

501-447



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 Syracuse Lighting Company
other names/site number Central New York Power Corporation

2. Location

street & number 311 Genant Drive

N/A	not for publication
N/A	vicinity

city or town Syracuse
state New York code NY county Onondaga code 067 zip code 13202

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

Ruth A. Purpoint DBHRO 11/2/16
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
X 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:)

Alexis A. ... 1-11-17
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.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

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

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

Number of contributing resources previously listed in the National Register

Industrial Resources in the City of Syracuse

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Current Functions
 (Enter categories from instructions.)

INDUSTRY/ energy facility

vacant

7. Description

Architectural Classification
 (Enter categories from instructions.)

Materials
 (Enter categories from instructions.)

No style

foundation: stone, concrete and brick
 walls: brick, steel

 roof: concrete, EPDM
 other: _____

Narrative Description

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(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 Syracuse Lighting Company building covers a block in the northwest section of the city of Syracuse, New York. It is bounded by Genant Drive on the east to North Clinton Street on the west and National Grid property to the north. The building was constructed in stages between 1893 and 1950, with the oldest being the eastern section overlooking Genant Drive that housed the company's corporate offices. The building's present configuration includes two mid-twentieth century additions: a small, three-story, brick addition in the ell on the southeast end of the building and a two-story brick addition across the north side. The building is a combination of steel-frame construction with a brick exterior and a decorative corbelled cornice that runs along the façade of the oldest portion, which has regularly spaced windows. The remainder of the building's exterior has widely spaced windows, mostly limited to the lower level or over large loading doors. There are double entry doors (one infilled with brick) in the center bay and a single door in the northernmost bay. The windows are one-over-one-sash on the façade and multi-lights set into metal frames in the rest of the building. Except for the south portion, the building is on a raised basement/foundation of brick and stone. The roof is flat and part is concrete and the rest EPDM. Loading docks are located on the North Clinton Street side of the building. The area, which is now used as a garage, has a large overhead door on the east side. The interior of the building retains much of its appearance to when it was used as a training center for National Grid and has been vacant since 2003. In spite of being vacant, the building retains the character of an industrial building from the city's period of industrial diversification that extended from the late nineteenth century through the Great Depression. Although not specifically referenced in the Multiple Property Document *Industrial Resources of the City of Syracuse, Onondaga County, New York* (2010), the building meets registration requirements as outlined in the form for Ancillary Buildings (Section F-10) and Steel Frame Construction (Section F-9).

Narrative Description

Location and Site

The former Syracuse Lighting Company building is located in the northwest quadrant of the city of Syracuse, Onondaga County, New York. It faces Genant Drive and Interstate 81 to the east, which is located where the Oswego Canal once flowed. On the west side of the property is North Clinton Street that was previously a railroad spur that brought coal to the site. To the north is a large property containing transmission equipment for National Grid. The large brick industrial building was constructed in five stages between 1893 and 1954. Areas

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1, 2, and 3, (see following diagram) were built as a unit in 1893 on the west side of the property and together were the generating plant. An office section was added in 1899 to the east side and it was heavily damaged by a fire on March 15, 1910. After the fire, a concrete building was constructed within the brick walls of the earlier building and the renovated structure opened in 1911. A small stair tower addition located in the ell on the south side of the building first appears on a 1954 Sanborn map. The ell and portion of the section facing Genant Drive and the north section (Area 6) served as the employee training center, indicated by interior divisions of office and classroom/training space. The remainder of the interior is large open space, except for the foundation level that contains massive stone and brick supports for the structure. Although the generating machinery was removed, the interior has evidence of its function with extant truss and column supports, along with brick arches (now infilled). The interior walls, floors and several windows are reflective of the period of significance. Overall, the large utilitarian building retains its location, size, form and materials. Over the years, it lost the tall smoke stacks that once towered above the flat roof and the coal conveyer that had supplied the building from a coal pile on the west side of North Clinton Street; however, the building is still clearly recognizable as the industrial power plant that once served the city of Syracuse.

Exterior

On the façade/east elevation is the five-bay wide, one-bay deep, three-story, brick-faced, concrete office building on a raised foundation, shown on the diagram as Area 4. The roof is flat and there is a decorative corbelled cornice that has been painted white. Brick pilasters divide the bays and mark the corners of the façade. The public entrance to the building is in the center bay. At one time there were side-by-side entry doors each topped with an arched brick crown. The door opening to the south has been in-filled with brick. There is a single door in the northernmost bay of this building. The window openings are rectangular under a segmental arched crown and windows in the middle bays are paired. The original windows have been removed and only the storms remain. Six-light rectangular cellar windows are at the level of the sidewalk. This section was built in 1911 to house the company's corporate offices and was constructed within the walls of an earlier building that was damaged by fire on March 15, 1910. The brick firewall between this building and the 1893 generation plant saved the industrial building from damage.

