

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Court Street Historic District

Name of Property

Broome County, NY

County and State

Section number _____ Page _____

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 8400266 ⁰ 84002066

Property Name: Court Street Historic District

County: Broome County State: NY

Multiple Name:

=====
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

[Handwritten Signature]

9/18/14

Signature of the Keeper

Date of Action

=====
Amended Item in Nomination

This SLR is issued to make the following technical and substantive correction:

Section 7 Narrative Description

The building known as "The Annex" at 25 Chenango Street is located within the boundary of the historic district but was omitted from the building inventory. The probable reason is that it is situated behind the Kilmer Building at 21 Chenango Street, and joined to that building by a two-story connector.

The history of The Annex is that it was built in 1904 along with the tall Binghamton Press Building at 19 Chenango Street. At the time the Press building and The Annex were joined by an enclosed walkway as the buildings were functionally related, but that connector no longer exists. In 1922 the Kilmer building was constructed in the open space in front of The Annex, but the two buildings were not joined until the 1980s, outside the period of significance for the historic district. Therefore, The Annex should be included in the nomination as a separate building. Moreover, The Annex retains sufficient integrity to be classified as "contributing" to the Court Street Historic District.

The State Historic Preservation Office was notified of this amendment.

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Distribution

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See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Court Street Historic District

and or common

2. Location

Roughly bounded by the Chenango River, Carroll, Henry, and Hawley Sts.

street & number multiple addresses not for publication

city, town Binghamton vicinity of

state New York code 036 county Broome code 007

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> NA in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Various

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerk, Broome County Office Building

street & number Governmental Complex, Hawley Street

city, town Binghamton state New York 13901

6. Representation in Existing Surveys

title NY Statewide Inventory has this property been determined eligible? yes no

date 1978 federal state county local

depository for survey records NYS Division for Historic Preservation

city, town Albany state New York

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>NA</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The City of Binghamton, New York, population 56,000, is sited on floodplains at the confluence of the Chenango and Susquehanna Rivers (in south-central New York State at the eastern end of New York's Southern Tier). It serves as the commercial and industrial nucleus of the state's Susquehanna region. Its related metropolitan region embraces the urban communities of Johnson City and Endicott and suburban and rural areas in Broome, Delaware, Tioga and Chenango counties as well as adjacent Susquehanna County in Pennsylvania. Binghamton's downtown core is located immediately northeast of the point of land created at the juncture of the two rivers. It features a modest skyline of church spires, medium-scale office buildings, hotels, and a twenty-story state office tower set against a backdrop of rolling hills.

The Court Street Historic District includes the historic core of downtown Binghamton, which evolved on either side of Court Street immediately east of the Chenango River. A concentration of 104 buildings included in the district, 89 of which represent contributing structures built between c.1840 and 1939. The majority of these buildings house commercial establishments. buildings have previously been listed on the National Register, the former City Hall at 79-96 Collier Street, and the Broome County Courthouse at 89-94 Court Street,

The courthouse is located at the center of the district and together with its landscaped public square represents the heart of downtown Binghamton. Ten- and twelve-story office towers built early in the twentieth century are prominent visual features grouped near the center of the district. However, the majority of the resources within the historic district consist of moderately scaled, three-to-six-story brick commercial buildings of the later nineteenth and early twentieth centuries. These buildings are generally built adjacent to one another on an asymmetrical grid of intersecting streets and form cohesive and often unbroken streetscapes with compatibly scaled but varied facades. Court Street forms an east-west spine through the district turning slightly northward midway at the northern edge of the Court House Square. Principal cross streets extending north and south include Washington Street, State Street and Chenango Street.

A wide range of historic architectural styles reflected by the contributing buildings within the district. The earliest buildings, including one example at 144 Washington Street, illustrate characteristics of Greek Revival period commercial architecture common during the 1840's and 1850's. The district includes numerous examples of modest vernacular Italianate style commercial buildings built between 1860 and 1880, as well as impressive and heavily ornamented rows of such buildings with Gothic or Renaissance details. The district includes a single, but very important, cast-iron building, the Perry Block at 91 Court Street, and a single commercial building with a mansard roof combining aspects of both the Second Empire and the Stick styles in its facade at 56-58 Court Street. Several examples of Romanesque and Gothic Revival style religious architecture of the 1850's through the 1880's are present in the district as well as several bold examples of Romanesque Revival and Richardsonian Romanesque commercial architecture of the 1880's and early 1890's. In later examples, such as the Brunner and Phoenix blocks at 137-141 Washington Street, Romanesque designs are combined with Queen Anne style features. The late 1890's and early 1900's witnessed

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the introduction of Beaux-Arts civic and commercial buildings in a variety of eclectic styles ranging from the French Renaissance, as in the Old City Hall at 79-96 Collier Street, to the rusticated Neoclassicism of the Security Mutual Building at 66-84 Exchange Street. Architecture of the early decades of the twentieth century also includes Georgian-inspired designs, simplified commercial buildings with progressively designed fenestration and classical spandrels and pilasters, a single example of a glazed terra cotta facade at 27 Chenango Street and two monumental Neoclassical style banks of the 1920's. The latest buildings in the district feature conservative Art Deco detailing in otherwise conventionally designed buildings. Examples include the ^{impressive} Broome County Justice Building on Hawley Street and the remodelled facade of 69 Court Street.

Boundaries of the district have been drawn so as to include the largest concentration of intact resources that illustrate the evolution of the city's commercial and public core. The western boundary is formed in part by the Chenango River and excludes the modern five-story First City National Bank building with its promenade on the east bank south of Court Street. At the north, the district boundaries are irregular, including five blocks with significant concentrations of historic buildings, and excluding a broad area at the northern fringe of downtown characterized by parking lots, garages, open spaces, and modern development. The eastern boundary of the district occurs just east of Carroll Street at a point where downtown-oriented commercial development clearly terminates. A transition to low-density commercial development begins at this boundary and continues eastward for several blocks before changing into a residential district. The southern boundary east of Exchange Street includes only the historic buildings fronting Court Street and Exchange Street; south of this boundary a spatially unrelated district occurs which is characterized by lower building densities, numerous parking lots and mixed commercial and residential uses. West of Exchange Street, the southern boundary is clearly defined by the modern Governmental Plaza and Civic Center built during the early 1970's, which is composed of bulky, multi-story office buildings, a twenty-story office tower and a raised plaza erected above a parking garage. The southwestern boundary extends north along Washington Street and then turns west and north to exclude modern intrusions, large areas of parking and the nine-story Holiday Inn before continuing west on Court Street toward the river.

A description of the component streetscapes within the historic district follows, with streets organized in alphabetical order.

Chenango Street. This street represents the major north-south artery in the historic district, connecting the downtown business core with the railroad stations to the north. The street is architecturally diverse and includes outstanding buildings from 1860 through 1920. The west side of the street begins at Court Street with Isaac Perry's 1876 four-story cast-iron Perry Block and a similarly scaled five-story brick and stone Beaux-Arts style commercial building. The streetscape then rises twelve stories to incorporate the visually dominant 1904 Press Building, an exceptionally rich example of Beaux-Arts commercial architecture of the period. Adjacent to the

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Press Building is the three-story c.1910 Kilmer building with classically detailed granite pilasters, entablatures and cornice, and large areas of fenestration. The north end of the street within the district is terminated with the two-story glazed terra cotta Strand Theater, built in 1920, and the adjacent three-story Richardsonian Romanesque Stone Opera House, built of rock faced granite and sandstone in 1891. The east side of the street is less unified but includes important buildings such as the modified Neo-Georgian style Morning Sun Building (1920), which wraps around the arc created by Chenango Street's angled juncture with Henry Street at the north, and the flat-iron-shaped First National Bank (1929), which anchors the street's intersection with Court Street at the southern end. In between stands the Romanesque Revival style First Presbyterian Church (built of brick between 1860 and 1863 and distinguished by its slender, pointed spire), and a five-story brick commercial building with classical details dating from c.1900.

Collier Street. As a short street providing access to the west side of Court House Square, Collier includes two outstanding Beaux-Arts style buildings designed by New York City architect Raymond F. Almirall in the French Renaissance mode. The most important of these is the 1897 Old City Hall, which features a four-story rusticated cut-stone facade with a mansard roof and copper clad cupola. No. 99 Collier Street, built in 1899 for Binghamton Savings Bank, features a three-bay, five-story facade of red and cream brick with cut-stone detailing. It is flanked to the north by the seven-story People's Trust Building of 1915, which features a cut-stone facade with classical pilasters, entablatures and tripartite windows separated by metal spandrells with cartouche details. These three buildings at the west side of the street form a dignified backdrop for the courthouse and square at the east side of the street.

Court Street. Court Street represents the principal east-west artery in downtown Binghamton and forms the backbone of the Court Street Historic District. In terms of scale and massing, the streetscape on Court Street rises from modest four-story brick commercial buildings of the 1870's and 1880's at the east and west ends of the district to its climax at the monumental ten-story-high Security Mutual Building (1904) at the corner of Court and Exchange in the center of the district. The western half of Court Street includes diverse and significant structures ranging in date from a four-story c.1840 Greek Revival style hotel (modernized c.1875 with Stick style/Second Empire style window lintels and mansard roof) at 56-58 Court, to a conservatively designed, three-story cast-stone Art Deco facade built in 1928 at 69 Court Street. The majority of the contributing buildings along this end of Court are two-to four-story Italianate style brick commercial buildings of the later half of the nineteenth century, many of which incorporate altered first and second story facades. The Neoclassical style City National Savings Bank at 49-51 Court (1923) and the seven-story Romanesque Revival style O'Neil-Ross Block at 72-76 Court (1889-1892) are noteworthy exceptions. Midway through the district, Court Street turns slightly northward. Occurring at the heart of downtown Binghamton, this point represents the visual and architectural focus of the historic district. In addition to the Security Mutual Building, distinguished buildings

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in this area include the domed Broome County Court House at 88-94 Court (1897-1898), the seven-story, modified Neoclassical style People's Trust Building at 84-86 Court (1915), the cast-iron Perry Block at 89-91 Court (1876), and the Neoclassical First National Bank at 95 Court (1929). East of the bank and extending eastward along the north side of the street is an exceptionally coherent and unified row of three- and four-story brick commercial buildings (97-125 Court) dating from 1869 to 1900 with only one modern intrusion, located at 111-115 Court. A non-contributing three-story addition to the Security Mutual Building at 100-120 Court Street (1980) retains the scale and rhythm of this section of Court Street and preserves the sense of enclosure historically associated with the street. Further east, at 130 Court Street, is the Centenary Methodist Church, built in the Gothic Revival style between 1866 and 1868. The church is flanked at the east by an intact row of four Victorian period brick commercial buildings ranging in date from c.1860 to 1889. At the south side of Court Street, the east end of the district is anchored by a major four-story brick commercial building with a corbelled cornice and segmentally arched windows at 162-164 Court, built c. 1885. At the north side, the east end of the historic district is marked by a four-story brick Romanesque Revival style building at 143-145 Court, built c. 1890.

Exchange Street. Three buildings bordering Court House Square on Exchange Street reflect the affluence of early twentieth century Binghamton. At the center stands the Beaux-Arts Classical style Carnegie Library designed by Binghamton architects Sanford and Halbert Lacey and built in 1903. The library is two stories in height and features an Ionic portico and a red tile roof. Next to and left of the library stands the ten-story Security Mutual Building designed by Truman I. Lacey and completed in 1904. This building is also a distinguished example of Beaux-Arts Classicism and features a three-tier facade organization consisting of a rusticated three-story base, a five-story brick body with segmentally arched window bays, and a highly ornate two-story top, consisting of round-arched window bays and engaged columns. The third building on Exchange Street, located to the right of the library across Congdon Place, is the 1926 Binghamton Savings Bank, a five-story brick and cut-stone structure designed in a much simplified classical style. The three buildings are visually important in framing the east side of Court House Square.

Hawley Street. This street roughly defines the southern extent of the historic district. It includes two significant buildings within the district boundaries. The Y.W.C.A. a Neo-Georgian style six-story brick building built in 1907 with a compatibly styled 1919 addition, represents the only downtown hotel to survive from the first decade of the twentieth century. The seven-story 1939 Broome County Justice Building, located in back of the courthouse but fronting Hawley Street, combines Beaux-Arts symmetry with conservative Art Deco massing and decorative relief panels. Massing, materials, and consistently developed landscaping visually connect this building to the 1897 courthouse and the 1916-1917 Court House addition. The Justice Building represents the only major example of Art Deco architecture in the historic district.

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State Street. State Street represents the route of the Chenango Canal, which opened in 1837 and closed in 1878. Soon after closing, the canal bed was filled in and was thereafter used as a public street. Two small buildings with c.1922-1923 brick and stucco facades include remnants of canal-related industrial structures built c.1860. All other contributing buildings on State Street within the district post-date the canal era and reflect the architecture of the 1880's. The first of these is a three-story brick commercial building at 77-79 State, built c.1880. The building retains ornamental cast-iron storefront columns and incorporates a handsome brick facade consisting of round and segmentally arched windows and extensive corbelling. North of, and adjacent to, this building is the massive, five-story Stephens Block, including the eighteen-bay Stephens Square portion at the center and south (81-87 State) and the independently owned northern three bays at 89 State. The building is an exceptional example of Victorian period Romanesque Revival style commercial architecture. Its design incorporates a rustic stone round-arched entrance, stone and iron storefront piers, various forms of arched window openings, boldly corbelled cornices, a unifying central tower, and terra cotta medallions. The east side of State Street includes a four-story brick commercial building of the later nineteenth century (92-98 State) with its facade hidden by a modern aluminum covering. This alteration may be reversible; however, the building is currently listed as non-contributing.

