historic Districts* (Utica, NY: Landmarks Society of Greater Utica, 1996), 5.

⁵² Department Stores: An Online Exhibit, *From Peddler to Palace*. <https://uticadepartmentstores.weebly.com/from-peddler-to-palace.html>

⁵³ Oneida County Historical Society, "The Money on the Wall" [Blog], January 16, 2014. <https://oneidacountyhistory.wordpress.com/tag/frasers-store/>

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Name of Property

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Street elevation and indicate the location of the banking room. Beginning at the fourth floor, paired double-hung sash are set between giant order piers which resolve into arches at the top of the 12th floor. Above a small cornice, the 13th floor windows, consisting of a series of closely-spaced arched windows are located the frieze of a one-story high entablature which is capped by a modillioned cornice. The smaller scale of these windows and their form evokes the upper floor of the Palazzo Vecchio of Florence.

History: This building was originally occupied by the First National Bank of Utica.



Figure 12. 185-189 Genesee Street, c. 1960. (*Utica Remembers When*)

193 Genesee Street (aka 187 Genesee Street and 11 Bevereux Street) (97NR01179)

Property name: Grace Church, Lady Chapel and Parish House

Date of construction: 1856-60; c. 1870-75 (tower and spire); 1926-28 (Lady Chapel and Parish House); 1933 (reconstruction of tower and spire); 1976 (alterations to accommodate new organ)

Architects: Richard Upjohn, Richard Michael Upjohn and Hobart B. Upjohn; F. B. and A. Ware (Lady Chapel and Parish House); Edmund J. Booth (1976 alterations), William Jones, builder

Status: Previously listed on the NR – not counted

Description: A Gothic Revival parish church consisting of a cruciform plan sanctuary with cross-gable roof with engaged tower centered on the west elevation. The building is constructed of bluestone and limestone with lighter-colored limestone window and door enframements and other details. The same materials are used in the stone piers of the iron fence that encircles the church's property.

The Grace Church Parish House and Lady Chapel is attached to the church and was considered with it as a single building for the purpose of its prior listing on the National Register, but was built later in a different style. It is a brick masonry building in the Collegiate Gothic style, consisting of four-story three-bay wide pavilions flanking a central four-bay wide inset core with paired lancet windows separated by buttresses. The façade is enlivened by a generous use of limestone trim, both as window surrounds, corner quoining, and on the crenelated parapets that top the street façade. Two entrances have molded surrounds with labels; that at the west end of the building, the principal entrance, is emphasized by a larger surround and by the placement of a pinnacle in the parapet above it. Most of the windows are paired and triple casements with transoms with steel frames and sash.

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Minor changes were made within the sanctuary, under direction of Edmund J. Booth, Utica architect, to accommodate a new organ in 1976.⁵⁴

195-205 Genesee Street

Property name: Roberts & Co. Department Store

Date of construction: 1910-11

Architect: W. R. Scott

Status: 1 contributing building

Description: A five-story concrete framed commercial structure, rectangular in plan with a flat roof and a central atrium. The Genesee Street elevation consists of five wide bays above an arcaded first floor, separated, by giant order pilasters which extend to the top of the building. Each bay contains three conjoined windows, separated by smaller pilasters of similar design. Spandrels between floors are decoratively laid brick with central lozenges having limestone panels featuring embossed diamonds. Corner bays of the Genesee Street and Devereux Street elevations are emphasized by limestone frames with scrolling keystones above the fifth-floor windows. Detailing of the Devereux Street elevation is nearly identical to that used on the Genesee Street façade in all other respects. Alterations undertaken to convert this structure to senior housing removed the display windows and converted a portion of the first floor into exterior space. However, the openings remain and are entirely intact. That work, in addition, removed the original cornice and parapet, and substituted windows of diminished size throughout the building. The original window openings, spanning bays between pilasters, still read clearly and are restorable.

History: In April 1910, it was announced that:

*...plans have been accepted for the new John A. Roberts & Co. department store to be built on the site of the [sic] Butterfield House in Genesee street [sic]. It will be five stories, 125 feet front in Genesee street [sic], and 150 feet in Devereux street, with all four sides exposed to the light. The style of the architecture is the Italian Renaissance, adapted to a modern department store. The first floor will be devoted to general stocks, including men's wear, the second to women's cloaks, suits, millinery, etc., the third to carpets, upholstered goods, etc. and the fourth to furniture, which will be a new line. The fifth floor will be utilized as a restaurant and storage rooms and the basement will be devoted to crockery and household furnishings. There will be a mezzanine rest floor on the first floor and the store will have large entrances into both streets.*⁵⁵

The store opened on 29 March 1911. Contemporary press identifies W. R. Scott as the "supervising architect" and a "representative of Hennebique Construction Company".⁵⁶ Hennebique was a French engineer who patented a system of reinforced concrete construction in 1898, apparently utilized in the design of this building.⁵⁷

⁵⁴ "To Dedicate New Organ," *Utica Observer-Dispatch*, 10 June 1976, 11.

⁵⁵ "Trade Notes. Utica, N. Y. – New Roberts & Co. Department Store," *Fabrics, Fancy Goods and Notions* 44:4 (April 1910), 62.

⁵⁶ "Music, Flowers and Congratulations, New Store of John A. Roberts & Co. Opened," *Utica Herald-Dispatch*, 29 March 1911.

⁵⁷ *Indestructible and Fire-Proof, The Hennebique Armored Concrete System* (New York: Hennebique Construction Company, 1908).

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Figure 13. Roberts Department Store (Collection Oneida County History Center, 2014.003.23).

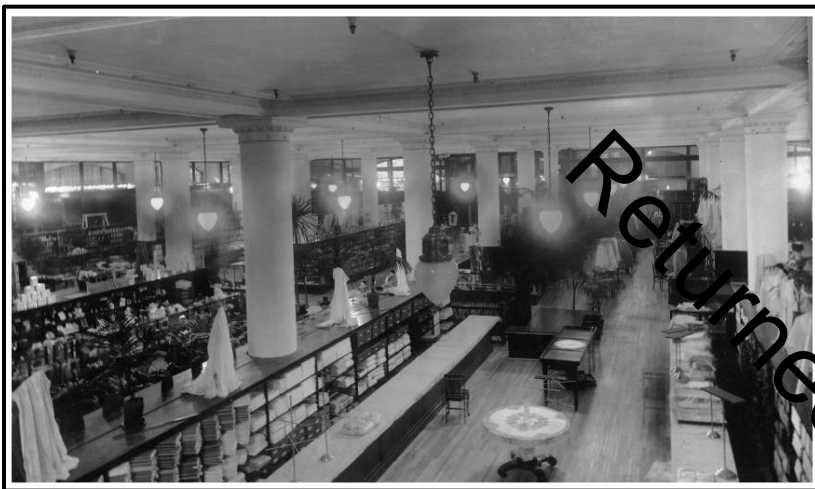


Figure 14. Interior of John A. Roberts' Department store on opening day, 1911. This photo was reproduced in the *Utica Herald-Dispatch* of 29 March 1911 (Collection Oneida County History Center, 2014.003.21).

With the demise of Roberts' Department Store, a national chain – Neisner's – opened in the building on 1 November 1929.⁵⁸ That retailer closed in June 1976.⁵⁹ The building was subsequently remodeled as senior apartments, opening in 1983.

207 Genesee Street

Property name: New York State Office Building

Date of construction: Designed 1966-67; construction completed 1972

Architects: Pederson, Hueber, Hares & Glavin of Syracuse

Status: 1 contributing building

Description: A 16-story office building comprised of a 14-story tower resting on a one-story base, above a basement floor accessed via a sunken plaza. The tower is square in plan, and is faced with precast concrete panels. Each panel serves as a frame for a plate glass window; each elevation is 21 panels in width. The first floor of the tower (properly the third floor) is rendered as three broad bays; a recessed façade of plate glass with steel framed windows and doors provides access to the elevated plaza atop the second floor. The second floor is itself largely

⁵⁸ "Another Link in the Neisner Chain Our Utica Store" [Full page advertisement], *Utica Daily Press*, 31 October 1929, 7.

⁵⁹ Joe Kelly, "They all remember Neiser's [sic]," *Utica Observer-Dispatch*, 26 October 1986.

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glazed with fixed plate glass arranged as strip windows. The basement, or first floor, is recessed and picks up the third-floor glazed façade treatment and three-bay arrangement, extending it to the ground. A parking lot occupies the east end of the site.

History: Syracuse architects Pederson, Heuber, Hares & Glavin of Syracuse were architects of the building. They presented their initial designs for a 16-story building in November 1966, together with a proposal for an attached 300-car parking area. Plans were finalized in 1967. Foundation work had begun by September 1967.⁶⁰

223 and 233-35 Genesee Street

Property name: M & T bank (former Savings Bank of Utica) and Addition

Date of construction: 1898-1900; additions in 1929, 1964 and 1977-79

Architects: Robert William Gibson (1898-1900); Bagg and Newkirk (1929 addition); Baird and Bottjer Architects (1977-79 addition)

Status: 1 contributing building

Description: Two-story limestone neoclassical bank building with giant Corinthian order columns and pilasters supporting an open pediment and elaborate cornice. Windows and entrance at the first-floor level have broken pediments supported by Ionic columns and pilasters. Second-floor windows have molded crosseted frames. The Bank Place (south) elevation is no less elaborate, having rusticated end bays topped with broken pediments flanking a central bay with thermal window lighting the banking room. The whole is topped with a paneled and gilded dome. An addition in 1929 continued the language of the Genesee Street elevation, without giant order freestanding columns) one additional bay to the north and added a three-story limestone clad office wing with modillioned copper cornice to the east. Work undertaken in 1964 was largely confined to the interior. In the 1970s a substantial four-story addition faced with limestone veneer and having narrow strip windows was constructed adjacent, to the north.

History: The building was originally completed and opened on 26 February 1900.⁶¹ Robert William Gibson, an English-born architect who enjoyed an extensive practice from his New York City-based office, was the architect.⁶² The interior underwent major renovations in 1929 and 1964. The 1929 renovations “modernized the interior” and added a wing on the north side of the building measuring 30 feet wide, and extended the back of the building by ten feet. The interior dome was reduced about 28 feet in 1964 and changed from a hemisphere to an elliptical form; no changes were made to the exterior of the building except the creation of a new entrance from the parking lot located at the back of the building and installation of heated sidewalks. Interior renovations also included new interior light and HVAC systems, a water fountain in the center of the banking room, and installation of a mezzanine.⁶³ Beginning in 1977 and completed in January 1979, a granite-clad wing was constructed north of the 1929 wing.⁶⁴ A small landscaped area is located to the north of the portion of the building completed in 1979, at the corner of Genesee and Blandina streets. The building is presently occupied as a branch of Manufactures and Traders Trust Company (M & T bank), who acquired the Savings Bank of Utica (later known as Partners Trust Bank) in 2007. The 1977-79 addition was renovated in 2015-2017 and is now occupied by the offices of Bassett Health Network.

⁶⁰ Unidentified newspaper clippings. History File 22380, Oneida County History Center, Utica New York.

⁶¹ T. Wood Clark, Sr., *Utica for a Century and a Half* (Utica: Widtman Press, 1952), 87.

⁶² Rand Carter, *Historic Utica: 4 Walking Tours in the Scenic and Historic Districts* (Utica, NY: Landmarks Society of Greater Utica, 1996), 11.

⁶³ “Areas Distinctive Buildings,” newspaper clipping from 1967, and *Welcome to your NEW Savings Bank*, a pamphlet from 1964, both in the files of the Oneida County History Center, HIF6960 Businesses—Banks—Savings Bank of Utica.

⁶⁴ *The Upper Mohawk Country* (Windsor Publications, 1982), 199.

Downtown Genesee Street Historic District

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Name of Property

239 Genesee Street (and 2-36 Bank Place)

Property name: The MayRo Building

Date of construction: 1914-15; addition on Bank Place in 1921-22.

Architect: Linn Kinne (both portions)

Status: 1 contributing building

Description: A six-story mixed-use building including commercial, office and residential uses. The building is rectangular in plan and has a flat roof; an addition (partially two stories, and in part one story in height) extended its length to the west as far as Union Street. The street elevations of the building are faced in buff-colored brick and have limestone and terracotta details. The Genesee Street elevation is capped with a modillioned stamped metal cornice and stepped parapet wall. The Bank Place elevation is of simpler form, lacking a cornice, although the two-story portion of the addition replicates the stepped parapet wall of the Genesee Street elevation. The MayRo building has a rusticated base extending from the Genesee Street façade along part of the Bank Place elevation, within which is set three storefronts with inset entrances, altered in the mid-twentieth century. Additional storefronts line the Bank Place and Union Street elevations. The upper floors of the six-story portion of the building feature paired double-hung sash set within panels defined only by the insertion of a stacked header row of brick, giving the impression of pilasters.

History: Known as the "MayRo Building", this structure was initially completed in 1915 for the MayRo Realty Corporation, and contained, when completed, 22 stores and 75 offices, "in addition to the rooms that were designed especially for the Utica School of Commerce." The construction of the building included the opening of a new street, Bank Street, to the north, which provided additional space for street-level shops, even as it sacrificed a portion of the building lot.⁶⁵ The architect, newly in partnership with Arthur B. Maynard as Kinne & Maynard, was among the first tenants of the structure.⁶⁶ A four-story addition, adding 44 additional offices to the complex and raising the height of a 94-foot long section of the building along Bank Street from two to six stories in height, was completed in 1922 from designs by the architect of the original building.⁶⁷

241 Genesee Street

Property name: The Mitchell Building

Date of construction: 1921-22

Architects: Bagg and Newkirk

Status: 1 contributing building

Description: A two story commercial building of rectangular plan with a flat roof. This brick building is faced with a limestone veneer and features Colonial Revival detailing, particularly in the design of its parapet wall, which incorporates four urns with swagged decoration. A continuous transom extends across the first floor of the façade, above three storefronts with recessed entrances. Above, three tripartite windows consisting of large square plate glass panels flanked by 12-light casements set in iron frames with turned pilasters light the second floor. The name of the building "MITCHELL" is recorded in bronze letters above the central window grouping. The molded cornice is broken at two places, resolving into scrolls connected by swags below the central two urns of the parapet wall.

History: Contracts for the construction of this building, which was designed by Utica architects Bagg and Newkirk for Mitchell Small and described in those documents as a two-story "store and loft" measuring 55 by 100 feet, were signed in October 1921.⁶⁸ When initially constructed the building bore the address 239 Genesee Street.

⁶⁵ "Expect to Close Deal Tomorrow," *Utica Herald-Dispatch*, 28 April 1920, 7.

⁶⁶ "Personal," *American Architect and Architecture* 108:2068 (11 August 1915), 94.

⁶⁷ "Four New Stories To be Built Soon On Mayro Building," *Utica Herald-Dispatch*, 7 December 1921, 2; "Mayro Building Contracts Let," *Utica Herald-Dispatch*, 24 December 1921.

⁶⁸ "Contracts Awarded," *The American Contractor* 42: 41 (8 October 1921), 58.

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243-245 Genesee Street

Property name: The ARC

Date of construction: 1937, c. 1995 storefront altered

Architect: William E. Lehman, Newark, NJ

Status: 1 noncontributing building (due to integrity)

Description: A three story brick commercial building of rectangular plan, with a flat roof. A one-story addition of the same plan and roof type is located to the north. The majority of the building is constructed of red brick; light yellow brick is used on the Genesee Street elevation. The first-floor storefront has been replaced or covered in part by a stuccoed entrance with glazed canopy. Steel-framed windows consisting of fixed central plate glass panels flanked by casements, are located to either side of the entrance. Windows of similar design light the two-bay wide elevation at the second and third-floor levels. Decorative stucco panels and ironwork have been applied to the face of the building; this work appears to be contemporary with the first-floor alterations, c. 1995. Later additions have obscured the simple original façade; the original windows survive under later grilles. The removal of these elements and stucco panels could return the building to its original appearance.

History: This building was quickly constructed between June and December 1937 for Sears, Roebuck & Co, and replaced an early Utica house built by Charles Pinckney Kirkland and later known as the Doolittle house.⁶⁹ An advertisement announcing the opening of the store recorded its architect, and provided an extensive description of the new building:

Construction started shortly after June 1st and with well geared high-speed plans, the building has taken form and now stands ready to serve Utica and the many adjoining cities. Utica craftsmen and contractors have had a large part in its construction and have valiantly striven to do their best and to complete their schedule on time. Such well known contractors as Thomas Farley handled the electrical work; Swartzman & Muthig, the painting; P. W. Schneider Inc., the plumbing; Hameline Co. Inc., the heating; Utica Oil Heating Corp., the large commercial oil burner; Utica Structural Steel Co., the steel frame work; American Hard Wall Plaster Co, the mason materials; C. C. Kellogg & Sons and Denton & Waterbury the lumber, Otis Elevator Co., the elevator, and many others too numerous to mention. It is truly a Utica building for Uticans that adds to the increasing smart appearance of Genesee Street. Sears' new Utica home has over 27,000 sq. ft. of space which is nearly 4 times the space that the company has been using on Columbia Street. The entire building is of fireproof construction...The high white concrete ceilings insure [sic] ventilation and comfort to shoppers. The nearly complete absence of obstruction adds to the complete visibility over each entire floor.

The floors are finished with "master-pave" and asphalt tile that is designed for both smart appearance and foot ease to reduce fatigue for salespeople and customers alike. Large new well equipped rest and wash rooms with plenty of sunlight and air are a feature of the new building. The offices are conveniently located on the mezzanine overlooking the first floor where all bills and accounts are paid.

In equipping the store no expense has been spared and an entirely new setup of furnishings has been installed costing approximately \$30,000. Beauty has not been the only factor, but comfort for the public and salespeople, serviceableness and utility have been prime considerations. Merchandising is presented so its true attractiveness and quality can be judges and the convenience of the shopper considered, while the merchandise is protected to insure its freshness and cleanliness.... In the rear of the new store is a large parking space for short time shopping stops. Entrance to the store can be gained from the rear as well as the front. This enables the motorists to

⁶⁹ "Old Doolittle Residence Figures in City History," *Utica Observer-Dispatch*, 8 April 1937, 25.

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use the many side and rear streets for parking as well as the Sears parking space. A large size brick, heated [automobile] service station is provided.⁷⁰

The 1938 City Directory placed Sears Roebuck & Co. in both parts of the current building – the one-story 243 and three-story 245 Genesee Street.⁷¹

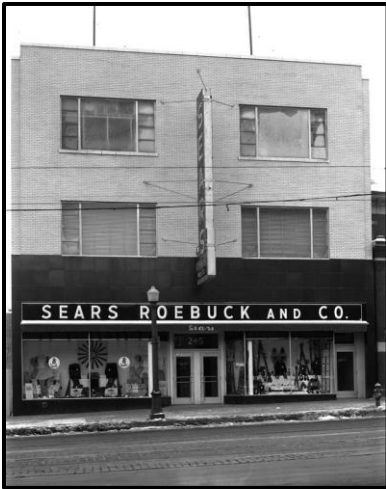


Figure 15. Sears Roebuck Building, c. 1950. (Utica Remembers When)

247 Genesee Street

Description: vacant lot (not counted)

249 Genesee Street

Description: vacant lot (not counted)

251 Genesee Street

Property name: Masonic Temple

Date of construction: 1897-98

Architect: George Edward Cooper

Status: 1 contributing building

Description: A four-story brick masonry building in the neoclassical style, constructed of yellow brick with limestone trim. The façade is divided into four bays; the end bays are given visual emphasis by projecting slightly from the face of the building at the first and second-floor levels, and by rustication of the brickwork which extends across the entire façade at the first-floor level but only in the end bays at the second floor. This treatment, which effectively forms a base for giant order pilasters which divide the third and fourth-floor portions of the elevation, is capped by a denticulated cornice with large scrolling central bracket. Principal entrance is through a Doric frontispiece in the northernmost bay, flanked by light fixtures in the form of Corinthian columns. A limestone cornice with prominent dentils caps the façade, it contains the embossed date of founding of the temple (1806) and construction date of the building (1897) in embossed Roman numerals within its frieze. A simplified version of the cornice continues along the south elevation, worked in brick.

⁷⁰ "9AM Sears Opens Tomorrow..." [Full page advertisement], *Utica Observer-Dispatch*, 1 December 1937, 9.

⁷¹ R. L. Polk & Co., *Utica City Directory, 1938* (Utica and New York: R. L. Polk & Co., Inc., 1938), 613.

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The cornerstone of this building was laid on 21 August 1897. G. Edward Cooper, of Utica, served as architect.⁷² As originally constructed the building measured 55 feet wide and 150 feet deep.⁷³

253 Genesee Street (90NR02064)

Property name: The New Century Club

Date of construction: 1826; auditorium added in 1897

Architect: Frederick Hamilton Gouge (for 1897 auditorium addition only)

Status: Previously NR listed – Not counted

Description: A four-story brick masonry dwelling, converted in the late nineteenth century into a clubhouse by the addition of a wing housing an auditorium. The original house is three bays in width with an entrance in its northern bay. Windows have five-part lintels on the Genesee Street elevation. An early two-story wing is attached to the north face of the building; these two portions of the structure share Italianate bracketed cornices and a wrap-around porch of similar design.

A four-story auditorium wing is attached to the east end of the former dwelling. It is constructed of yellow brick with limestone stringcourses, rusticated base, and sills. A stamped metal cornice with modillions and dentils extends along the Hopper Street elevation, whose principal features include five two-story high arched windows (lighting the auditorium) and a paneled frieze which incorporates the fourth-floor windows.

History: In 1883 this former dwelling was occupied by the A. B. Johnson family.

255-257 Genesee Street

Property name: Key Bank

Date of construction: c. 1920; late 20th-century storefront alterations

Status: 1 contributing building

Description: A two-story commercial building of rectangular plan and flat roof, with internal second-floor courtyard. The foundation is faced with granite blocks; the superstructure is of brick masonry with limestone block veneer. The 1925 Sanborn map of the city indicates that the interior walls are of tile. The building has seven irregularly-spaced bays on Genesee Street, and the same number on Hopper Street. Second-floor windows are conjoined in groups of three above storefronts separated by limestone-faced piers; windows and storefronts are joined by a shared cast iron enframingent with neoclassical detailing. Alterations are largely confined to changes to the first story storefronts on both Genesee and Hopper Streets; these appear to merely cover the original finishes. The building is occupied by a bank and a restaurant at present.