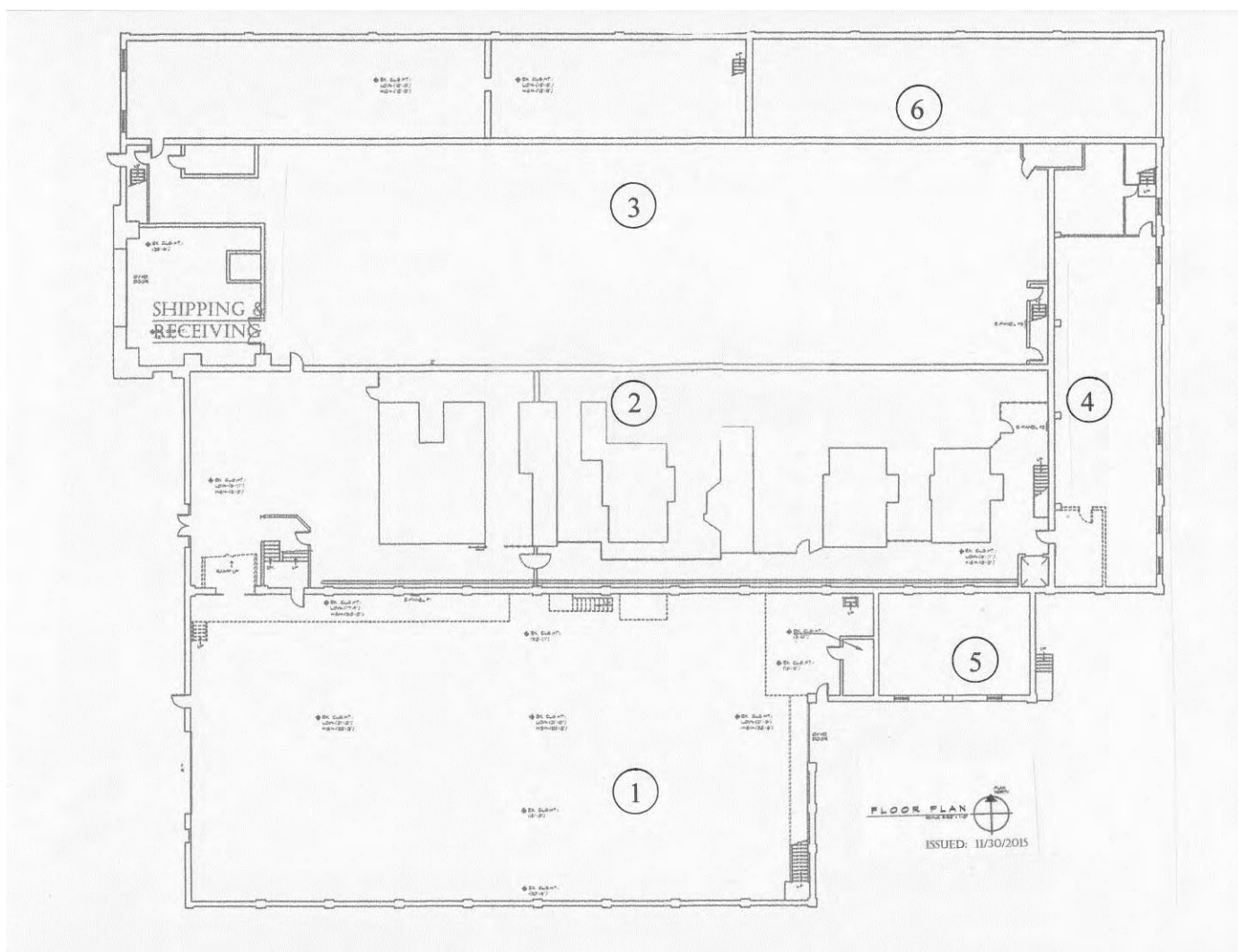
A stair tower addition is set back from the street on the south side of the façade (Area 5). A large garage (Area 1) faces Genant Drive from behind the tower addition (Area 5). A large overhead garage door dominates the two-story brick façade of the garage and opens onto a parking lot. A door opens onto a small metal deck

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accessed by a flight of metal stairs on the south side of the first floor of the stair tower addition. There is a large window to the north of the door. There are two large windows symmetrically placed above the door and window on each of the upper floors.

Also facing Genant Drive at the north end of the office building is the two-story, twentieth century brick addition featuring a flat roof and a corbelled cornice. The addition abuts the north pilaster of the office building and a single pilaster marks the north corner of the addition. There are two large industrial windows on each floor. Each has a metal frame with 16 lights with the center opening for ventilation.



When viewed from the north, the brick addition on the north side of the building is nine- bays wide and spans the width of the building (Area 6). Brick pilasters divide the bays. The easternmost four-bays are two-stories; the western five-bays are one and one-half stories in height, each with a flat roof. The windows match those on the east end of the addition and are metal with 16 lights. Continuing around the west side of the building, the

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former brick generation plant is located behind the office building (Areas 1, 2 & 3) and is the earliest component of the complex. It is approximately 175 feet wide and 215 feet deep and, as built, was divided into three sections. The section identified as Area 3 is two and one-half stories and slightly deeper, front to back, than the other two sections. Areas 1 and 2 are two-stories in height although there is no second floor within Area 1. Iron roof trusses are supported on structural brick piers that divide the bays. Each section has brick pilasters at the corners and a corbelled brick cornice. Areas 2 and 3 have a raised foundation. The fenestration pattern is asymmetrical in Area 3 and a very large overhead door has been cut into the south end below three industrial windows. Most windows are 16 lights in metal frames and match those on the north side of the building. There is a second large overhead door in Area 1 that is now used as a garage.

Area 1 comprises most of the south end of the building, is nine-bays wide, windowless and divided by brick pilasters. Connected on the east end is a mid-twentieth century, three-story, brick stair tower (Area 5) that was constructed in the ell between the office building and the generation plant. It has a flat roof and a corbelled cornice to match the façade (Area 4). The first floor window openings are in-filled with plywood. The windows on the second floor have been in-filled with glass block leaving only the center of each to open. On the third floor are metal industrial windows each with twelve lights.

Interior

Area 4 is the public face of the building, facing Genant Drive and with the main (public) entrance in the center bay. This part of the building was the office building that served as the company's headquarters. The front door opens onto a landing between the first floor and the basement. At the top of the stairs is a hall with one large room to the right and another to the left. The finishes in these rooms are simple and utilitarian with concrete clad steel ceiling beams that are either exposed or concealed by drop ceilings. All floors have linoleum tile and wiring conduits; heating units are attached to the plaster walls. Windows retain their wide moldings. Chamfered concrete support columns are visible along the rear wall in several rooms. There were additional offices on the second and third floors. At the north end of building is a stair tower. The basement area had a showroom for electronic appliances in the basement and the large open room is finished in much the same way as the offices above. The space was later used for training and still retains built-in shelving on the west wall.

Connected to Area 4 are Areas 2 and 3 that comprise the major industrial space of the generating plant. The area is accessed from the office building from a hall at the top of the entry stairs through a door directly opposite the

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stairs. Areas 2 & 3 are also accessible from the stair tower at the north end of the building, which opens into Area 3, or through a second stair tower serving the entire complex that is located in Area 5. Areas 2 & 3 are currently separated by a brick wall that originally had a series of brick arches allowing belting and other machinery to run between the two sections. The arches are filled in by brick but still visible in the walls. Both areas are large open areas with concrete floors. Area 3 has a steel truss system in the west end of the space supported by massive brick piers and exposed reinforced steel beams supporting the trusses.

Area 3 is one of the oldest portions of the building, constructed in 1893. The open interior space had a mezzanine level in the east half of the space. During a 1971 renovation, the space was divided horizontally for a full second floor. A row of the cast iron columns that supported the mezzanine level are now part of the support system for the second floor. Windows in the west wall and two windows in the north wall provide the only natural light in Area 3. The basement of this area has a series of substantial brick and concrete piers built to support the heavy dynamos that occupied the floor above, as well as having a number of regularly spaced piers built adjacent to the massive stone foundation walls.

Area 2 also features brick walls and concrete floors. Steel beams support the second floor with the ceiling clad in metal between the beams. Several vertical steel beams form a row of columns near the center of the room. The interior space was subdivided into two larger areas near the center with a CMU wall and heavy steel door separating the west section from the east section. The west section has internally located restrooms and a locker room. A small office is in the northwest corner and a staircase is near the southwest end of the area. Extant metal and multi-light windows provide natural lighting into the west section. The east section of Area 2 was also subdivided at one time as indicated by differences in floor paint and remnant markings on the floor. In the southeast end is another rest room, locker room and storage area and a narrow hall along the wall of Area 4. The southeast corner of Area 2 has a passenger elevator that retains its brass cage gate and historic early twentieth century features. Massive stone foundation piers are in the basement of this area that supported the heavy dynamos on the first floor. Area 2's second floor is a large open space with exposed steel roofing trusses.

