

THE LANDMARKER

FALL 2005

2005 UNIVERSITY EAST HOUSE TOUR

On a beautiful early fall day, approximately 200 people toured a selection of fine homes in Berkeley Park, Syracuse's newest National Register and City Protected Historic District.

The occasion was the Fifth University East Neighborhood Historic House Tour co-sponsored by PACNY in partnership with neighborhood organizations. For the second time, PACNY teamed with the South East University Neighborhood Association (SEUNA) and over fifty volunteers to produce the event.

The October 2nd house tour showed off one of the city's finest residential neighborhoods, one that combines the openness of a garden suburb with the close-knit feeling of an urban community — the effect proponents of the "New Urbanism" strive so hard to replicate in newer planned developments.

Berkeley Park is a 40-acre residential subdivision designed in 1911. Most of the houses were constructed during the decade following World War I, and many of Syracuse's leading architects, including Ward Wellington Ward, Dwight Baum, Albert Brockway and Gordon Wright, designed houses here.

The houses on this year's tour represent a range of architectural styles built within the design parameters established for the development, including an "English Cottage" design by Gordon Wright and variants of English Colonial Revival houses.

The Westcott East Neighborhood



Association (WENA) and the Westcott Community Center were also co-sponsors of the event. PACNY thanks these organizations, all the volunteers and especially the homeowners who graciously opened their homes to the public.

Complete information about the Berkeley Park historic district can be found in the "Neighborhoods" section at the PACNY website:

SyracuseThenAndNow.net

House Tour visitors (from left): Syracuse Economic Development Director, David Michel; Syracuse Mayor Mathew Driscoll; PACNY Communication Director, Michael Stanton.

2004-2005 PACNY AWARD CEREMONY

The Preservation Association of Central New York awards bring recognition to owners, builders, artisans, designers, educators and activists who work to renew the beauty and utility of some of Onondaga County's most distinctive architecture.

At the same time, the awards celebrate the success of preservation and its role in the economic, social, and cultural vitality of Central New York.

Here is a summary of the honors awarded at this year's ceremony held May 22nd, 2005 at the Temple

Society of Concord, 910 Madison Street.



The 2003 Jasena R. Foley Education Award was given to **Judith Wellman.**

Judith Wellman has devoted many years to research on the African-American community of Central New York, particularly on sites related to the Underground Railroad and the movement for the abolition of slavery.

She has completed comprehensive research in Oswego County, in

(Continued on page 4)

City OKs Demolition of Sweet Manufacturing Building

The Syracuse Common Council voted unanimously last August to allow the demolition of an important mid-19th-century industrial building on the city's Near Westside.

The former Sweet Manufacturing Building has been given protected-site status by the Syracuse Landmarks Preservation Board, and the designation was upheld by the City Planning Commission. But the Council decided to override these assessments and to allow leveling of the building, which is scheduled to take place soon.

PACNY supported the designation of the building, at the northeast corner of Wyoming and Otisco Streets, as a City of Syracuse Protected Site and regrets the Council decision.

The Sweet Manufacturing Building is an important surviving example of industrial architecture from Syracuse's post-Civil-War history, when the economy and topography of the city were transformed through the development of new industrial products and processes. Much of this activity took place in the area west of Onondaga Creek, on the

edge of today's downtown. According to Dennis Connors, curator of history at the Onondaga Historical Association, at least part of the Sweet building may actually date from as early as 1863. Several individuals involved in Syracuse's "Industrial Revolution," including William A. Sweet, were associated with the Sweet Manufacturing Building. Because of its architectural

in urban neighborhoods, to larger-scale, mechanized production facilities removed farther from the historic downtown. This was for the sake of more space, greater safety, and easier access to water and rail transport. In this regard, Sweet Manufacturing is a transitional building.

Sweet was a pioneer in steel production in Syracuse. He manufactured guns and agricultural implements and he made steel at the Wyoming Street factory. In addition to his investment in steel, Sweet was also involved for many years in the Solvay Process Company and other local industries, probably due to

his business associations with William Cogswell. The building served the next generation of industrial inventors and entrepreneurs, too; it was used, at least in part, by the Chase Company, an early manufacturer of trucks at a time when Syracuse was in the forefront of the new automotive industry. Chase founded his company in 1908, and the building was probably used until 1919.

This building is significant for its



The c1870s Sweet Manufacturing Building at the corner of Wyoming and Otisco Streets. It will soon be demolished to create a parking lot for the building to the left.

articulation, the building was probably recognized as an important one at the time of its construction. But it was not unusual for early factories to have some decoration, be constructed of good materials, and be well-proportioned.