Wall Street. Wall Street is located on the extreme western edge of the historic district along the top of the Chenango River floodwall. The street and associated row of brick manufacturing and commercial buildings were built on reclaimed land between 1860 and 1880 with additions and infill structures built as late as c.1920. The facades along Wall Street are remarkable for their unity. All are brick and four stories in height with segmental or round-arched windows. Brick pilasters articulate the principal structural bays and modest corbelling marks many of the cornices. The separate buildings have recently been combined in a major private renovation effort culminating in their adaptive use for stores and offices. A modern pedestrian promenade along the floodwall complements the streetscape with small trees, light fixtures and other amenities.

Washington Street. South of Court Street, Washington Street retains much of its historic Victorian period commercial flavor. Contributing buildings range in date and style from altered vernacular Greek Revival period commercial buildings of the 1840's and 1850's (144 and 146 Washington) to the stylish Richardsonian Romanesque style Brunner Building (137 Washington) designed by Isaac Perry and completed in 1890. Buildings vary in height (three to five stories) but are related through the use of brick as the principal exterior material and similar fenestration and ornamentation. The east side of this portion of Washington incorporates an almost unbroken row of three- and four-story store buildings, the majority of which date from the 1870's and 1880's. These buildings are distinguished by corbelled cornices, cast-iron or stone window lintels and, in two buildings, stone-arched window openings. The west

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side of this portion of Washington features the architecturally significant Brunner Building (previously discussed), the adjacent Romanesque and Queen Anne style Phoenix Building at 139-141 Washington (c.1890), several altered Greek Revival period commercial structures, and a brick commercial building built in 1926 with decorative brickwork and leaded-glass window transoms (135 Washington). The southern portion of Washington Street has recently been developed as a brick-paved pedestrian mall including trees, benches and new lighting fixtures.

North of Court Street, the Washington Street streetscape is noted for the side elevation of the Neoclassical style City National Bank at 49-51 Court (1923), the highly ornamental four-story brick Bennett Block (153-157 Washington), built between 1867 and 1869 with modified Gothic style window openings and massive corbelled cornice, the four-story brick Ellis Brothers Building (159-161 Washington), built as part of the Bennett Block and later altered with a c.1930 facade with ornamental brickwork, and, finally, the three-story brick store building at 163 Washington, built c.1880 with a distinctive corbelled cornice. The two-story MetroCenter shopping mall establishes part of the northern boundary of the historic district and clearly terminates the exuberant and vertical streetscape which characterizes the intact portion of the street within the historic district.

Water Street. Water Street between Court and the new Metro Center retains much of the historic character associated with downtown Binghamton around the turn of the century despite alterations to the four contributing buildings. These buildings range in date from c.1870 to 1913 and stand three, four and five stories in height. They are related in a unified streetscape by their consistent use of brick at the exterior and a continuing tradition of ornamental brickwork in the form of recessed panels and arcades, projecting pilasters, patterned spandrels and corbelled cornices.

More detailed descriptions of the individual buildings constituting the historic district are included in the annotated list of structures which follows.

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
1	15-17 Chenango St.	1	1898	Five-stone commercial building with Classical Revival features; built as a Masonic meeting hall; used as a department store after a 1919 fire when the cornice was removed and the windows were altered.
2	19-21 Chenango St. Press Building	1,2	1904	Twelve-story brick and stone-faced Beaux-Arts style building designed by Arthur T. Lacey. Originally housing the offices and printing presses of the Binghamton Press, the lower two-story area has been adapted for restaurant use with offices above.
3	23-25 Chenango St.	2,3	c.1910	Three-story commercial building in Classical Revival style built to serve the expanding interests of the Kilmer family, owners of the adjacent Binghamton Press Building.
4	27-29 Chenango St. Strand Theater	3	1920	Theater building with two-story facade of brick and glazed white terra cotta. An unusual local variation of Beaux-Arts Classicism. Storefront alterations 1983.
5	31-35 Chenango St. Stone Opera House	3,4	1891	Theater building with three-story stone facade for commercial tenants. Designed by Sanford O. Lacey under the supervision of Isaac G. Perry in Richardsonian Romanesque style. Interior rebuilt after a 1903 fire and adapted for motion pictures in 1931.
6	39-41 Chenango St.	1-I,3	1896, alt. c.1955	Three-story brick High Victorian Italianate style commercial building with Odd Fellow's Lodge on upper floors. Facade radically altered c. 1945. <u>Non-contributing</u>

** Previously listed on the National Register.

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
7	43-47 Chenango St.	3	1895, alt. c. 1910-1920	Built as a two-story Central Fire Station and recessed from the street. Twentieth-century alterations have altered its High Victorian Italianate style to complement the Classical Revival facade of the companion Kilmer building at 23-25 Chenango Street.
8	34-36 Chenango St.	5	1900	Five-story commercial building with brick Classical Revival features particularly in the cornice and the rustication. Lower two floors altered after 1920 with Art Deco features.
9	40 Chenango St.	2-1	1961	One-story commercial building of brick, concrete block and tile. Replaced three-story Binghamton Gas Company building by C. Edward Vosbury in Romanesque Revival style. <u>Non-contributing</u>
10	42-46 Chenango St.	6	1860-1863	Brick church building designed by J.J. Lyon in early Romanesque style. A fire just before the dedication gutted the interior, which was rebuilt by 1863. Two-story addition with meeting rooms was built at the rear in the 1960's.
11	62-68 Chenango St. Morning Sun Building	7,8	1920	Three-story brick commercial building designed by Sanford O. Lacey as the home of the Binghamton <u>Morning Sun</u> . Financed by George F. Johnson of the Endicott-Johnson shoe company, the building housed the Binghamton Chamber of Commerce and was also called the Commercial Building.

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
12	79-96 Collier St. Old City Hall	9	1897-1898	Five-story Beaux-Arts French Renaissance civic building built after a design competition won by Raymond F. Almirall of Ingle and Almirall, New York, NY. After the move to the new city hall in the adjacent Government Plaza in 1972, the building was allowed to deteriorate, but an adaptation as a hotel was completed in 1983. Listed on NRHP.**
13	99 Collier St.	10	1899	Five-story brick and store office building designed by Raymond F. Almirall to complement his Beaux-Arts Binghamton City Hall and connected with it at the rear. Contrasting brick patterns are used to simulate quoins. Built by the Binghamton Savings Bank, which moved to its present headquarters across Courthouse Square in 1926.
14	5 Court St.	11,37	c.1880	Four-story High Victorian Italianate style brick commercial building erected when Wall Street was created by new landfill on the eastern bank of the Chenango River in 1880. Alterations to lower two stories c.1950.
15	7-9 Court St.	11	c.1860	Four-story Italianate style brick Commercial building erected for the manufacture of shoes by the Lester Brothers Company. Second story windows were altered in 1922 and the cornice was removed. Exterior painting and major interior renovations occurred in 1983.
16	11 Court St.	3-I	c.1915	Five-story cast-iron and brick commercial building built in early twentieth-century Commercial Style with large window areas and panelled spandrels. Incorporated in 1984 into a large renovated department store at 11-23 Court St.

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
17	13-23 Court St.	3-I	1899, alt. 1974	Four-story Boston Store built by Sanford O. Lacey in High Victorian eclectic style combining Italianate and Richardsonian Romanesque features with a corner turret. Facade radically altered in 1974. <u>Non-contributing</u>
18	25 Court St.	12	c. 1860	Three-story Italianate style brick commercial building with simple cornice. Second floor windows on both Court and Water Streets altered in 1926.
19	27 Court St.	12	c.1860, alt. 1925	Three-story Italianate style brick commercial building probably contemporary with 25 Court St. Altered in 1926 by the addition of a buff-brick facade with horizontal windows.
20	29 Court St.	12	1885, alt. 1960	Three-story brick commercial building covered by metal facade added in 1960. <u>Non-contributing</u>
21	31 Court St.	5-I	1865, alt. 1964	Three-story brick commercial building covered by a windowless modern tile facade. <u>Non-contributing</u>
22	33-35 Court St.	12	1855, cornice removed	Three-story Italianate style brick commercial building with terra cotta beading separating the second and third stories. The cornice is missing and the windows on the lower two stories have been altered.
23	37-39 Court St.	12	c.1855	Four-story brick Italianate style commercial building with pedimented cornice. Modern veneer on separate street level stores and later windows on second and third stories.

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
24	41-43 Court St.	12	1927	Two-story brick commercial building with Georgian Revival features built for S. S. Kresge Co. First floor facade altered and divided in 1951.
25	45 Court St.	12,6-I	1845, alt. 1928	Three-story brick Italianate style commercial building housing a drugstore on the street level until 1939. Renovations include cast-iron trim on altered second story windows and a divided occupancy at street level.
26	47 Court St.	6-I	1870, alt. 1948 & 1978	Two-story remnant of the four-story High Victorian Italianate style First National Bank by Isaac G. Perry. Radical alteration of facades on the lower two stories in 1948 was followed by demolition of the upper two stories in 1978. <u>Non-contributing</u>
27	49-51 Court St. City National Bank	13	1923	Neoclassical limestone building, designed by Alfred Hopkins of New York, New York. Built to house Binghamton's oldest bank, the structure, after a decade of neglect, will be incorporated as part of a large shopping mall in 1984.
28	69 Court St.	14	1890, alt. 1928	Three-story brick Italianate style commercial building renovated in 1928 with an Art Deco facade with wrought-iron decoration. Street level storefront has been altered.
29	71 Court St.	15	1914	Four-story brick Georgian Revival style commercial building erected after a 1914 fire destroyed buildings at 71-75 Court Street.
30	73 Court St.	15	1914	Five-story brick commercial building with simple cornice and large window areas.

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
31	75 Court St.	15	1914, alt. 1967	Three-story brick Georgian Revival commercial building with a wide ornamental cornice with scrolled brackets at each end. The building was altered in 1932 to house the W. T. Grant Co. and further alterations in 1967 tied the building to 77 Court Street on the first and second floors.
32	77-79 Court St.	15	1861, alt. 1967	Three-story brick Romanesque style commercial building, possibly designed by Isaac G. Perry. The cornice was replaced after a 1914 fire which destroyed the third bay of the building at 75 Court St. Later alterations on the first and second stories divided the building for separate ground floor stores.
33	81 Court St.	15	c.1865, alt. 1890 and 1946	Five-story brick commercial building. The lower three stories were built for the People's Trust Bank with two upper stories added before 1890. Extensive alterations in 1946 have obscured the arched windows and first-floor columns of the original bank building.
34	83-85 Court St. C. A. Weed Building	15	1873, alt. c.1900	Four-story brick commercial building. The eleven vertical window bays of the facade of the Weed Building were replaced c.1900 by an iron frame with horizontal window treatment. Later alterations have replaced the tiles of the cornice with shingles and altered the facade with a textured stucco finish.

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
35	87 Court St.	15	c.1885, alt. c.1900	Four-story brick commercial building. The iron-frame facade may have been added when the Weed building was altered but without the arches on the fourth floor. Stucco applied to exterior; altered first and second stories.
36	89-91 Court St. Perry Block	15,16	1876	Four-story cast-iron building by Isaac G. Perry in Renaissance Revival style. Perry also owned the building, and his office and apartment occupied the fourth floor. Alterations from the 1940's were removed in a 1976 restoration, which did not, however, bring back the extensive polychroming which distinguished the structure in 1876.
37	95 Court St. First National Bank	17	1929	Two-story stone Neoclassical bank building by Halsey, McCormack and Helmer, Inc. New York, New York. Details in the carving use a marine motif. The banking floor is raised above street level commercial areas on both Court and Chenango Streets.
38	97-103 Court St.	18	1869	Four-story brick Italianate style building including four connected commercial structures. The ornamental cornice has been partially removed, along with a second story steel balcony. The second story windows have been altered except at 101 Court St. Cast-iron storefronts modified substantially except at 99 Court St.
39	105-107 Court St. Waldron Building	18	1900	Four-story brick and stone commercial building in a modified Beaux-Arts style by the regional builder and architect Audley W. Reynolds. Built for Norman W. Waldron's drug store, the only alteration has been a reversible storefront alteration.