Access between Area 2 and Area 1 is through two single doors in the shared wall. The former industrial space in Area 1 (the former engine room) is now used as a garage and has an open interior with steel trusses supporting the roof. The walls are brick and the floor is poured concrete, which slopes to the east. A large metal garage door is centered in the west wall between the windows, which appears to be original. A caged area in the east

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end of the garage provides limited/secure access to the Area 2, which presumably connects to the three story northeast portion of Area 1 that contains offices and a stair.

Area 6 is on the north end of the building and was built as a training center and has open classroom space on each floor. There is abundant nature light from the large windows on the north and east sides. The exterior brick walls are painted on the interior and the flooring is linoleum. Several walls contain fixtures and connections for electrical equipment used in training and an original time clock is under one of the windows. All windows along the north wall are original. The basement under the western half of Area 6 has channels that separated electrical wires that fed various parts of the city and surrounding areas.

Plans from a 1971 renovation indicate that Areas 3 and 6 were used for records storage, but all of the shelving has been removed. The building retains a high degree of integrity, especially with the interior spaces still reading as a former industrial building. The various ages of the additions can still be determined as one travels through the different sections. Each of the areas contain historic walls, floor and ceiling fabric as well as features such as the brick arches, stairs, windows and the historic passenger elevator. The basement area is most impressive with the massive stone foundations and several substantial brick and stone support piers. Also visible are massive steel beams supporting the upper floor.

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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.)

Engineering/industry

Architecture

Period of Significance

1893-1954

Significant Dates

1893, 1911, 1920, 1954

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

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.

Period of Significance (justification)

The period of significance spans the time from when the first part of the building was constructed through its final expansion.

Criteria Considerations (explanation, if necessary) N/A

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

The Syracuse Lighting Company building at 311 Genant Drive in Syracuse, New York is locally significant under Criterion A in the area of industry for development of power transmission as industrial power sources shifted from coal to electricity, which became the basis for the tremendous growth of factories in the northwest section of Syracuse. Electric power generated by Syracuse Lighting eventually extended to residences until it was replaced by newer generating plants in the 1930s. After 1865, the salt industry, which had been the foundation of the city's industrial development, began to decline and in its place scores of diverse industries began to drive the booming local economy. In 1883 the first generating plant to provide electricity to the city was constructed on North Fulton Street (now Genant). By 1893, the company was operating in a new building and as industry grew, so did the demand for power, requiring the company to expand as well. As a former industrial building, Syracuse Lighting has a clear association with Section E, "**Industrial Boom and Diversification**" (pages 5 through 9), of the National Register Multiple Property Document *Industrial Resources of the City of Syracuse, Onondaga County, New York* (2010) and is also significant under Criterion C in the area of architecture for meeting registration requirements for an ancillary type building (power generation) defined in section F-10 and steel frame construction (section F-9). Built in six sections between 1893 and 1950, the building is an excellent example of steel and masonry construction methods and the need for a safe and efficient power generating plant for the city of Syracuse. Massive masonry foundations were combined with structural steel, brick and concrete to create a fireproof building that would generate a steady source of electricity. Power generated by Syracuse Lighting eliminated the need of individual factories to produce their own power and directly impacted the growth and diversification of industry in Syracuse and its immediate surroundings. At its peak, the power plant provided electricity to hundreds of industrial buildings in the city, and as it expanded, exhibited the latest in industrial design and practices.

Developmental history/additional historic context information (Provide at least **one** paragraph for each area of significance.)

Historical Context

As outlined in the National Register Multiple Property Document *Industrial Resources of the City of Syracuse, Onondaga County, New York* (2010), the first industries in the Syracuse area were based on the extraction and processing of natural resources, especially salt. Onondaga Creek at Onondaga Lake was known for its salt springs, which was the natural resource utilized by the Iroquois and later the pioneer settlers. By 1790 the salt springs were being tapped and the salt processed, which led to the development of the salt production and related industries. After the completion of the Erie Canal (1825), the area was connected to the Hudson River and New York City, increasing the demand for salt, as well as the population, which grew in Syracuse from 250 residents in 1820, to 11,000 in 1826. Salt remained the foundation of the city's economy with new warehouses, commercial establishments and many new businesses, several appearing along

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the canal. Syracuse established its first industrial precinct where Genesee Street crossed the Onondaga Creek near the present day location of Armory Square.¹ The area was home to a number of mills as well as commercial establishments, inns and taverns. The completion of the Oswego Canal in 1828 connected Oswego Harbor (Lake Ontario) with the Erie Canal in Syracuse, opening additional markets in Canada and the upper Great Lakes. By the 1830s, most industrial development was adjacent to the canals, but in 1839, the Auburn and Syracuse Railroad added another means of transportation to the city, which was followed by a number of rail lines soon after.

As the salt industry declined after the Civil War, industry began to diversify, creating a new era of industrial growth in the city. One of the most important businesses was the C. E. Lipe Company machine shop (1880), which established an industrial incubator and inventors' workshop at 208 South Geddes Street, resulting in the development of a wide variety products being manufactured in Syracuse. Charles E. Lipe's workshop was dubbed "the cradle of Syracuse industry."² By 1899, the Syracuse City Directory listed an array of diverse products (and their manufacturers) that included caskets, bicycles, gears, typewriters, soda ash, china, railroad car windows, steam gauges and lanterns. In 1902, the Franklin Car Company added automobiles to the list.

The Syracuse Lighting Company

It was during this period of industrial diversification that the Syracuse Lighting Company was founded as an essential participant of the technological advances that made the electrification of the city of Syracuse possible. By 1893, the company was operating in a new building on Fulton Street (now Genant Street) and was providing lighting and power to the city. The Syracuse Lighting Company (later Syracuse Electric) also provided the electricity that powered hundreds of local industrial buildings. The property was sited along the Oswego Canal (now Interstate 81) and the Rome, Watertown and Oswego Railway tracks. The salt industry once occupied much of this portion of the city, and Syracuse Lighting built its first power plant in 1883 on the location of the former Syracuse Solar Salt Company's salt sheds (west of the railroad tracks). As it evolved, the company continued to generate power from this location until the second half of the twentieth century and continued to occupy its building until 2002.