259-263 Genesee Street (90NR02058)

Property name: Stanley Theater

Date of construction: 1928; restorations 1978; additions and alterations 2006-2008

Architect: Thomas W. Lamb (1928); Frank C. Delle Cese (1978 restorations); Westlake Reed Leskosky (2006-2008 additions)

Status: Previously NR listed – not counted

Description: Multi-story cultural building in the Spanish Revival style, having a stone foundation with façade comprised of granite, brick, terra cotta, polychrome tile, and metal. The building has a flat roof of unknown material. A large marquee shelters the principal entrance and ticket booth, which is flanked by offices and storefronts with more recent alterations. Above the marquee are two arches supported by twisting Corinthian

⁷² William D. Moore. *Masonic Temples: Freemasonry, Ritual Architecture, and Masculine Archetypes* (Knoxville, TN: University of Tennessee Press, 2006), 134; "Home Over Yonder; Temple Here," *The Utica Sunday Tribune*, 22 August 1897, 4.

⁷³ "Contract News," *Stone* 15:1 (June 1897), 84.

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columns between which are recessed panels of polychrome tiles. Above the arches and below an arched entablature is a large blind oculus. Supporting the entablature are scrolled brackets which are in turn supported by highly ornate pilasters. Offices and storefronts consist of a metal entablature and metal-sash plate glass windows and entry surrounds, and a base of marble which also extends across theater entrance. The main theater structure is brick with a parapet wall reflecting the arch and supporting scrolls of the entablature. The building continues to be used for its original function.



Figure 16. Interior of the Stanley Theater (nyup.com).

Restoration work undertaken in 1978 included plaster repairs and cleaning, and repairs to the paneling.⁷⁴ A multi-story addition with an L-shaped plan with flat roof was constructed in 2006-2008 with marble, brick and louvered metal and cementitious panels as exterior finishes. It was designed by Westlake Reed Leskosky to add space to the backstage area, as well as to create event space at 263 Genesee Street and to relocate the box office to face the parking lot.

265 Genesee Street

Description: vacant lot (not counted)

271 Genesee Street

Description: vacant lot (not counted)

273 Genesee Street

Property name: Firestone

Date of construction: 1935; c. 1970 alterations to bay doors and storefront

Status: 1 contributing building

Description: One story commercial building with flat roof and concrete foundation. The superstructure consists of a steel frame filled with brick panels and steel-framed sash. The corner at the intersection of Genesee and South streets is inset, providing a large covered work area, the canopy of which retains its original roof system and is supported by a single iron column.

History: This structure is an early example of an automobile maintenance facility located on an urban site. In 1935, the "Utica Firestone Service Stores" replaced a studio at the same location.⁷⁵ In 1950 the building was occupied

⁷⁴ "Vestibule, Lobby Work Begins. Restoration at Stanley," *Utica Observer-Dispatch*, 17 September 1978, E1.

⁷⁵ Polk, *City Directory*, 1934, 197.

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by a business identified as "Super Service Station." The building continues to serve its original use and is presently occupied by a Firestone automobile center, though it is not certain that Firestone has occupied the building continuously over the last eighty-four years.

Hopper Street – North Side

1 Hopper Street

Property name: C. G. Capron House

Date of construction: c. 1895

Status: 1 contributing building

Description: A two-and-a-half-story dwelling in the Queen Anne style with crossgable roof and corner tower with conical roof. The house has a bluestone ashlar foundation. The first floor is faced with limestone ashlar on the street elevation; above this, at the second-floor level, the walls are faced with orange-red brick with limestone details. The gable end wall and top stage of the corner tower are sheathed with wood shingles and decorative paneling with embossed swags. Secondary walls are red brick with limestone lintels and brick jack arches.

History: In 1907 this house was occupied by C. G. Capron.

3 Hopper Street

Property name: Mrs. E. W. Schuyler House

Date of construction: c. 1900

Status: 1 contributing building

Description: Originally constructed as a dwelling, this two-story gable-end building is three broad bays wide and features a central entrance with flanking sidelights, protected by a porch with elliptical roof. The building occupies a rusticated limestone ashlar foundation. Its superstructure is comprised of light-buff brick masonry laid in running bond, with narrow joints using dark red mortar. The corners are detailed to represent quoining. Limestone window lintels are in the form of splayed five-part arches with triple keystones; limestone sills are simple rectangular blocks. A broad frieze surmounted by a cornice extends around the building, creating, with a raking cornice of the same design, a pediment in the gable wall of the street elevation. A large fanlight whose masonry opening is decorated with multiple keystones (including a central triple keystone) and rectangular sill, all worked in limestone, is the chief feature of the gable. A two-story three-sided bay projects from the center of the east elevation. Three gable-roofed dormers sheltering round-headed windows are located on both the east and west slopes of the roof. The north elevation is rendered in red brick in common bond set in dark red mortar; its openings feature simple rectangular limestone sills and brick arches.

History: The building is currently used as professional offices. In 1907 this former dwelling was occupied by Mrs. E. W. Schuyler.

5 Hopper Street

Description: Surface parking lot (not counted).

7 Hopper Street

Property name: S. R. Winston House

Date of construction: c. 1875

Status: 1 contributing building

Description: A three-story, three-bay wide brick Italianate dwelling with two-story wing. Prominent double-bracketed cornices surmount the walls of two and three-story portions of the house. The principal entrance is sheltered by a porch with square posts supporting a hipped roof with bracketed cornice; this in turn supports a

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hipped roof projecting bay window above. Stacked three-sided bays are the principal feature of the Hopper Street elevation of the two-story wing.

9 Hopper Street

Description: Surface parking lot (not counted).

11 Hopper Street

Property name: Former Coke Memorial/ First Welsh Methodist Episcopal Church/ Temple Beth-El/ Miller Electric Company/ Hummel's Office Equipment

Date of construction: 1885; altered to present form c. 1929; addition 1936

Architect: Jacob Grey (1885 portion of building)

Status: 1 contributing building

Description: Originally constructed as a gable-roofed two-story brick building with stepped buttresses on its side elevations and prominent lancet-arched window centered on its Hopper Street façade. Loss of the tower may have occurred when the church became Temple Beth-El. Further alterations were undertaken after 1928 to convert the building to commercial use, introducing a two-story flat-roofed addition at the front of the building and a three-story warehouse at the back. A building permit for a "brick and steel storage addition" which is three stories in height and rectangular in plan, was issued in 1936.⁷⁶

History: After 34 years in a small brick church at 6 Washington Street, the cornerstone was laid in the summer of 1885 for a new church at the corner of Hopper and Union Streets. The architect was Jacob Grey of Schenectady, who designed a building with a corner tower and spire.

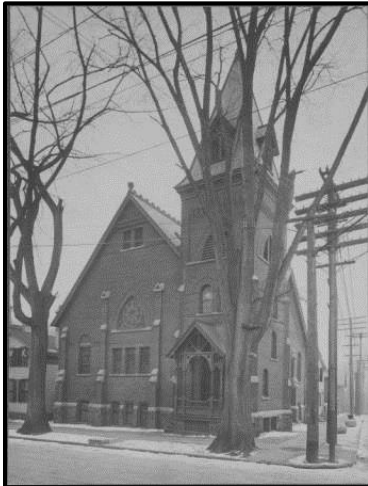


Figure 17. Former Coke Memorial (Utica Historical Society).

In July 1919, the First Welsh Methodist Church (also known as the Coke Memorial Church) joined the First Methodist Episcopal Church of Utica, and the Corn Hill Methodist Episcopal Church (also known as the South Street Methodist Episcopal Church); the merged congregations became the Central Methodist Episcopal Church of Utica. The Hopper Street church was then sold to a new Conservative congregation, Temple Beth-El, and served as a synagogue for nine years, after which the congregation built a new building on Genesee and Scott Streets. The same article announcing the ground-breaking noted that it was "the result of the transfer of the present temple property at Hopper and Union Streets to the Miller Electric Company... The downtown site will be remodeled for

⁷⁶ "Pulse of the City," *Utica Daily Press* (June 13, 1938).

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a business block with stores, it is understood.”⁷⁷ The Miller Electric Company occupied the site from at least 1929 until the mid-1960s. The building was advertised for rent, and in 1966 the Utica Office Supply Company moved there from 14-18 Devereaux Street as a result of “the acquisition of the Devereaux Street properties by New York State for the new state office building.”⁷⁸ This company later became known as Hummel’s Office Equipment.

Hotel Street – West Side

46-50 Hotel Street (on Franklin Square; west side of building has address of 65-69 Seneca Street)

Property name: Beit Shalom

Date of construction: 1910

Status: 1 contributing building

Description: A four-story brick and concrete building, irregular in plan, it has three street fronts and a flat roof. The elevation facing Hotel Street is three irregularly-spaced bays in width; on Oriskany Street West, it is nine bays in width, and on Seneca Street, it is four bays in width. The first floor is treated as a rusticated basement, which supports a neoclassical entablature with molded cornice. Giant order Doric pilasters separate the bays of the upper three stories of the building, which are faced with tapestry brick and have limestone caps and bases. A paneled parapet wall with limestone details surmounts the three street front elevations. The majority of the first and second-floor windows have been replaced.

History: In 1925 this structure was occupied by Ogden Grain Company, who retailed flour, feed, grain and provisions. A feed mill was located on the third floor.

52 Hotel Street (Franklin Square)

Property name: Bite Bakery and Café

Date of construction: 1830; c. 1880

Status: 1 contributing building

Description: A brick building of four stories, with flat roof, this building has two street fronts. The Hotel Street elevation is 11 bays in width and has a corbelled brick cornice. The first floor is divided into three storefronts separated by late-twentieth century brick pilasters. A continuous sheet metal entablature with molded cornice extends the full width of the façade above the storefronts. Pedimented cast iron window hoods supported on brackets are used on the upper floor windows, which have limestone sills. A mid-twentieth century alteration covers several of the second story windows. The northernmost three bays represent a separate, possibly earlier, phase of construction.

The narrower Seneca Street elevation is seven bays in width, and features detailing identical to that used on the Hotel Street elevation. Its first floor is divided into two storefronts, of similar design to those on the Hotel Street face of the building.

History: Nineteenth and early twentieth century photographs show this building to have originally extended to the north as far as Oriskany Street; construction of 46-50 Hotel Street required the razing of the north half of this building. The truncated north ends of the cornices of both street elevations is a result of this removal.

54-55 Hotel Street (Franklin Square)

Date of construction: c. 1900; 2017 (façade)

Status: 1 noncontributing building (due to integrity)

⁷⁷ “Break Ground for Building Temple Soon,” *Utica Observer Dispatch* (February 17, 1928), 24.

⁷⁸ “Business Briefs,” *Utica Daily Press* (March 26, 1964), 8.

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Description: A three-story brick commercial structure of rectangular plan with flat roof. A c. 1980 alteration to the Hotel Street façade entirely covered it with structural glass; this alteration was removed in 2017 and replaced by a six-bay wide brick and glass facade. Paired windows set within shallow brick arches remain on the Seneca Street elevation at the second-floor level; strip windows from the mid-twentieth century light the third floor at that end of the building.

56 Hotel Street (Franklin Square)

Description: Vacant lot (not counted).

58 Hotel Street (Franklin Square)

Property name: Former A. S. & T. Hunter Dry Goods; former Boston Store

Date of construction: c. 1870

Status: 1 noncontributing building (due to integrity)

Description: A four-story brick building of rectangular plan, with a recently constructed (c. 2000) shed roof covering its original flat roof. The building is four bays in width on Hotel Street; the majority of its windows are presently boarded over. First-floor storefront with pebble-finish concrete appears to cover an earlier cast iron storefront. The Seneca Street elevation is three stories in height. This building has lost its trim and cornice, as well as having an alteration to its roof, but retains other elements of integrity.

History: This structure housed the A. S. & T. Hunter Dry Goods store in the early twentieth century and appears later to have housed the first Boston Store.

Jay Street—South Side

162 Jay Street

Property name: Former Gulf Oil Company Gas Station

Date of construction: c. 1950

Status: 1 contributing building

Description: A one-story brick masonry automobile garage and office, having a side-gable roof. Two steel garage bays have lift doors; an office is located in the northwest corner, and has paired plate glass display windows adjacent to an entry bay. The building has Colonial Revival detailing, including a square cupola with pyramidal roof on a stepped base, and a pilastered architrave supporting an entablature over the pedestrian entrance and display windows. The Utica Observer-Dispatch bought the gas station in 1976 for storage and parking.

John Street – West Side

[500] John Street

Description: vacant lot (not counted)

520 John Street

Property name: St. John's Parish Center

Date of construction: c. 1900

Status: 1 noncontributing building (due to integrity)

Description: A two-story brick and block masonry building of rectangular plan, with a flat roof. This structure is three bays wide on its John Street elevation, the central bay having a group of three conjoined double-hung windows. The outline of the now-blocked up original garage entrances is visible at street-level. Simple rectangular stone lintels provide the only relief from the flat stuccoed façade.

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History: According to city directories, in 1930, this building was a W. W. Letts Battery Service garage; in 1938, it was the State Rug and Linoleum Company.



Figure 18. Detail, John Street (Utica Remembers When)

Kennedy Plaza (North Side of Court Street between Broadway and State Street)

1 Kennedy Plaza (North Side of Court Street between Broadway and Cornelia Street)

Property name: Utica City Hall

Date of construction: 1964-67

Architect: Frank C. Delle Cese

Status: 1 contributing building

Description: The three-story International Style building is located at the west end of an open plaza. It is rectangular in plan and has a one-story mechanicals penthouse centered on the roof, sheathed with metal panels. The first floor is articulated as a base for the limestone-faced structure above; the concrete frame is faced with polished red granite veneer at the first-floor level. The building is 12 bays in width on its entrance (east) and west elevations. Each bay contains three conjoined fixed aluminum-framed sash with attached casements below; maroon-colored spandrel glass panels fill the spaces below and above the windows. The building is largely without fenestration on its north and south faces.

The principal entrance occupies the center two bays of the east elevation, and is flanked by broad areas of polished red granite but is otherwise undecorated. The interior features a two-story lobby faced with striated red and white marble. The common council chamber incorporates the same material bookmatched to create decorative patterns on the walls and face of the dais. Bent wood pew-form seating is provided for members of the public. The lobby, common council chamber and hallways of the first floor are finished with white terrazzo paving. The building measures 200 feet wide by 100 feet deep; the Common Council chamber measures 50 by 73 feet.

History: The design of the city hall went through several iterations before construction commenced, all by the same architect, Frank C. Delle Cese, of Utica. In January 1963, a T-shaped building was proposed, a month later, a variation sheathed with glass was presented to the public. The project design was finalized by spring 1964, and work began on 31 July of that year. The building was dedicated on 18 February 1967. It was, according to the dedication literature, “designed...as the ultimate in efficient use of space. The gracefully simple structure is of steel and concrete, enhanced by elegant marble and granite.”⁷⁹ Originally the city hall was to be accompanied by an office building directly to the north. This project stalled however, after the completion of the lower portions of

⁷⁹ *City Hall Dedication, February 18, 1967.* Pamphlet in History File 21900, Oneida County History Center, Utica, New York.

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that building, which included a two-level parking garage. Projected commercial space on the Columbia Street face of the building was not fully realized.⁸⁰

Renovations to the landscape associated with the City Hall were undertaken in the 1970s and attempted to address aesthetic problems caused by an aborted Urban Renewal project immediately to the north. In 1974 Mayor Edward A. Hanna promoted a project called "La Promenade" which he conceived of, and for which he retained architects and engineers Poor, Swanke, Hayden & Connell of New York and Washington to generate drawings. The project envisioned several components; only the clock tower, now known as the Tower of Hope (named after Bob Hope at Hanna's request), and an attached arcade were constructed and completed in 1980. The clock tower houses the four-faced clock from the first Utica City Hall building.⁸¹ Landscaping of Terrace Park (today called Edward A. Hanna Park), adjacent to the east, was completed in 1975. Architects for this project were Poor, Swanke, Hayden & Connell of New York and Washington, DC.⁸²

2 Kennedy Plaza (North Side of Court Street between Cornelia and State Streets)

Property name: Kennedy Plaza Apartments

Date of construction: 1969-1972

Architect: Ulrich Franzen & Associates, New York

Status: 3 contributing buildings

Description: Originally known by the name of "State Street Houses", this complex of three buildings, two of five stories and one 17-stories in height, were designed by Ulrich Franzen & Associates, a nationally-known architectural firm, most closely associated with brutalism, a late modern architectural style.⁸³ The complex was renovated in 2011.⁸⁴

Each of the buildings is faced with prefabricated panels of rectangular form. The horizontal joints follow the floor levels and extend uninterrupted around each building. Fenestration is chiefly located in corner insets or within recesses which articulate each structure into sub-units. Balconies are inset between setbacks on the five-story buildings; those on the 17-story tower are located at corners and between setbacks. Railings are of simple form with metal balusters. These balconies constitute the chief decorative feature of each building, which are otherwise without ornament. Dark colored panels demark a formal base for each building, and are used to emphasize principal vertical elements (typically, elevator shafts and fire stairs).

The complex occupies a stepped landscape featuring stairs leading down from Court Street, retaining walls, and formal plantings. Three surface parking areas, located to the northeast, northwest and south of the buildings, are also located on the property.

LaFayette Street – North Side

102 LaFayette Street

Property name: Hotel Utica

Date of construction: 1910-12; 1926

Architects: Esenwein & Johnson

⁸⁰ History File 21900, Oneida County History Center, Utica, New York. This file includes a number of newspaper clippings, many of which do not indicate their source.

⁸¹ History File 21900, Oneida County History Center, Utica, New York.

⁸² History File 21900, Oneida County History Center, Utica, New York.

⁸³ David Beatty, "UDC, Architect Sign Design Contract For Housing Planned in UR Project 1," *Utica Daily Press*, 7 March 1969, 17.

⁸⁴ Dan Miner, "Extreme Makeover: Kennedy Plaza edition," *Utica Observer-Dispatch*, 13 December 2011. Online at: <http://www.uticaod.com/article/20111213/News/312139910/?template=printart>

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Status: 1 contributing building

Description: A thirteen-story hotel of rectangular plan with flat roof in the neoclassical style, the facades of this steel-framed, brick-faced building are enriched by large areas of limestone, including a rusticated first floor, keystone lintels, and bold cornice with swagged brackets. This last feature is located at the ninth-floor level, and incorporates the windows of that floor in a rusticated frieze. This was the original cornice for the building; four additional stories with a stamped metal cornice were added in 1926.

Entrances on Seneca and LaFayette streets are sheltered by large glazed awnings. The first-floor windows, which light the elaborate lobby and restaurant, are double-height and have round heads above a paneled spandrel set within the larger masonry opening. The fenestration of the upper floors consists of irregularly spaced undivided double-hung sash.

The permits for construction of this hotel were issued on 21 October 1910. In addition to listing the architects, Griffiths & Pierce were noted as building contractors for the project.⁸⁵

The interior of the hotel was originally decorated with murals by N. C. Wyeth. The present location of these murals is unknown, but investigations undertaken in 1973 indicate that at least one of them remains in place—albeit painted over—in the former Lamplighter Room.⁸⁶ The interiors were renovated in 2016-17 when the hotel was converted to a Doubletree Inn, at which time the original mosaic tile flooring of the lobby was covered with tile.

LaFayette Street – South Side

107 LaFayette Street (See 500 Seneca Street)

111-113 LaFayette Street

Description: vacant lot (not counted)

119-123 LaFayette Street

Description: vacant lot (not counted)

Oriskany Street – South Side

139-141 Oriskany Street

Description: Surface parking lot; a former parking garage on this site, dating to the early twentieth century and associated with Hotel Utica, was razed in January 2017 (not counted).

Park Avenue – Northwest Side

800 Park Avenue

Property name: Oneida County Office Building

Date of Construction: 1964-69

Architect: Edmund Booth, Sr.

Status: 1 contributing building

Description: A ten-story concrete office building occupying an elevated podium and set within a landscaped site. Except for the dark stone sheathed columns which support the upper floors of the building, the first-floor elevation

⁸⁵ "Permit for Hotel Utica," *Utica Daily Press*, 22 October 1910.

⁸⁶ Jonas Kover. "On Culture and Things," *Utica Daily Press*, 23 April 1973, 17.

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is recessed from the face of the precast-concrete panels of the upper floors, and is largely glazed. The building is 28 bays in width (front and back), each bay consisting of a single plate glass window separated from adjacent bays by seamed ribs. The side elevations, which are treated identically, are 12 bays in width.

History: Preliminary design work for this building began in early 1964.⁸⁷ A drawing of the building was published in August of that year.⁸⁸

Post Street – North Side

217 Post Street

Date of construction: c. 1930

Status: 1 contributing building

Description: A one story two-bay garage of rectangular plan, the brick walls of its superstructure laid in common bond. Side elevations formerly had square windows, now reduce with glass block. The building has a flat roof.

Seneca Street – East Side

NOTE: The east side of Seneca Street consists of the rear elevations (and secondary facades) of 46-58 Hotel Street and 168-182 Genesee Street.

Seneca Street – West Side

500 Seneca Street (also identified as 107 LaFayette Street)

Property name: US Post Office, Butterfield Station

Date of construction: 1980

Status: 1 noncontributing building (due to age)

Description: A one-story brick-faced post office building with overhanging entablature consisting of cementitious panels.

504-506 Seneca Street

Property name: Gregg A. Starczewski, Attorney at Law

Date of construction: c. 1875

Status: 1 noncontributing building (due to integrity)

Description: A two-story brick masonry building of rectangular plan with flat roof. The façade of this nineteenth century structure has been altered by the addition of a layer of stucco, and changes to the first-floor storefront. Stucco window frames enclose replacement windows on this five-bay wide façade. The original bracketed cornice with eyebrow windows remains and indicates something of the building's former appearance.

520 Seneca Street

Property name: Landmarc Building

Date of construction: 1914; renovated 1949-50; renovated with new facades 1969-70; additions 2015

Architect: Mowbray & Uffinger (1914); Bagg and Newkirk (1949-50 work); Frank C. Delle Cese (1969 work)

Status: 1 contributing building

⁸⁷ "County Office Plans Readied," *Utica Daily Press*, 18 August 1964, 10; Walter Ossenfort, "County Lists Money For Building Project," *Utica Daily Press*, 3 April 1965, 11.