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
40	109 Court St. Walker Building	18,7-1	1900	Four-story brick and stone commercial building in the Renaissance Revival style built for a candy and toy store operated by Joseph H. Walker. The first floor facade has been altered.
41	111-115 Court St.	7-I	1883, alt. 1984	Three-story brick High Victorian Italianate style commercial building. Facade destroyed in 1984 during building renovation. <u>Non-contributing</u>
42	117-121 Court St.	18,7-I	1883, alt. 1981	Three-story brick Victorian period commercial building with a metal cornice and patterned brick columns. The Spaulding Bakery occupied the space at 119-121 until 1905 when it moved to larger quarters on Exchange Street. Modern storefront alterations.
43	123-125 Court St.	18,8-I	c.1900, alt. c.1925	Four-story brick commercial building; cornice and diamond patterns in the facade of the two upper stories. Altered storefront.
44	127 Court St.	8-I	c.1880, alt. c.1951	One-story remnant of a four-story brick Italianate style building containing the Crandall Hotel. Demolished after 1951. <u>Non-contributing</u>
45	135-141 Court St.	9-I	Modern Trailer	Modular building for used-car sales lot. Located on the eastern edge of the site of the demolished Crandall Hotel. <u>Non-contributing</u>
46	143-145 Court St.	19	c.1890	Four-story brick commercial building. The central bay is topped by brick corbelling and a wooden cornice, while the flanking bays contain arched windows in recessed brick arches rising from the second to the fourth stories. Modern storefronts have altered the first floor.

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
47	34-38 Court St. The Central Block	20	c.1860	Three-story brick Italianate style commercial building with intact original cornice. Windows on the second floor have been enlarged. The cast-iron storefront has been replaced by a modern brick front for the drugstores that have used the entire first floor since 1940.
48	40-42 Court St.	20,10-I	1840, alt. c.1870	Four-story brick commercial building probably constructed as a three-story Greek Revival style building to which an Italianate fourth story was added. The Harris Hardware firm was located at 40 Court Street for nearly 50 years after 1870. Windows have been enlarged and/or covered on the second floor and the storefront has been altered.
49	44-46 Court St.	10-I,20	c.1865, alt. 1949	Four-story brick Italianate style commercial building covered by enameled metal facade in 1949. <u>Non-contributing</u>
50	48-50 Court St.	20	c.1855	Three-story brick Italianate style commercial building. Drug stores and shoe stores have occupied this important corner since 1865, while the upper floors served as offices. Altered storefronts and second story fenestration.
51	52-54 Court St.	11-I,21	1954	One-story brick and concrete block building on the site of the 1838 Eagle Block, a Federal-Greek Revival commercial block demolished in 1953. <u>Non-contributing</u>
52	56-58 Court St.	22,21	c.1840, alt. c.1875	Four-story brick commercial building, probably constructed as part of the Exchange Hotel. The three-story Greek Revival building was altered by the addition of a mansard roof, with Stick style detailing.

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
53	60-68 Court St.	12-I,21	1950	Two-story brick and concrete block building on the site of the Exchange Hotel, built in 1840 next to the Chenango Canal, now State Street. <u>Non-contributing</u>
54	72-76 Court St. O'Neil-Ross Block	23	1889-1892	Seven-story Romanesque style brick commercial building designed by Truman I. Lacey. The Ross Block at the corner of Court and State Streets was built in 1889 with a stone first-story. The O'Neil addition two years later added two bays on the east in a simplified but compatible style. Cornices for both sections have been removed and alteration of the lower two floors occurred in the 1970's.
55	78-82 Court St.	13-I	c.1885,alt. c.1940	Two-story brick commercial building with metal and glass facade. The third story of the Italianate style brick commercial building was removed after 1938. <u>Non-contributing</u>
56	84-86 Court St. People's Trust Company Building	24	1915	Seven-story stone bank and office building with classical detailing.
57	88-94 Court St. Broome County Court House	25	1897-1898 Addition 1916-1917	Four-story stone building designed by Isaac G. Perry in a modified Beaux-Arts classical. A later addition completed the cruciform plan of the building, with a ramp connecting the Court House to the Justice Building on Hawley Street. <u>Listed on NRHP.**</u>

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
58	126-132 Court St. Centenary Methodist Church	26	1866-1868 (steeple removed 1918)	Victorian Gothic style church building designed by Isaac G. Perry; built of Syracuse limestone with brick to achieve polychrome effects. The steeple was removed in 1918 and the interior has undergone several alterations.
59	134 Court St.	27	c.1860	Three-story brick Italianate style commercial building. Cornice has been removed and the arches above the third-story windows filled in. Fanlights fill out the arches on the second floor. A modern facade covers the first floor storefront.
60	136 Court St.	27	c.1860	Three-story brick Italianate style commercial building. Though second story windows have been altered, the third story windows and cornice are in place. Originally used as a wagon shop.
61	138 Court St.	27	c.1860	Three-story brick Italianate style commercial building. Less elaborate than its neighbors, the facade remains intact. The first tenant was a tin shop.
62	140-144 Court St. Dunk Building	27	1889	Four-story brick commercial building which, with its central arched bay, echoes the structure across the street at 143-145 Court St. Alfred Dunk, for whom the building is named, was a founder of the Binghamton Iron Works.
63	156-158 Court St.	27	c.1890, alt. c.1920	Three-story brick commercial building to which modern stucco facade has been applied. The cornice is missing and the storefronts have been altered.

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
64	160 Court St.	27	c.1860	Two-story brick Italianate style commercial building which served as a grocery in the nineteenth century. The first story facade was altered in the early twentieth century and the second story windows shortened in recent years.
65	162-164 Court St.	28	c.1885	Four-story brick commercial building used for shops and apartments. Sears, Roebuck & Company occupied the entire building from 1929 until 1937. Renovations in 1983 have restored the street level storefronts to their original appearance. Previous alterations to the Carroll Street facade included removal of second and third story window bays and the installation of first story delivery areas.
66	66 Exchange St. Binghamton Savings Bank	30,29	1926, addition 1945 and 1975	Five-story brick and stone bank and office building with simplified classical detailing. The vertical Art Deco sign is original, and the two-story addition is compatible with the original portion of the building.
67	78 Exchange St. Binghamton Public Library	31,29	1903	Two-story brick and stone public building in the Beaux-Arts Classical style. A gift of Andrew Carnegie to the city of Binghamton, the building was designed by Sanford O. and Halbert A. Lacey, with Isaac G. Perry as consulting architect.
68	80-84 Exchange St. Security Mutual Building	29,32	1904, addition 1980	Ten-story brick and stone office building designed by Truman I. Lacey in a modified Beaux-Arts Classical style. The massive entrance arch on Exchange Street is echoed in the elaborate carving and the arched windows of the upper two floors. The three-story 1980 addition at 100 Court Street by the firm of Cummings and Pash is compatible in height and materials with historic buildings on the street.

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
69	Hawley Street Broome County Justice Building	33	1939	Seven-story limestone office building in the design by Walter Whitlock of Binghamton. Ten limestone plaques in the Art Deco style by Malcolm Williams depict historic events in Broome County history, and the names of the sixteen townships are incised below the second story of the building. Listed on NRHP with the Broome County Court House.**
70	74 Hawley St. Binghamton, YWCA	34	c.1907, addition 1919,alt. 1978	Six-story brick and stone residential and office building with Beaux-Arts and Classical Revival style features. The Exchange Street corner wing was built by Isaac T. Fowler and operated as the Georgiana Hotel from 1909 to 1919. Truman I. Lacey and Son added the west wing for the YWCA to include pool and gymnasium facilities. A 1978 restoration removed later additions to the facade.
71	73 State Street	35	c.1860, alt. 1922-1923	Two-story frame building, originally the pattern and boiler shop for the Binghamton Iron Works. In the 1920's the addition of brick and stucco and the extension of the building to the sidewalk unified the facade with 75 State Street. One of two remaining structures used by the Binghamton Iron Works when it operated along the Chenango Canal at Hawley Street.
72	75 State Street	35	c.1922-1923	Two-story brick commercial building probably erected for the American Railway Express Company in the early 1920's. The property earlier housed a storage shed for the Binghamton Iron Works, which may be incorporated in the present structure.

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
73	77-79 State St.	35	c.1880	Three-story brick Italianate style commercial building on the site of the Binghamton Iron Works. The upper stories housed veterans' organizations and was the home of Binghamton's Central Labor Union from 1900 to 1925. First floor storefronts have been altered. The rear facade has the same ornate brick cornice as the front.
74	81-87 State St. Stephens Building	36,35	1888-1889	Five-story brick and stone Victorian Romanesque commercial building. Together with 89 State Street, the Stephens Building is the most important example of the structural expressionism and brick ornamentation that characterized Binghamton's architecture in the 1880's and may have been built by the firm of Truman I. Lacey. F.H. Stephen's firm sold wholesale and retail paper products on a regional basis; the building also housed several cigar makers and other firms.
75	89 State St.	36	1888-1890	A five-story brick and stone commercial building architecturally related to 81-87 State Street; this structure may have been part of a triple block at 89-91 State Street. The storefront has been altered, with renovations completed in 1983. The terra cotta decoration with the letter "S" matches the 1888 date in the southern pediment of the Stephens Building, which was restored in 1983.

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
76	92-98 State St.	14-I	c.1890, alt. c.1950	Four-story brick Italianate style commercial building covered with modern metal facade. <u>Non-contributing</u>
77	2 Wall Street	37	c.1920	Four-story brick commercial building erected on the site of an alley serving buildings on Court Street. The building is similiar to the Morgan Block to the north and has a first floor passageway to an alley parallel to Wall Street.
78	4-8 Wall Street Morgan Block	38,37	c.1860	Four-story brick Italianate style commercial building along the Chenango River. The five-bay Morgan Block originally housed the H. W. Chubbuck Co., a spice, coffee and tea merchant, and later served as the manufacturing location for a number of cigar companies. From 1910, the Fair Store, a local furniture business, used the building for storage and, after 1922, as part of their new store.
79	10 Wall Street	38	c.1915	Four-story brick commercial building erected on the site of Spice Alley, named for the Chubbuck Company located at 4-8 Wall Street. The building bridges the space between 4-8 and 12-14 Wall Street with a slanting cornice connecting the different levels of these structures.
80	12-14 Wall Street Barlow, Rogers & Simpson Cigar Company	39,38	c.1870	Four-story brick Italianate style commercial building, probably built by Moses T. Morgan as a companion for the Morgan Block at 4-8 Wall Street. Cigar manufacturers occupied the building until the late 1920's, particularly the Barlow, Rogers and Simpson Cigar Co. The Fair Store had incorporated the building into their expanding business by 1935.

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
81	16-18 Wall St.	39,38	c.1880	Four-story brick Italianate style commercial building with a sample cornice matching the structure at 12-14 Wall Street. The two western bays of the building have been considerably altered to serve as loading areas for The Fair Store, which had completed its block-long expansion to Dwight Street by 1945.
82	135 Washington St.	40	1926	Four-story brick building with decorative brick treatment and leaded window transoms. Designed by H. R. Tiffany, the structure complements the earlier brick buildings on Washington Street. An appliance store has occupied the building since 1946, when the first-story facade was modernized.
83	137 Washington St. Brunner Building	41,40	1889-1890	Five-story brick commercial and residential structure in a Richardsonian Romanesque design by Isaac G. Perry. The sandstone keystone in the form of a lion's head in the fourth story arch and the rich terra cotta details at the upper story arch and cornice are distinctive features. The meeting hall on the fourth floor was used by the Elks Club from c.1900 to 1923, and food stores and restaurants occupied the first floor. A restoration in 1983 tied the building to the Phoenix Block next door, with apartments above first floor shops.
84	139-141 Washington St. Phoenix Block	41,42	c.1890	Five-story brick commercial building in a modified Romanesque design by Isaac G. Perry built by Miles Leonard. Paired columns flank the central bay at the fifth story and the cornice, with the building's name, is intact. Clothing shops and restaurants were dominant at the street floor of #139

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
85	143 Washington St.	42	c.1860	<p>while #141 was associated with the cigar trade from 1895 to 1915. A restoration in 1983 tied the building to the Brunner Building next door.</p>
86	145 Washington St.	42	c.1840	<p>Three-story brick Italiante style commercial building with a simple cornice consisting of brick corbelling recalling brackets. A variety of occupants have sold goods and practiced trades at this location. Alterations were made to the first and second story facades in 1936.</p> <p>Three-story brick commercial building with some features of a simple Greek Revival style block. The clear leaded glass windows at the second story are a later addition, and the first story has been used as a sales and storage area for the adjacent shoe stores since that late 1930's. The building has been associated with the clothing business, and the second floor tailor shop was occupied by Albert Pellicciotti from 1936 until the early 1980's.</p>
87	153-157 Washington St. Bennett Block	44,43	1867-1869	<p>Four-story brick commercial building with Victorian Gothic style detailing. The central and southern bays of this elaborate structure survive intact except for a modern storefront at the first floor, while the northern bay has been radically altered as part of 159-161 Washington Street. Abel Bennett also owned the Bennett Hotel across the street and sold the land for the adjacent First National Bank Building.</p>

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
88	159-161 Washington St.	43	1857-1869, alt. c.1930	Four-story Vicotrian brick commercial building with altered facade combining part of the Bennett Block (159) with an 1857 structure at 157 Washington St. which housed J. B. Lewis and Company, Distillers. In the early twentieth century, furniture and department stores occupied the first floors, until #159 and #161 were combined by a furniture dealer in 1936 and sold to the present occupants in the following year. The horizontal sign and storefront sign are fine examples of Art Deco style.
89	163 Washington St.	43	c.1880	Three-story brick Italianate style commercial building. Alterations have occurred at each floor, but the arched openings on the third floor and the simple brick corbelling are original features of the structure. The cornice was removed in 1931 and the storefront remodeled both that year and in 1968. The Hotckin Real Estate Exchange occupied the second floor from 1884 to 1914.
90	112 Washington St.	45	c.1870	Three-story brick Italianate style commercial building with a panelled frieze beneath the projecting cornice and round-headed arched windows with stone lintels. With the demolition of 108 and 110 Washington (c.1950), this structure became the southern anchor of a block of similar buildings on Washington Street. For most of its history, hotels and eating and drinking places have occupied the building.