The 1883 generating plant powered twenty-one electric street lights in downtown Syracuse. Its equipment consisted of three coal fired steam engines, three boilers of 180 horsepower each, and two arc dynamos housed in a one-story brick building. Much of the year, the water for the boiler was taken directly from the Oswego Canal located to the east of the building. A large cistern provided the necessary water during the winter months when the canal froze. In 1886, the Syracuse Lighting Company merged with the Thomson-Houston Electric Light Company, a national leader in electrical

¹Dennis J. Connors, *Crossroads in Time: an illustrated history of Syracuse* (Syracuse, NY: Onondaga Historical Association, 2006), 26.

²Lipe-Rollway Corporation History, .3.

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innovation and generation, and electrical service was expanded to power the first incandescent lamps that were installed in Syracuse. As demand increased, the generation plant was enlarged. A large Allis engine and a number of additional dynamos were installed in 1887 to power the city's street railroad company and by 1890 a building addition was constructed specifically to house additional dynamos. By 1893, the company found this enlarged building inadequate to meet the growing demands of the community, and the decision was made to construct a whole new facility in front of the existing building and demolish the 1883 building after completion. According to the local newspaper, the new plant was large enough to accommodate forty-four 200 horse-power boilers; six 1,000 and 1,500 horse-power engines and approximately 8,000 horse-power dynamos and power machinery. This allowed the plant to provide power to 1,000 arc lights and 25,000 incandescent lights, plus provide an additional 1,500 horse-power for railways, motors, and more.

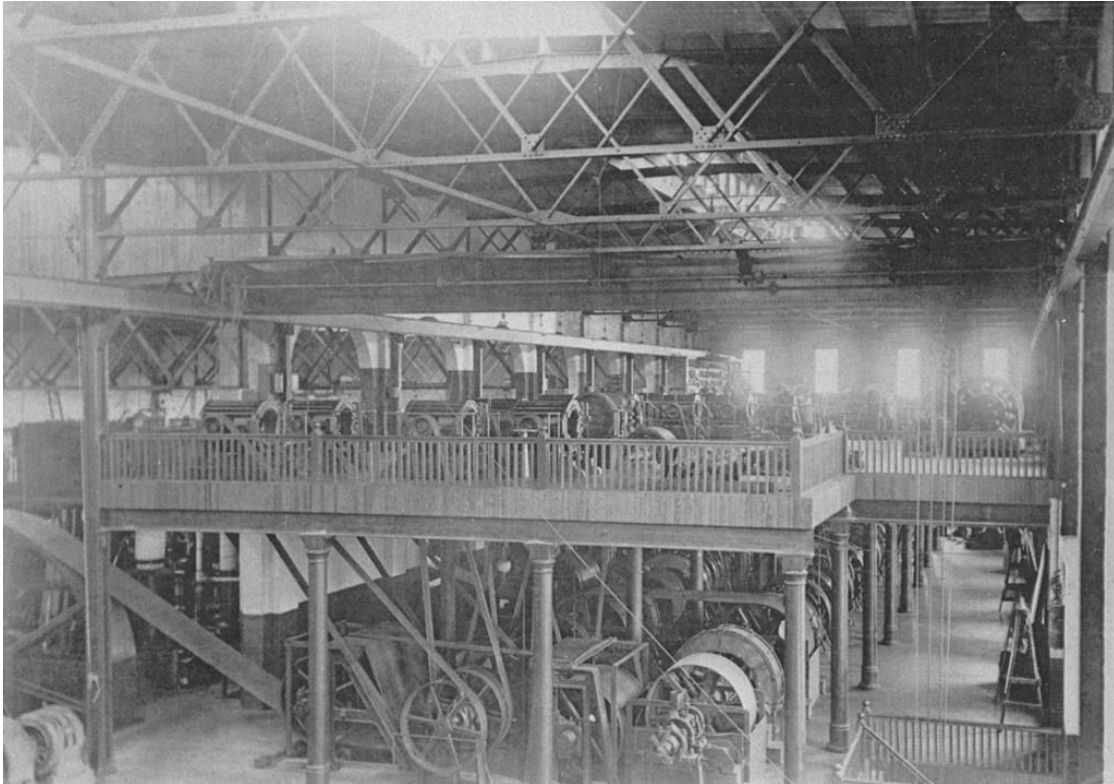
According to a *Syracuse Journal* article, at the time of its construction, the building was the second largest generation plant in the United States.³ The interior was described as having vast expanses of open space needed to house the massive equipment used to generate electric power. In the basement, massive stone support piers augmented the substantial stone foundation to support the weight of the dynamos on the floor above. In the two and one-half story northern section (Area 3), an iron and concrete mezzanine housed arc generators that were connected to the steam engines on the floor below. Open arches between the sections of the building allowed massive belts to pass through the wall to generators in the next room. In 1893, the new power plant opened and it was reported that the engines drove the longest and largest lines of shafting and pulleys in operation within New York State.⁴

³ "Electric Lighting" *Syracuse Journal*, April 12, 1893.

⁴ "Syracuse a Village a Century Ago", *the U.G.I. Circle*, March 1924, 28.

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Interior Area 3, showing arc generators on the mezzanine level connected to the steam engines below, circa 1895

At the end of the nineteenth century, electricity was viewed with some awe and trepidation. In 1878, the publisher of the *Syracuse Herald* newspaper brought Cornell Physics Professor William Anthony to Syracuse to demonstrate the use of electricity. While a crowd of a few thousand observers watched in amazement, Professor Anthony generated electricity to light an arc lamp with a carbon filament eight- inches long and three- inches wide.⁵ Three years later a demonstration of electric lighting was held in downtown Syracuse at the Vanderbilt Hotel.⁶ Still when permits were being sought for the installation of city street lights in 1882, one alderman made a motion that light poles be enclosed by a ten foot high fence to protect pedestrians from dangerous electricity that would run down the poles when wet.⁷ The motion was defeated and twenty-one street lights were installed in downtown Syracuse.

Syracuse Lighting quickly expanded from providing electricity solely for street lights to generating enough power to supply local businesses with lighting and power. By 1885, the proprietors of Dey Brothers & Company dry goods store on South Salina Street announced they were replacing the store's gas lights and would instead illuminate the it entirely with electric light provided by Syracuse Lighting Company. As electricity became reliably available from the Syracuse Lighting Company, local companies like the Amos Flour Mill in Armory Square abandoned private generating plants and connected to Syracuse Lighting Company's service grid.

⁵ "Thousand Stood on Erie Canal Bridge to See Illumination" *Syracuse Herald*, October 23, 1929, 4.