⁸⁸ Jim McAvey, "10-story, \$8 Million County Office Building Proposed," *Utica Daily Press*, 28 August 1964.

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Description: A three-story brick and stone masonry building with prominent arcaded treatment on its two principal street elevations, the arcades containing dark plate glass windows with black spandrel glass between floors, and inset balconies, at the corner. In 2015 a fourth-floor addition housing a restaurant was built.

History: This building is a remodeling of the Citizens Trust Company building, which occupied this site. Mowbray & Uffinger architects of New York, designed that structure in 1914.⁸⁹ Alterations were undertaken in 1950; these included the removal of a revolving door at the entrance and relocation of the vault to the basement, and were designed by Bagg and Newkirk of Utica, to provide more space in the bank lobby.⁹⁰ The building was extensively altered and expanded by sheathing it with marble and changing its fenestration in 1969-70. Work undertaken at that time was described as including “a complete renovation of the old structure as well as the newer Time Plan wing on Seneca Street.”⁹¹

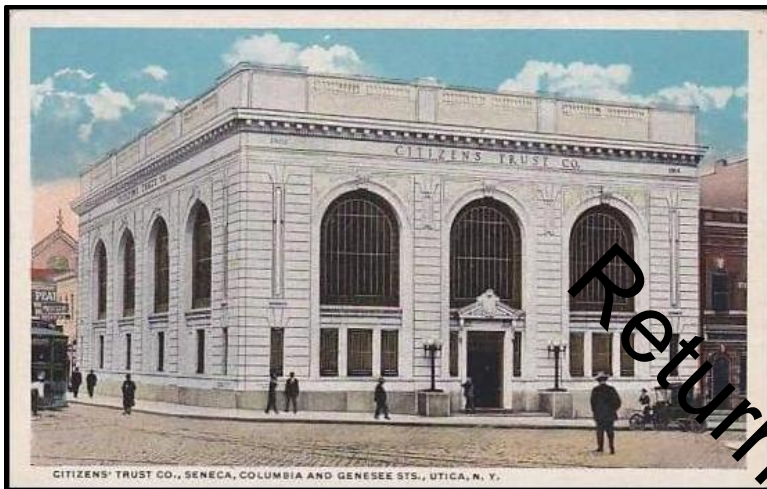


Figure 19. Postcard view of building as initially completed in 1914 (Private Collection).

South Street – North Side

11 South Street

Property name: E. Thorn Rental

Date of construction: c. 1850

Status: 1 contributing building

Description: A two-story wood-frame side-passage vernacular gable-entry dwelling, three bays wide with a two-story ell on its west elevation. Double-hung windows with false divisions predominate; these have molded hoods on the principal (South Street) elevation. The exterior is covered with clapboards; a small molded cornice has returns and rakes on the gable entry façade. In 1907 this house was located on the E. Thorn property, and may have been a rental property.

13 South Street

Property name: E. Thorn House

Date of construction: c. 1850

Status: 1 contributing building

⁸⁹ “Bank Buildings,” *The American Contractor* 35:15 (11 April 1914), 16.

⁹⁰ “State Approves Work on Bank,” *Utica Daily Press*, 5 November 1949, 12; “Ceremony to Mark Formal Opening Of Homestead’s Renovated Building,” *Utica Daily Press*, 15 May 1950, 22.

⁹¹ “Marine Midland Expansion Aired,” *Utica Daily Press*, 4 February 1969, 10.

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Description: A two-story wood-frame side-passage gable-entry dwelling, with Greek Revival entablature and cornice with returns on the principal elevation. Windows and entrance on the South Street face of the building have molded hoods; that of the door surround is supported on brackets. Greek Revival detailing is also evident at the entrance, which consists of Doric pilasters flanking sidelights and supporting an entablature, above which is a transom. The building is sheathed with clapboards and has replacement six-over-six double-hung sash.

In 1907 this house was owned by E. Thorn, as was the adjoining property at 11 South Street, which may have been a rental property.

15 South Street

Date of construction: First half of 19th century; c.1930 alterations

Status: 1 contributing building

Description: A one-and-one-half story gable entry wood-frame dwelling, three bays wide with side passage entry, the entrance and transom having a Greek Revival surround. Dormers and a one-story shed-roofed addition, together with a wing attached to the north side of the house appear to date to the second quarter of the twentieth century and have Colonial Revival detailing.

Union Street – West Side

802 Union Street

Description: Surface parking lot (not counted)

808 Union Street

Description: Surface parking lot (not counted)

832-834 Union Street

Description: Surface parking lot (not counted)

Lot bound by Union Street, Mechanic Lane, and Washington Street

Description: Surface parking lot (not counted)

Washington Street – East Side

NOTE: The east side of Washington Street consists of the rear elevations of 222-244 Genesee Street.

411 Washington Street

Description: vacant lot (not counted)

Washington Street – East Side

714 Washington Street

Property name: Westminster Moriah Olivet Presbyterian Church (former Westminster Presbyterian Church)

Date of construction: 1854 (church); 1864 (chapel), 1924-25 (church house)

Status: 1 contributing building

Architect: William Ellis (Albany, architect of the church); Elisha M. Gilbert (the chapel); W. W. Ames and Walter G. Frank (the church house)

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Description: A connected group of religious structures, built between 1854 and 1925. Each of the three components of the complex is of brick masonry construction with stone trim. The church is in the Gothic Revival style and has an engaged tower centered on its street elevation. Stepped buttresses are located at its corners, and separate the bays of its side elevations. It has a steep gable roof. The steeple was once taller but was lost in part to fire. The interior of the building has a variety of stained-glass windows, included nine by the Tiffany Studio. The first Tiffany window was installed and dedicated in 1906 and has Christ blessing children as its central subject. The church was designed by a "Mr. Ellis" of Albany, no doubt William Ellis.

The attached chapel is rectangular in plan and has a steep gable roof with paired bracketed cornice. A gabled vestibule (presently closed) shares details with the main chapel building including round-headed windows and an oculus centered in the gable end. The chapel is attached to the church via a gabled wing with gable-roofed vestibule.

The church house is a three-story buff-colored brick instructional building of rectangular plan with a flat roof. Largely astylar, abstracted gothic detailing in the form of stepped buttresses on the north and west elevations, and an arched entrance on Broadway gives this building some stylistic relationship with the earlier church building. The church house was built in 1924-25.⁹² The church house is connected on its east side to the wing which joins the church and chapel.

726 Washington Street

Property Name: Young Men's Christian Association

Date of construction: 1949; 1956-58

Architect: Bagg and Newkirk (gymnasium, 1949); Egbert Bagg Associates/ Egbert Bagg IV (office and dormitory (1956-58))

Status: 1 contributing building



Figure 20. View of the YMCA building ca. 1960 (Private Collection).

Description: An institutional recreational complex, consisting of a gymnasium and a dormitory (with offices), constructed for the YMCA between 1949 and 1958. The gymnasium was built first. It is a brick masonry building, roughly rectangular in form, that faces Broadway, is four stories in height, and has a flat roof. Restrained ornament typifies the structure; limestone veneer is used to create frames around the principal windows, which consist of ranges of glass blocks of two sizes set in decorative patterns (lighting the lower gymnasium) and banks

⁹² "Westminster Tower Etches City Skyline Impressively," *Utica Daily Press*, 24 October 1966, 8.

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of casement windows (lighting an upper space, also probably a gymnasium). Both of these floors are double-height and are supported by secondary spaces housed in a three-story portion of the building. This structure originally connected to a nineteenth-century Second Empire building that was replaced in 1956-58 by a modern dormitory and office building. That structure is four stories in height, and is T-shaped in plan, with one-story pavilions filling the angles. A porch whose roof is supported on pipe columns extends across the street elevation, connecting the ends of the one-story pavilions and enclosing a small landscaped area in front of the four-story portion of the building. The structure uses a combination of tapestry brick and limestone veneer at the lower levels, the veneer continuing the full height of the street end of the four-story portion of the building. Secondary elevations of the four-story building have stacked casement windows set between raised metal ribs; the wall surface is covered with square and rectangular panels (possibly of porcelainized metal) of a rich red color.

History: Bagg and Newkirk designed the gymnasium portion of this structure, the first part of the complex to have been built. It was begun in 1949.⁹³ Egbert Bagg Associates designed the 1956-58 dormitory addition.⁹⁴ The 1949 gymnasium is an excellent example of the Modern style as applied to a public facility; the 1956 portion of the building is an equally astute essay in the International style.

728 Washington Street (aka 246 Genesee Street)

Property name: Small Building

Date of construction: c. 1930

Status: 1 contributing building

Description: A two-story brick building, four bays wide on Washington Street, each bay having a tripartite window with transom at the second-floor level. The first floor contains three storefronts and a recessed entrance to the second floor, all under a corbelled cornice with paneled end brackets. A stepped parapet with raised panel decoration enlivens the upper portion of the façade which is rendered in two colors of brick. Secondary elevations have double-hung sash.

Returned

⁹³ "Ground Broken for YMCA Buildings; Dream of 42 Years Ago Comes True," *Utica Observer-Dispatch*, 4 August 1949.

⁹⁴ "Utica 'Y' to Note 100th Anniversary; Dedicate \$900,000 Building May 18," *Utica Daily Press*, 29 April 1958 Section 2: 1; "Egbert Bagg, Architect, Dies at 85," *Utica Daily Press*, 19 May 1969, 24.

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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.)

COMMERCE

COMMUNITY DEVELOPMENT

ARCHITECTURE

Period of Significance

circa 1825-1972

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

William Ellis (1816-1866); Richard Upjohn (1802-1878); Richard W. Gibson; Thomas W. Lamb;

Ulrich Franzen & Associates; Frederick Hamilton

Gouge; George Edward Cooper; Linn Kinne; Bagg & Newkirk; Egbert Bagg, Jr.; Egbert Bagg IV;

Edmund J. Booth; Frank C. Delle Cese

Period of Significance (justification): The period of significance is 1825-1972. This span reflects the growth and zenith of the commercial prosperity of the city of Utica (between c. 1875 to 1930), the subsequent changes to the city wrought by the advent of car culture (1930 to 1957), and large-scale interventions undertaken during the Urban Renewal period (1957-1972). The high visibility of the lots fronting on Genesee Street attracted the city's principal cultural and governmental institutions, together with the leading commercial enterprises and professional offices of the community. The period of significance ends in 1972, and coincides with the end of the federal Urban Renewal program in Utica with the completion of Kennedy Towers and the New York State Office Building.

Criteria Considerations: Buildings within the district that are less than 50 years old derive their primary significance from the historical importance of the Urban Renewal and community rebuilding efforts that took place from 1957 to 1972. Utica was a demonstration project for the federal Urban Renewal program in small cities. The problems and successes it encountered are emblematic of the problems and successes of imposing redevelopment on communities without considering the importance of historic neighborhoods. Fifty years later, like many other cities, Utica continues to live with the consequences of the process.

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Statement of Significance Summary:

The Downtown Genesee Street East Historic District is locally significant under **Criterion A for Commerce and Community Development** and under **Criterion C for Architecture**. The buildings within the district are associated with the commercial and institutional growth of the City of Utica and demonstrate the linkage between Utica's advantageous location on principal east-west transportation routes and the late-19th century commercial expansion of the city. The establishment of the Erie Canal in the 1820s and the introduction of the railroad in the 1830s presented opportunities for growth that the city took advantage of. After the Civil War, both transportation technologies and the associated use of coal (rather than water) power expanded industrial production and opened national markets for the region's products, chief among them textiles and dairy products—further establishing a local moneyed clientele for goods and services. In the early 20th century, the population of the city almost doubled, further fueling growth. After 1930, increased dependence on the automobile, changes in the national economy, and population shifts to newly-built suburbs resulted in the gradual decline of Utica's downtown and the movement of much of the city's industry to southern states. Urban Renewal initiatives (1957-1972) attempted to modernize the core of downtown, by providing modern sites for government, housing, and commercial enterprises. Efforts to construct a downtown shopping mall failed, but state, county, and city governments all moved to modern facilities.

The district is also significant for its architecture. Structures within the district embody the distinctive characteristics of commercial, institutional, and (to a lesser extent) residential structures of the period 1825-1972. Their designs reflect popular period architectural styles and aesthetics, and utilize characteristic construction technologies for the region. Greek Revival, Rundbogenstil, Richardson Romanesque, Classical Revival, Art Deco, Moderne, International, New Formalism and other styles are represented. Construction techniques range from traditional braced framing (used in the oldest structures) to steel and concrete framing for buildings constructed near the end of the period of significance. The work of local and nationally-known architects is represented, with significant examples spanning the period of significance.

Arguably the Downtown Genesee Street Historic District forms the core of what most natives consider their city; Genesee Street has served for generations as the gathering place for public parades, celebrations, and commemorations, and as a destination for those needing professional services, observing religious beliefs, attending theater, interacting with governmental agencies, or shopping for everyday needs. Genesee Street and its adjacent side streets retain a sense of place that puts them at the center of the view of Utica that local people think of when they imagine their city.

Its period of significance is 1825-1972, covering the rise and subsequent decline of Utica as a regional commercial and transshipment hub for central New York State and the related rise and fall of the city's industries. Three periods of growth can be identified between 1825 and 1930. By the 1930s, as cars and trucks replaced canal barges and trains, Utica began its transformation to a more local economy. The opening of the New York Thruway in 1954 was another turning point, after which the city became increasingly decentralized and lost 41 percent of its population. Urban Renewal initiatives significantly transformed the city beginning in 1957, creating, in the process, a group of contemporary buildings to house the region's governmental institutions. This work was brought to a close in 1972, and forms the end of the period of significance.

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Criterion A – Commerce and Community Development (Urban Renewal)

The flourishing and subsequent decline of Utica as a commercial and regional center (1825-1957) is the first theme of this nomination and is represented by examples of commercial structures spanning the entire period within district boundaries. The Downtown Genesee Street Historic District includes most of the business core of the city of Utica as it developed south of the Erie Canal (today's Oriskany Street) from the 1820s to the middle of the 20th century. It also includes a majority of the city's remaining 19th century churches and institutional buildings.

The second theme, Urban Renewal, 1957-1972, is temporally continuous with the first, but represents a period when planning and economic forces, which had previously driven the development of American cities—and Utica in particular—were questioned and new urban models were proposed that relied heavily on the increased mobility provided by the automobile. The structures represented by this theme are all in contemporary third-quarter twentieth century styles, mainly the “International Style” and “New Formalism.” They are spatially connected in a band of stand-alone structures, landscaped plazas, and parking lots, intersecting Genesee Street in the vicinity of Columbia and Devereux streets. These urban interventions were planned beginning in 1957, and were constructed from that time until 1972, when the Kennedy Plaza complex and New York State Office building were completed.

Early Utica

Previous to the settlement of the region by European-Americans in the late 18th century, Utica was the site of an intersection of east-west and north-south routes (including a river crossing) established by the Haudenosaunee. Today's Genesee Street follows their principal north-south route through the region.

The establishment of Fort Schuyler near the river crossing by the British in 1758 brought the first European-Americans to the region, but the establishment of a permanent community would have to wait until after the close of the Revolutionary War, in 1784. In the 1790s a street grid was established southeast of the intersection of Genesee Street and the Mohawk River in what is now the Bagg's Square East Historic District.⁹⁵ This grid remains today and consists of three east-west streets (Water, Main and Broad) and four north-south streets (Genesee, 1st, 2nd and 3rd).

The village of Old Fort Schuyler (the name it went by in the late 18th century) became incorporated as the Village of Utica in 1798. This status was repealed in 1805, and a new incorporation was approved by the state legislature that defined different corporate boundaries for the community.⁹⁶

Utica's first dwellings were among the initial group of buildings constructed in what became known as Bagg's Square, whose west boundary was Genesee Street. Erection on the square of the York House (in the 1790s) and Bagg's Hotel (in the early 19th century) established the northern end of Genesee Street as Utica's central commercial neighborhood. The development of turnpikes—including modern day Route 5 (known locally as

⁹⁵ This earliest portion of the city was listed on the National Register on 24 July 2017 as the Bagg's Square East Historic District. However, only the street grid remains from the earliest period of settlement.

⁹⁶ Horatio Gates Spafford, *A Gazetteer of the State of New-York* (Albany: H. C. Southwick, 1813), 318.

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the Genesee Road) and the Seneca Turnpike—at the end of the 18th century enhanced the status of the fledgling community as a transportation hub and contributed to its growth.⁹⁷

In 1813 Utica was described as:

*a flourishing incorporated Post-Village, the commercial capital of the great Western District of this State...It is handsomely laid out into Streets, squares, & c.,...and...comprises a population of 1700 souls; has 300 houses and stores...There are many mills, factories, mechanics' shops, and a vast many buildings other than those enumerated...The hotel at Utica, is an elegant establishment; and the many fine private mansions of gentlemen of taste and opulence, give Utica a character in this respect, worthy a great commercial Town....Utica is a central point for all the principal avenues of communication by common roads and turnpikes, and forms the key of trade and travel between the western country and Atlantic ports and Towns.*⁹⁸

The population of the community grew dramatically in the first two decades of the 19th century as New Englanders travelled west in search of opportunity.

The Erie Canal, which opened to the west of Utica in 1819 and eastward in 1821, was completed along its entire length in October 1825; it spurred further growth and helped Utica consolidate its role in shipping and manufacturing among a network of central New York communities. The canal was dug immediately to the south of the 1790s street grid, its path following today's Oriskany Street along the north edge of the Downtown Genesee Street district.

In 1824 the city had 400 houses, a court house, seven churches and two banks and was said to possess:

*a great amount of trading capital, and has made immense sums by trade. It is adorned by many edifices, public and private, of good taste in architectural design, and is enriched by many very good institutions of a social character.... In 1794, Utica had one very small tavern, in a log house, and there were then but 2 or 3 other buildings in the place, mere log huts.*⁹⁹

Utica incorporated as a city in 1832, expanded south and west in response to the economic success of the canal, and Genesee Street became the principal commercial street. The opening of the Chenango Canal (to the west) in 1836 and the expansion of the Erie Canal soon afterward, together with the establishment of the Utica & Schenectady Railroad that same year, further consolidated the status of the city as a transportation and commercial hub.¹⁰⁰ Hospitality and manufacturing endeavors not requiring waterpower were primary specializations of the community, taking advantage of its location close to transportation corridors.¹⁰¹

⁹⁷ Ben A. Kroup, Utica Daily Press Building [National Register Nomination] (Albany, NY: New York State Historic Preservation Office (SHPO), March 1, 1993).

⁹⁸ Spafford, 318.

⁹⁹ Horatio Gates Spafford, *A Gazetteer of the State of New-York* (Albany: B. D. Packard, and Troy, NY: The Author, 1824), 535.

¹⁰⁰ Daniel F. Larkin, *Pioneer American Railroads: The Mohawk and Hudson & The Saratoga and Schenectady* (Fleischmanns, NY: Purple Mountain Press, 1995), 60, 77.

¹⁰¹ Field Horne and Alex Thomas, "Utica," in Peter Eisenstadt, editor, *The Encyclopedia of New York State* (Syracuse, NY: Syracuse University Press, 2005), 1626.

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Figure 21. View looking north on Genesee Street from a point just south of its intersection with Bank Place. Drawn by William Henry Bartlett, engraved by R. Brandard, and published by George Virtue, in London in 1838.

Commercial Expansion: 1825 to 1865

Increasing dependence upon the railroads for transportation and shipping, and the expanding markets that they brought within reach of Utica's manufacturers, resulted in the differentiation of the city plan. The further expansion of Utica's industries (particularly knit goods) and the construction of warehouses and manufactories took place along the river to the east and west of Bagg's Square. Concomitantly, the commercial district expanded south of the Erie Canal along Genesee Street to take advantage of a burgeoning moneyed working class as the city's population ballooned from 2,972 in 1820 to 8,323 ten years later. The city population doubled roughly every 20 years thereafter before peaking in 1930 at 101,740.¹⁰²

After switching from water to coal power in the 1850s, the city's industries and populations grew rapidly, resulting in further expansion of the urbanized portions of the city to the south. An irregular grid was developed, the blocks generally oriented east-west. The presence of Genesee Street as a broad, already established avenue that cut diagonally across this landscape may have inspired the introduction of several additional diagonal streets in the city's plan; public green spaces interrupted them at intervals. These features are seen as early as 1838 (Figure 21).

¹⁰² Census data from https://en.wikipedia.org/wiki/Utica,_New_York.

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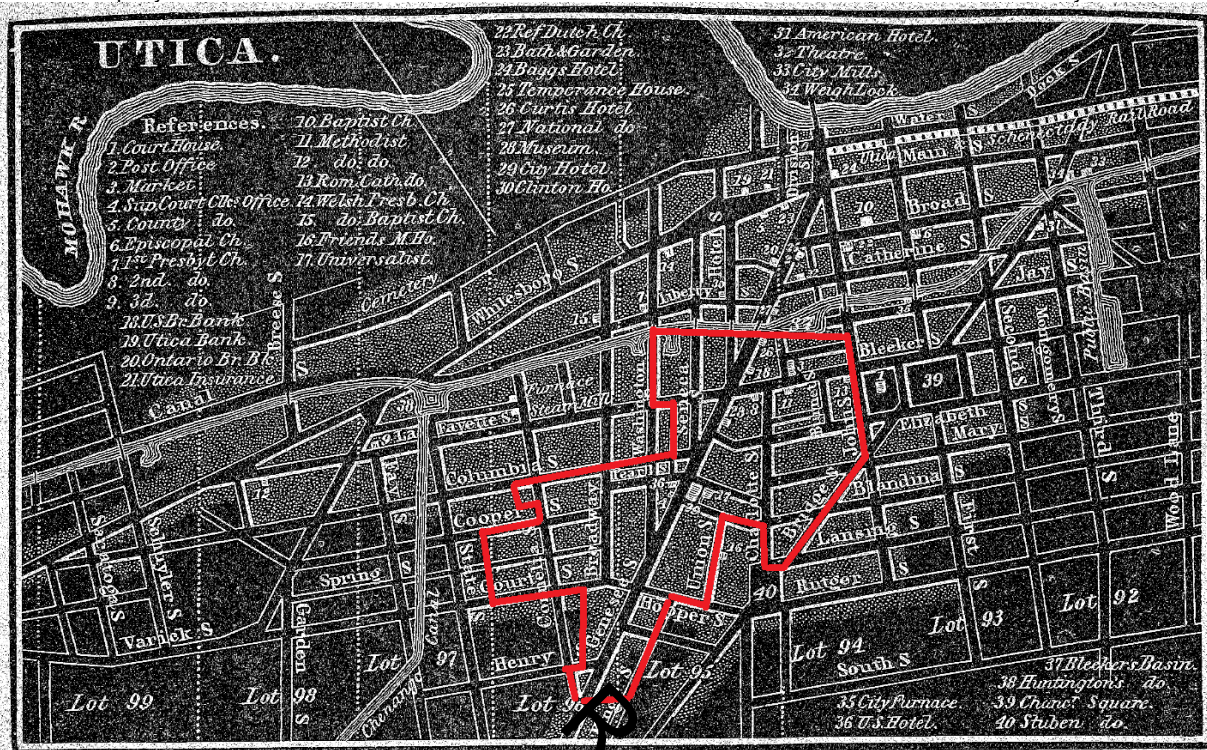


Figure 22. Utica in 1836 (Gordon 1836). The street grid within the district was fully established and largely built out by this date. The outline roughly corresponds with the historic district.