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
91	114 Washington St.	45	c.1870	Three-story brick Italianate style commercial building with a variety of window openings and a deeply corbelled cornice. Renovations include 1946 installation of a new storefront after a fire and the removal of a projecting cornice in 1958. The major twentieth century tenant was a confectionary shop and restaurant that occupied the first floor from 1925 to 1960.
92	116-120 Washington St.	45	c.1860	Three-story block of three brick Italianate style commercial buildings with a panelled and corbelled brick cornice that is complete only on 120 Washington Street. #116 housed apartments on the upper floors, while #118 was both a machine shop and the main office of the Binghamton Iron Works, with apartments on the upper floors. #120 has often housed two tenants on the street floor, including the Binghamton Rescue Mission and the Salvation Army before they moved to their own nearby buildings.
93	128 Washington St.	45,46	c.1860	Three-story brick Italianate style commercial building with corbelled cornice and segmentally arched window openings. The building has been occupied by the Binghamton City Mission since 1895.
94	130 Washington St.	15-I,46	c.1860, alt. 1974	Three-story brick commercial building radically altered in 1974 with pre-fabricated panels on the facade. <u>Non-contributing</u>

Item No.

Address

Photo
Nos.Date of
Construction

Architectural and Historic Data

95	132 Washington St.	46	1917	Three-story brick commercial building with a recessed entrance at the storefront and a decorative cornice of diamond patterned brick. The structure was built for a clothing store which occupied the building until the late 1940's. Rehabilitation of the structure into apartments and an architectural office was completed in 1982.
96	134-136 Washington St.	46	c.1860	Three-story brick Italianate style commercial building with a corbelled brick cornice and brick piers dividing the facade into three bays. The windows set in arched openings are later alterations, along with the c.1915 second-story window enlargement at 134 Washington Street. The storefront dates from the 1930's. In the 1890's, it housed one of nine saloons on the block, serving the men at the nearby Binghamton Iron Works.
97	138-140 Washington St.	46	c.1860, alt. 1925	Three-story brick Italianate style commercial building remodeled in 1925. The present facade features patterned brickwork in contrasting colors. For most of its history, the upper stories have served as a hotel or rooming house.
98	142 Washington St.	47	c.1860, alt. 1920	Three-story brick Italianate style commercial building, remodeled c.1920 in a Georgian Revival style with a denticulated cornice molding and flat-arched lintels with keystones. A connection with 56-58 Court Street allowed the Home Dairy Restaurant to use 140 Washington as a trade entrance. Renovations have recently returned the storefront to commercial use.

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
99	144 Washington St.	47	c.1840	Three-story brick Greek Revival style commercial structure with a simple cornice and undecorated window openings. The decorative cast-iron pier is a nineteenth-century addition and the second story window alterations date to 1928. The building may be contemporary with the Eagle Block at 52-54 Court Street, built c.1840. The first floor is used for storage by the present occupant of 52-54 Court Street.
100	146 Washington St.	47	c.1840, alt. c.1860	Four-story brick commercial building, with the fourth story probably an addition to an existing structure built in the Greek Revival style. #146 Washington Street, like 144 Washington, may have been contemporary with the Eagle Block at 52-54 Court Street, built c.1840. A jewelry store was listed at this address in 1846, and between 1920 and 1950, an A & P Grocery Store was located here.
101	158 Water Street	48	c.1890	Three-story Victorian Romanesque brick commercial building. Despite the intrusive modern storefront, this small structure, with its decorative terra cotta, arched windows, and cornice capped by four pedimented piers, is one of the most distinctive in the Court Street Historic District. It has always had a connecting door to 27 Court Street, and an interior alteration in 1948 removed the partition entirely.

Item No.	Address	Photo Nos.	Date of Construction	Architectural and Historic Data
102	162-164 Water Street	49	c.1870, alt. 1945	Four-story brick Italianate style commercial building; altered in 1945 by the insertion of six small rectangular windows into the twenty-one arched openings that held the original windows. The storefront has been modernized and the street raised since the structure served as the headquarters for Bean and Co., Wholesale Grocers, from 1870's until the early 1900's.
103	166 Water Street Republican Building	50,49	c.1870	Three-story brick Italianate style commercial building which retains its details on the two upper stories and the pedimented cornice. The decorative wood surrounds that define the central windows are a particularly rare feature in the historic district. The structure served as the headquarters and printing office for Broome County's oldest continuing newspaper, which began in 1818 as the <u>Herald</u> , continued as the <u>Republican</u> , the <u>Morning Sun</u> , and is now part of the <u>Sun-Bulletin</u> .
104	168-172 Water Street	49,50	1913, alt. 1982	Five-story brick structure built by J. L. Willey as a fire-proof office building; the cross-worked brick spandrels and the cast-iron facade on the second floor are distinctive elements. The storefront has been altered and the cornice was removed in 1982 because of construction stress that resulted from the building of an adjacent, two-story shopping mall.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c.1840-1939 **Builder Architect** (as noted in List of Structures)

Statement of Significance (in one paragraph)

The Court Street Historic District is historically and architecturally significant as a relatively intact urban center retaining many significant buildings and streetscapes which chronicle all but the earliest years of Binghamton's growth and development. The historic resources represent the period from c. 1840 to 1939 and include a diversity of architectural styles ranging from small, altered three-story Greek Revival style commercial buildings of the 1840's and early 1850's to the twelve-story Beaux-Arts classical Press Building of 1904 and the restrained, Art Deco-detailed Broome County Justice Building, built in 1939, representing the only major example of Art Deco architect in the historic district.

include Buildings previously listed on the National Register in the historic district the Broome County Courthouse (listed 1973) and the former Binghamton City Hall (listed 1970).

Historically, buildings and patterns of development within the historic district reflect the impact of successive periods of growth in the city, beginning with the decade following the completion of the Chenango Canal in 1837 and including a period of expansion resulting from growth in the cigar and rail industries during the late nineteenth and early twentieth century. Binghamton's growth as a regional financial center and its central role as the seat of local and county government are expressed by significant buildings in the district erected at the turn of this century through 1939.

The historic district includes regionally significant examples of nineteenth and early twentieth century commercial and public architecture, many of which represent the work of important regional architects including Isaac Perry, Truman I. Lacey and S. O. and H. A. Lacey. Of these, Isaac Perry (1822-1904) is generally regarded as the most significant historical Binghamton architect. His commissions included the imposing Gothic Revival Inebriate Asylum, in Binghamton

9. Major Bibliographical References

Bothwell, Lawrence. Broome County Heritage, an Illustrated History. Woodland Hills, CA: Windsor Publications, 1983.

Landmarks Society of Broome County. Parlor City Center: An Architectural and Historical Survey. Binghamton: LSBC, 1978.

10. Geographical Data

Acreage of nominated property Approx. 33

Quadrangle name Binghamton West

Quadrangle scale 1:24000

UTM References (refer to continuation)

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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H

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Verbal boundary description and justification

(refer to No. 7, Description, and district map)

List all states and counties for properties overlapping state or county boundaries

state	NA	code	county	code

state	code	county	code

11. Form Prepared By

name/title Mark L. Peckham

organization Historic Preservation Field Services Bureau date July, 1984

NYS Office of Parks, Recreation and Historic Preservation

street & number Empire State Plaza, Agency Bldg. 1 telephone (518) 474-0479

city or town Albany state New York 12238

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Julia S. Stoker

title Deputy Commissioner for His. Pres. date 8/3/84

For NPS use only

I hereby certify that this property is included in the National Register

Alvina E. Byers
Keeper of the National Register

Entered in the National Register date 9-7-84

Attest: _____ date _____

Chief of Registration

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

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received

date entered

Court Street Historic District

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(1858), the Gothic Revival St. Partick's Church, also in Binghamton (1867-1872) and extensive work at the State Capitol in Albany including the Great Western Staircase and the monumental eastern stairs, both of which were completed in the 1890's. In the historic district, his legacy includes the Gothic Revival Centenary Methodist Church at 126-132 Court Street (1866), the cast-iron Perry Block at 89-91 Court Street (1876), significant as Binghamton's only cast-iron building, the Richardsonian Romanesque and Queen Anne style Brunner and Phoenix buildings at 137-141 Washington St. (1884-1890) and Beaux-Arts style Broome County Courthouse at 92 Court Street, completed in 1898.

The establishment of Binghamton was a result of the land speculation schemes which carved up the former Iroquois lands acquired by New York State after the Revolutionary war. The eastern section of a tract stretching along the Susquehanna River from Owego to the bend south into Pennsylvania was acquired by William Bingham (1752-1804) in 1790. Serving as land agent for Bingham was Joshua Whitney, Sr., who was succeeded on his death in 1798 by his son Joshua Whitney (1771-1845). Young Joshua, although only 25 years old, convinced the other settlers along the Chenango River valley north of the confluence of the Susquehanna to join him in a move down to Chenango Point, where a new bridge was to be constructed on the site of the present Court Street Bridge. A view of the new village as it looked in 1810 was sketched by George Park, who served as Whitney's surveyor, for a later publication. Looking down Court Street toward the courthouse, located on land donated by the Bingham estate in 1804, the view is of frame one and two-story houses along a dirt road with the forest clearly visible back from the road. By 1825, when J. C. Morre's pen and ink map of the settlement was drawn (see map 1-H), Chenango and Water Streets had been laid out, with churches east and west of Chapel (now Henry) Street north of Court. In F. B. Tower's map of 1836, (see map 2-H) the major north-south street is shown as Washington Street, named in honor of one of Joshua Whitney's sons. Binghamton was incorporated as a village in

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Court Street Historic District

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1834 and its central role as the county seat is symbolized by the view of the Broome County Courthouse that embellishes the map.

Tania Werbizky has succinctly summarized the growth of the city in her introduction to Parlor City Center: An Architectural and Historical Survey (1978):

"Binghamton's growth has been intimately linked with the introduction of transportation systems that stimulated mercantile and industrial activities. In 1837, the Chenango Canal joined Binghamton with the Erie Canal via Utica. New construction in the downtown during the late 1830's reflected the period of expansion. The first railroad through the area was the New York and Erie Railroad, completed in Binghamton in 1848. Lines west to Erie and Buffalo and north to Syracuse soon followed. The impact upon the Village of Binghamton was substantial and the 1848 population nearly doubled by 1858 to 8,500 inhabitants ...by 1870, the population had grown to 12,692 residents, and the railroad had clearly superseded the canal as the major transportation system... By 1885, the canal had been transformed into State Street. The City was enjoying its prominence as the second largest producer of cigars in the United States during this decade. Over 700 new structures were erected between 1880 and 1890 and the population swelled to 35,000 by the latter date." (pp.3-5)

Three maps from the second half of the nineteenth century graphically show Binghamton's growth and the changes in transportation that accompanied it. In John Bevan's 1851 map (see Map 3-H), the Chenango Canal flows from north to south through the central business district, as it had in Tower's map 15 years before, but the speculative plan for the Erie Railroad right-of-way in 1836 had become, by 1851, a definite east-west axis defining the northern limits of the downtown business district. Along with the prominent residences inset in Bevan's map are two hotels that served the growing village. The Exchange Hotel, shown along the canal on Court

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Court Street Historic District

Continuation sheet Binghamton, Broome Co., NY Item number 8

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Street, would survive for a century until replaced by the F. W. Woolworth Company building, and the addition at 56-58 Court Street, with the added mansard roof from the 1870's, still survives. By 1873, in the Bird's Eye View of Binghamton by H. Brosius, the westward growth of the soon-to-be city is clear, and the landmarks inset in the map include not only the second Broome County Court House, but the newly erected high school on Main Street west of the Chenango River, built in the French Second Empire style by Binghamton's leading regional architect, Issac G. Perry. Court House Square has been cleared of non-county buildings, and several new bridges connect the central city with developing areas to the west and south. Brosius's bird's-eye view still shows the canal along what would soon become State Street, but the vigor of the railroads, with the roundhouse and yards east of Chenango Street, dominates the upper section of the map. These trends are confirmed in the map of Binghamton by the L. H. Burleigh Company drawn in 1882. (See Map 5-H). The canal has been filled, the railroad is dominant, and the perspective has shifted to include more of the growing west and south sides of the city. At the center of the map, however, is the commercial and governmental core along Court Street. Three quarters of the buildings in the Court Street Historic District were built during this nineteenth-century canal and railroad era. Only a handful, three on Court and three on Washington, survive from the era of growth following the opening of the Chenango Canal in 1837. These simple brick buildings in the Greek Revival commercial style have, in some instances, been incorporated into later structures or have had later Italianate or Second Empire Style upper stories added. (See 144, 145 and 146 Washington Street and 40-42, 45 and 56-58 Court Street).