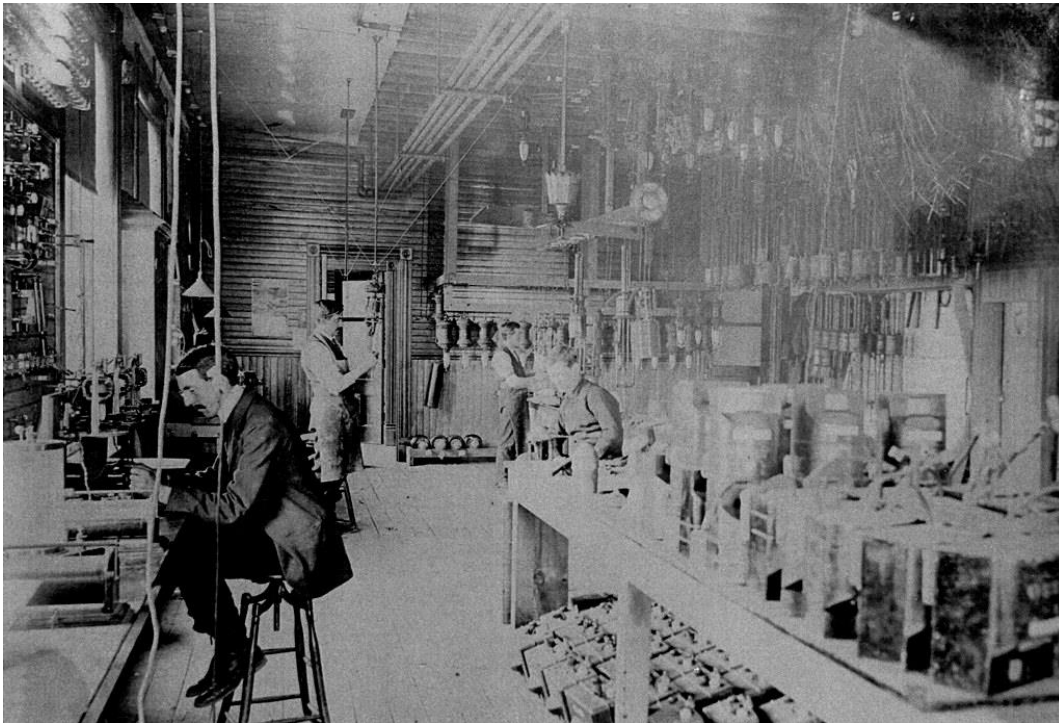
⁶ *Ibid.*

⁷ *The U.G.I. Circle*, 22

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A front page article in the *Syracuse Herald* on August 18, 1901 described the process providing illumination pushing the twenty-one long black switches in the Lighting Company's generating plant and resulting satisfaction that such a simple motion illuminated the entire city. By 1906, the company added boiler houses on Wallace Street and Montgomery Street and in 1907, advances in engineering allowed electricity generated by hydropower from Niagara Falls to be brought into the city and further expand the grid. By 1910, hundreds of businesses and factories were powered by electricity from the Syracuse Lighting Company.



Experimentation in the laboratory at the Syracuse Lighting Company

During his term as superintendent for the Syracuse Lighting Company, Albert P. Seymour, Jr. (1846-1908) received numerous patents for inventions that led to major improvements in the industry. Based on experiments done at the plant, Seymour developed a porcelain insulator (patent #483,771–Oct, 4, 1892) that replaced wooden insulators, which had been the industry standard. Along with other patented improvements, Seymour invented a porcelain socket for incandescent electric lamps manufactured for residential use (patent #568,919–Oct. 6, 1896). Seymour, the son of an iron manufacturer, grew up in the town of Westmoreland, Oneida County, New York approximately 40 miles east of Syracuse. Seymour made his way to Syracuse where his experimentation and innovations brought him recognition and financial success. He went on to found the Pass & Seymour Company with James Pass of Syracuse China to manufacture his patented electrical porcelain insulator, sockets and other products.

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On March 15, 1910, Syracuse was thrown into darkness and, according to newspaper accounts, 400 manufacturing plants were crippled after a fire heavily damaged the section of the Syracuse Lighting Company building facing the Owego Canal. A brick firewall between the front office section of the Lighting Company building and the generating plant saved the plant from destruction, limiting the damage to the office building. Power gradually was restored the following day, but the damaged building was a loss. The company needed an office building to serve as its headquarters and house its ever expanding staff. To accommodate those needs, a new concrete building was constructed within the brick walls of the damaged building. When it was completed in 1911, offices occupied the upper floors, while the basement was outfitted with training rooms for employees and a showroom for new electrical appliances for the public to explore the wonders of new electronic appliances and their proper use. An advertisement appeared in the December 16, 1913 edition of the *Syracuse Journal*, offering numerous wonderful electric Christmas gifts such as electric chafing dishes, coffee percolators, tea kettles, curling irons, ranges, bread toasters, heating pads, flat irons, cigar lighters, and water heaters. The advertisement stated that using an electric grill was “to know again the joy of children’s play.”⁸ All the gifts were available in the display room of the Syracuse Lighting Offices.

In 1920, the Syracuse Lighting Company invested \$400,000 to bring power from Niagara Falls, the Salmon River and the steam plant of the Niagara Falls, Lockport and Ontario Power Company at Lyons to help supply all the electricity used in Syracuse. The company reported that the action was necessary due to the steady growth in the consumption of electricity in the city, especially by industrial plants.⁹ To further augment power delivery, Syracuse Lighting Company was one of 59 power companies that united in 1929 and were incorporated as the Niagara Hudson Power Company. In 1932, the Niagara Hudson Power Company built a new company headquarters at 300 Erie Boulevard in downtown Syracuse (NR listed 2010), an impressive, modern Art Deco building. The old office building at 311 Genant Drive became a training center and a repository for company records. After several years of operation, the mezzanine level in Area 3 was removed and a full second floor was built in 1971 to accommodate the ever growing records storage. The mezzanine was removed, but the row of the metal support columns was left in place to provide support for the second floor.

One final addition was added to the building at 311 Genant Drive in 1954. Built on the north side of the main building, the addition provided training rooms where employees could learn all phases of working with electricity in a safe environment. Employees learned the full array the company tasks from climbing poles and installing wires to learning how to instruct customers to operate new electrical appliances. The company training center was in operation until 2002 and the building itself was vacated in 2003.

⁸ “The Magic Grill”, *Syracuse Journal*, Dec. 16, 1913, 14.

⁹ “City to Use Only Power From Niagara” *Syracuse Journal*, 1920.

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From 1893 to 2003, the building at 311 Genant Drive was literally the workhorse for the Syracuse Lighting Company and was expanded with the latest in construction techniques as needed. The building became an important local example of an early large scale power generation plant with its function clearly expressed by its unique physical appearance. The offices facing Genant Drive and the generating plant adjacent to its west (shown as Areas 1, 2, 3 & 4 on the diagram in section 7, page 5) were the earliest portions of the building, with decorative features limited to the offices. The power generating plant was approximately 175 feet wide and 215 feet deep and was totally utilitarian in appearance. In designing the building, fire protection was of utmost importance, especially after the 1910 fire. Flame retardant materials were used in its construction (brick, stone, concrete, and steel) to guard against the huge coal fired boilers that were a constant fire hazard. The exterior and interior walls were brick with concrete floors and metal trusses supporting the roof. A further attempt to deter fire damage required that the building be divided into three sections, separated by fire walls. The boilers were separated from machinery by brick walls and two heavy steel fire doors (Area 1). As the building was expanded, metal framed windows were installed as part of the fireproof construction. Sometime after 1928, the plank roof was replaced with a concrete roof in the area containing the boilers. Six metal chimneys and one massive brick chimney towered above the roof of the boiler room removed when the area was converted into a garage (1954).