The Sweet factory was built just as American industry was shifting away from a traditional, individual-craftsman-based manufacturing method, often still associated with commercial shops



Close-up of front façade

architectural characteristics and its historical associations Every effort should have been made to find an appropriate adaptive reuse for the structure. The recent transformations of the former Bradley Foundry on Franklin Street (off Franklin Square), which had been slated for demolition, and of the former Stickley Furniture Factory in Fayetteville, provide inspiration for the reuse of the Sweet building, too. With Syracuse University's redevelopment of the former Dunk and Bright warehouse just a few blocks from the Sweet Building, it is too early to say what will become of this Near West Side neighborhood.

PACNY

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From the President

Samuel D. Gruber, Ph.D.

On May 22, the Preservation Association of Central New York (PACNY) celebrated National Preservation Month by hosting its Historic Preservation Awards dinner and ceremony at Temple Society of Concord. Over 100 people celebrated many of our community's recent preservation achievements. As the cover story reports, PACNY honored a wide array of projects. This was the first awards ceremony since 2001.

It felt good to be among friends, recognizing the positive aspects of historic preservation. Although successful projects are often complex to organize and difficult to complete, those celebrated prove that they can be done, and done well.

This is an important lesson to remember. As a community and as an organization, we are too often caught up in the crisis of the moment or exhausted by the continuing struggle to protect just a few important sites. We may overlook the positive achievements around us. While we live in a far-from-perfect world, we as a community have dramatically improved treatment of our historic sites and use of our older buildings in the past decade. At our annual meeting in October, a panel of preservation activists saw the preservation glass as half empty. At the awards ceremony, we saw the glass as half full. Both visions are equally true.

It is significant that not-for-profit organizations received the lion's share of awards, while the commercial projects honored were developed by companies with a local audience and dependent upon community participation.

For those whose primary interest is making money rather than creating community, the protection of our historic resources is still not a priority, even though evidence is mounting that

historic preservation brings money to communities and helps keep it there.

Right now, we need to be especially vigilant, because low property values in Syracuse have been nationally recognized, triggering a speculative market. Outside investors may want to maximize profit at the expense of our history and the integrity of our neighborhoods. Excessive prices for older properties may also raise rents in an already underutilized market and reduce the money available for historically appropriate care and repair. We should encourage entrepreneurs to come to Syracuse, renovate, and build — but with a watchful eye.

On a related topic, while I applaud Syracuse University's move back to downtown, I do worry that without careful design reviews, a shortsighted rush to capitalize on the new student market will threaten Armory Square. Because it is not a city-protected district, pretty much anything goes vis-à-vis development and building alterations.

The city needs to adopt historic-district designation and design guidelines for Armory Square before it is too late. Millions of dollars invested in historic preservation over the last 15 years are at stake. Although the city was not crucial in developing Armory Square, it should take an active role in saving it from food signs, altered facades, and more drastic changes.

At the same time, the University's arrival may spur development of more retail on S. Salina and adjacent streets. Wouldn't it be great if movie theaters (originally planned for the downtown Galleries mall) were also part of this new urban mix?

Preservation is as much about our future as it is about our past.

2005 PACNY AWARDS



Judith Wellman

(Continued from page 1)

Onondaga County (in collaboration with PACNY), and now is working in both Cayuga and Tompkins counties.

Judy is the director of Historical New York Research Associates, professor emerita of history at SUNY Oswego, and former park historian at the Women's Rights National Historical Park in Seneca Falls, N.Y.



The 2004 Jasena R. Foley Education Award was given to **Sean Kirst**.

Sean Kirst is metropolitan columnist for the Syracuse Post-Standard. In this role, he has appealed to the city's reason on topics like historic preservation and urban planning; he has stirred our emotions when it comes to inappropriate development and sprawl.

One article in 2000, titled "Disregard of Legacies Haunts City," helped to build the community support that eventually saved the Harriet May Mills House. In 2004, Sean advocated preservation and rehabilitation for the Hotel

Syracuse.

More recently Sean has written of the importance of the city's new comprehensive plan. "In Syracuse," he says, "as any longtime resident knows, there's plenty of regret over 50 years' worth of often willy-nilly decisions in building-up or tearing down."



The 2003 Pat Earle Award was given to **Time Warner Cable, Syracuse Division for Restoration of the New York Central Railroad Station.**

The New York Central Railroad Station was completed on Erie Boulevard in 1936. Following construction of the I-690 the building was used for many years by Greyhound Bus Lines. When Greyhound moved out in the 1990s, the building was boarded up and left vacant.

Time Warner Cable, Syracuse Division, conceived of, fully funded and oversaw the restoration, renovation and redevelopment of the former railway station for use as the headquarters for News 10 Now, the region's only 24-hour local news channel. The architect for the project was a-plus-i design (NYC); with Beyer Blinder Belle (NYC) as restoration consultant. Work on the building began in the fall of 2001 and took two years. Today the building houses News 10's offices, studios and technical facilities.