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Buildings in the district built between 1850 and 1875 (which equal one-third of the total) are concentrated on Court Street at each end of the district, from Water to Washington and from Chenango to Carroll, and on the east side of Washington Street north of Hawley. As shown on the 1873 Birds Eye View of Binghamton, solid rows of business buildings lined Court and adjacent streets, with hotels on the south side of the street at Water Street and the canal. Other major hotels were located at the intersection of the canal and the railroad at the north end of downtown. Major churches built during this period included the Romanesque Revival First Presbyterian on Chenango Street by J. J. Lyon of New York City (1861) and Gothic Revival Centenary Methodist on east Court Street by Isaac G. Perry (1866). Richard Upjohn's more ecclesiastical stone Gothic church had been built for Christ Church, Episcopal, in 1853-55, although it was not to receive its planned spire until the early twentieth century. This building (National Register, 1974) is isolated from the district by modern parking garages. The commercial row of Italianate style structures that survives at 112-128 Washington and a similar row at 97-103 Court Street are the best examples of this popular style, often characterized in venacular commercial architecture by cast-iron storefront round and segmentally arched window openings in upper stories headed by cast-iron or stone lintels, and the extensive use of brick corbelling in the designs of broad entablatures and cornices.

With the increased prosperity of the cigar industry and the new opportunities for building along State Street that accompanied the closing of the canal, the period from 1875 to 1900 was an especially active one. The Stephens Building, completed in 1889, possibly designed by Truman I. Lacey, whose architectural office was one of the first tenants, is an outstanding local example of later nineteenth century commercial architecture, freely combining Romanesque details such as rusticated stone piers and an entrance arch with elaborate brick corbelling and terra-cotta medallions and panels. Its symmetrical five-story, seventeen-bay facade

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culminates in a central tower. The renovation of this building into the Stephens Square shopping center, while not commercially successful in its first phase, was influential in calling attention to the possible adaptation of long neglected historic commercial buildings, which in some cases had been slated for demolition. One of the most important structures from this period is the Perry Block at 87 Court Street, designed by Isaac G. Perry in 1876, it contained his office and apartment on its upper floors. The Perry Block is the architect's only cast-iron design in Binghamton and is a regionally significant and rare example of Italianate style cast-iron architecture. Perry's progressive example was never followed in Binghamton, although several other cast-iron blocks designed by the architect were built in nearby Scranton, PA. The 1883 commercial row at 117-21 Court Street includes vernacular Italianate style buildings with elaborate details incorporating segmental round and ogival window arches, brick quoining, and extensively corbelled and panelled entablatures and cornices. Similar complexity occurs in the Richardsonian Romanesque and Queen Anne style Brunner Building and Phoenix Block, designed by Issac Perry in the late 1880's after he had been appointed by Governor Grover Cleveland as superintending architect of the still unfinished New York State Capitol. Another significant Richardsonian Romanesque style building in the district is the 1891 Stone Opera House at 31-35 Chenango Street, designed by Sanford O. Lacey while he was working with Perry in Binghamton and Albany. This important cultural center, along with the 1920 glazed terra-cotta Strand Theater next door, are being renovated for entertainment purposes during 1983-84. Sanford Lacey's two other buildings in the district were in later styles; the Boston Store of 1899-1900 at 17-23 Court combined Queen Anne and Romanesque elements, and the Morning Sun Building at 66 Chenango Streets (1920) is in the Neoclassical commercial style that characterizes the early

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twentieth century buildings in the district. A major renovation of the Boston Store in 1971-74 removed its turret and covered the building with a blank brick facade. It is now listed as a non-contributing building. Another major building complex in the district, the O'Neil-Ross Block at 70-76 Court Street, was designed in 1889-92 by Truman I. Lacey in an eclectic Romanesque Queen Anne commercial style, which has been only partially compromised by removal of the pediments and a brick overlay on the two lower floors.

The two major governmental buildings in the district were both built at the end of the nineteenth century and were harbingers of new architectural trends in Binghamton. Both are listed on the National Register of Historic Places and stand as symbols of the prosperity of turn-of-the-century Binghamton. The Broome County Court House was designed by Issac Perry in 1898 after a fire had destroyed its elegant 1856 Greek Revival style predecessor. Perry's design refers to the massing and composition of the earlier courthouse, with its projecting portico and central dome, but departs from the simplicity of its predecessor with a battery of Neoclassical details and a monumental Baroque style clock tower and dome clad in copper and crowned by a cupola and a large statue of Justice. The south wing, built in 1916-1917, complements the original design by repeating the materials and details.

The Binghamton City Hall, built in 1897-98 and in use until 1972, was the result of an architectural competition in 1896 won by the New York City architect Raymond F. Almirall. The five-story French Renaissance Beaux-Arts style structure with its rusticated ground floor and mansarded fifth story is Binghamton's finest example of this style. Together with a companion building built in 1899 for the Binghamton Savings

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Bank, the city hall commission was influential in defining Beaux-Arts Classicism as the favored style in Binghamton for important public and commercial buildings at the turn of the century and its completion ushered in a new period of growth around Court House Square. After discouraging attempts to find a new owner in the 1970's, the building was successfully converted for use as a hotel in 1983.

The major buildings which still dominate Court House Square were erected early in the twentieth century. In 1904, a local insurance firm, Security Mutual Life Insurance Company of New York, erected a monumental ten-story headquarters building at 80-84 Exchange Street. Designed by Truman Lacey and Son, the structure is an elaborate expression of Beaux-Arts architecture characterized by a balanced composition and rich classical detail. Upon completion, the Security Mutual Building became a major vertical element of the skyline. The same year witnessed the completion of the Carnegie Library, built adjacent to the bank and designed by Sanford O. and H. A. Lacey under the supervision of Isaac Perry. Also in 1904 Willis Sharpe Kilmer (of patent medicine fame) engaged Arthur T. Lacey to design the twelve-story Press Building at 19-21 Chenango Street in a more heavily ornamented variation of Beaux-Arts architecture designed to compete with the Security Mutual Building in both height and style. These two towers, along with church spires and the courthouse dome, dominated the skyline of Binghamton until the erection of the twenty-story New York State Office Building in 1971-73. Towers for elderly housing were later constructed and provide a new visual focus to the north and south of the district.

The early twentieth century buildings that fill out the historic district are mostly in the Georgian or Neoclassical Revival style, and the major buildings represent consolidation and relocation of prominent local banks. The seven-story People's Trust Building at 84 Court Street, from 1915, represents a restrained example of Neoclassical style commercial design contrasting with its more flamboyant neighbors around the Court House Square. The City National

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Bank Building, designed by Alfred Hopkins of New York City in 1923-24 and incorporating a monumental Ionic portico crowned by an eagle and shield cartouche, will be incorporated in the new downtown mall now under construction. The flat iron shaped First National Bank Building at 95 Court Street, designed by Halsey, McCormack and Heller of New York City and built in 1929, is being maintained as a branch of the merged First City National Bank. Its Neoclassical elevations are composed with a rusticated ground floor and round-arched window bays articulated by Ionic pilasters. Completing the buildings in the district bordering Court House Square are the classically detailed 1907 Fowler Hotel, with its 1919 addition by T.I. Lacey and Son to house the YWCA, and the six-story Binghamton Savings Bank Building, designed in 1926 in a simplified Neoclassical style.

Two examples of Art Deco architecture are included in the historic district. The earliest is a store facade at 69 Court Street which represents a remodelling of a circa 1890 commercial building. It features a smooth limestone facade with an arched center bay, raised decorative panels surrounded by neon lights, and wrought-iron balustrades in front of the third story windows. A more important example of Art Deco architecture, and in fact the only major building designed from the onset in this style in the historic district, is the Broome County Justice Building. Designed by Walter Whitlock of Binghamton and completed in 1939, the seven-story building is an architecturally significant combination of Beaux Arts planning and symmetrical composition with Art Deco massing and detailing. The exterior walls are finished in smooth limestone laid on courses of alternating widths. Window bays are articulated by flat pilasters which give the fenestration a vertical emphasis. Art Deco massing is evident in the stepped up design of each of the four elevations, culminating in a single story penthouse at the center of the building. Art Deco details also include stylized relief panels at the fifth story, representing Broome County historical scenes. The Justice Building and the 1898 courthouse with its 1918 addition immediately to the north on the same block form an aesthetically unified complex at the center of the district, related by the consistent use of stone as an exterior material, similar building heights and building mass. Although less than fifty years old, the Justice Building is one of only three distinguished examples of Art Deco design in Binghamton and contributes to the district in turns of scale, materials, and function.

The Court Street Historic District recalls the major period of Binghamton's commercial and institutional growth and contains outstanding examples by local and regional architects as well as solid vernacular interpretations of popular nineteenth century architectural styles.

Despite minor alterations and some obliteration of storefronts, the district retains overall integrity as a cohesive urban center constituting the historic commercial and governmental core of Binghamton.

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Court Street Historic District

Broome County, N.Y.

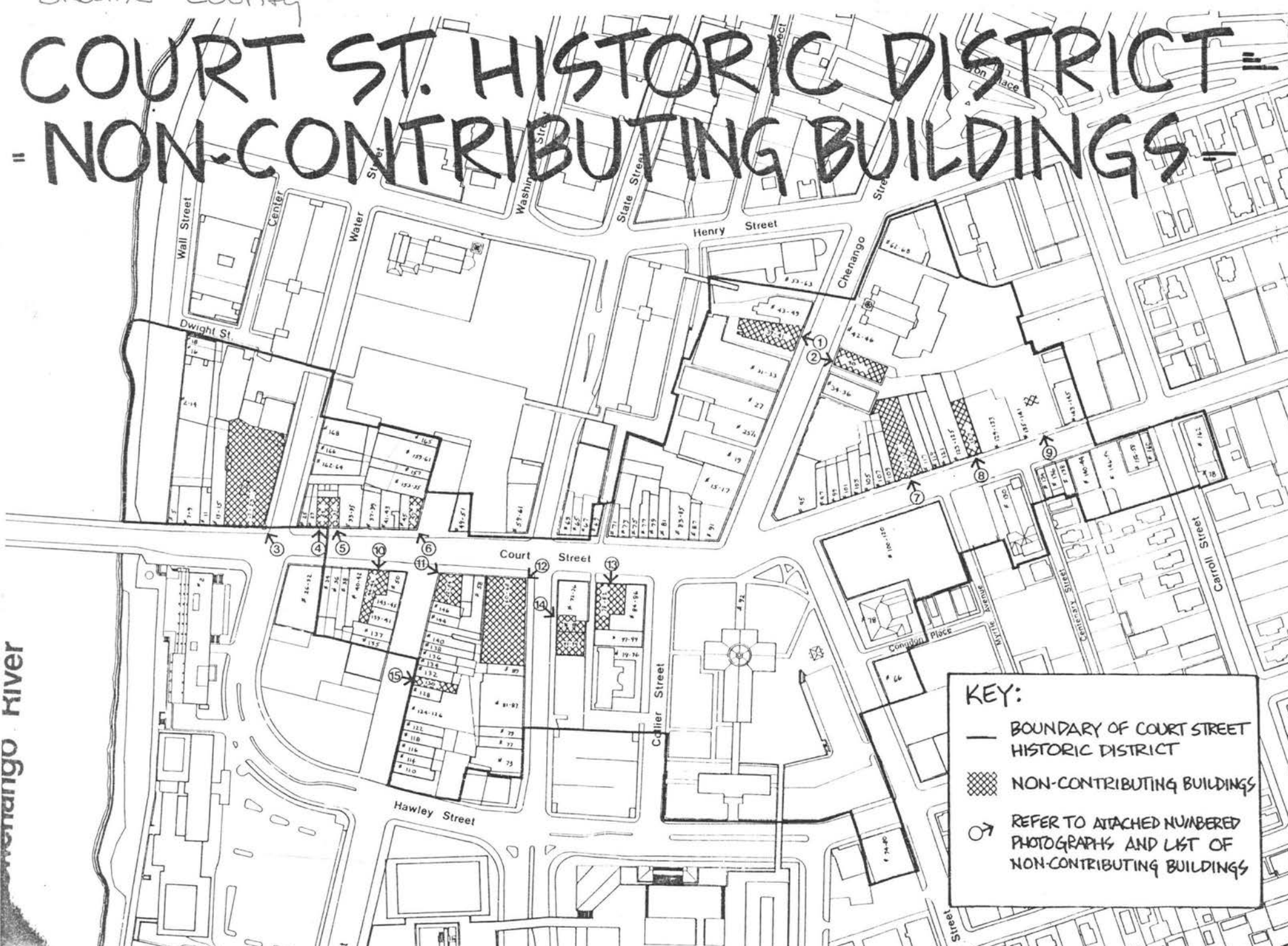
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- H. 424800 4660940
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- J. 424760 4660840
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- N. 424600 4660750
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- Q. 424370 4660780
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- T. 424260 4660930
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Broome County