Another major requirement for the design of the building was a wide open space to house the massive equipment used to generate electric power that allowed for the vertical spacing necessary between steam engines and the arc generators. Open arches between the sections of the building allowed massive belts to pass through the wall to generators in the next room, while the arches themselves distributed the weight evenly throughout the walls. Below the floors, the weight of the heavy dynamos required extra reinforcement and in the basement, individual massive stone supports were constructed under the equipment at regular intervals. As additional equipment was added more concrete and brick footings were added as well. Although the arches were infilled, they are still visible in the walls as are the support systems of iron columns, brick and steel piers and massive basement supports, providing an excellent study on design and construction techniques of industrial buildings from the late nineteenth through the mid twentieth centuries. During this period, form clearly followed function. As part of the utilitarian design, structural brick and reinforced steel pier supports were left exposed, as were the roof trusses that they supported, dividing the walls into bays. An exterior corbelled brick cornice is the only ornamentation on the power generation portion of the building.

One exception was the office building component of the complex, since it was the public face of the company and literally looked out on the canal (later Interstate 81). This section was constructed in 1911 within the repaired walls of the 1899 office building that was damaged by fire in 1910. Except for its size, the building appeared much the same as office buildings of the period that were built in downtown Syracuse. On the façade, brick pilasters divided it into regular bays with even fenestration. Windows were either single or paired and all had decorative arch lintels and painted stone sills.

Syracuse Lighting Company

Name of Property

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Doors had the same arched decoration and regularly spaced exterior lamps provided lighting for pedestrians, indicating that this is where people should enter, if they have business with the company. The interior had no formal lobby in keeping with the philosophy of a utilitarian industry and was very different in tone as a company headquarters from the later a high style Art Deco building that replaced it (Niagara Hudson/Mohawk Building, NR listed 2010).

Conclusion

Without the Syracuse Lighting Company, Syracuse's industrial diversification (1870–1929) would have been far less successful, impacting the growth and success of the city of Syracuse itself. The building became the center of operations for the electrification of the city of Syracuse from its construction in 1893 through the first quarter of the twentieth century, and supplied hundreds of other Syracuse industries with the power they needed to manufacture the diverse products that made the city an industrial center in New York State. In 1924, an industry publication stated that, "In addition to the advantaged of location, the low power rates have played no small part in the decision of manufactures to consider Syracuse ahead of other cities and this also has many times been the deciding factor in influencing others to enlarge their Syracuse holdings, rather than establish branches elsewhere."¹⁰ Even after the building ceased generating electricity, it continued to serve as a company training center and storage facility until 2002.

Although the chimneys were taken down and the antiquated machinery was removed to make way for the building's new purpose as a storage facility for the company's archives, Syracuse Lighting still reads as an industrial building. It retains its original form, much of the original construction materials, orientation and utilitarian appearance. On the interior, the division of space and the massive support footings are still visible as are the channels along the wall in the north section where the wires were separated as they exited the building. The building is one of several buildings in the northwest section of the city that housed industry in one form or another. Syracuse Lighting is waiting for a new use and how it can contribute to the next chapter in the history of this section of Syracuse.

¹⁰ *The U.G.I. Circle*, 31.

Syracuse Lighting Company
Name of Property

Onondaga County, NY
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9. Major Bibliographical References

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

“Afraid to Go Home In Dark After Big Fire.” *Syracuse Journal*, 16 March 1910, 5.

“City to Use Only Power from Niagara” *Syracuse Journal*, 1920, Onondaga Historical Association clipping file

Connors, Dennis J. *Crossroads in Time: an illustrated history of Syracuse*. Syracuse, NY: Onondaga Historical Association, 2006.

“Fire in Power House Plunges Section of City into Darkness” *Syracuse Post-Standard*, Nov. 22, 1910, front page.

“Formidable Fulton Street” article from unnamed/undated trade journal, Onondaga Historical Association clipping file.

Photographs of the Syracuse Lighting Company from the Onondaga Historical Association’s photo files.

Syracuse, NY. Sanborn Fire Insurance Maps 1892, 1911, and 1954.

“Syracuse a Village a Century Ago”, *the U.G.I. Circle*, (Gas & Electric Companies journal) Vol. IV, No. 9, March 1924, 16-33.

“Thousand Stood on Erie Canal Bridge to See Illumination” *Syracuse Herald*, October 23, 1929, 4.

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: Onondaga Historical Association

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property ±1.99 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 18N 405985 4767845
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Syracuse Lighting Company
Name of Property

Onondaga County, NY
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Verbal Boundary Description (Describe the boundaries of the property.)

The property boundary is depicted on the attached map with a bold line (118 -05-02.1.).

Boundary Justification (Explain why the boundaries were selected.)

The boundary is the same as for the period of significance. The lot includes all of the property that was associated with the Syracuse Lighting Company building and its associated parking lot to the south.

11. Form Prepared By

name/title Cynthia Carrington Carter, preservation consultant (edited by Virginia L. Bartos, NYS OPRHP)
organization _____ date September 2016
street & number 219 Crawford Ave. telephone (315) 446-1310
city or town Syracuse state NY zip code 13224
e-mail ccarringtoncarter@verizon.net

Additional Documentation

Submit the following items with the completed form:

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

Photographs:

Submit clear and descriptive photographs. The size of each image must be 2000x3000 pixels at 300 ppi (pixels per inch) or larger. For districts, key all photographs to the sketch map.

Name of Property: Syracuse Lighting Company

City or Vicinity: Syracuse

County: Onondaga State: New York

Photographer: Virginia L. Bartos

Date Photographed: 13 April 2016

Description of Photograph(s) and number:

Syracuse Lighting Company
Name of Property

Onondaga County, NY
County and State

- 0001 of 0019: Area 4 (office building) & part of Area 6 (training/records storage)southwest view from Genant Drive.
- 0002 of 0019: Detail view of public entrance from Genant Drive, Area 4.
- 0003 of 0019: Area 6, view looking southwest from Genant Drive.
- 0004 of 0019: Area 4 again, looking northwest from Genant Drive
- 0005 of 0019: Areas 1 (left) and 5 (center), looking west from Genant Drive.
- 0006 of 0019: South and west elevations, looking northeast from North Clinton Street.
- 0007 of 0019: Detail view of west elevation.
- 0008 of 0019: Interior view of Area 1.
- 0009 of 0019: Interior view of Area 2 looking toward Genant Drive.
- 0010 of 0019: Historic elevator, southeast corner of Area 2.
- 0011 of 0019: Interior view of training classroom, Area 4.
- 0012 of 0019: Detail view of classroom.
- 0013 of 0019: Detail view of training room, Area 6.
- 0014 of 0019: Infilled brick arches, Area 3.
- 0015 of 0019: Cast iron support posts, Area 3.
- 0016 of 0019: Basement of Area 4.
- 0017 of 0019: Basement of Area 2.
- 0018 of 0019: View of foundation and support piers.
- 0019 of 0019: Detail view of support pier.