During this period, structures built at the northern end of the district were typically multistory brick masonry commercial buildings with retail spaces on their first floors and warehouse or office spaces above; frequently, they had Greek Revival detailing. Examples include 52 Hotel Street (c. 1830, with later additions), and 159 Genesee Street (c. 1835, with later cornice). Structures built at the southern end of the district continued to be two and three-story brick and wood-frame dwellings; many of these would later be altered for use as commercial structures, or for other purposes. During this period the commercial district expanded beyond the Busy Corner (at Genesee and Bleecker streets) to a point south of Blandina Street. The construction of city hall near that intersection on Genesee Street in 1851 established a new public center for the city, moving the emphasis from Bagg's Square.

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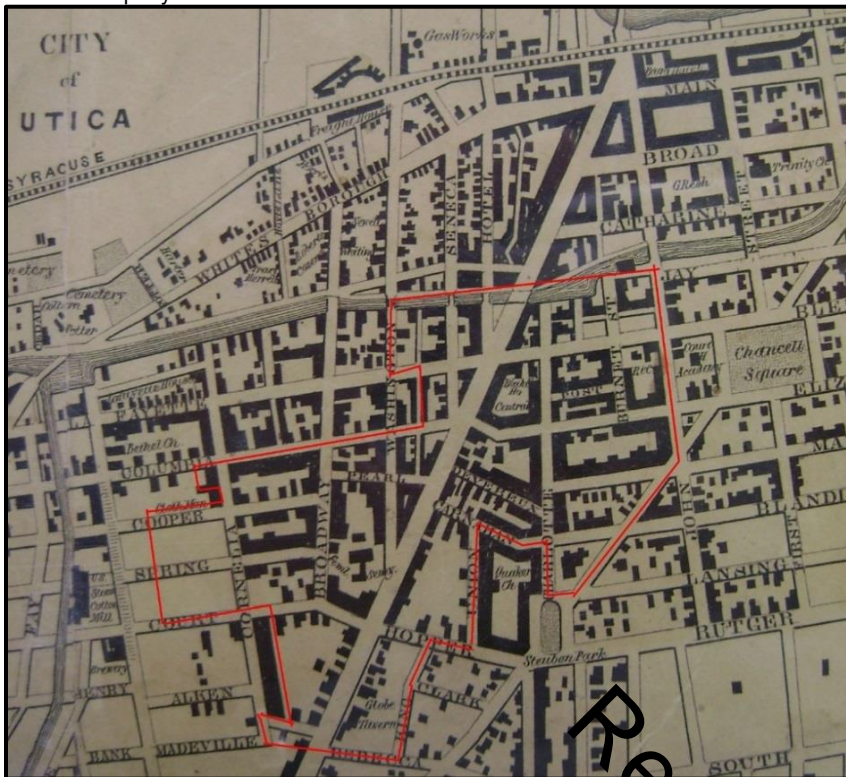


Figure 23. The Downtown Genesee Street Historic District, outlined on a city map from 1852 (Rogerson & Murphy 1852).



Figure 24. An ambrotype from 1854, showing Genesee Street, looking north at the east side of the street. Only the building at the far right, currently numbered 159 Genesee Street, remains (private collection).

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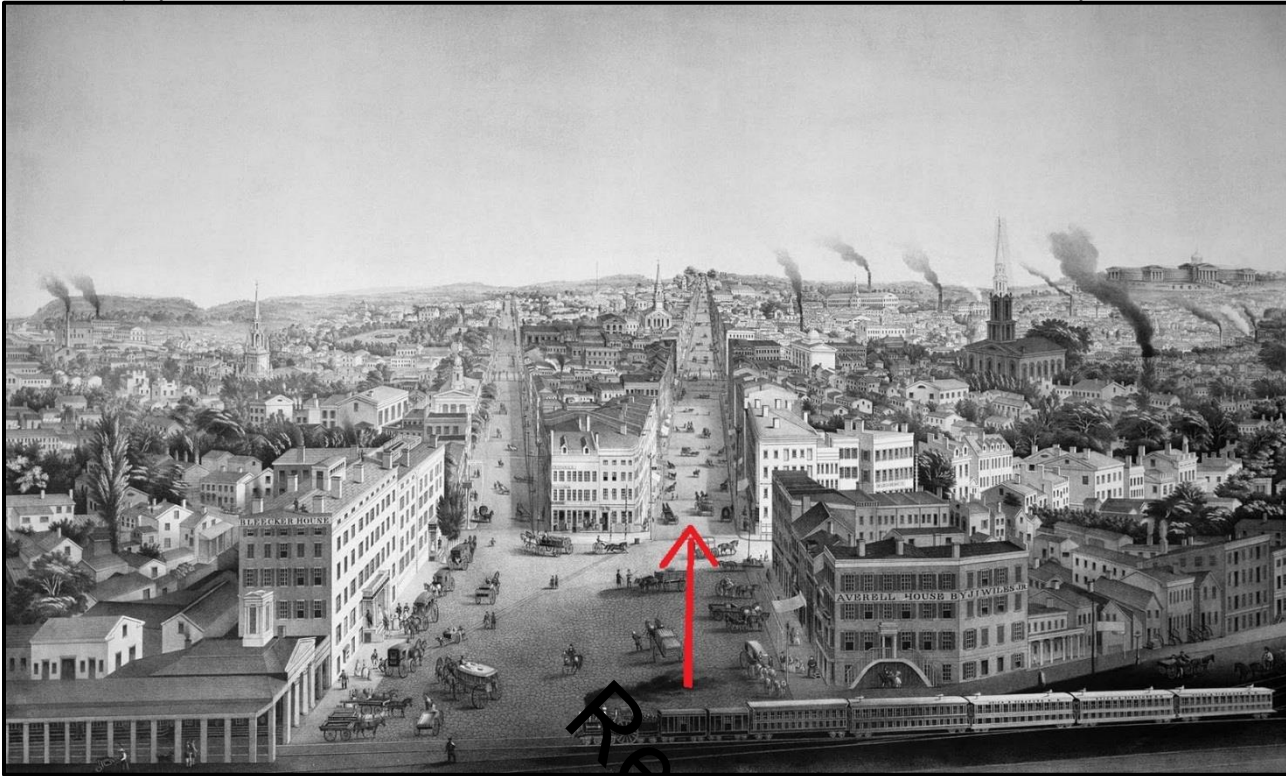


Figure 25. A lithograph view of Utica by D. W. Moody and published by Francis Michelin, New York, c. 1850. The view is taken from just north of Bagg's Square, looking south, up Genesee Street. (John Street is on the west.) The dense urban fabric around the square and on Genesee Street is here surrounded by residential districts consisting of freestanding single family dwellings.

1865-1900

The post-Civil War period saw an acceleration in the establishment of mixed-use commercial-residential buildings and larger retail establishments along Genesee Street. These structures replaced or remodeled first-generation dwellings that had been built on the street in the second quarter of the 19th century. Many were in turn replaced by larger commercial and office buildings by the turn of the 20th century. Beginning after the Civil War, new buildings developed a greater variety of forms, reflecting national trends that adopted historicist styles for all types of buildings. While three and four-story brick masonry structures typified the earlier period of construction, this era saw the introduction of taller stone veneer-faced buildings, a number of which approached ten stories. Buildings constructed late in this period were the first in the Utica to take advantage of the introduction of the elevator and steel frame construction.

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Figure 26. Genesee Street, looking north from Elizabeth Street, c. 1885 (Collection Utica Public Library).

The late 19th century witnessed the establishment of the city's first large-scale retail establishments. In 1878, Frank Winfield Woolworth, creator of the "Woolworth's Great Five Cent Store" opened his first store—anywhere—on Bleeker Street, although it soon failed. A second attempt, after reestablishing the business in Pennsylvania, was a success; Woolworth's became a shopping destination at 153 Genesee Street (no longer extant) in 1888; it moved to other locations on the street during its long history before closing at 125 Genesee Street in 1990.¹⁰³

In 1890, the popular John A. Roberts & Co department store opened at 171 Genesee Street; the company later constructed a building in 1911 on the site of the Butterfield House at 195-205 Genesee Street.¹⁰⁴ Roberts remained in business until 1929. Fraser's department store, founded by Robert Fraser, occupied 175-183 Genesee Street between 1880 and 1939. It was described as "the busiest and finest department store under one roof between New York City and Buffalo. The store had dozens of departments ranging from men's and women's clothing to carpeting to furniture and appliances."¹⁰⁵ A fire in 1905 badly damaged Fraser's store along with many other shops and businesses in the area; Fraser temporarily moved to 125 Genesee Street while his building was rebuilt. In 1907, he moved back to his building and stayed in business until 1939, after which F. W. Woolworth occupied the building after renovating the first and second floors.

The Boston Store, first established in 1918, moved into a space previously occupied by the A. S. and T. Hunter department store on Hotel Street in 1927. It sold clothing, carpets and other dry goods. In 1942, it moved into a building constructed for them on the site of the old Arcade Building at 131-147 Genesee Street.¹⁰⁶

¹⁰³ Robinson (2008); <http://www.woolworthsmuseum.co.uk/1800s-firstWoolworthstore.html>.

¹⁰⁴ Clarke (1952), 101.

¹⁰⁵ Oneida County Historical Society (2015), 8-10.

¹⁰⁶ Clarke (1952), 127; Department Stores: An Online Exhibit (2017).

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A number of small businesses shared the streetscape with these larger retailers. Among them at the turn of the century were the A. B. Mather Bank at Genesee and Bleecker, Tygert's Restaurant, John H. Sheehan's Drug Store, John A. Roberts Dry Goods Store, Buckingham & Moak Piano Dealers; Mansbach's Millinery Store; Howarth & Ballard's Drug Store, the Parlor Shoe Store, and Parker's Grocery at Genesee and Elizabeth Streets.



Figure 27. View looking south at Genesee Street from just north of today's Oriskany Street, c. 1909. The Boston Store replaced most of the structures in the block at left foreground; Franklin Park occupies the site of the triangular Devereux Building, at right. Many of the anchors of today's downtown, including the Bank of Utica, Grace Church, and Fraser's department store are visible in this view.

In addition to being the city's retail center, Genesee Street served as the region's financial center and was the site of many professional offices. The principal banking houses of the region located their offices on the street. The Oneida National Bank, founded in 1836, was located at 157 Genesee Street. Its building was rebuilt on the same site in 1886 and expanded in 1946. In 1957 the bank occupied a branch at 266 Genesee Street, where it would later move its offices until it was taken over by Fleet bank in 1985. The Savings Bank of Utica, established in 1839, moved to 233 Genesee Street in 1898 into a new building—the "Gold Dome"—now occupied by M&T Bank.¹⁰⁷ In the 1920s, the First National Bank and Trust Company moved to the corner of Genesee and Elizabeth Streets after residing at the corner of Genesee and Catherine Streets for many decades.¹⁰⁸ The Adirondack Bank now occupies their former offices.

¹⁰⁷ Michael R. Houseknecht, "Savings Banks of Utica" [OPRHP Building Inventory Form] (Albany, NY: New York State Historic Preservation Office (SHPO), July 24, 1985).

¹⁰⁸ Clarke (1952), 127.

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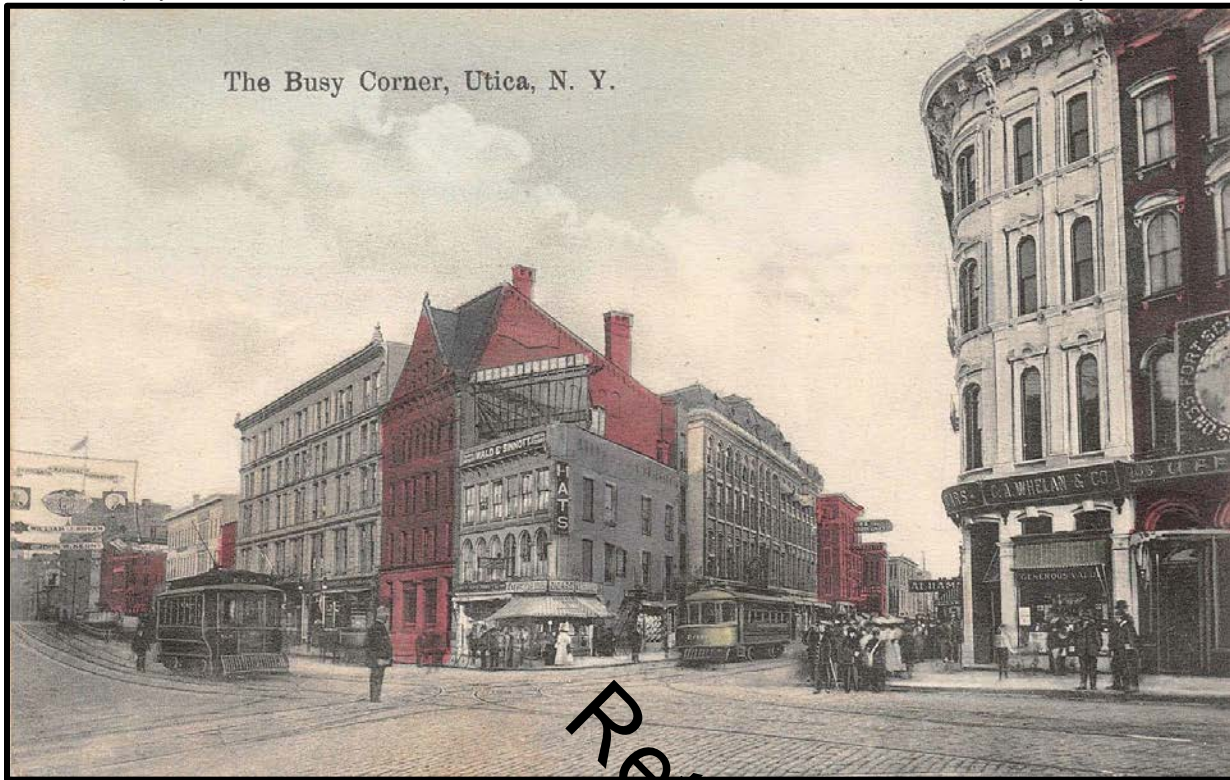


Figure 28. Postcard showing the Busy Corner (intersection of Genesee, Bleecker, and Lafayette Streets)—the center of the late-19th century business district, c. 1910. Several buildings in this view remain.

Law firms and other professionals located their offices along the city's most prominent thoroughfare. Regionally prominent architectural firm Bagg and Newkirk designed the building at 258-260 Genesee Street and moved its architectural offices there in 1927 after its completion.¹⁰⁹

Hospitality also continued to be among the core sustaining service industries of the city. The Butterfield House (195-205 Genesee Street, built 1869, razed in 1910), was the largest hotel of its day; it was supplanted by the Hotel Utica in 1912 (102 LaFayette Street). The Masonic Temple (251 Genesee Street) was built in 1897-1898. It adjoined two social clubs founded in the preceding years—the Fort Schuyler (founded 1883; 254 Genesee) and New Century (founded 1893; 253 Genesee) Clubs.

¹⁰⁹ Rand Carter, *Historic Utica: 4 Walking Tours in the Scenic and Historic Districts* (Utica, NY: Landmarks Society of Greater Utica, 1996), 12; American Institute of Architects, Questionnaire for Architects' Roster, 1946. Accessed online at http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/Rosters/BaggNewkirk_roster.pdf.

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1900-1930

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Utica achieved its peak population and economic success in the period just after the turn of the century. Population was 56,383 in 1900; 74,419 in 1910; 94,156 in 1920; and 101,740 in 1930. The West Shore interurban line between Syracuse and Utica was electrified in 1907, improving passenger access to the city. Thousands of immigrants arrived, creating neighborhoods and secondary commercial districts like the Italian community at Bleecker and Mohawk. Through the 1920s, Utica's textile industries remained strong, although companies were beginning to consolidate and management was slowly moving outside central New York State. In 1916, the Globe Woolen Company Mills became part of the American Woollen Company, headquartered in New York City. However, overall, wealth was increasing, and banks continued to build and expand.

Buildings constructed during this period remain among Utica's tallest structures today and relied on steel frame construction to achieve their height. The Hotel Utica (13 stories), and Adirondack Bank (13 stories) are among this group. The buildings of this period also show the Neoclassical influence of the City Beautiful movement, as applied by both national and local firms. A new county courthouse (designed by Olin Wesley Cutter of Boston) was begun in 1903 and took five years to complete. John A. Hobbes (38-39 Stewart Building) designed the Central Fire Station in 1911. Just to the south of the district, Thomas Paxton, a local benefactor, assembled property to build Utica's Olmstead-designed Park System (NR 2008).

1930-1957

The textile industry suffered an almost lethal blow in 1929, when the American Woollen Company revealed it had not paid dividends on its common stock for five years. The Globe Woolen Company Mills closed in March 1930 for retooling. It reopened in December 1931 with a smaller workforce. Similar problems affected many of Utica's other textile industries. Utica's economy shifted to metalworking, machines, and services, but the city was beginning its economic decline. Expansion into newly created suburbs outside of Utica caused a decrease in population within the city proper.¹¹⁰ By 1940, the city had lost 1.2 percent of its citizens, signaling an end of population growth in Utica.

The city's remaining industries benefitted from supplying the war effort during the 1940s, but this prosperity was short-lived. Attempts at bringing businesses and industry to the region in the late 1940s and 1950s met with some success—among the concerns brought to the region were General Electric and Sperry-Rand Univac—but these new businesses typically located outside of Utica's downtown. While the population within the city's corporate boundaries remained roughly the same—staying close to 100,000 people through the 1950s—large numbers of families began to relocate to suburban neighborhoods. The impact of these changes included disinvestment in the city's commercial core.

The opening of the New York State Thruway in 1954 took cross-state vehicular traffic across the river and outside of the city, further crippling downtown businesses.¹¹¹ The construction of the north-south arterial (begun in the early 1950s, completed in 1964, and now known as NY Route 12 and 8) took much of the remaining vehicular traffic away from Genesee Street by relocating it to a parallel road to the west, roughly following the course of the former Chenango Canal. These new roads further accelerated the expansion of

¹¹⁰ Ellis (1982), 112, 121.

¹¹¹ Field Horne and Alex Thomas, "Utica," in Peter Eisenstadt, editor, *The Encyclopedia of New York State* (Syracuse, NY: Syracuse University Press, 2005), 1626-28.

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Utica's suburban neighborhoods, following national trends of automobile commuting and exodus from urban areas.

Aerial photographs of Utica from the 1950s and 1960s show the mix of 19th and early 20th century buildings that—for the most part—remain in the district. In Figure 29, the First National Bank of Utica building (now, Adirondack Bank) is that tall building in the center of the photo, just north of Grace Church and the Roberts & Co. Department Store; the Oneida County Courthouse on Elizabeth Street is the large (but lower) building on the right.



Figure 29. The Downtown Genesee Street district, seen from the south, looking east, c. 1952 (unidentified photographer).

Figure 30 shows the same cluster of buildings from the Utica Gas and Electric Company Building on the south side of Court Street. In the foreground, on the right, is the Masonic Temple (built 1897-1898). In the distance, the Hotel Utica stands left (west) of the First National Bank of Utica. The lower profile of buildings at the south end of Genesee Street, with its mix of converted houses and small commercial buildings, is clearly visible.

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Figure 30. View northeast from Court Street, 1962 (Photograph by Dante Tranquille, private collection).

Finally, Figure 31 shows the upper end of Genesee Street in 1962 looking up towards Bagg's Square, with the Hotel Utica at the left and Deveraux Building (now Franklin Square) at center. This is the part of Genesee Street that underwent the most change in the next fifteen years as Utica attempted to modernize and renew itself.