The project required major environmental remediation. Time Warner had to deal with contaminated soil, asbestos, and literally tons of pigeon dung throughout the building. Once the site was clean, the



Sean Kirst

team had to de-construct what Greyhound Bus Lines and other occupants had added to the building over the years. These included a steel canopy and glassed-in waiting room across the front and a false second floor that cut the train station waiting room in half.

The waiting room's ornamental plaster drop ceiling, the granite,



The New York Central Railroad Station

Indiana limestone and yellow brick exterior were all restored. The brushed aluminum trim throughout the building was either restored or replaced. Every exterior window was replicated to mimic the original metal-clad double-hung windows.

Time Warner Cable collaborated



The Harriet May Mills House.

with the Onondaga Historical Association to create a museum at the main entrance including artifacts, photos and information honoring the history of trains in Syracuse and Central New York's role as a crossroads of commerce.



The 2004 Pat Earle Award was given to **Syracuse Brick House for Restoration and Reuse of the Harriet May Mills House.**

The Harriet May Mills House on West Genesee Street was built in the late 1850's, just a few years before the Civil War. The Mills Family were active social reformers. The Mills' friends that found solace at this home are a who's who of the nineteenth century including Frederick Douglas, Elizabeth Cady Stanton, Ralph Waldo Emerson, Louisa May Alcott, and Lucretia Mott.

By 2000, the house was severely deteriorated. The west masonry wall was failing, there was no kitchen or working bathroom, and no one had lived there for over 50 years.

The house has now been renovated

to house up to 12 women in recovery from drug and alcohol addiction, many of whom are of low-income and some homeless at the time they enter the program.

The restoration involved maintaining the historic room configurations and trim details, including casings and doors. Where woodwork was missing, it was replicated. The front porch, removed in the 1970s, was accurately reconstructed based on period photographs and column traces.

Rehabilitation and restoration were done by Crawford & Stearns, Architects and Preservation Planners. B.F. Yenny Construction Company was the general contractor. The project was completed in 2004 under the direction of G. Richard Kinsella, President of Syracuse Brick House.

The Harriet May Mills House is an outstanding example of a building renovated for contemporary use while preserving its historic features. It also shows how preservation can be a tool for strengthening the community.



A Preservation Merit Award was given to **Syracuse University, Office of Design and Construction for Restoration of Crouse College masonry and windows.**

The Crouse College exterior masonry and window restoration project at Syracuse University focused on the historical restoration of this grand 1889 facility, designed by Archimedes Russell. The building is striking for its dramatic, turreted profile on a hilltop location and for its multitude of intricate, Romanesque-style details carved in red Longmeadow sandstone.



Crouse College

The University has repointed and restored the existing masonry and decorative stone to its original condition. All joints were tooled to the original convex profile; all discolored and inappropriate patch materials were removed and the copper gutters replaced. The project

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Temple Society of Concord sanctuary

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also included the repair, restoration, and replacement of windows and window sashes, including reglazing, weather-stripping, and refinishing both interior and exterior sides of all windows.

All stained-glass windows were cleaned and restored to their original luster. Researching the multiple layers of paint led to a better understanding of Archimedes Russell's intent for the original building and development of a more authentic color scheme.

In acknowledging the dedication of the University to protect and preserve this important building, PACNY recognizes the leadership and staff of the Office of Design and Construction and the College of Visual and Performing Arts, as well as the specialized talents of Klepper Hahn and Hyatt, Crawford & Stearns, Mesick Cohen Wilson Baker, Lari Construction, John G. Cooke & Associates, Jerome Durr Studio, and Heather and Little.



A Preservation Merit Award was given to Temple Society of Concord for Restoration of Sanctuary Interior.

Temple Society of Concord is one of the oldest Jewish congregations in America. Founded in 1839, it dedicated its present building at 910 Madison Street in 1911.

Designed by the noted American classicist Arnold Brunner (Alfred E. Taylor was the local architect), the building is one of best examples of the Classical-style synagogue in the United States. The New York-based Brunner, one of the most celebrated architects of his day, was also the most famous American synagogue architect of his generation. In his later synagogues, such as Temple Concord, Brunner found inspiration in the ruins of ancient synagogues that

were being excavated in Palestine at the turn of the century. For Brunner, classicism was fitting as a Jewish style, and also was appropriately American in the period following the Chicago Exposition of 1893.

The sanctuary of Temple Society of Concord recently underwent an extensive restoration that began with the removal of air-conditioning ducts but in the end required extensive replacement of steel beams in the sanctuary ceiling. When the ceiling was closed following the structural work, the congregation chose at considerable expense to replicate in plaster all of the original decoration that was lost or damaged.

The sanctuary has been in use for almost one hundred years and the congregation of Temple Society of Concord expects it to continue to thrive as a religious and civic space for at least another century.