Property Owner:

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

name Norman Swanson, President, Swanson Fulton, LLC
street & number 505 East Fayette St. telephone N/A
city or town Syracuse state NY zip code 13202

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.).

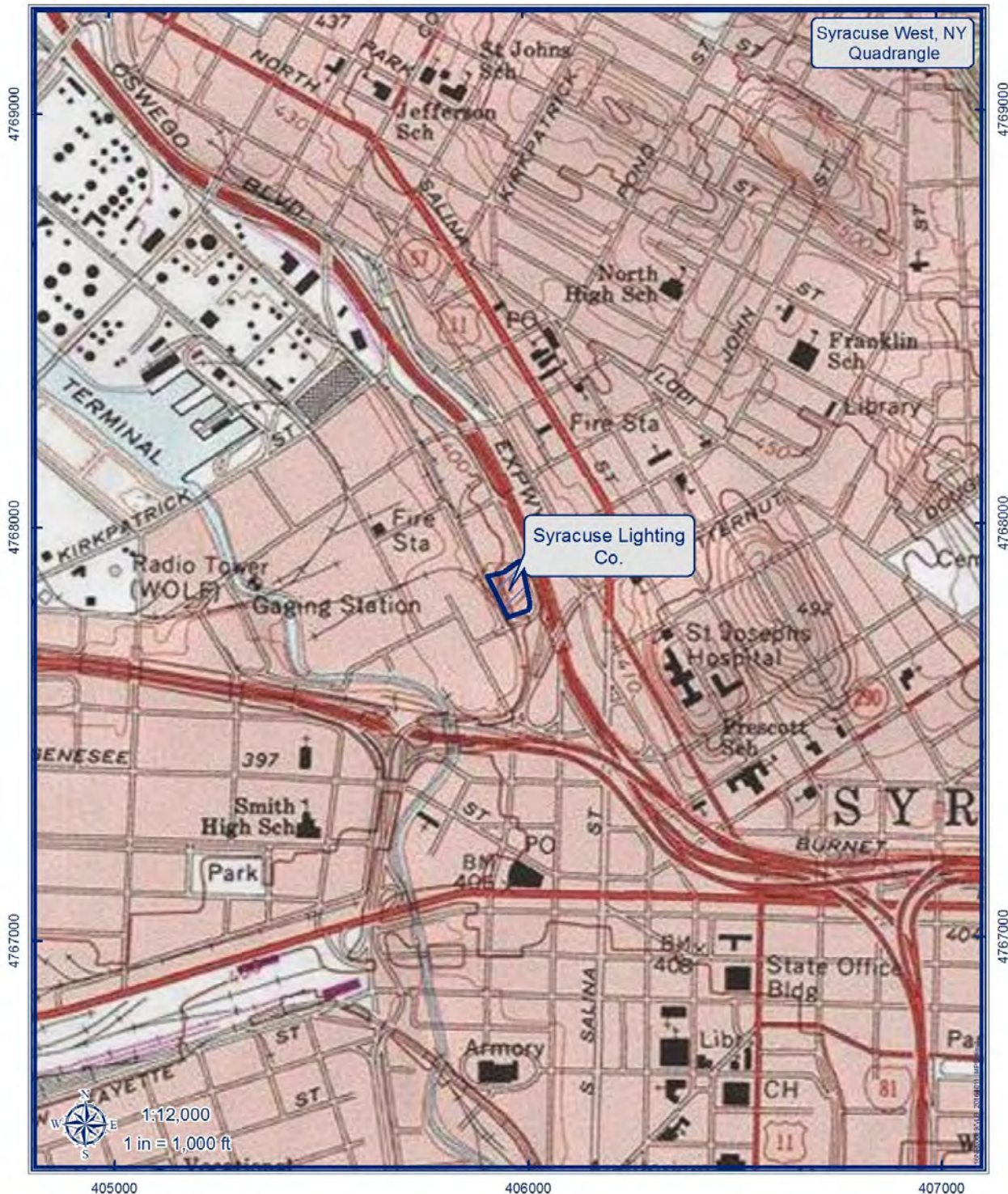
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to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