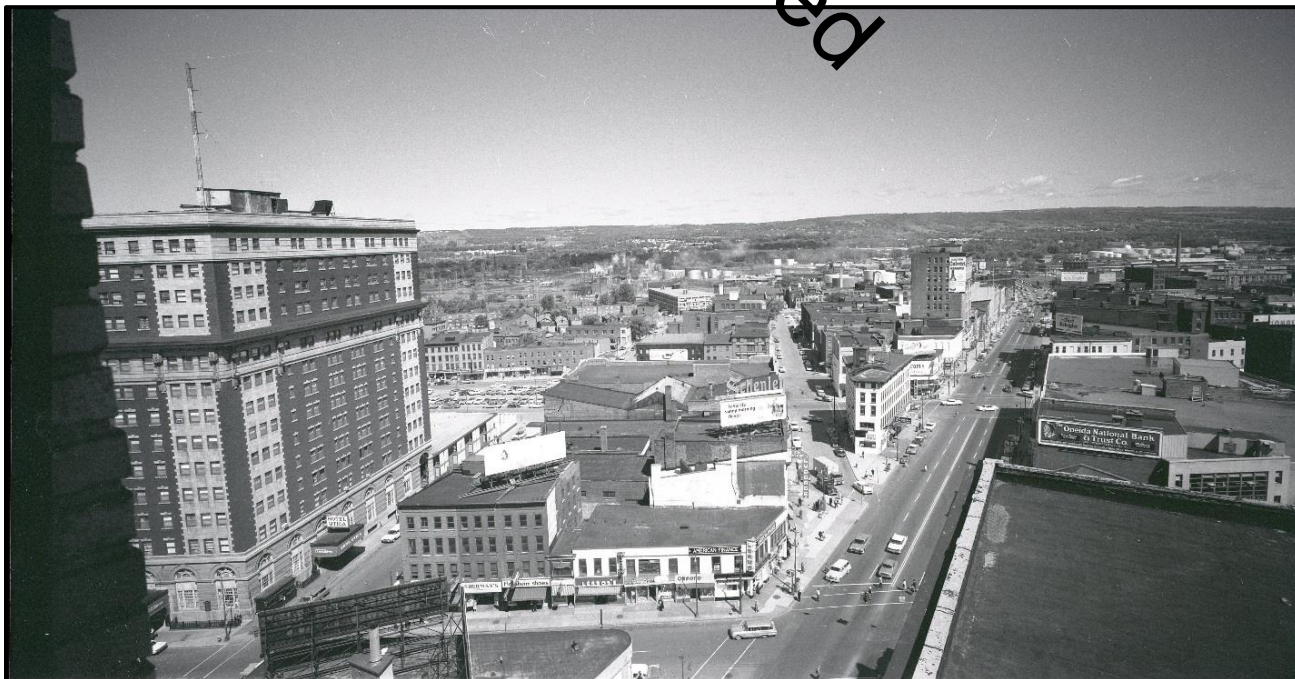


Figure 31. View NNE from 185-189 Genesee Street (now Adirondack Bank), 1962 (Photograph by Dante Tranquille, private collection). This view shows the north end of the district, with Lafayette Street in the lower foreground and Seneca Street, at center. The Hotel Utica is at left, with the Deveraux Building at center.

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Urban Renewal, 1957-1972

With officials from so many other “Rust Belt” urban areas that had suffered from large-scale movements of industry and population, Utica’s officials sought to rejuvenate their city by participating in what is now considered by many to have been a misguided program—the Urban Renewal Program, legislatively established by Congress as Title I of the 1949 Housing Act. This well-intended initiative was spearheaded by urban planners and architects largely schooled in the urban decentralization theories initially popularized by such Europeans as Le Corbusier in the 1920s and 1930s; ironically, American planners (not Europeans) were the first to adopt and build examples of this type. The design philosophy favored tall discreet structures standing in parklike environments or on raised podiums, and the differentiation of buildings by use, eschewing the mixed-use environment that had heretofore given urban living its richness. This approach heavily influenced the development of Chicago School urbanists and “concentric zone theory,” which advocated for the renewal of urban cores.¹¹²

In 1956, Congress authorized the establishment of pilot projects for federally subsidized urban renewal projects. Utica was approved as a program demonstration city in the following year. The intent was to work out procedures for enacting the program in cities whose population was between 100 and 300 thousand people.¹¹³ In Utica, as in many other cities, participation in the Urban Renewal program was related to the adoption of a Minimum Housing Standards Ordinance, commonly known as a slum clearance program.¹¹⁴ The city’s planners had already adopted the philosophy of the Chicago School by the 1940s, prioritizing slum clearance and the creation of surface parking for automobiles as motivators for new development and retention of retailers.

The establishment of the Urban Renewal program in Utica accelerated these activities.¹¹⁵ The first area targeted for redevelopment was labeled Redevelopment Project 1 (RP1), and extended westward from the old city hall at 214-220 Genesee Street. The site was roughly bounded by Court Street, State Street, Columbia Street and Broadway, with an extension to Washington Street.

¹¹² Alexander R. Thomas. *In Gotham’s Shadow: Globalization and Community Change in Central New York*. (Albany: State University of New York Press, 2003), 74.

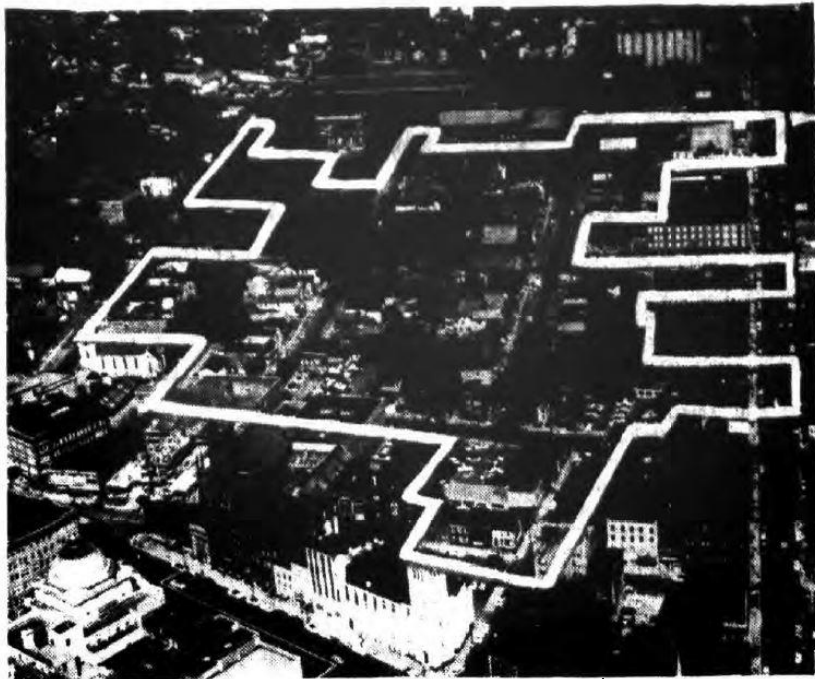
¹¹³ Thomas (2003), 74-75.

¹¹⁴ *New York State Assistance in Slum Clearance, Urban Renewal and Housing*. Albany: New York Division of Housing, 1958.

¹¹⁵ Thomas (2003), 75.

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DOWNTOWN REDEVELOPMENT IN UTICA—Outlined 22-acre area behind City Hall, front center, will be cleared of substandard structures under Utica's urban redevelopment program. Site will be rebuilt along commercial lines by private developers.

Figure 32. From Tony Vella, "Utica Project Has Dual Focus," *Knickerbocker News* (Albany), 17 August 1959. This view outlines the original boundaries of Urban Renewal Area 1.

The project envisioned the removal of approximately 800 people from their homes as part of what was publicly called a "housing initiative." Official declaration of whole neighborhoods as "slums" was a means by which homeowners could be disenfranchised from their property at a lower cost, citing the virtual worthlessness of their homes.¹¹⁶ Racism also appears to have played a part in the areas targeted for the program.¹¹⁷

According to a 1958 article in the *Utica Daily Press*:

Utica's first redevelopment project involves demolition of 161 substandard buildings in a 22-acre area immediately west of City Hall. The cleared area will be redeveloped commercially. Under the federally-aided program, the city must relocate residents who cannot find new living quarters on their own. Last night's redevelopment ordinance was adopted quickly despite recent pleas by Urban Renewal Director Ray B. Martin for a "go-slow" policy towards a second project.

Preliminary moves that could lead to a second redevelopment project in Utica were approved last night by a Common Council mindful of the Oct. 8 Park Ave. fire and charges of discrimination against Negroes seeking housing. ... a finance committee report on the legislation called for better public understanding of problems involving slums. "The problem cannot be simplified by issuing

¹¹⁶ Thomas (2003), 76.

¹¹⁷ This was not Utica's first effort at relocating its African-American population. The construction of the City Fire Station on Elizabeth Street led to the destruction of an existing African-American community behind it on Post Street.

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orders condemning buildings and ordering people to move out without showing them where they can be adequately housed," the finance committee members said in their report.¹¹⁸

Work got off to a slow start. In August 1959, Tony Vella described the project in detail in the *Albany Knickerbocker*:

The redevelopment project involves the demolition of 161 substandard buildings, starting immediately behind City Hall, near the heart of the downtown business section. Bids will be sought before the end of summer on a contract to raze the first group of buildings.... Under the federally-aided project, the city will clear the 22-acre tract of all buildings and then sell the land to private developers for redevelopment along commercial lines. Bids on the site may be sought this fall, as demolition work proceeds on a piecemeal basis.

The project will eliminate an area in which half of the private housing was more than 50 years old. Nearly all of 125 residential structures housing 800 people in the area were recommended for demolition years ago by fire, building and health agencies. Redevelopment officials gave priority to the area because the blight in it was showing signs of spreading to nearby downtown districts. The future may bring another redevelopment project to Utica soon. City officials have filed for a loan from the federal government to finance a study of possible projects in a 194-acre section in the eastern part of the city.¹¹⁹

At first, demolition alone was expected to stimulate reconstruction. A master plan was developed in 1960 and adopted late in that year. A contemporary description indicates that the notion of creating a "civic center," clustering all government structures together in one part of the city, had been contemplated since at least 1950. The 1960 document noted that the "public buildings are widely scattered...and many are old...A program to concentrate the public administration buildings of the community in one locality and in new buildings is recommended...." This concept was called the "Civic Center plan" and was further detailed in the 1960 document.¹²⁰ This notion became a central motivator behind subsequent Urban Renewal initiatives within the Downtown Genesee Street Historic District, building on top of Redevelopment Project 1:

A far-reaching master plan aimed at the orderly development of Utica was adopted yesterday afternoon by the City Planning Board. The plan, drafted by City Planning Consultant Russell D. Bailey, suggested how the city could develop its industrial areas, business districts, streets and parks and other facilities in a well-regulated manner.

The Plan, Utica's second in 10 years, contained numerous major recommendations, particularly on industrial development, arterial highway sites and street improvements. Bailey, who worked on the plan for several years, said that Utica was "short of open space suitable for industrial development." Several industrial sites could be located in the proposed East Utica industrial district, he said. Bailey also suggested that the city take a new look at a much-discussed proposal to build a Civic Center grouping various city, state and federal office buildings in one location. The 1950 master plan recommended that the center be built on Elizabeth St. The new plan suggested that it be located in a nine-acre site surrounding the present County Court House and bounded by Elizabeth and Charlotte Sts. and Park Ave. Mary and Blandina Sts. would be closed if the center were built. Bailey said the present 105-year-old City Hall was inadequate. He

¹¹⁸ Tony Vella. "Back 2nd Renewal Project-Authorize McKennan to Seek Federal Aid for Start of Planning," *Utica Daily Press*, 14 October 1958.

¹¹⁹ Tony Vella. "Utica Project Has Dual Focus," *Albany Knickerbocker*, 17 August 1959.

¹²⁰ Russell D. Bailey. *The Master Plan, Utica, N. Y., 1960*. Utica: The City Planning Board, 1960, 14.

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said the City Hall site should be sold and a new Hall built in the Civic Center. Part of the site of the present City Hall site should be used to widen Pearl St. to provide a mall connecting the Genesee St. shopping area and the proposed urban renewal shopping area behind the Hall, he said. The real estate firms are expected to submit plans to redevelop the renewal area shortly. Both reportedly will recommend that the boundaries of the project area be extended to include a Genesee St. opening as suggested in the master plan.¹²¹

According to the *Utica Daily Press* on January 20, 1961, the East Utica General Neighborhood Renewal Plan (aka the John Bleecker Urban Renewal Project) was presented to the City Planning Board the day before. That plan envisioned rezoning two large areas on either side of Genesee Street and the construction of housing (Figure 33). The eastern parcel would encompass almost 50 city blocks, and already included industrial buildings at its northern end and residential neighborhoods (including two parks) at its south. The entire area would be redeveloped with public housing, a shopping mall, and a new industrial zone. On the west side of Genesee Street, a two-and-a-half block parcel would be set aside for public buildings.¹²²

In July of 1961, the *Utica Daily Press* reported that the federal government had approved the John Bleecker Urban Renewal Project. Candeb, Fleissig & Associates, of Newark, NJ, consultants in community development and environmental planning, were retained by the city as its Urban Renewal consultants.¹²³

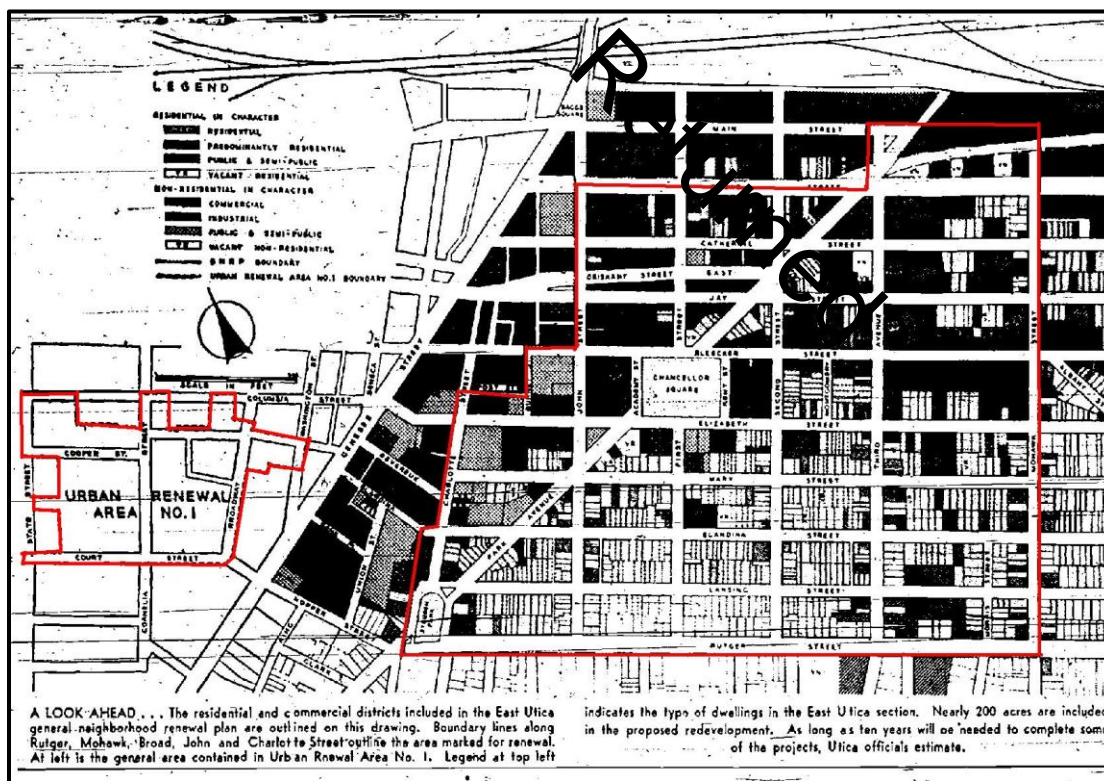


Figure 33. The two urban renewal areas as defined in 1960 (*Utica Observer-Dispatch*, 17 April 1960). The red overlay follows the outlines of the areas. "Urban Renewal Area No. 1" had expanded slightly from its extent as published the previous year (Figure 32). Subsequent changes brought properties along Genesee Street within the Urban Renewal zones.

¹²¹ Tony Vella. "City Planning Board Adopts Bailey Master Plan," *Utica Daily Press*, 14 December 1960, 13.

¹²² "Planning Board Gets E. Utica Renewal Plan," *Utica Daily Press*, 20 January 1961, 14.

¹²³ "City Gets O.K. For East Utica Urban Renewal," *Utica Daily Press*, 7 July 1961, 19.

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In July of 1965, the *Utica Daily Press* reported that a new urban renewal director, Dana K. Roecker, had been appointed. Roecker, a young man, had worked at the Candeub & Fleussig planning firm for four years and was then working on his master's degree in urban planning from New York University.¹²⁴ Roecker's transfer in status from consultant to public official was not unusual in the period; the Urban Renewal program was nationally plagued by such mobility.

Unprecedented powers were in the meantime given to the Urban Development Corporation, created in 1968 to enact the goals of Urban Renewal programs throughout New York State.

New York's Urban Development Corporation, created last year to aid communities in their efforts to eradicate urban blight, recently celebrated its first birthday.... Nowhere in the United States is there an urban renewal agency with the powers possessed by New York's Urban Development Corporation. Created at the urging of Governor Rockefeller and carefully nurtured by him after rocky birthpangs one year ago, it can condemn real property, override local zoning regulations and building codes and go anywhere it wants to in the state. It can borrow up to \$1 billion and with the money, demolish buildings, plan new structures, build them, own them and operate them. It can destroy an entire city, as long as it finds it to be "a substandard area." It can then plan and build on the desolated land a brand new community. It can do all these things without regard to local wishes, politics and red tape. It could if it so desired, move into Albany, Schenectady or Troy, rebuild the rapidly deteriorating downtowns, plan for orderly construction of low and middle-income housing and erect an industrial complex as part of a drive to eradicate unemployment. It has so far signed agreements for urban development work in 11 cities throughout the state with an estimated construction cost of \$600 million. The work will involve construction of more than 20,000 housing units in Amsterdam, Binghamton, Buffalo, Ithaca, Newburgh, New York City, Ogdensburg, Ossining, Peekskill, Utica and Yonkers.¹²⁵

A large number of buildings were razed using the powers of this authority. Although plenty of demolition took place, the promise of new construction overseen by the Urban Development Corporation hardly came to anything in Utica. In addition to delays caused by lack of initiative on the part of private developers, political corruption among local officials (the city was excoriated by the *Observer-Dispatch* in a series of articles that won them the Pulitzer Prize for Public Service in 1959) played a significant role in the failures encountered by Urban Renewal in Utica. Several projects, were, however, brought to fruition, or were at least initiated, within the city. The very first – Utica Memorial Auditorium – was completed in 1959. It was outside the Downtown Genesee Street Historic District but became an important symbol of the potential of Urban Renewal. The rest took place within the district and are discussed in order of their completion.

¹²⁴ "City Hopes New Leadership Means New Renewal Progress," *Utica Daily Press*, 10 July 1965, 6.

¹²⁵ "State's Urban Development Corp. a Giant Not Yet Awake," *Albany Times Union*, 3 August 1969, B-1.

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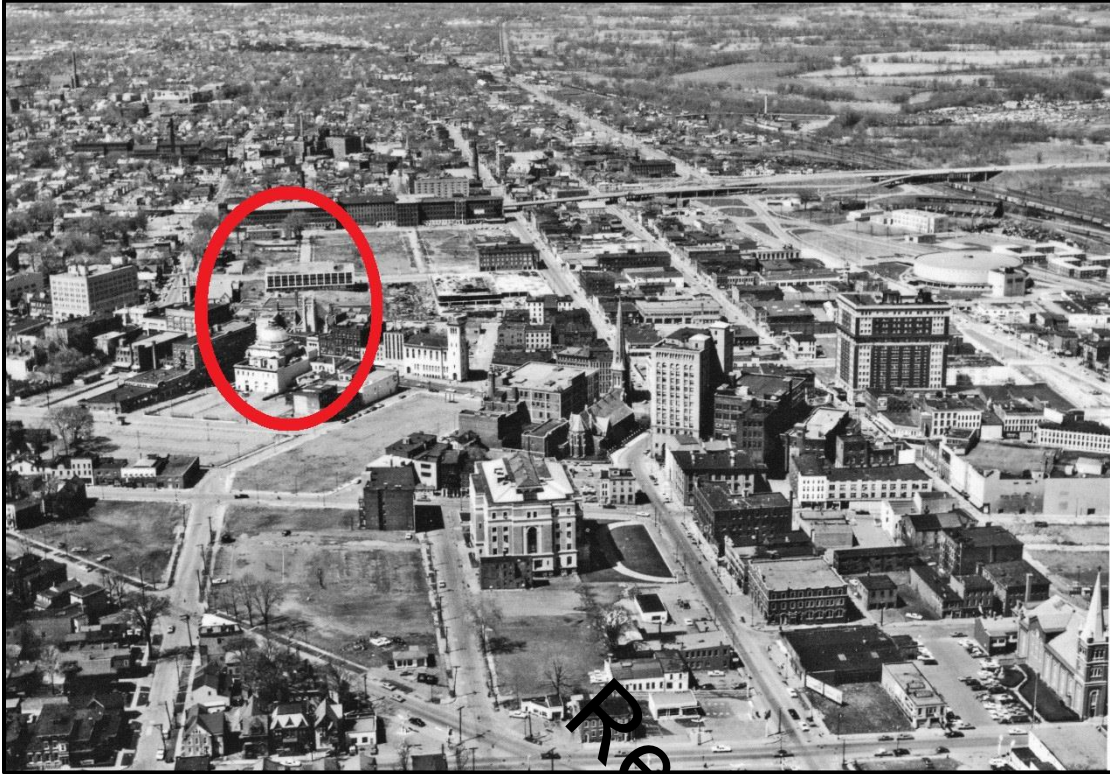


Figure 34. The district in April 1967, after initial clearance undertaken by Urban Renewal. The new city hall building can be seen at center left above the dome of the Bank of Utica (Observer-Dispatch photograph). The bank faces Genesee Street, which is at the center of this photograph.

Utica Memorial Auditorium (1959) [Not included in this nomination]

While not within the Downtown Genesee Street Historic District, the Utica Memorial Auditorium (affectionately known as the Aud, 400 Oriskany Street West) was constructed contemporaneously to the Urban Renewal program in Utica and was seen as part of the rejuvenation proposed by Urban Renewal. Today the Aud is a National Historic Civil Engineering Landmark structure, notable for its pre-stressed dual cable roof system. Designed by Gilbert Seltzer, details of its innovative structural design were worked out by John A. Roebling's Sons Company and Lev Zetlin. It was completed in 1959. All other Urban Renewal projects noted below are located within the District.

New City Hall (1961- 1967)

Richard Upjohn (1802-1878) had designed Utica's old city hall in 1853 in Renaissance style, with a campanile and four-faced clock. The building was four stories high and constrained on its site. The first proposal to construct a new city hall was presented by Ray B. Martin, the Urban Renewal Director for the city, in September 1961.¹²⁶ The idea of replacing city hall was approved by the Common Council in October 1961, pending federal and state funding.¹²⁷ A movement to preserve the old structure immediately began and was among the earliest attempts at preservation advocacy in the community.¹²⁸ Although the clock tower was retained for a time after the razing of

¹²⁶ Tony Vella. "Council Faces Decision Next Month on City Hall Issue," *Utica Observer*, 24 September 1961, 13.