COURT ST. HISTORIC DISTRICT NON-CONTRIBUTING BUILDINGS



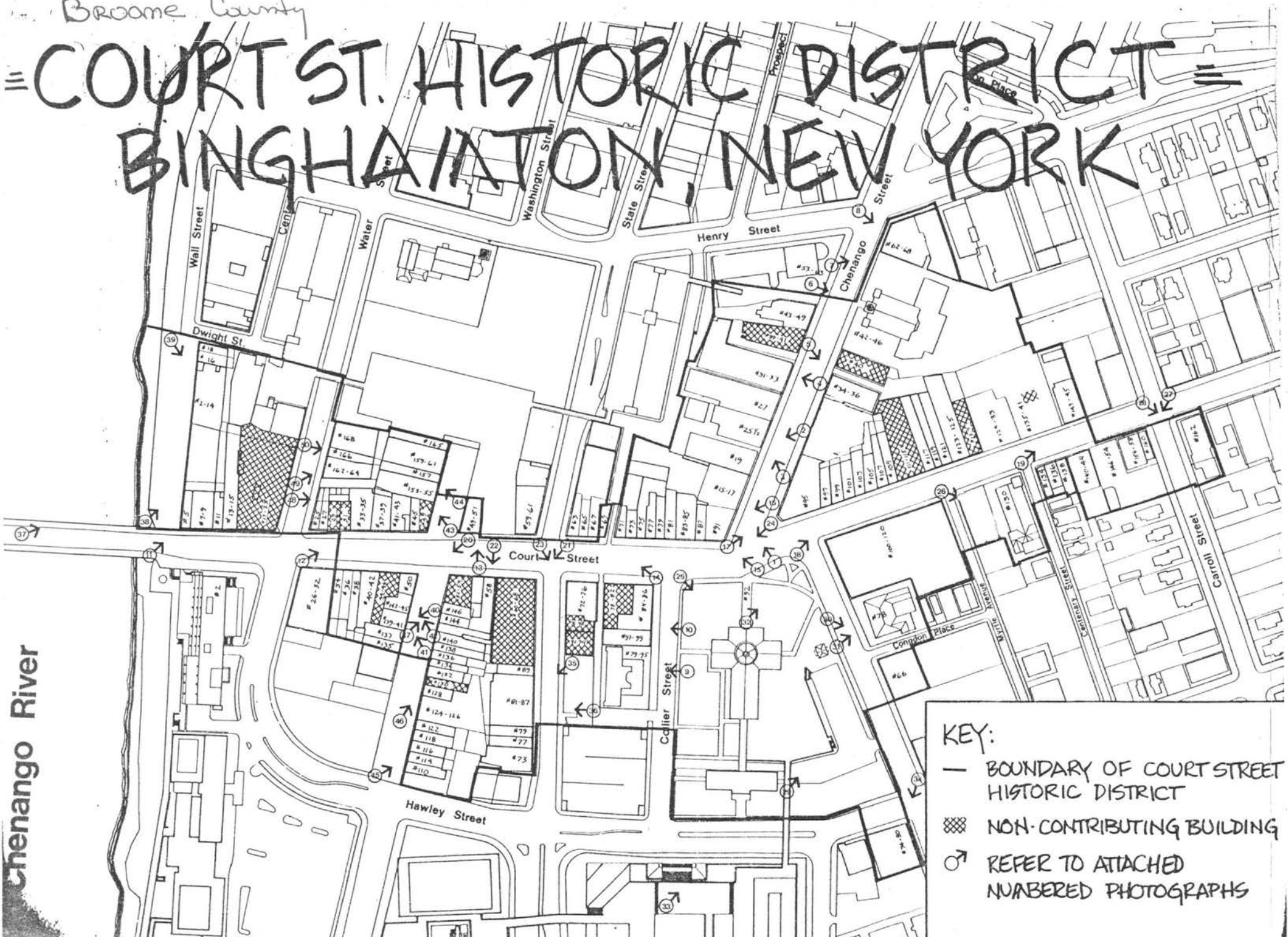
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Chenango RIVER

BROOME County

COURT ST. HISTORIC DISTRICT BINGHAMTON, NEW YORK



- KEY:
- BOUNDARY OF COURT STREET HISTORIC DISTRICT
 - ▨ NON-CONTRIBUTING BUILDING
 - ➔ REFER TO ATTACHED NUMBERED PHOTOGRAPHS

Chenango River



15-25 CHENANGO STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lynn Kozuboski, September 1983
Negative at Broome County Historian's Office

View looking northwest



19-21 and 23-25 CHENANGO STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NY

Photo by Bruce Wrighton, November 1983
Negative at Broome County Historian's Office
View looking West



23-47 CHENANGO STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lynn Kozuboski, September 1983
Negative at Broome County Historian's Office

View looking north



OM

Chic
MILLINERY

31-35 CHENANGO STREET, STONE OPERA HOUSE
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lynn Kozuboski, September 1983
Negative at Broome County Historian's Office

View looking west



34-36 CHENANGO STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lynn Kozuboski, September 1983
Negative at Broome County Historian's Office

View looking southeast



42 CHENANGO STREET
FIRST PRESBYTERIAN CHURCH
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NY

Photo by Bruce Wrighton, November 1983
Negative at Broome County Historian's Office
View looking East

6



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CHARITIES
TAPES RECORDS

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PARKING

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62-68 CHENANGO STREET, MORNING SUN BUILDING
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lynn Kozuboski, September 1983
Negative at the Broome County Historian's
Office

View looking northeast



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DELI

PAPER BACK EXCHANGE

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FOLK
COUNTRY
R&B
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DISC

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62-68 CHENANGO STREET, MORNING SUN BUILDING
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lynn Kozuboski, September 1983
Negative at Broome County Historian's Office

View looking east from Henry Street



79-96 COLLIER STREET, OLD CITY HALL
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lynn Kozuboski, September 1983
Negative at the Broome County Historian's

View looking west

Office



99 COLLIER STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NY

Photo by Bruce Wrighton, November 1983
Negative at Broome County Historian's Office
View looking West

10



THE
SCHOOL
OF
BEAUTY
CULTURE

LEARN
THE
ARTS
OF
BEAUTY

5-9 COURT STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lynn Kozuboski, September 1983
Negative at the Broome County Historian's
View looking northeast Office



25-47 COURT STREET

COURT STREET HISTORIC DISTRICT
BINGHAMTON, NY

Photo by Bruce Wrighton, November 1983
Negative at Broome County Historian's Office
View looking Northeast

12

KEY
BANK



THIS BANK ORGANIZED JULY 29, 1852
HAS OCCUPIED THIS SITE SINCE 1855
THE PRESENT BUILDING ERECTED 1924

CITY NATIONAL BANK



49-51 COURT STREET, CITY NATIONAL BANK
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lynn Kozuboski, September 1983
Negative at the Broome County Historian's
Office

View looking north



69 COURT STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lawrence Bothwell, November 1983
Negative at the Broome County Historian's
Office

View looking northwest



71-91 COURT STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lynn Kozuboski, September 1983
Negative at the Broome County Historian's
Office

View looking northwest



89-91 COURT STREET
PERRY BLOCK
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NY

Photo by Bruce Wrighton, November 1983
Negative at Broome County Historian's Office
View looking Southwest, Chenango St. Facade



FIRST NATIONAL BANK

First City

95 COURT STREET
FIRST NATIONAL BANK BLDG.
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NY

Photo by Bruce Wrighton, November 1983
Negative at Broome County Historian's Office
View looking east, Chenango St. Facade
17.



97-145 COURT STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NY

Photo by Bruce Wrighton, November 1983
Negative at Broome County Historian's Office
View looking Northeast
18



143-145 COURT STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lawrence Bothwell, November 1983
Negative at the Broome County Historian's
Office

View looking northeast



34-50 COURT STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NY

Photo by Bruce Wrighton, November 1983
Negative at Broome County Historian's Office
View looking Southwest
20



52-68 COURT STREET
COURT STREET HISTORIC DISTRICT
Binghamton, NY

Photo by Bruce Wrighton, November 1983
Negative at Broome County Historian's Office
View Looking Southwest

21



PARLOW CITY
SMOKE SHOP

ALFONSE
HAIRCUTTING

RESTAURANT

MAXWEE'S

DELICATESSEN

PIZZA & PIZZA
SANDWICHES

BANQUET
ROOM

56-58 COURT STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NY

Photo by Bruce Wrighton, November 1983
Negative by Broome County Historian's Office
View looking South



72-76 COURT STREET, O'NEIL-ROSS BLOCK
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lawrence Bothwell, November 1983
Negative at the Broome County Historian's
Office

View looking southeast



ON
RED

CHEMANGO ST

84-86 COURT STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lynn Kozuboski, September 1983
Negative at the Broome County Historian's
Office

View looking southwest



WISBE'S PITTS
GRILLED HOT DOG 75
CHEESE ON CHILLI 80
SOX 75 DIET CAR 80
PRETZELS 80
WITH CHEESE 80
COFFEE HOT COCOA 25
APPLE C BERR TEA

3

89-94 COURT STREET
BROOME COUNTY COURTHOUSE
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NY

Photo by Bruce Wrighton, November 1983
Negative at Broome County Historian's Office
View looking Southeast



126-132 COURT STREET
CENTENARY METHODIST CHURCH
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NY

Photo by Bruce Wrighton, January 1984
Negative at Broome County Historian's Office
View looking Southeast



100-160 COURT STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NY

Photo by Bruce Wrighton, January 1984
Negative at Broome County Historian's Office
View looking Southwest

27



162-164 COURT STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NY

Photo by Bruce Wrighton, January 1984
Negative at Broome County Historian's Office
View looking Southeast at Carroll Street



66-84 EXCHANGE STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lynn Kozuboski, September 1983
Negative at the Broome County Historian's
Office

View looking northeast



66 EXCHANGE STREET, BINGHAMTON SAVINGS BANK
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lawrence Bothwell, May 1984
Negative at Broome County Historian's Office

View looking Southeast



78 EXCHANGE STREET, BINGHAMTON PUBLIC LIBRARY
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lynn Kozuboski, September 1983
Negative at the Broome County Historian's
Office

View looking east



80-84 EXCHANGE STREET
SECURITY MUTUAL BUILDING
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NY

Photo by Bruce Wrighton, November 1983
Negative at Broome County Historian's Office
View looking Northeast from Court House



HAWLEY STREET

BROOME COUNTY JUSTRIC BUILDING

COURT STREET HISTORIC DISTRICT

BINGHAMTON, NEW YORK

Photo by: Lawrence Bothwell, May 1984

Negative at Broome County Historian's Office

View looking Northeast

33



74-80 HAWLEY STREET
YWCA BLDG.
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NY

Photo by Bruce Wrighton, January 1984
Negative at Broome County Historian's Office
View looking Southwest

34



73-87 STATE STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lynn Kozuboski, September 1983
Negative at Broome County Historian's Office

View looking southwest



81-89 STATE STREET, STEPHENS BUILDING
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Bruce Wrighton, April 1983
Negative at Broome County Historian's Office

View looking west



TRIPLE CITIES
School of Beauty Culture

2-8 WALL STREET, 5 COURT STREET (west facade)
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lynn Kozuboski, September 1983
Negative at Broome County Historian's Office

View looking northeast



2-18 WALL STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lynn Kozuboski, September 1983
Negative at Broome County Historian's Office

View looking northeast



2-18 WALL STREET

COURT STREET HISTORIC DISTRICT

BINGHAMTON, NEW YORK

Photo by: Lawrence Bothwell, May 1984
Negative at Broome County Historian's Office

View looking Southwest

39



135-137 WASHINGTON STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lawrence Bothwell, May 1984
Negative at Broome County Historian's Office
View looking southwest



137-141 WASHINGTON STREET
BRUNNER BUILDING, PHOENIX BLOCK
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NY

Photo by Bruce Wrighton, November 1983
Negative at Broome County Historian's Office
View looking West

41



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139-145 WASHINGTON STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lawrence Bothwell, May 1984
Negative in Broome County Historian's Office

View looking Northwest

42



153-163 WASHINGTON STREET

COURT STREET HISTORIC DISTRICT

BINGHAMTON, NEW YORK

Photo by: Lawrence Bothwell, May 1984

Negative in Broome County Historian's Office

View looking Northwest

43



Phil's GIFT SHOP
CHINA - CRYSTAL - SILVER

**PHIL'S
GIFT
SHOP**

Phil's

PHIL'S BROS.

153-157 WASHINGTON STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lawrence Bothwell, May 1984
Negative in Broome County Historian's Office
View looking Northwest



CAFFEE

PADDY'S
ALT HOUSE

BAGEL BREAK BAKERY
BAGELS ROLLS BREAD

BAGEL BREAK BAKERY
BAGELS ROLLS BREAD

112-120 WASHINGTON STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NY

Photo by Bruce Wrighton, November 1983
Negative at Broome County Historian's Office
View looking Northeast

45



CITY MISSION

128-146 WASHINGTON STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NY

Photo by Bruce Wrighton, January 1983
Negative at Broome County Historian's Office
View looking Northeast

46



142-146 WASHINGTON STREET

COURT STREET HISTORIC DISTRICT

BINGHAMTON, NEW YORK

Photo by: Lawrence Bothwell, May 1984

Negative in Broome County Historian's Office

View looking Northeast

47



NO PARKING
EXCEPT BY PERMIT

GERMAN
MEATS
IMPORTED
CHEESE

OPEN
11-10

OLD WORLD
DELI

158 WATER STREET (connected to 27 Court St.)
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lynn Kozuboski, September 1983
Negative at Broome County Historian's Office

View looking east



AUDIO SERVICE CO.