Syracuse Lighting Company
Name of Property

Onondaga County, NY
County and State

Syracuse Lighting Company
City of Syracuse, Onondaga Co., NY

311 Genant Drive
Syracuse, NY 13202



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



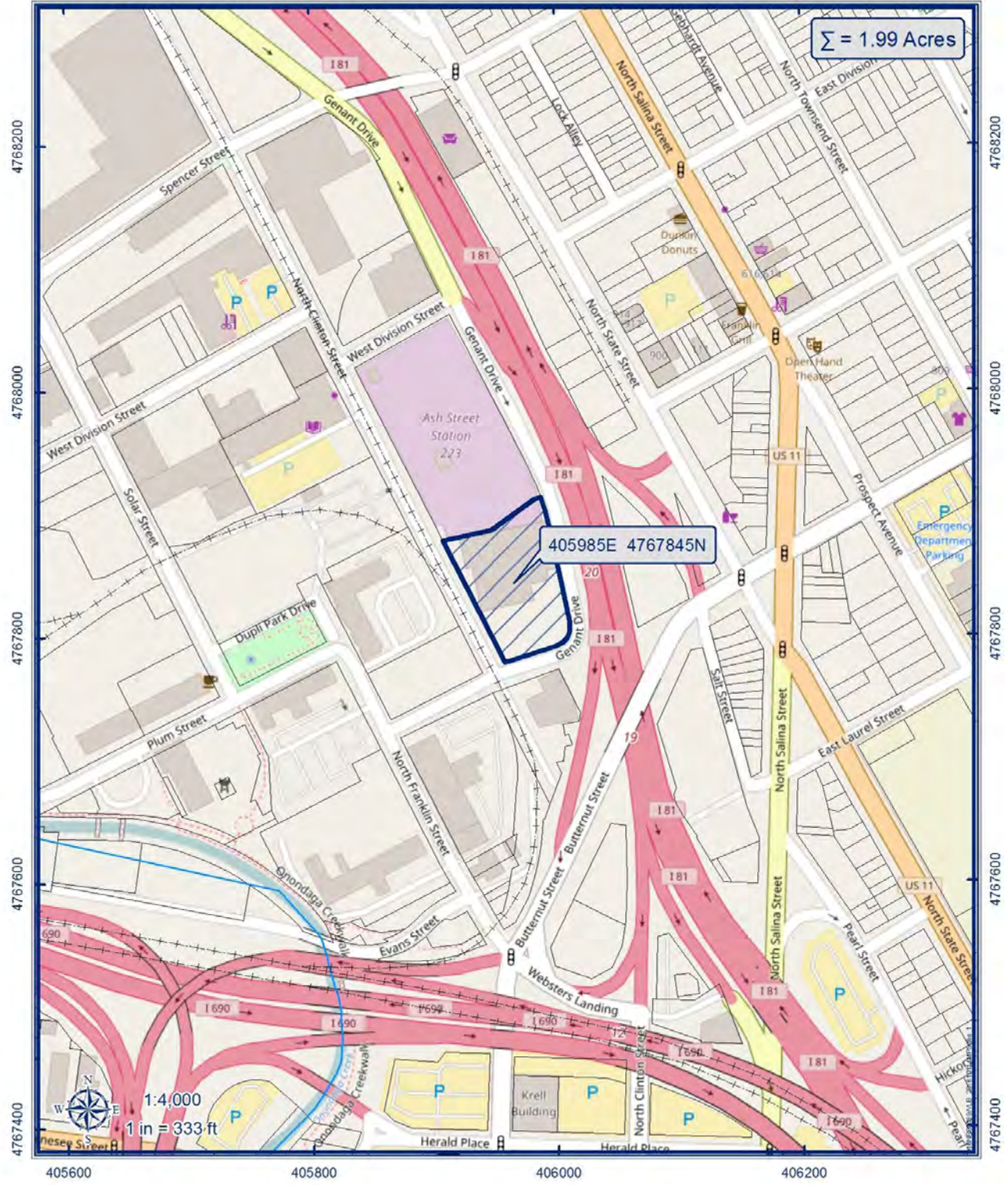
Parks, Recreation
and Historic Preservation

Syracuse Lighting Company
Name of Property

Onondaga County, NY
County and State

Syracuse Lighting Company
City of Syracuse, Onondaga Co., NY

311 Genant Drive
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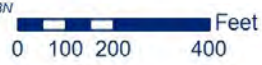


$\Sigma = 1.99$ Acres

405985E 4767845N

1:4,000
1 in = 333 ft

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



Syracuse Lighting



Parks, Recreation and Historic Preservation

Syracuse Lighting Company
Name of Property

Onondaga County, NY
County and State



OFFICE OF THE MAYOR

Stephanie A. Miner, Mayor

September 16, 2016

Ms. Ruth L. Pierpont
Director, Division of Historic Preservation
NYS Office of Parks Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189
Waterford, NY 12188-0189

Re: Syracuse Lighting Company
311 Genant Drive
Syracuse, NY 13202

Oak Knitting Mill
102 W Division Street
Syracuse, NY 13202

Dear Ms. Pierpont:

I have been informed that the Syracuse Landmark Preservation Board (SLPB) reviewed the National Register nominations for the Syracuse Lighting Company and for the Oak Knitting Mill at its September 1, 2016 meeting, and concurs that the proposed nominations meet the eligibility criteria for listing on the State and National Registers of Historic Places. A letter from the SLPB has been sent under separate cover.

As chief elected official, I would like to add that the City of Syracuse is in full support of the nominations of these historically and architecturally significant resources to the State and National Registries.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie A. Miner".

Stephanie A. Miner
Mayor

Syracuse Lighting Company
Name of Property

Onondaga County, NY
County and State



September 19, 2016

Ms. Ruth L. Pierpont
Director, Division of Historic Preservation
NYS Office of Parks Recreation and Historic Preservation
Historic Preservation Field Services Bureau
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The Syracuse Lighting Company and the Oak Knitting Mill are associated with a significant period in the industrial history of Syracuse, which was marked by the decline of the early salt industry and the rapid emergence of a diversity of new industries. The textile industry – as exemplified by the Oak Knitting Mill – was particularly important in Syracuse, second only in employment to the iron and steel mills. This late 19th- early 20th century industrial boom was possible only with access to reliable power sources, supplied by businesses such as the Syracuse Lighting Company. Through their history and architecture, these properties provide important, tangible links to the industrial heritage of the community.

The SLPB strongly encourages listing of the Syracuse Lighting Company and Oak Knitting Mill in the State and National Registries.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald S. Radke".

Donald S. Radke, Chair
Syracuse Landmark Preservation Board



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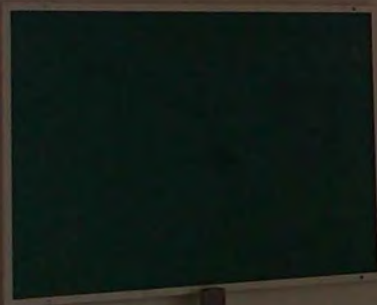
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SAFETY PROCEDURES
MUST BE ADHERED TO
IN SHOP AREA
AT ALL TIMES























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/2/2016 Date of Pending List: 12/27/2016 Date of 16th Day: 1/11/2017 Date of 45th Day: 1/17/2017 Date of Weekly List: 1/17/2017

Reference number:

Nominator:

Reason For Review:

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

Accept Return Reject 1/11/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Alexis Abernathy Discipline Historian

Telephone (202)354-2236 Date _____

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

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

Syracuse Lighting Company
Name of Property

Onondaga County, NY
County and State



OFFICE OF THE MAYOR

Stephanie A. Miner, Mayor

September 16, 2016

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NYS Office of Parks Recreation and Historic Preservation
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Stephanie A. Miner
Mayor

Syracuse Lighting Company
Name of Property

Onondaga County, NY
County and State



September 19, 2016

Ms. Ruth L. Pierpont
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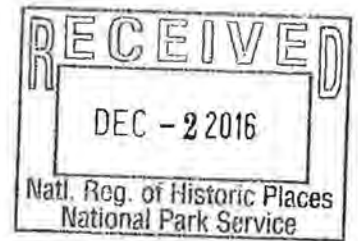
Donald S. Radke, Chair
Syracuse Landmark Preservation Board



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner



16 November 2016

Alexis Abernathy
National Park Service
National Register of Historic Places
1201 Eye St. NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nomination

Dear Ms. Abernathy:

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

Calvary Episcopal Church, Saratoga County
Syracuse Lighting Company, Onondaga County
Terminal Building, Monroe County
Ancram Hamlet Historic District, Columbia County
George Washington School, Chemung County

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

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office