¹²⁷ Tony Vella. "Council Asks State, Federal Funds for Urban Renewal," *Utica Daily Press*, 5 October 1961, 21.

¹²⁸ "Dedication to Draw 900," *Utica Daily Press*, 5 August 1967, 17.

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the balance of the building, in the end only the clock from the City Hall was preserved, and installed in a tower on the grounds of the new building.

The project moved forward slowly, going through design and site changes. Preliminary designs were presented in March 1964 by Utica architect Frank C. Della Cese and approved by the Common Council. The Inter-County Development Corp, New York, in charge of redeveloping this urban renew parcel, was to start construction in the autumn of that year.¹²⁹ Originally envisioned to occupy the same site as the old city hall, failure of plans for the parcels to the west inspired relocation to a new site:

At the outset, there were grandiose plans to have William Zeckendorf of New York City develop what was at first a 28-acre site not connected to Genesee Street. Zeckendorf came to the city and spoke of a \$20 million to \$30 million project that would include a shopping center, office and hotel complex. However, he said initially that he would not be interested unless the parcel was joined to Genesee Street. At that outset, Genesee Street was a thriving retail center, and Zeckendorf said it would make no sense to have the two centers—old and new—separate and competitive. After his firm made an elaborate study of the retailing needs, traffic flow and growth expectations, Zeckendorf said the future was not promising enough to warrant building the size project he planned. A smaller one, he said would not succeed either, because it would not have enough to draw from the suburbs and elsewhere. Then, the original optimism for the project turned to pessimism. No one seemed to know what to do with the land. So, it was decided to build a new City Hall there as a magnet. This would also allow the leveling of the old City Hall, thereby joining the project to Genesee Street.¹³⁰

A February 17, 1967 newspaper article from the *Utica Daily Press* announced that the new City Hall would be dedicated the following morning.

Oriskany Plaza (1964-1968)

The Oriskany Plaza project was envisioned as a redevelopment project driven by investment from one of Utica's principal retailers, the Boston Store. It was located immediately to the east of the Boston Store, bounded by Bleecker Street on the south, Jay Street on the north, and Burnet and Charlotte streets at the east and west. On August 5, 1964, the *Utica Daily Press* reported that:

The Planning Board reviewed designs of the Oriskany Plaza urban renewal project last night and hired a consultant for \$12,000 a year to perform city planning work. The consultant was Candeub, Fleissig & Associates, Newark, N. J. which also serves as planner for Utica's urban renewal program.

Dana Roecher, a staff member with Candeub-Fleissig, discussed preliminary plans for the Oriskany Plaza Project.

It is expected that the Boston Store will buy and redevelop this two-acre area immediately east of the store between Bleecker and Oriskany Streets. The plans unveiled by Roecher showed a parking garage and two smaller retail structures located just west of Franklin Street; an open mall would separate them.¹³¹

¹²⁹ Laurence Paul. "Council Jabs Dulan on Lights, Renewal, Budget," *Utica Daily Press*, 5 March 1964, 21.

¹³⁰ "Urban Renewal Ends on Bright Note," *Utica Daily Press*, 24 February 1979.

¹³¹ "Planners Hire Consultant, Review Plaza Proposals," *Utica Daily Press*, 5 August 1964, 11.

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In October of 1964, the *Utica Daily Press* recorded that:

*Urban Renewal Director, Ray B. Martin has said construction on the urban renewal project is expected next spring. A 438-space, \$1.2 million parking garage and two smaller retail structures are planned in the project area. The site is bordered by Charlotte, Bleecker, Franklin and Oriskany Streets.*¹³²

A one-story commercial building with a suburban design was constructed fronting Bleecker Street and soon occupied by the Boston Store. Although it fills the street frontage of the block, its sprawling design provided a poor replacement for the seven-story Hotel Martin that had occupied the block.

Oneida County Office Building (1964-1969) and the New York State Office Building (1964-1972)

Receiving far less press, and proceeding much more smoothly than other projects initiated by the City of Utica, was the related development of sites east of Genesee Street directly across from City Hall that were intended to create a continuous zone of public offices reaching as far as the county courthouse. These included a new Oneida County office building by architect Edmund Booth, Sr. and an office building for regional state offices.¹³³ At the time (1964) it was noted that:

*...the new [County] office building would form a ribbon of public buildings across the heart of downtown Utica with the proposed State Office Building on Genesee Street and the new City Hall in Urban Renewal Project No. 1. [County Executive Charles T.] Lanigan viewed the three buildings, combined with other buildings in the Urban Renewal project, as a pump-priming program, which would provide many jobs while industry seeking efforts go forward.*¹³⁴

The 10-story New York State Office Building was designed by Syracuse architects Pederson, Hueber Hares & Glavin, and was planned for a site on the east side of Genesee Street between Blandina and Devereux streets. Plans for this structure were publicly presented in November 1966. The County Office Building was constructed to the east of the State Office Building, on the east side of Charlotte Street with its principal entrance on that public way. Site work for both structures was underway in 1967; the State Office Building was completed in 1972.

Kennedy Plaza Parking Garage (1964-1970)

After the removal of the old city hall, the second piece of the project to develop a new civic center (on what became known as Parcel 2) called for the development of a parking garage and mixed-use mid-rise building on a site directly to the north of the New City Hall.¹³⁵ Groundbreaking ceremonies were held in July 1965:

Parcel 2 lies in the northeast corner of the project, adjoining Columbia Street and Broadway. The eight-story office building will be located on this parcel. Inter-County, at the time it buys Parcel 2, will also buy Parcel 5 and immediately resell it to the city for the same price. The new City Hall will be built there.

¹³² "Plaza Project Public Hearing Salted Tonight," *Utica Daily Press*, 6 October 1964, 19.

¹³³ Laurence Paul. "UR Aid May Cut New Building Cost \$6,000,000: Martin," *Utica Daily Press*, 1 September 1964, 10.

¹³⁴ William Lucy, "Lanigan Favors Utica for County Building," clipping from an unidentified newspaper, c. August 1964. History File 22420, Oneida County History Center, Utica, New York.

¹³⁵ Note: these parcel numbers are not the same as the projects outlined in Figure 2; unfortunately, the same parcels were called identified under different names at different times.

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The office building complex will include an arcade of specialty shops on the first floor, at plaza level, and two lower levels of parking and general stores fronting to Columbia Street.

The office building is the first phase of the total redevelopment project, which will eventually include a hotel, theater, department store and other facilities.¹³⁶

Several new players were now involved in the city's Urban Renewal efforts—these were sidetracked when William Zeckendorf pulled out of the Kennedy Plaza project, which had been initiated by the Inter-County Development Corporation. *Utica Daily Press* reporter, Carleton Viens, wrote on February 9, 1967 that:

Advice from the principal mortgage holder of the city's long stalled urban renewal project was called for last night at the Urban Renewal agency (URA) board meeting. Mayor Frank M. Dulan, URA Chairman, asked UR Director Dana K. Roecker to have a letter written today to the Barnaby Concrete Corp., New York City, "to invite him or his representatives to come to Utica and give us his suggestions." The Barnaby firm holds a \$901,366 mortgage against the city's first urban renewal project. Work stopped on the project more than two years ago when Inter-County Development Corp., New York City, ran out of construction funds.¹³⁷

According to a November 1967 article from the *Utica Observer-Dispatch*:

Legwork and brainwork have begun on Barnaby Concrete Corp's \$30-million plan to expand long-stalled Project One into a Center City Mall urban renewal complex in West Utica.

Barnaby would take a six-block area from the North South Arterial to Genesee Street, for its complex. Inter-County had envisioned a smaller \$30 million area.¹³⁸

The developer's plans remained unrealized; the Center City Mall project, designed by Lathrop, Douglass, Mahle architects, was abandoned. Once again, a project was thought too expensive to build and Utica too small to support it. Only one section of the plan was finished. Work to complete the Kennedy parking garage component of the project, begun in 1964, was finished in July 1970.¹³⁹ Subsequent plans for adding a Hilton hotel on top of the parking garage podium were announced in November 1971 but were contingent upon funding.¹⁴⁰ The mayor maintained that construction of the Hilton Hotel would begin later that year.¹⁴¹ However, Joseph Pacitto, Redevelopment and Housing Administrator, reported to the Utica Common Council in February of that year that such a project would cost the city \$500,000, and that:

While the original garage development plans may have contemplated office use or hotel use, or both, these plans were, in fact abandoned when the redeveloper went broke and left an incompletd [sic] mass of concrete. The city's takeover and the subsequent completion of the garage does not mean that the garage was completed to every detail and specification [as would have been done by the private redeveloper] to assure the safety and feasibility of an office building or hotel or both over the garage. The city merely salvaged what was available and completed the interior of the

¹³⁶ Laurence Paul. "Work to Start July 31 on City Office Building," *Utica Daily Press*, 7 July 1964, 13.

¹³⁷ Carleton Viens. "Stalled Project Help Sought from Barnaby," *Utica Daily Press*, 9 February 1967, 21.

¹³⁸ "Center City Mall Studies Started For Project One," *Utica Observer Dispatch*, 12 November 1967, 18.

¹³⁹ "Kennedy Plaza Parking Garage Ready to Open," *Utica Daily Press* [July] 1970.

¹⁴⁰ "Hilton Hotel in Utica is Closer to Reality," *Utica Daily Press*, 30 November 1971, 13.

¹⁴¹ "Caruso: Keep Looking for Pot of Gold," *Utica Daily Press*, 25 January 1972.

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*garage shell so that a parking garage evolved. The garage, then was not completed to meet any available redeveloper's requirements of needs.*¹⁴²

Despite this assessment, support for the addition of a hotel or commercial building was reactivated in 1974 by the Mayor, who saw the incomplete garage as a glaring failure of the Urban Renewal program:

Mayor Hanna said today that established Utica banks have not given enough impetus to the growth and development of the city, and cited the failure of city government to attract a developer for the Kennedy Plaza Garage as an example.

Hanna referred to the various schemes for buildings above the Kennedy Plaza Garage as "the would-be office building, the would-be hotel, the would be anything,"

*He said he does not blame the banks entirely for the failures of garage-developers to erect a structure above it over the past several years, but said they could have established a pace for other parties interested in the garage to follow.*¹⁴³

On May 15, 1974, reporter Denney Clements wrote that Mayor Hanna was meeting with Norman Shapiro, president of Park Edge Developers, later that week to discuss construction of a building on top of the Kennedy Plaza Garage. The Mayor continued to comment that he had at least three other prospects for the garage, and he reiterated his promise to voters that there would be construction above that garage before the end of his term in office.¹⁴⁴

In 1975, it was reported that "that plans for a Holiday Inn to be constructed on top of the Kennedy Plaza Garage were hinging on an economic study being done on the project."¹⁴⁵ The proposal had changed back into an office building by May 1976, put forward by a local contractor who included a "concept for developing the two blocks immediately to the east of the garage" for commercial sites.¹⁴⁶ Neither this, nor any other subsequent proposals for the building came to fruition; it remains today a fragment.¹⁴⁷

Kennedy Plaza Apartments (1969-1972)

One last project was undertaken as part of Utica's Urban Renewal efforts. At the westernmost edge of Project 1, the Kennedy Plaza apartments were built to replace an urban neighborhood directly adjacent to the new City Hall site. Ulrich Franzen & Associates, internationally-known architects headquartered in New York, designed the complex, which began construction in 1969. The complex was of 300 units was dedicated in January 1972.¹⁴⁸

In 1973, eight months later, there were still 131 open apartments. This apartment complex was the city's most expensive apartment development costing \$28,000 a unit. The Kennedy Plaza was the only apartment project at that time that could not fill its vacancies.¹⁴⁹ It has since been turned over to private management.

¹⁴² Mike Woods, "Pacitto Views Plaza Story: Hilton Site History, Action," *Utica Daily Press*, 9 February 1972.

¹⁴³ "Banks Haven't Helped City Grow, Hanna Says," *Utica Observer Dispatch*, 23 April 1974.

¹⁴⁴ "Hanna Says Developer Due for Talk," *Utica Observer Dispatch*, 15 May 1974.

¹⁴⁵ "Utica Holiday Inn Project Hinges on Economic Study," *Utica Daily Press*, 21 January 1975.

¹⁴⁶ "Gaetano Ready to Offer Plan for Office Building," *Utica Observer Dispatch*, 29 May 1976.

¹⁴⁷ "Would Pit Developers in Contest," *Utica Daily Press*, 9 June 1976.

¹⁴⁸ "Chamber Praises Rector, Publisher," *Utica Daily Press*, 12 January 1972.

¹⁴⁹ "High-rise Kennedy Plaza Down Low in Occupancy," *Utica Daily Press*, 11 March 1973.

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Aftermath

Most of the remaining undeveloped Urban Renewal parcels held by the City were sold off in 1972.¹⁵⁰ Little development subsequently occurred on any of these sites. Mayor Edward A. Hanna attempted to revive the “Center City” shopping mall concept in 1974 with his “La Promenade” project, to be located on the former City Hall site; it was originally imagined as the centerpiece of a rejuvenated shopping district but remained a vacant lot, blighting the street.

Hanna envisioned connecting the new City Hall with Genesee Street by constructing a new shopping street on an axis with a tower located in the plaza in front of City Hall. Although initially approved by the Urban Renewal Agency in July 1975, “the Department of Housing and Urban Development (HUD)...denied Utica more than \$4 million in ‘urgent needs’ money for the downtown and Bleecker urban renewal projects.”¹⁵¹ Although preliminary site work for Hanna’s La Promenade was completed in 1977, the project was subsequently abandoned due to lack of private investors.¹⁵² Only two remnants remain—the Tower of Hope and an attached arcade with some landscaping on the grounds of the New City Hall.¹⁵³

Transfer of the remaining Urban Renewal parcels to the privately-held 200 Genesee Street Corp was approved in 1978; the current Radisson Hotel and a parking garage opened on the site in 1980.¹⁵⁴

After the fact, Utica’s Urban Renewal strategy was seen to be misguided. On September 24, 1977, the *Utica Daily Press* commented:

For decades, we have witnessed the deterioration of the downtown areas of cities such as Utica and Rome. Utica made a feint at doing something about the problem when it launched Urban Renewal Project No. 1, the 28-acre site where City Hall and the aborted office building (Kennedy Plaza) and Kennedy Plaza Apartments are located.

Now, the results of a major study of the present and future of 25 downtowns has been released and there is optimism. What apparently has been basically wrong [is that] cities have been seeking to retain downtowns as major shopping centers. Quite obviously, that hasn’t worked. The natural trend was to the suburbs, and it has been foolish to attempt to reverse the trend. Instead, the study shows downtowns are now the natural centers for offices both public and private, transportation centers and cultural and entertainment centers. The conclusions of the study are dramatically shown by what has happened in Utica in the past two decades. Downtown, once a thriving shopping center, has seen the retailing shift to the suburbs. And, the process is continuing. Meanwhile, there has been considerable building of offices. Unfortunately, the great majority of those have been public – such as the county, state, and city buildings. The failure to get the Kennedy Plaza Office building constructed was largely due to mismanagement. “The problem of evaluating downtowns has been that the key indicators have not, until now, been identified. So we look at retail sales and population dropping and tend to overlook other indicators, like assessed valuation,

¹⁵⁰ “Caruso: Keep Looking for Pot of Gold,” *Utica Daily Press*, 25 January 1972.

¹⁵¹ “Utica Denied \$4 Million for 2 U. R. Projects,” *Utica Daily Press*, 16 July 1975.

¹⁵² “Time to Move On Downtown,” *Utica Daily Press*, 30 June 1977.

¹⁵³ “La Promenade Faces Cash Shortage,” *Utica Daily Press*, 30 January 1975; “Injunction Blocks Path Of La Promenade, Tower,” *Utica Daily Press*, 6 May 1975; “Urban Renewal Agency Reaffirms Approval of La Promenade Project,” *Utica Daily Press*, 7 May 1975.

¹⁵⁴ “Urban Renewal Agency Oks Local Developer for Hotel,” *Utica Daily Press*, 8 February 1978.

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jobs and capital investment,” said William R. Hill, Executive Director, of the International Downtown Executives Association.¹⁵⁵

Looking back in 1979, the Utica Daily Press assessed the failure of Urban Renewal as promoted by the city:

Many Uticans have probably forgotten what Urban Renewal Project One is – or was. The project, which started with great hopes 20 years ago, has now been officially written off, with the final payment by the city to the federal government of 2,000,000.... One reason the project never achieved its original goal was that it was bucking a natural trend to the suburbs. Also, it was a mistake by the federal government to level large, run-down areas before it was known what would be built on the site. The bureaucratic theory in those days when money was starting to pour out of Washington was that a large, vacant tract in a city center was bound to be snapped up for a project on the order of that considered by Zeckendorf. The theory may have been valid for some cities but not for all. It has been a long, discouraging, costly route to follow.¹⁵⁶

1972—Today

From 1960 to 2000 Utica lost approximately a bit less than 40 percent of its population. Urban Renewal initiatives, which removed much of the downtown housing stock in an effort to provide distinct and separate commercial and residential zones, fueled this downward spiral. Recently, however, an influx of new immigrants, particularly from Bosnia, has reversed this population trend for the first time in generations.

Resurgence of interest in the neighborhood began in the late 20th century. Renovation of the Boston Store as a call-in center; restoration and reopening of the Hotel Utica (renovated again in 2016-17); and the move of Utica College to the former Fraser’s Department Store have all fueled activity downtown and increased interest in the conversion of the upper floors of older commercial structures into apartments.

The recent establishment of the Nanocenter on the campus of SUNY Polytechnic Institute in nearby Marcy has brought additional interest and support for development in the Downtown Genesee Street Historic District. Small businesses and young professionals who would like to live in an urban environment have demonstrated increasing interest in living in downtown Utica. For the first time in decades, the prospects for rebirth of this neighborhood are promising.

Criterion C—Architecture

As Utica’s premier commercial public way, Genesee Street naturally benefitted from the efforts of some of the state and region’s most talented architectural designers. Given the nascent status of that profession in the city until the third quarter of the 19th century, it is perhaps not surprising that most of the antebellum buildings were designed by representatives of the profession from more established communities, chiefly, Albany. These included Philip Hooker (1766-1836), Robert Higham (active c. 1829-c. 1850), William L. Woollett (1815-1874), and William Ellis (1816-1866), designer of Westminster Presbyterian (built 1854, 714 Washington Street). Local architect-builders who competed with these well-established designers include Edward Crane (active in the 1820s) and a “Mr. Bourne,” who designed the Mechanic’s Hall in 1836 (within the Lower Genesee Street Historic District),

¹⁵⁵ “Study Puts New Focus on Downtown,” *Utica Daily Press*, 24 September 1977.

¹⁵⁶ “Urban Renewal Ends on Bright Note,” *Utica Daily Press*, 24 February 1979.

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In the second half of the 19th century, the rising prominence of Utica as a regional commercial center is reflected in structures designed by architects of national reputation. These structures reflect the full range of historicist styles popular during that period, with particular emphasis on the Gothic Revival and Richardson Romanesque styles. Richard Upjohn (1802-1878) designed the old Utica City Hall (1851, razed 1967) and Grace Church (1856-60, NR 1997), both on Genesee Street. A. J. Davis and Gervase Wheeler, nationally prominent in the middle decades of the 19th century for their domestic designs, had clients in the city. This trend continued into the 20th century. Robert W. Gibson provided the design for the Utica Savings Bank (1898); York & Sawyer designed the First National Bank of Utica (1922-26); Thomas W. Lamb designed the Stanley Theatre (1928, NR 1976); and Ulrich Franzen & Associates were responsible for the Kennedy Plaza apartment complex (1969-72). However, the 20th century also saw the increasing maturity of local practitioners and a concomitant increase in local patronage.

More architects began to establish permanent offices in Utica in the years immediately after the close of the Civil War. By the end of the century, the first generation of architects who had attended university began to open offices in the city. The establishment of professional degree programs at nearby Hamilton College and Colgate University in the late 19th century meant that many of Utica's architects of that generation were classmates. A number formed partnerships, or received the balance of their training in firms run by people with whom they had social connections either through the colleges or by way of familial relation. This closely-knit relationship between a number of the city's architectural firms continued into the 20th century; as a phenomena, it is characteristic of a number of the region's small and mid-size cities, including Troy, Albany, and Syracuse.

While it would be tempting to assign responsibility for the similarity of the work of Utica's late 19th and early 20th century architects to the close social and working relationships that existed between them, it is just as likely that the proliferation of architectural journals during that period was responsible for their similar adoption of the Romanesque Revival in the 1880s, the Beaux Arts and Roman Classical in the 1890s and into the early 20th century, and the Colonial Revival and other styles in the early 20th century. Utica's architects thus took part in each of the stylistic trends that were popularly applied to commercial architecture across the United States during this period.

Frederick Hamilton Gouge (1845-1927) was head of the profession in central New York from the late 19th into the early part of the 20th century. He is represented by several projects within the district, including commercial blocks at 228-230 Genesee Street (c. 1881) and 240-44 Genesee Street (1884), the Oneida National Bank at 157 Genesee Street (1886), and the New Century Club (1897) at 253 Genesee Street.

Other turn-of-the-century Utica architects, well-known in their day, are represented by fewer examples of their work within the district. George Edward Cooper designed the Paul Building at 209 Elizabeth Street (1893) and the Masonic Temple at 251 Genesee Street (1897-98). Linn Kinne provided the plans for the MayRo building at 239 Genesee (1914-15).

Egbert Bagg Jr. (1883-1969) was in association with Clement R. Newkirk (1884-1965?) from 1919. The successive firms that he or his son Egbert Bagg IV (1920-1998) headed or co-partnered through 1973 were responsible for designing at least 11 buildings in the district—plus renovations to earlier structures. An annex to the Fort Schuyler Club at 254 Genesee (1920) is among the firm's earliest works, which were typically residential projects during the 1920s. In the second quarter of the 20th century, the firm reached its highest stature, with commissions for hospitals and schools in Rome, Clinton, Utica, and Remsen, and work for Cornell

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University and Hamilton College.¹⁵⁷ Egbert Bagg Associates and Egbert Bagg IV (active c. 1950-1973) designed a gymnasium and dormitory for the YMCA at 726 Washington Street (1949 and 1956-58), and a mixed-use building at 276 Genesee Street (1969-70). The Bagg family's high professional status in the region, promulgated at a national level via architectural publications of the period, is attested to by the high quality of their work in the district.