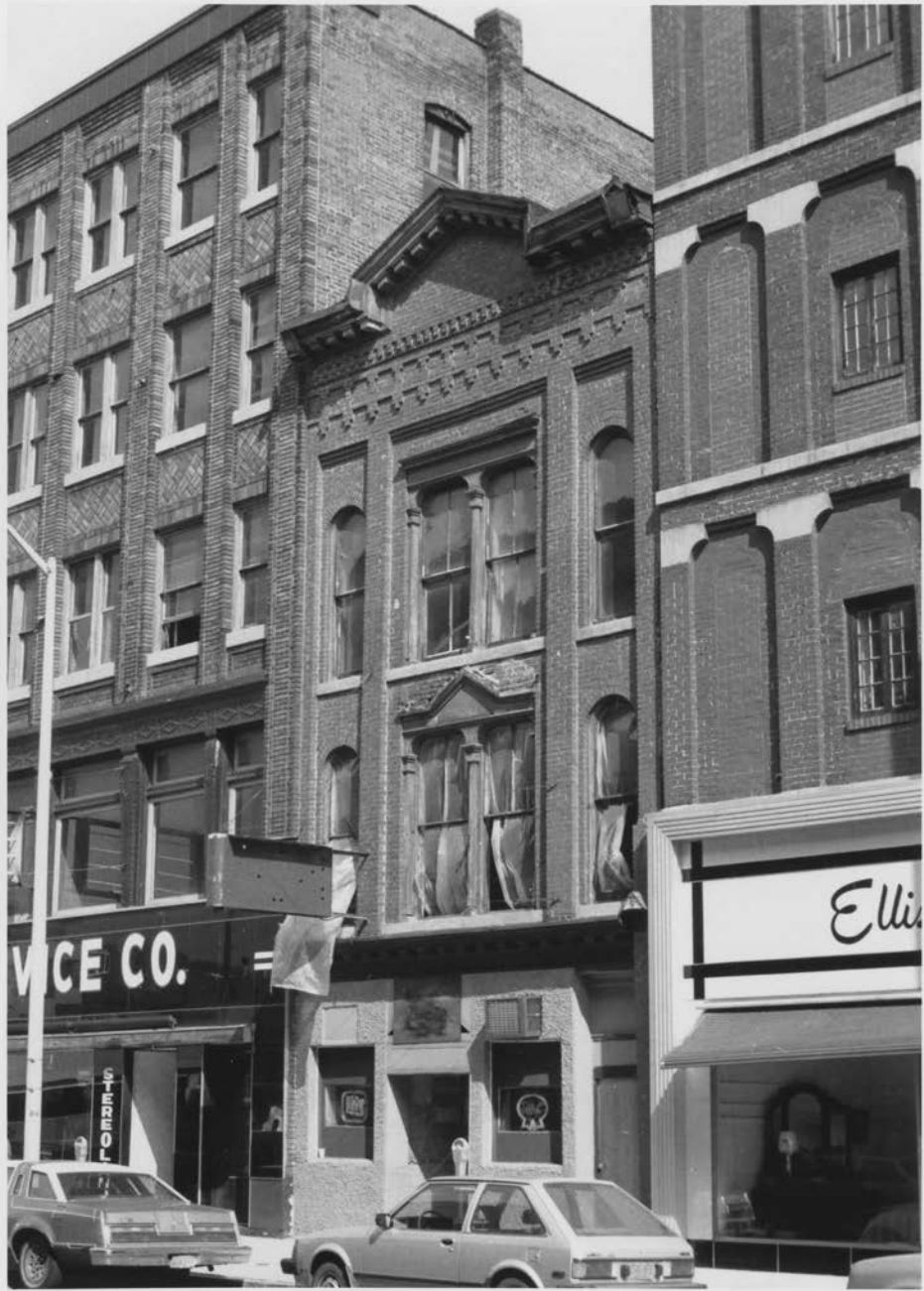
Ella Bros. COLONY SHOP

Ella Bros.
COLONY
Shop

162-172 WATER STREET
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lawrence Bothwell, November 1983
Negative at Broome County Historian's Office

View looking northeast



SERVICE CO.

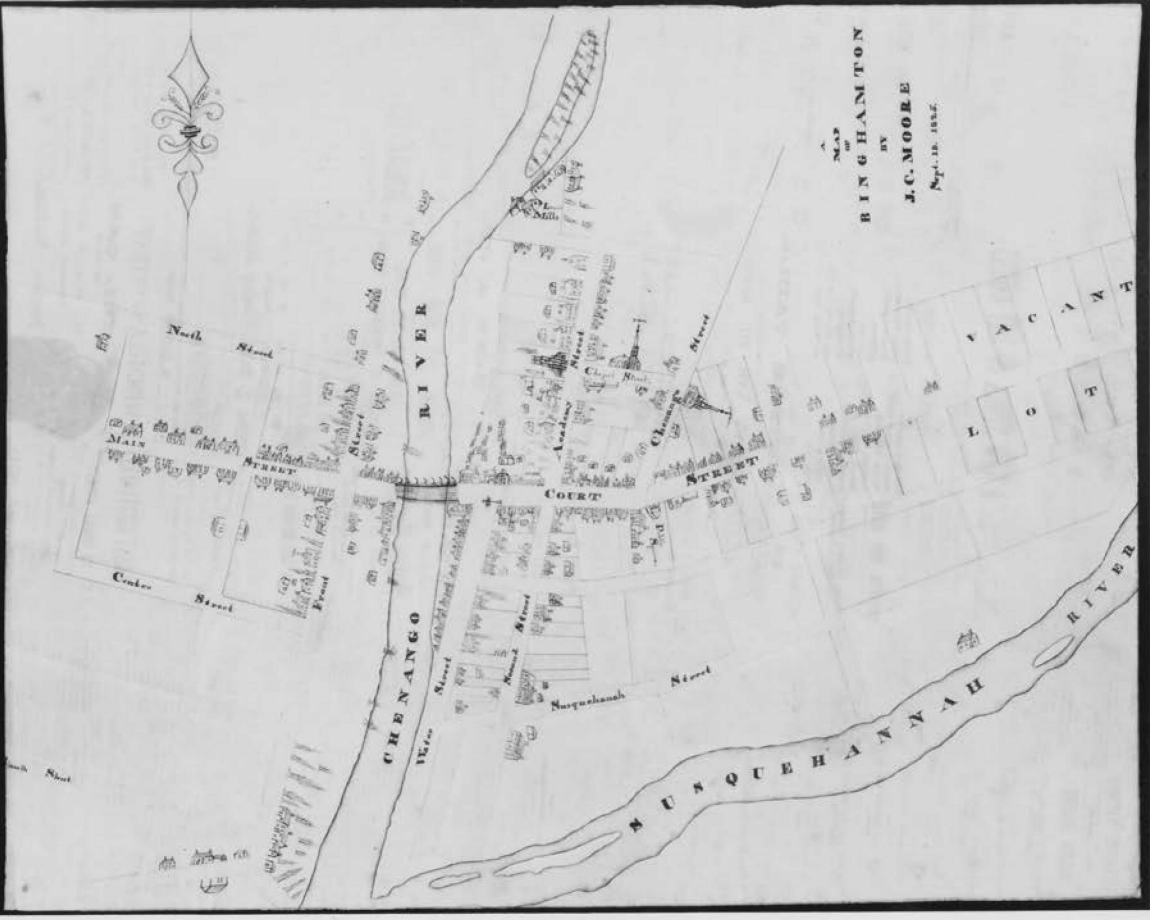
SPECIAL FORMS

Ellis

166 WATER STREET, BROOME REPUBLICAN BUILDING
COURT STREET HISTORIC DISTRICT
BINGHAMTON, NEW YORK

Photo by: Lynn Kozuboski, September 1983
Negative at Broome County Historian's Office

View looking east



A
 MAP
 OF
BINGHAMTON
 BY
J. C. MOORE
 Sept. 10. 1852.

North Street

MAIN STREET

Cook's Street

CHENANGO RIVER

RIVER

COURT

CHAMBERLAIN STREET

MURPHY STREET

VACANT LOTS

SUSQUEHANNA RIVER

"Map of Binghamton by J. C. Moore
September 10, 1825"

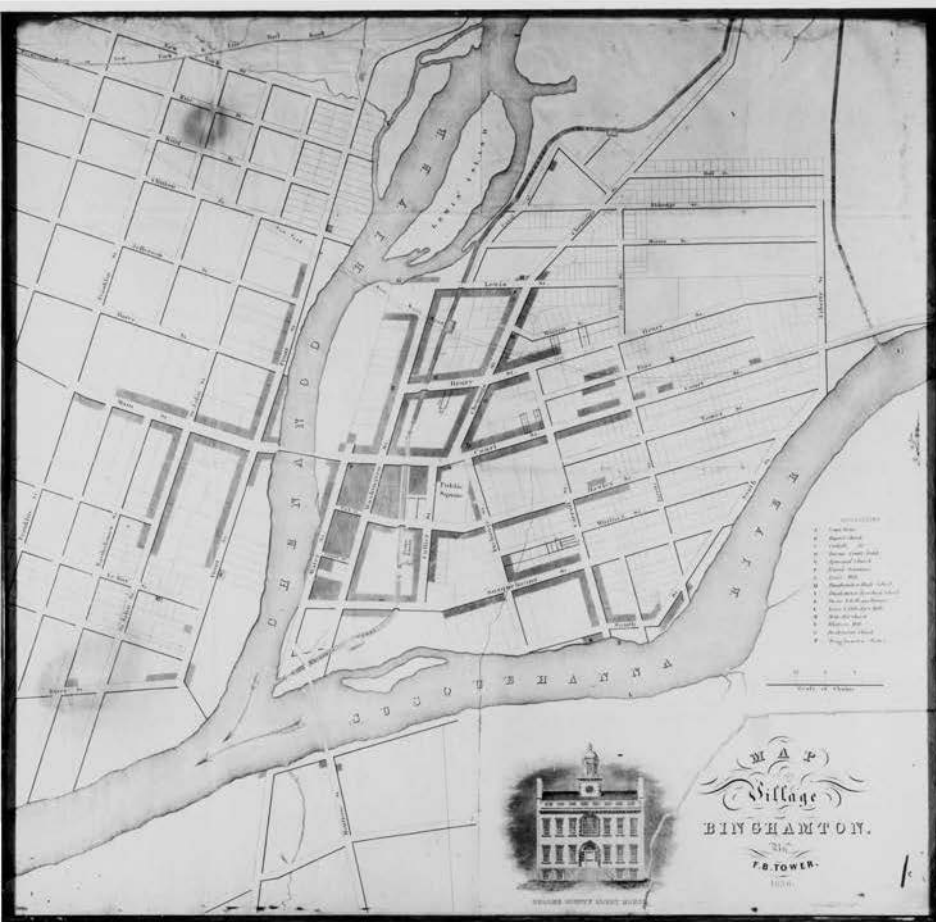
COURT STREET HISTORIC DISTRICT

Binghamton, New York

Photograph by: Dennis Dunda, April 1984

Negative in Broome County Historian's Office

1-H



MAP
Village
 BINGHAMTON.
 P. B. TOWER.
 1870.

"Map of the Village of Binghamton,
F. B. Tower, 1836"

COURT STREET HISTORIC DISTRICT
Binghamton, New York

Photograph by: Dennis Dunda, April 1984
Negative in Broome County Historian's Office

2-H

MAP
Binghamton
 MADISON COUNTY N.Y.
 1853



THE CITY OF BINGHAMTON, N. Y., WAS FOUNDED IN 1785, AND HAS SINCE THAT TIME GROWN TO BE ONE OF THE MOST IMPORTANT AND PROSPEROUS CITIES IN THE STATE. IT IS THE SEAT OF THE COUNTY OF MADISON, AND IS THE CENTER OF A LARGE AND ACTIVE COMMERCIAL AND MANUFACTURING INTEREST.



THE WOOD LOTZMAN



MORNING STAR



THE HOTEL



LORIE HOUSE



MADISON HOTEL



S. S. BATTERY

"Map of Binghamton, Broome County, NY
John Bevan, 1851"

COURT STREET HISTORIC DISTRICT

Binghamton, New York

Photograph by: Dennis Dunda, April 1984

Negative in Broome County Historian's Office

3-H



REFERENCES

1880 and 1884
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CHURCHES

1. Trinity Church
 2. St. Paul's
 3. St. Peter's
 4. St. John's
 5. St. James
 6. St. Michael's
 7. St. Francis
 8. St. Anthony
 9. St. Lawrence
 10. St. Rose
 11. St. Basil
 12. St. Martin
 13. St. Ignace
 14. St. Vincent
 15. St. Elizabeth
 16. St. Ann
 17. St. Joseph
 18. St. Patrick
 19. St. Nicholas
 20. St. Raphael

BIRDS EYE VIEW OF BINGHAMTON.
 BINGHAMTON, NEW YORK.