Other regionally prominent mid-twentieth century architects are represented by projects within the district. Edmund J. Booth (1931-1994) began practice in 1950 and was active in Utica, Rome, Syracuse, and Gloversville. Alone and with associates, he designed two structures for the Oneida National Bank, at 266 and 268 Genesee Street (1955-57 and 1957-59); alterations to the County Courthouse (1957-59 and 1973) and to Grace Church (1976); and—in what may have been his largest commission—the Oneida County Office Building (1965-69). Booth appears to have been the favored architect of Oneida County officials, who gave him commissions for the design of the County Airport and other projects. He also designed school buildings and shopping plazas, together with a few religious structures.

Frank C. Delle Cese (1911-1990), who designed the City Hall (1964-67), is represented by three other projects in the district, each a renovation of an earlier structure. These include the Citizens Trust building at 520 Seneca Street (1969), Oneida National Bank (1975-76), and Stanley Theatre (1978). The work of Delle Cese, who trained in the office of Bagg and Newkirk, was chiefly confined to Utica, Rome, and smaller nearby communities, and included a number of schools and institutional structures.

Overall, the Downtown Genesee Street Historic District contains significant examples of the work of all the principal architects in the City of Utica during the period of significance, as well as a number of state and nationally-known practitioners.

Conclusion

The Downtown Genesee Street Historic District retains important commercial and institutional structures, together with some of the city's earliest standing dwellings remodeled for commercial or institutional use. Taken together, the buildings in the district embody the history of the community from 1825 to 1972—its period of significance—representing its years of economic success, subsequent decline, and efforts at rejuvenation as a pioneering project of the Urban Renewal program. As a group, the buildings represent the commercial and institutional history of Utica from just after the opening of the Erie Canal to the end of the Urban Renewal era. Buildings and associated landscapes within the district offer examples of all of the major architectural styles and planning approaches current at different times, including the large retail houses built during Utica's late-19th and early 20th century transportation and commercial heyday, civic-minded projects from the first quarter of the 20th century, less architecturally distinguished structures from the city's post-industrial period after World War II, and the variations on Modernism favored by the Urban Renewal program. As a group, these structures represent the public face of the city as known and recognized by its citizens, and chart the progress of the architectural profession during that period.

¹⁵⁷ *Questionnaire for Architects' Roster and/or Register of Architects Qualified for Federal Public Works*, Bagg and Newkirk, 1 May 1945. American Institute of Architects Archives, Washington, D. C.

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

Downtown Genesee Street Historic District
 Name of Property

Oneida County, NY
 County and State

10. Geographical Data

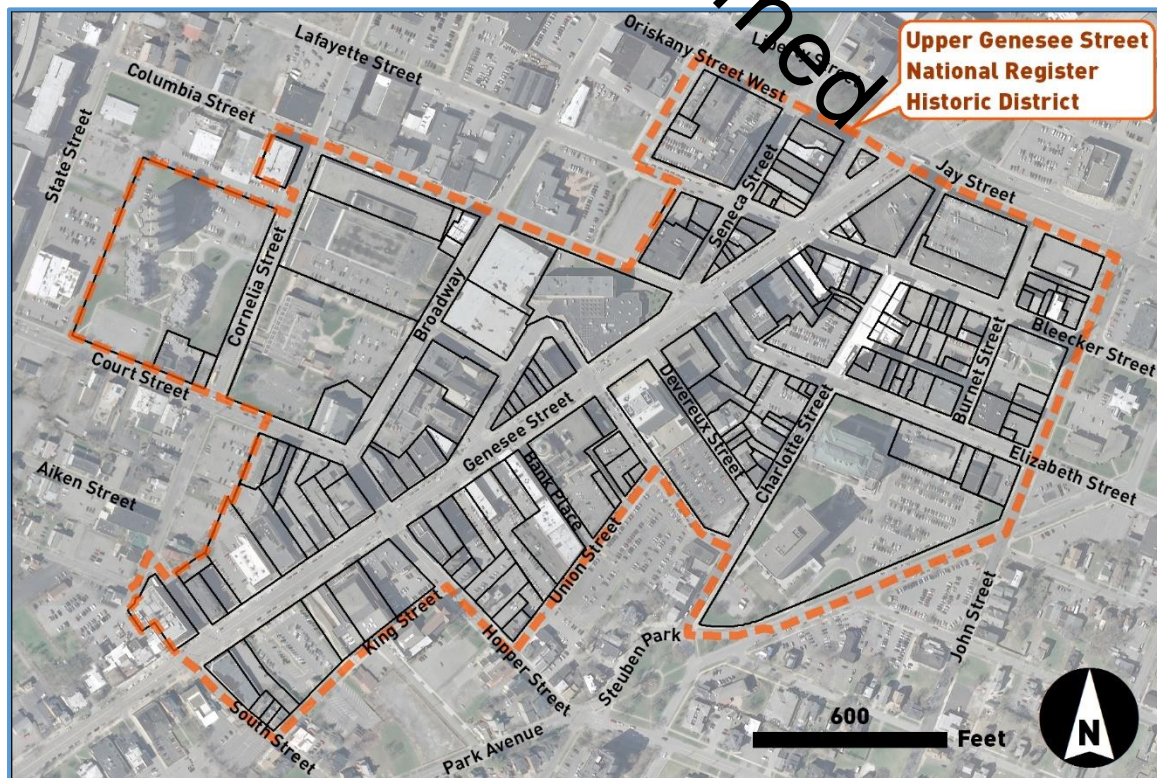
Acree of Property 81.90 acres

UTM References

1	<u>18N</u> Zone	<u>481191</u> Easting	<u>4772321</u> Northing	6	<u>18N</u> Zone	<u>480770</u> Easting	<u>4771710</u> Northing
2	<u>18N</u> Zone	<u>481566</u> Easting	<u>4772136</u> Northing	7	<u>18N</u> Zone	<u>480647</u> Easting	<u>4771801</u> Northing
3	<u>18N</u> Zone	<u>481462</u> Easting	<u>4771896</u> Northing	8	<u>18N</u> Zone	<u>480631</u> Easting	<u>4771826</u> Northing
4	<u>18N</u> Zone	<u>481223</u> Easting	<u>4771802</u> Northing	9	<u>18N</u> Zone	<u>480587</u> Easting	<u>4772083</u> Northing
5	<u>18N</u> Zone	<u>481178</u> Easting	<u>4771798</u> Northing	10	<u>18N</u> Zone	<u>480653</u> Easting	<u>4772252</u> Northing

Verbal Boundary Description

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



Downtown Genesee Street Historic District
Name of Property

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Boundary Justification

The boundary of the Downtown Genesee Street Historic District was drawn to encompass the entirety of the remaining commercial structures along Genesee Street, together with the principal Urban Renewal projects undertaken within and adjacent to Genesee Street during the Urban Renewal period, 1957-1972. In general, the district extends one block to either side of Genesee Street unless it needed expansion to take in Urban Renewal properties. The district boundaries include residential properties only if they fall within blocks predominated by commercial or mixed use buildings, or if they were altered for commercial or institutional use during the period of significance.

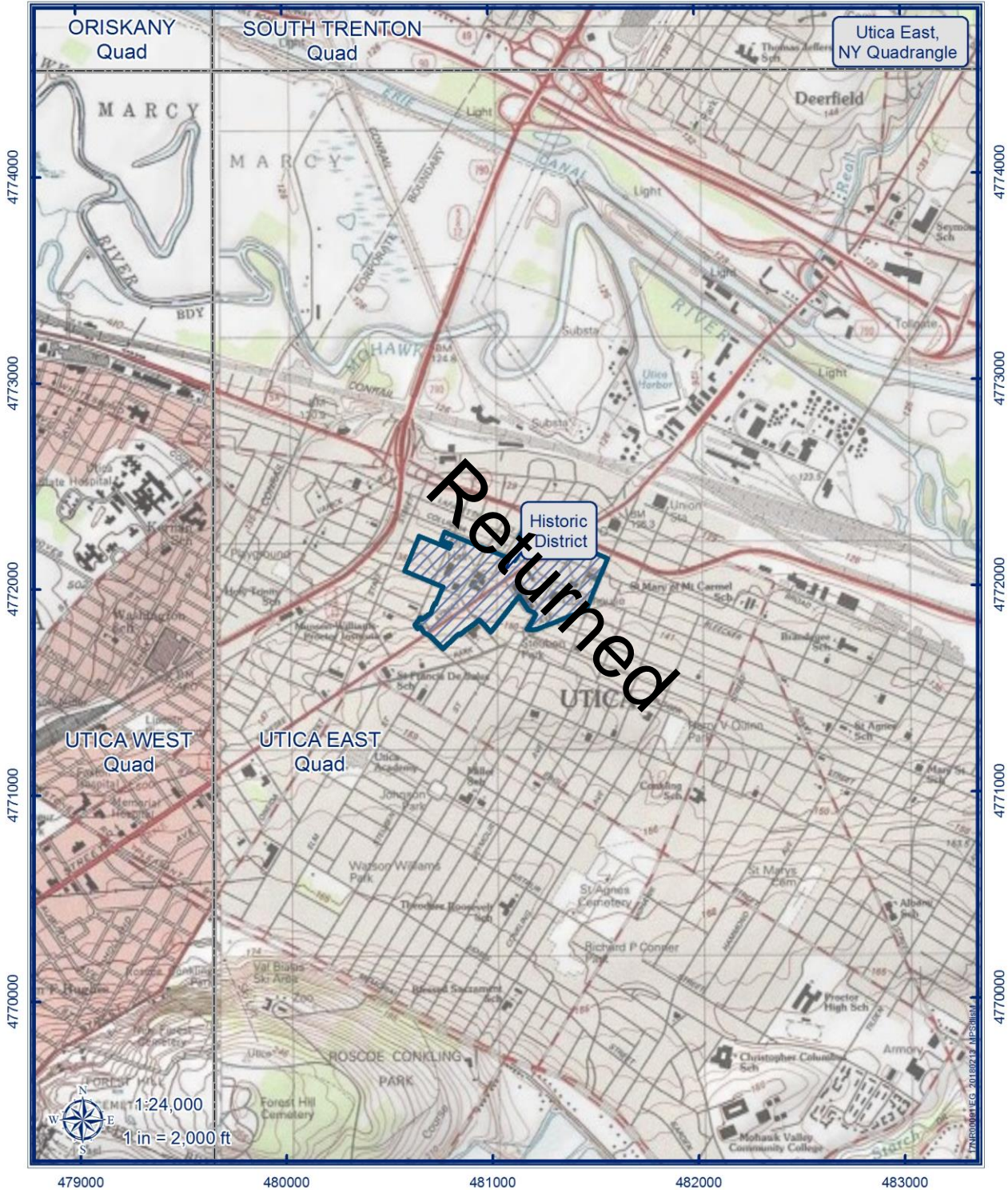
Returned

Downtown Genesee Street Historic District
Name of Property

Oneida County, NY
County and State

Downtown Genesee Street Historic District

Utica, Oneida Co.,
New York



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



 Historic District

 NEW YORK STATE OF SPORTS, PARKS, RECREATION AND HISTORIC PRESERVATION

Downtown Genesee Street Historic District
Name of Property

Oneida County, NY
County and State

Downtown Genesee Street Historic District

Utica, Oneida Co.,
New York



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



 Historic District

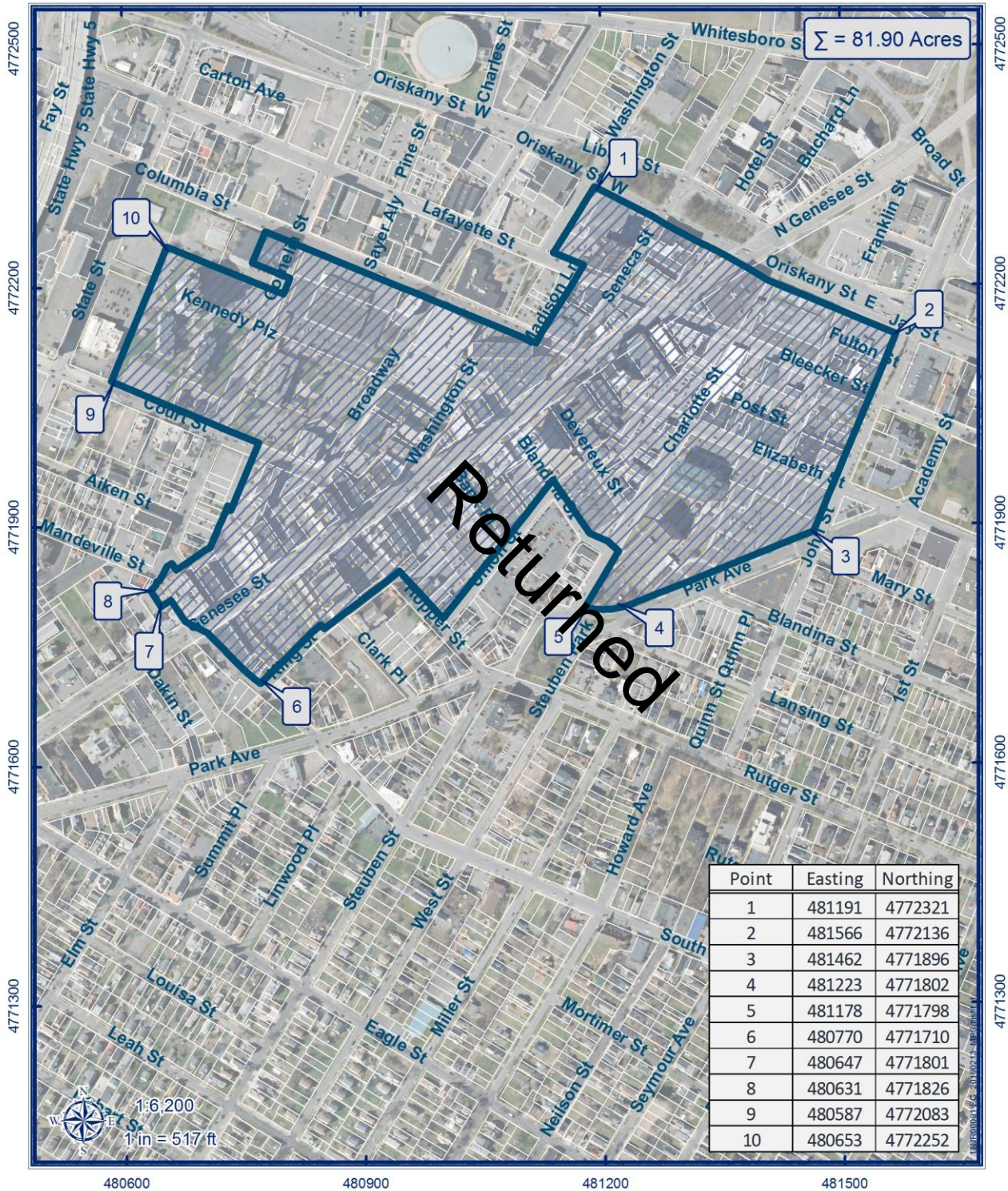
 NEW YORK STATE OF OPPORTUNITY
Parks, Recreation and Historic Preservation

Downtown Genesee Street Historic District
 Name of Property

Oneida County, NY
 County and State

Downtown Genesee Street Historic District

Utica, Oneida Co.,
 New York



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

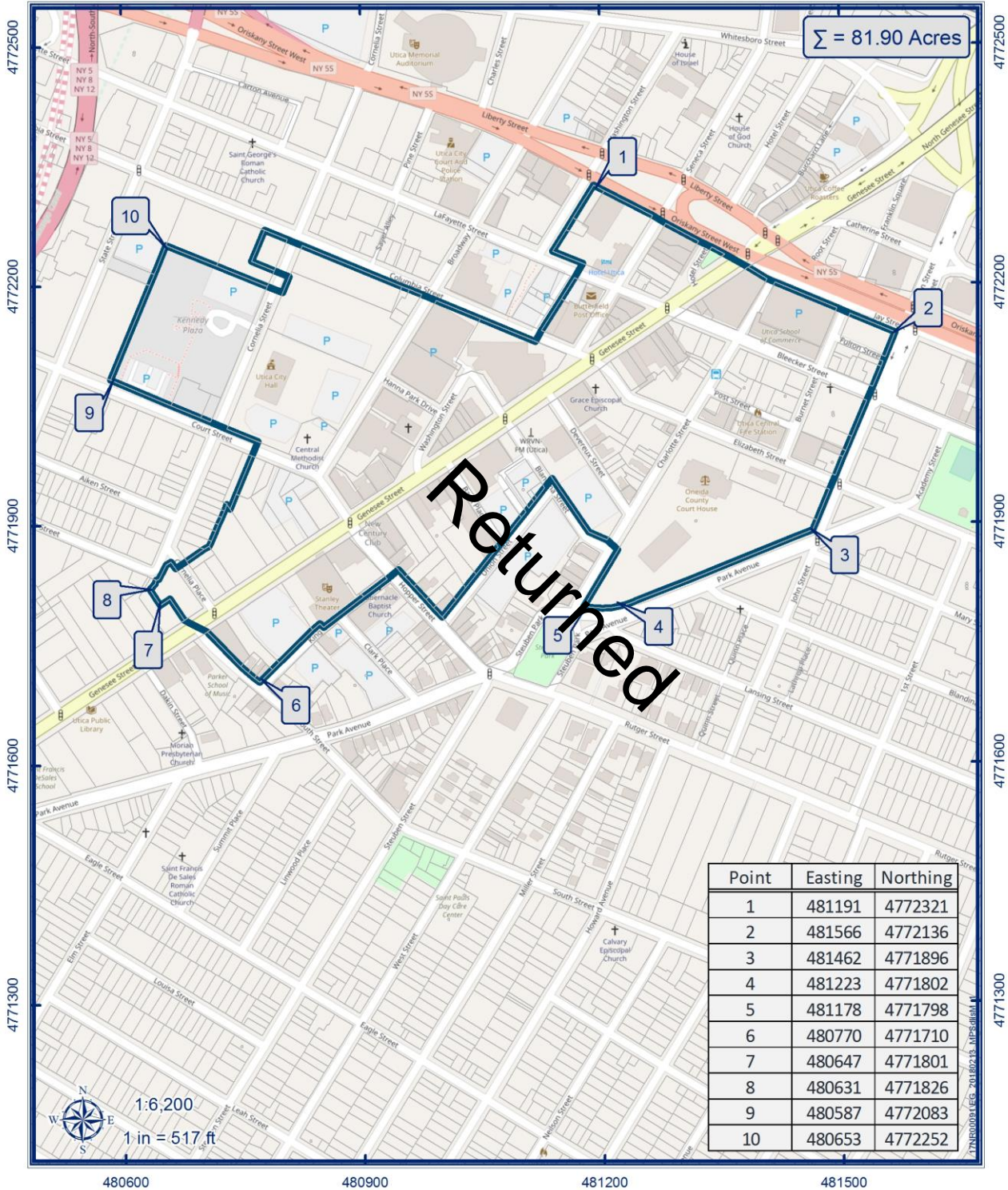


Downtown Genesee Street Historic District
 Name of Property

Oneida County, NY
 County and State

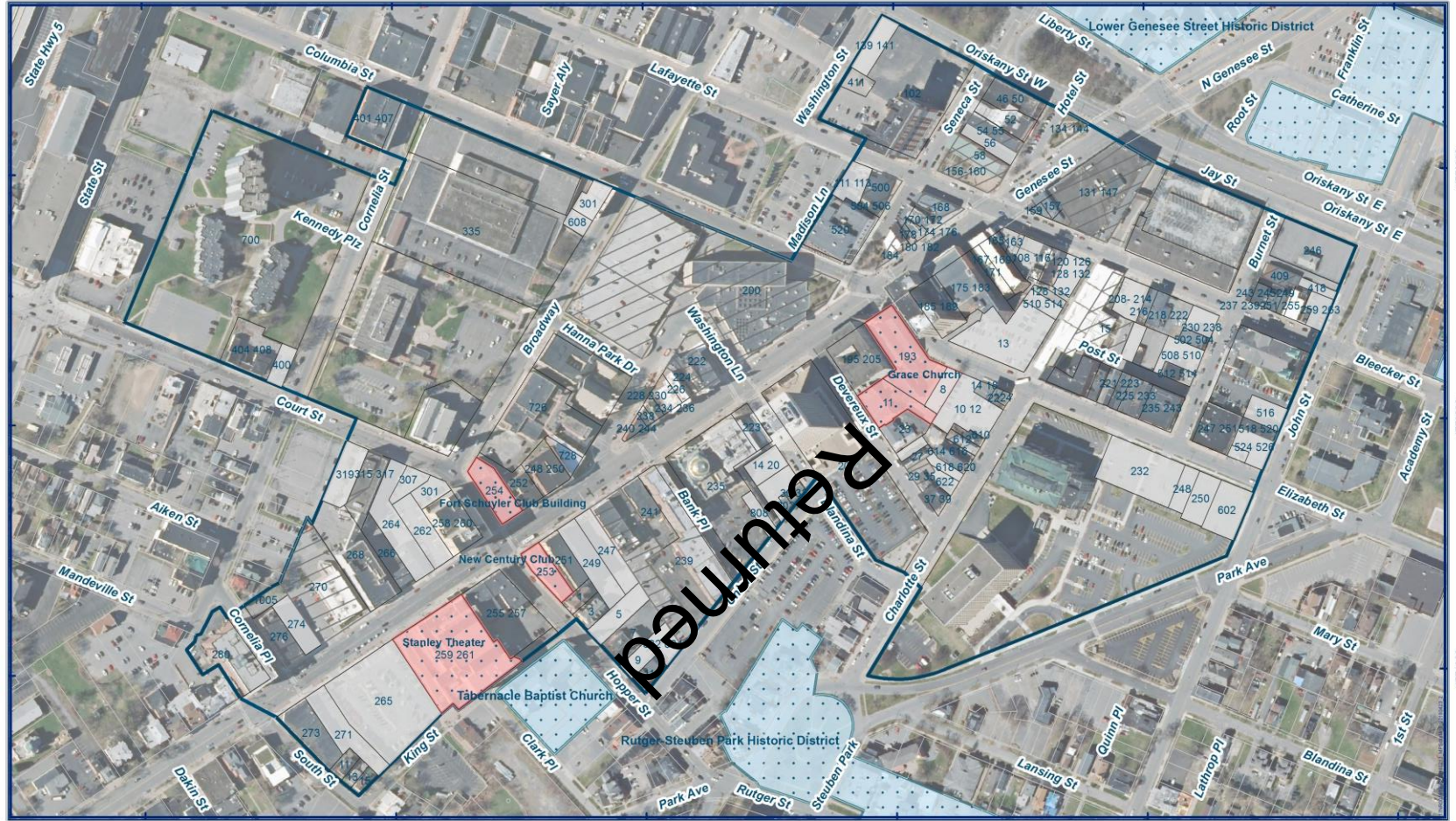
Downtown Genesee Street Historic District