MAPS

1. 1880
 2. 1884
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 118. 2000

PAUL

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MANUFACTURERS

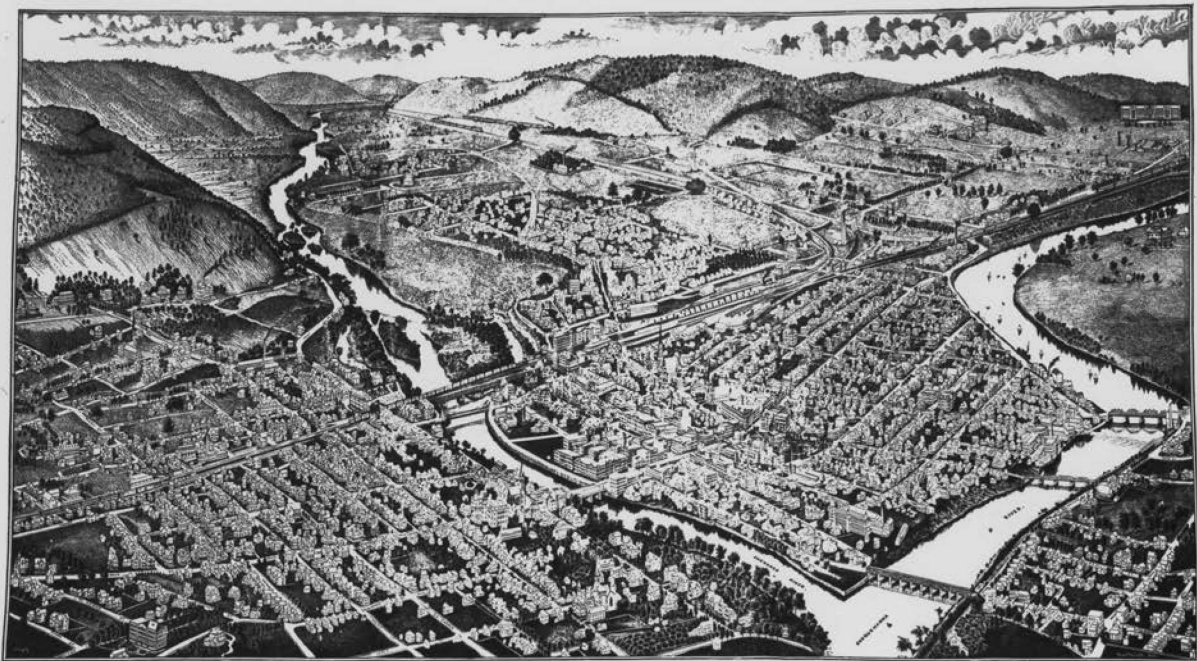
1. Manufacturers
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"Birds Eye View of Binghamton,
Broome County, New York, H. Brosius, 1873"

COURT STREET HISTORIC DISTRICT
Binghamton, New York

Photograph by: Dennis Dunda, April 1984
Negative in Broome County Historian's Office

4-H



BINGHAMTON N.Y.
1882

"Binghamton, New York, L. H. Burleigh, 1882"

COURT STREET HISTORIC DISTRICT

Binghamton, New York

Photograph by: Dennis Dunda, April 1984

Negative in Broome County Historian's Office

5-H



Clothing Plus

Factory Outlet of Clothing
SALE 50% OFF REGULAR PR.

FOR RENT
Central Business Professionals
1000-1000-1000

Clothing Plus

NEW
GP

39-41 Chenango St., Court St. Historic District
Binghamton, New York

Photo by: Lawrence Bothwell, August 1983

Negative at Broome County Historian's Office

View looking West on Chenango Street

Photo Number 1 - I



COLUMBIA GAS
OF NEW YORK, INC.

40 Chenango St., Court St. Historic District
Binghamton, New York

Photo by: Lawrence Bothwell, August 1983

Negative at Broome County Historian's Office
View looking East on Chenango Street

Photo Number 2-I



Fowler's

Fowler's



UNIT

SALE

SALE

13-23 Court St., Court St. Historic District
Binghamton, New York

Photo by: Lawrence Bothwell, August 1983
Negative at Broome County Historian's Office
View looking Northwest at Water Street

Photo Number 3-I



29 Court St., Court St. Historic District
Binghamton, New York
Photo; Lawrence Bothwell, August 1983
Negative at Broome County Historian's Office
View looking North

Photo Number 4-I



31 Court St., Court Street Historic District
Binghamton, New York

Photo by: Lawrence Bothwell, August 1983

Negative at Broome County Historians Office

View Looking West on Chenango Street

Photo Number 5 - I



47 Court St., Court St. Historic District
Binghamton, New York
Photo by: Lawrence Bothwell, August 1983
Negative at Broome County Historian's Office
View looking West on Chenango Street

Photo Number 6-I

ATURE

THE
BOOK STORE

WATERBURY'S

Autumn Harvest
1988



111-115 Court St., Court St. Historic District
Binghamton, New York

Photo by: Lawrence Bothwell, April 1984

Negative at Broome County Historian's Office
View looking Northwest

Photo Number 7 - I



127 Court St., Court St. Historic District
Binghamton, New York

Photo by: Lawrence Bothwell, August 1983
Negative at Broome County Historian's Office
View looking North

Photo Number 8 -I



135-141 Court St., Court St. Historic District
Binghamton, New York

Photo by: Lawrence Bothwell, August 1983

Negative at Broome County Historian's Office
View looking North

Photo Number 9 - I



JOHNSON

BANGKOK HOUSE

THE BUS STOP

WEEKDAY	SATURDAY	SUNDAY
7:00 AM	7:00 AM	7:00 AM
8:00 AM	8:00 AM	8:00 AM
9:00 AM	9:00 AM	9:00 AM
10:00 AM	10:00 AM	10:00 AM
11:00 AM	11:00 AM	11:00 AM
12:00 PM	12:00 PM	12:00 PM
1:00 PM	1:00 PM	1:00 PM
2:00 PM	2:00 PM	2:00 PM
3:00 PM	3:00 PM	3:00 PM
4:00 PM	4:00 PM	4:00 PM
5:00 PM	5:00 PM	5:00 PM
6:00 PM	6:00 PM	6:00 PM

FOR GAL

Smith-Crow

Frale's Jewellers

44-46 Court St., Court St. Historic District
Binghamton, New York

Photo by: Lawrence Bothwell, August 1983
Negative at Broome County Historian's Office
View looking South

Photo Number 10 - I



52-54 Court St., Court St. Historic District
Binghamton, New York

Photo by: Lawrence Bothwell, August 1983

Negative at Broome County Historian's Office

View looking Southeast

Photo Number 11 = I

WOOLWORTH'S

W

WOOLWORTH'S

WOOLW



60-68 Court St., Court St. Historic District
Binghamton, New York

Photo by: Lawrence Bothwell, August 1983

Negative at Broome County Historian's Office
View looking Southwest at State Street

Photo Number 12 - I



78-82 Court St., Court St. Historic District
Binghamton, New York

Photo by: Lawrence Bothwell, August 1983
Negative at Broome County Historian's Office
View looking South

Photo Number 13 - I

1
grozen

CITY OF BOSTON



92-98 State St., Court St. Historic District
Binghamton, New York

Photo by: Lawrence Bothwell, August 1983
Negative at Broome County Historian's Office
View looking East

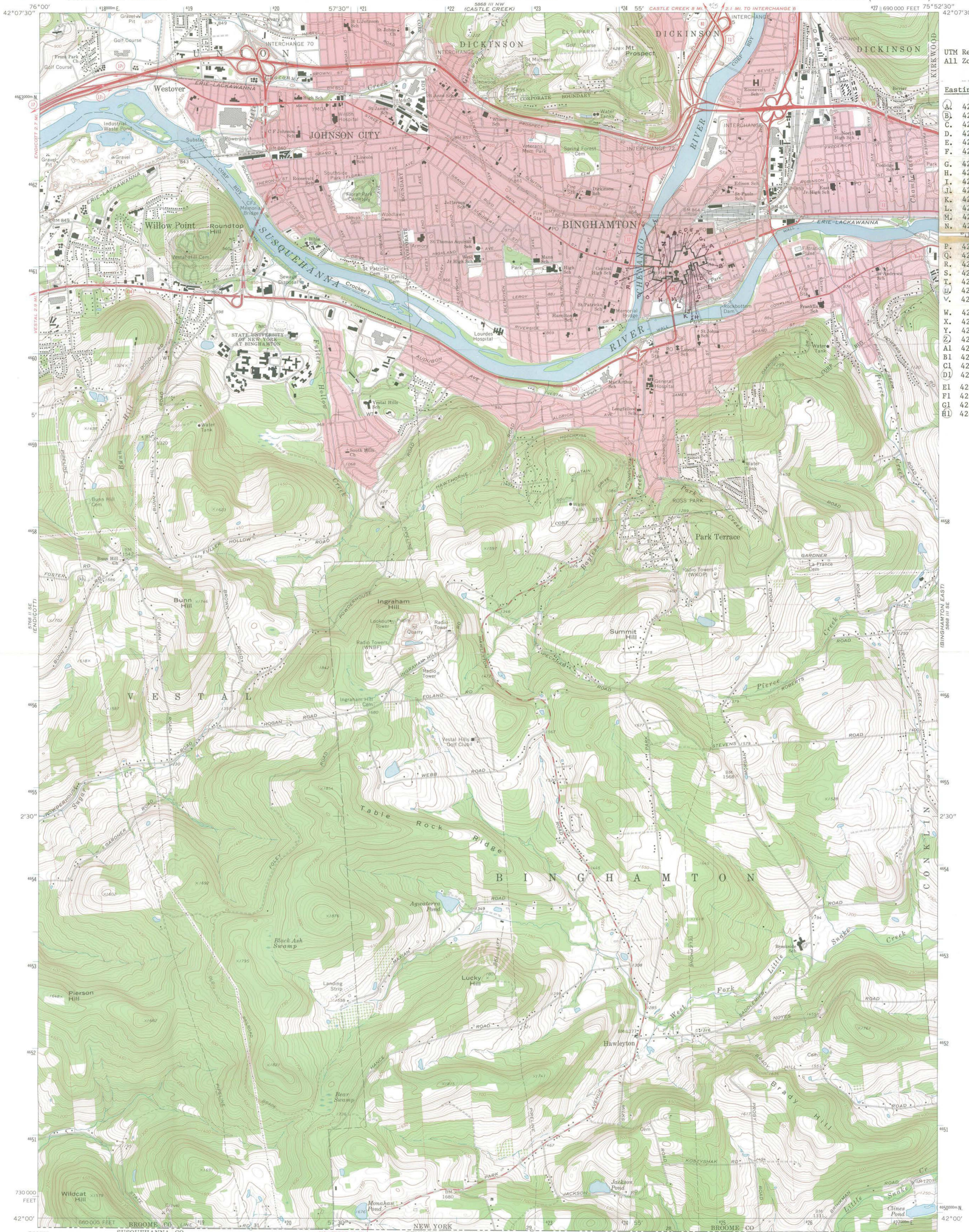
Photo Number 14 - I



130 Washington St., Court St. Historic District
Binghamton, New York

Photo by: Lawrence Bothwell, August 1983
Negative at Broome County Historian's Office
View looking East

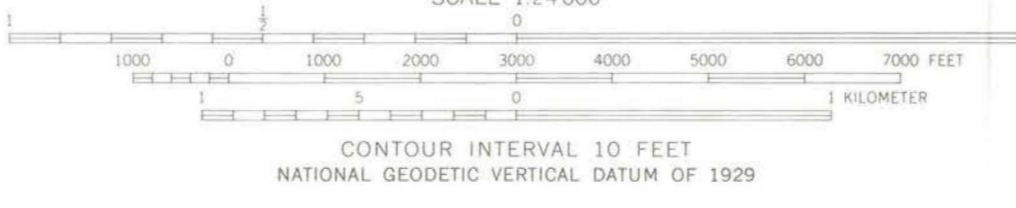
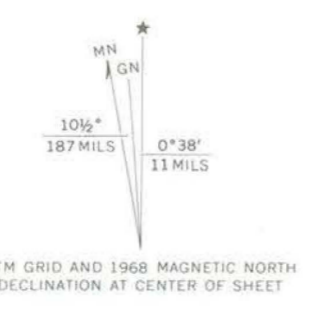
Photo Number 15 - I



UTM References
All Zone 18

Easting	Northing
A	424960 4661040
B	424980 4660980
C	424890 4660930
D	424880 4660970
E	424830 4660950
F	424850 4660880
G	424820 4660870
H	424800 4660940
I	424800 4660900
J	424760 4660840
K	424760 4660730
L	424720 4660720
M	424700 4660750
N	424600 4660750
P	424470 4660760
Q	424370 4660780
R	424370 4660860
S	424370 4660930
T	424260 4660930
U	424270 4661070
V	424370 4661040
W	424460 4661000
X	424480 4660960
Y	424480 4660930
Z	424550 4660910
A1	424580 4660990
B1	424620 4661100
C1	424700 4661100
D1	424720 4661150
E1	424740 4661150
F1	424750 4661120
G1	424800 4661140
H1	424850 4661010

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and New York Department of Public Works
Topography by photogrammetric methods from aerial photographs taken 1967. Field checked 1968. Supersedes map dated 1961
Polyconic projection. 1927 North American datum
10,000-foot grid based on New York coordinate system, central zone
1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked
Red tint indicates areas in which only landmark buildings are shown



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

BINGHAMTON WEST, N. Y.
N4200-W7552.5/7.5
1968
AMS 5868 III SW-SERIES V821

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Court Street Historic District
Broome County
NEW YORK

AUG 10 1984

Working No. _____
Fed. Reg. Date: 2.5.85
Date Due: 9/6/84 - 9/24/84
Action: ACCEPT 9-7-84
 RETURN _____
 REJECT _____
Federal Agency: _____

Entered in the
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____