Utica, Oneida Co.,
 New York



Downtown Genesee Street Historic District

Utica, Oneida Co.,
New York



4772200

4772000

4771800

4772200

4772000

4771800



1:2,800
1 in = 233 ft

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



- Historic District
- Non-Contributing
- National Register Listed
- Contributing
- Vacant
- Adjacent National Register Listed
- New York State Parks, Recreation and Historic Preservation

Downtown Genesee Street Historic District
Name of Property

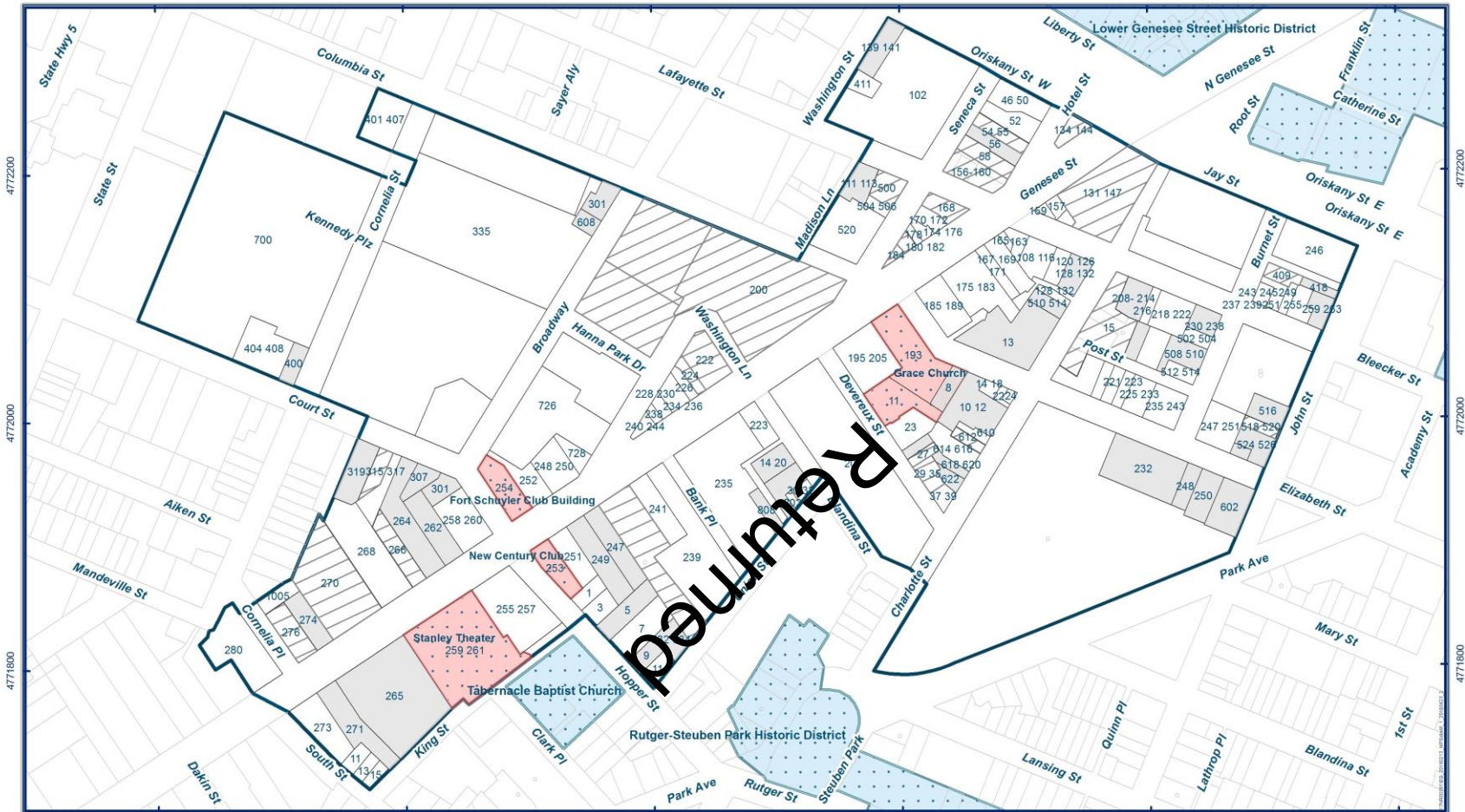
Oneida County, NY
County and State

Downtown Genesee Street Historic District
 Name of Property

Oneida County, NY
 County and State

Utica, Oneida Co.,
 New York

Downtown Genesee Street Historic District



Scale: 1:2,800
 1 in = 233 ft
 Coordinate System: NAD 1983 UTM Zone 18N
 Projection: Transverse Mercator
 Datum: North American 1983
 Units: Meter

0 85 170 340 510 680 Feet

Historic District	Non-Contributing	National Register Listed
Contributing	Vacant	Adjacent National Register Listed

NEW YORK STATE DEPARTMENT OF Parks, Recreation and Historic Preservation

Downtown Genesee Street Historic District
Name of Property

Oneida County, NY
County and State

11. Form Prepared By

name/title Walter Richard Wheeler, Senior Architectural Historian
organization Hartgen Archeological Associates date October 1, 2017
street & number 1744 Washington Ave. Ext. telephone 518-283-0534
city or town Rensselaer state NY zip code 12144
e-mail wwheeler@hartgen.com

Additional Documentation



Downtown Genesee Street Historic District (in red) surrounded by Lower Genesee Street Historic District (1); Bagg's Square East Historic District (2); and the Rutger-Steuben Park Historic District (3)

Downtown Genesee Street Historic District

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Name of Property

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Table of Figures:

Figure 1. Boundaries of Downtown Genesee Street Historic District (Hartgen 2017).

Figure 2. Downtown Genesee Street National Register Historic District, with Urban Renewal projects highlighted (Hartgen 2017). They include: 1 City Hall (1961-1967); 2 Oriskany Plaza (1964-1968); 3 Oneida County Office Building (1964-1969); 4 New York State Office Building (1964-1972); 5 Kennedy Plaza Parking Garage (1964-1970); and 6 Kennedy Plaza Apartments (1969-1972). The Sheridan (now Radisson) Hotel (1979-1980) is not itself considered an Urban Renewal project; it was completed after the end of the program on a parcel designated originally for commercial development under Urban Renewal.

Figure 3: 1940s Photo (Utica Remembers When)

Figure 4. John A. Hobbes' presentation drawing for the Central Fire Station (private collection).

Figure 5. Genesee Street, c. 1906. From left: 238, 234-236, 228-230, 226, 224 and 222 Genesee Street, the last adjacent to the former City Hall building.

Figure 6. 163 Genesee Street and its context in a c. 1940 view by Walter M. Pfeifer, of Utica.

Figure 7. Detail from stereoview c. 1875, with 165 Genesee Street at right (private collection).

Figure 8. Genesee Street, c 1955 (Utica Remembers When)

Figure 9. 171 Genesee Street, at right, previous to alterations undertaken in 1917. Postcard by Raphael Tuck & Sons, postmarked 1907, but taken c. 1900.

Figure 10. Fraser's Department store. Collection Oneida County History Center, PAM-UT-FST.1, from Robert Fraser: Golden Anniversary pamphlet).

Figure 11. Woolworth Co. Store. (Utica Remembers When)

Figure 12. 185-189 Genesee Street, c. 1960. (Utica Remembers When)

Figure 13. Roberts Department Store (Collection Oneida County History Center, 2014.003.23).

Figure 14. Interior of John A. Roberts' Department store on opening day, 1911. This photo was reproduced in the Utica Herald-Dispatch of 29 March 1911 (Collection Oneida County History Center, 2014.003.21).

Figure 15. Sears Roebuck Building, c. 1950. (Utica Remembers When)

Figure 16. Interior of the Stanley Theater (nyup.com).

Figure 17. Former Coke Memorial (Utica Historical Society).

Figure 18. Detail, John Street (Utica Remembers When)

Figure 19. Postcard view of building as initially completed in 1914 (Private Collection).

Figure 20. View of the YMCA building ca. 1960 (Private Collection).

Figure 21. View looking north on Genesee Street from a point just south of its intersection with Bank Place. Drawn by William Henry Bartlett, engraved by R. Brandard, and published by George Virtue, in London in 1838.

Figure 22. Utica in 1836 (Gordon 1836). The street grid within the district was fully established and largely built out by this date. The outline roughly corresponds with the historic district.

Downtown Genesee Street Historic District
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- Figure 23. The Downtown Genesee Street Historic District, outlined on a city map from 1852 (Rogerson & Murphy 1852)
- Figure 24. An ambrotype from 1854, showing Genesee Street, looking north at the east side of the street. Only the building at the far right, currently numbered 159 Genesee Street, remains (private collection).
- Figure 25. A lithograph view of Utica by D. W. Moody and published by Francis Michelin, New York, c. 1850. The view is taken from just north of Bagg's Square, looking south, up Genesee Street. (John Street is on the west.) The dense urban fabric around the square and on Genesee Street is here surrounded by residential districts consisting of freestanding single family dwellings.
- Figure 26. Genesee Street, looking north from Elizabeth Street, c. 1885 (Collection Utica Public Library).
- Figure 27. View looking south at Genesee Street from just north of today's Oriskany Street, c. 1909. The Boston Store replaced most of the structures in the block at left foreground; Franklin Park occupies the site of the triangular Devereux Building, at right. Many of the anchors of today's downtown, including the Bank of Utica, Grace Church, and Fraser's department store are visible in this view.
- Figure 28. Postcard showing the Busy Corner (intersection of Genesee, Bleecker, and Lafayette Streets)—the center of the late-19th century business district, c. 1910. Several buildings in this view remain.
- Figure 29. The Downtown Genesee Street district, seen from the south, looking east, c. 1952 (unidentified photographer).
- Figure 30. View northeast from Court Street, 1962 (Photograph by Dante Tranquille, private collection).
- Figure 31. View NNE from 185-189 Genesee Street (now Adirondack Bank), 1962 (Photograph by Dante Tranquille, private collection). This view shows the north end of the district, with Lafayette Street in the lower foreground and Seneca Street, at center. The Hotel Utica is at left, with the Deveraux Building at center.
- Figure 32. From Tony Vella, "Utica Project Has Dual Focus," Knickerbocker News (Albany), 17 August 1959. This view outlines the original boundaries of Urban Renewal Area 1.
- Figure 33. The two urban renewal areas as defined in 1960 (Utica Observer-Dispatch, 17 April 1960). The red overlay follows the outlines of the areas. "Urban Renewal Area No. 1" had expanded slightly from its extent as published the previous year (Figure 31). Subsequent changes brought properties along Genesee Street within the Urban Renewal zones.
- Figure 34. The district in April 1967, after initial clearance undertaken by Urban Renewal. The new city hall building can be seen at center left above the dome of the Bank of Utica (Observer-Dispatch photograph). The bank faces Genesee Street, which is at the center of this photograph.

Downtown Genesee Street Historic District
Name of Property

Oneida County, NY
County and State

Photographs:

Name of Property: Downtown Genesee Street Historic District

City or Vicinity: Utica

County: Oneida State: New York

Photographer: Walter Wheeler; Emilie Gould

Date Photographed: 2017

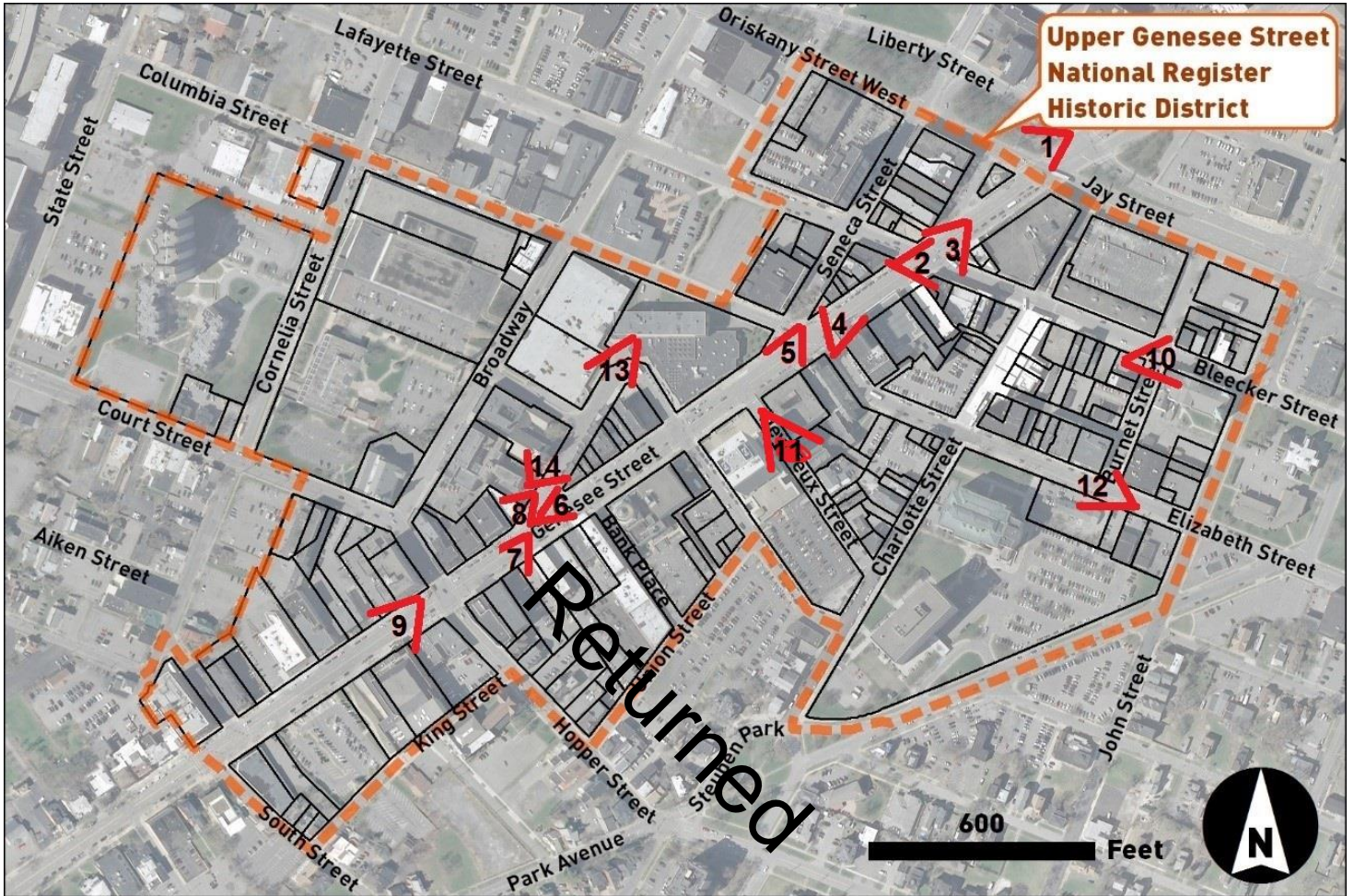
Description of Photograph(s) and number:

0001. Franklin Square (134-144 Genesee Street), looking south at 46-58 Hotel Street.
0002. Busy Corner, northeast corner of Genesee and Bleecker Streets.
0003. Busy Corner, looking south from the intersection of Genesee with Bleecker (east) and Lafayette Streets.
0004. Genesee Street, looking north from 180 Genesee Street (at left) to 168 Genesee Street (at right).
0005. Genesee Street, looking south from Grace Episcopal Church (193 Genesee Street) to former Savings Bank of Utica ("Gold Dome," 233-235 Genesee Street), with New York State Office Building (207 Genesee) at center rear.
0006. Carlile Building (at corner), looking north to Bank of Utica, 240-222 Genesee Street.
0007. Masonic Temple (251 Genesee Street) on left, looking south toward Stanley Theater (259-261 Genesee Street) at center.
0008. Lower Genesee Street, from Kempf Building (248-251 Genesee Street), looking south to Utica Gas and Electric Company Building (258-260 Genesee Street) center, and New York Telephone Building (280 Genesee Street), center left, at southern end of district.
0009. Genesee Street, looking north from Oneida National Bank and Trust Company (268 Genesee Street), at left, with Stanley Theater (259-261 Genesee Street), at right.
0010. Bleecker Street, looking east from 237-51 Bleecker Street.
0011. Devereux Street, looking east at the Oneida County Office Building (800 Park Avenue), with Grace Church Parish House (11 Devereux Street) at center.
0012. Elizabeth Street, looking west from the former Central Fire Station (235 Elizabeth Street) to Paul Building (209 Elizabeth Street).
0013. Washington Street, rear elevations of 226-240 Genesee Street, opposite 714-728 Washington Street.
0014. Washington Street, looking north from the Small Building (728 Washington Street) to the Westminster Moriah Olivet Presbyterian Church (714 Washington Street).

Downtown Genesee Street Historic District
Name of Property

Oneida County, NY
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Photo Key



Downtown Genesee Street Historic District
Name of Property

Oneida County, NY
County and State

Property Owner: _____

name Various _____

street & number _____ telephone _____

city or town _____ state NY zip code _____

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

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

Returned

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Downtown Genessee Street Historic District

Multiple Name:

State & County: NEW YORK, Oneida

Date Received:
5/30/2018

Date of Pending List:
6/28/2018

Date of 16th Day:
7/13/2018

Date of 45th Day:
7/16/2018

Date of Weekly List:

Reference number: SG100002668

Nominator: State

Reason For Review:

Appeal

SHPO Request

Waiver

Resubmission

Other

PDIL

Landscape

National

Mobile Resource

TCP

CLG

Text/Data Issue

Photo

Map/Boundary

Period

Less than 50 years

Accept

Return

Reject

7/13/2018 Date

Abstract/Summary
Comments:

The National Register Nomination for the Downtown Genessee Street Historic District, Utica, New York, is being returned for significant technical issues. The technical issue involving Section 2 of the National Register nomination form requires the returning of the nomination to the New York State Historic Preservation Office (NYSHPO) for revision. The nomination can/could not be revised with a Supplementary Listing Record or changes during its pending period.

Reasons for Return: Technical Issues

1) In Section 2 of the National Register nomination form the word "various" is entered. This is unacceptable. The Guidance in the National Register Bulletin: How to Complete the National Register Registration Form (page 10) (Bulletin 16a) has instructions on entering the address in Section 2:

Address: Enter the name and number of the street or road where the property is located. Do not exceed 120 characters, including spaces and punctuation. This information will also be used for publication in the Federal Register.

a. For districts, enter either the inclusive street address numbers for all buildings and structures or a rough description of the boundaries.

2) Explain: In the Code of Federal Regulation 36 CFR 60.13 Publication in the Federal Register and other NPS notifications, is the regulation of the requirement that the National Park Service must publish a public notice in the Federal Register for pending National Register nominations.

a. When a nomination is received, NPS will publish notice in the Federal Register that the

property is being considered for listing in the National Register. A 15-day comment period will be provided.

3) The guidance in Bulletin 16a is how the National Register administers the requirements set out in the Code of Federal Regulations

a. The Staff of the National Register cannot guess what information needs to be in Section 2 of the form.

b. The information from Section 2 is published in the Federal Register and this assists the public in finding National Register nominations.

4) Other issues: In Section 7 of the National Register form enter Subfunctions as well as Functions.

a. The Guidance in the National Register Bulletin: How to Complete the National Register Registration Form states:

b. For districts, enter the functions applying to the district as a whole, such as DOMESTIC/village site or EDUCATION/college.

c. For districts, also enter the functions of buildings, sites, structures, and objects that are:
1. of outstanding importance to the district, such as a county courthouse in a commercial center (GOVERNMENT/county courthouse) or,

2. present in substantial numbers, such as apartment buildings in a residential district (DOMESTIC/multiple dwelling) or storage pits in a village site (TRADE/trade).

d. For districts containing resources having different functions and relatively equal importance, such as a group of public buildings whose functions are GOVERNMENT/city hall, GOVERNMENT/courthouse, and GOVERNMENT/post office.

5) In Section 5 of the National Register form: Classification: Ownership of Property. It appears the wrong boxes are checked. There are more than likely Private owners.

6) No page numbers GUIDELINES FOR CONTINUATION SHEETS:

a. On each sheet, enter the following information:

b. Section and page number in the blanks at the top of the form.

7) A recommendation for National Register nominations with an Urban Renewal contest:

Urban Renewal initiatives significantly transformed the city beginning in 1957, creating, in the process, a group of contemporary buildings to house the region's governmental institutions. One other side effect, intentional or unintentional, of Urban Renewal is the creation of vacant lots and surface parking lots. The National Register guidance predates the rise of important Urban Renewal Contexts and states that counting of vacant lots and surface parking lots is not necessary if handled consistently. One possibility to think about in the future is to document how a vacant lot or surface parking lot became such if an Urban Renewal context is involved. The resources would not have to be part of the contributing/non-contributing count but would be add to the documentation of the Urban Renewal Context

For Example: Description: Surface parking lot (not counted); Former site of the Main Street Bank Branch demolished 1960.

Alexis Abernathy
National Register Reviewer
Control Unit Manager
Alexis_abernathy@nps.gov
202_354-2236

Recommendation/
Criteria


Reviewer Alexis Abernathy

Discipline Historian

Telephone (202)354-2236

Date 7/13/18

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



25 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 re-submit the Downtown Genesee Street Historic District, Oneida County, for listing on the National Register by the Keeper of the National Register. All requested corrections have been made, and Daniel Mackay, Deputy SHPO, has signed a new cover sheet, which is enclosed, as is a new disc.

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