A Preservation Merit Award was given to Fayetteville Free Library for Adaptive Reuse of the Stickley Furniture Factory.

The Fayetteville Free Library engaged Holmes, King, Kallquist & Associates to renovate and restore the historic Stickley factory building as the library's new home.



Fayetteville Free Library

Work was completed in 2003.

The Board of the Library and the architects met the challenge of transforming the former manufacturing building by inserting a 19,000-square-foot public library facility within the 72,000-square-foot building. The structure's large size and its mostly open plan allowed the creation of distinct areas to serve different audiences and different needs. The redesign keeps the spaces as open and simple as possible and retains much of the original building's structural fabric.



A Preservation Merit Award was given to **Michael Heagerty for Renovation of the Palace Theater.**



The Palace Theater

Michael Heagerty, third-generation owner of the Eastwood neighborhood's cinema, began a major renovation for the Palace Theater a year ago. The building was constructed by Michael's grandfather, Alfred DiBella, between 1922 and 1924, and following his death was operated by his daughter, Frances DiBella. When Michael's aunt passed away last year, he took over

the movie palace, whose interior had remained untouched since a renovation in the late 1950s. The marquee has now been restored, the Palace sign replicated, a cafe added next to the theater, and state-of-the-art equipment has been installed.

The preservation merit award is given to Michael Heagerty in recognition of his efforts to bring back a historic Syracuse neighborhood theater, one of few remaining today, and to preserve his family's tradition of providing entertainment services to the community.



A Preservation Merit Award was given to **The Fulton Historical Society for Restoration of the Pratt House.**

The John Wells Pratt House in Fulton, built in 1863, is a fine example of residential Italianate-style architecture. It is home to the Friends of History in Fulton, Inc, and houses permanent and changing exhibits on Fulton's history, industry, and people.

With widespread community support, Friends of History raised close to \$300,00 to sensitively restore many aspects of the house, including the original metal roof and wood windows (with interior shutters), rebuilding of the cupola, masonry work, chimney work, painting and stripping of the exterior, and the rebuilding of the porch foundation including new front steps. Work took place from September 2003 through the spring of



The Pratt House

2004.



A Preservation Merit Award was given to **Historic Oakwood Cemetery Association for Restoration of the Sabey Mausoleum.**

During the Labor Day storm of 1998, hundreds of trees and monuments in Syracuse's Oakwood Cemetery were severely damaged or destroyed. The Historic Oakwood Cemetery Preservation Association (HOCPA) hired Cayuga



The Sabey mausoleum



The Forman House

(Continued from page 7)

Tree Service for three intense days of tree trimming and removals. For two spring seasons, HOCPA hired Gravina Landscaping to plant over 50 trees all over the cemetery.

During the fall of 2003, the Historic Oakwood Cemetery Preservation Association engaged Viau Construction Company to carry out the difficult restoration of the Sabey Mausoleum. Under the direction of Tom Viau, the monument was mostly disassembled and rebuilt. On several occasions during restoration, it nearly collapsed, as its condition was much worse inside than was thought. Over the years, vegetation had infiltrated the failing mortar joints. This, coupled with freeze-thaw cycles, severely compromised the mausoleum. Great care and skill returned Sabey to strength and beauty for generations to come.



A Tender Loving Care Award was given to **214 State Street, LLC for Restoration of the Former St. John the Evangelist Rectory.**

Recently the former Rectory of St. John the Evangelist Roman Catholic Church was vacated by church officials and at risk of drastic transformation or demolition. The building, at 214 N. State Street, was designed by Archimedes Russell and built in 1874.

Of High Victorian Italianate style, the rectory's exterior features a cupola on an almost-flat roof, two bays, ornate window surrounds, and a second-story porch over the entrance. Instead of being demolished for a parking lot, the handsome building was purchased by Ted Limpert, Joseph Cote and M. Joanne Van Dyke, who have now begun to restore it for their law offices.



A Tender Loving Care Award was given to **The Zen Center of Syracuse Hoen-ji for Restoration of the Forman House.**

The three-story Joshua Forman House, now owned by the Zen

**Save this Date: PACNY's 2006 Awards Dinner
will be Sunday, May 21, 2006.**

**PACNY welcomes nominations for the 2006
Preservation Awards**

Center, sits at 266 W. Seneca Turnpike. It was originally built in 1810 in the Federal style for Joshua Forman, first president of the Village of Syracuse. Also a state assemblyman, Forman championed the creation of the Erie Canal. Along with his partners and his family members, he developed the Valley as a residential area.

A later owner in 1851 added a wide front porch and a center bay dividing it. The bay's large doors lead out to the porch on either side. This wooden addition added to the house's ap-

pearance, relieving the plain four walls without destroying the original architectural idea. This award is being presented for restoration of the Forman House's wrap-around porch, which required removal of an old concrete deck that was part of an earlier remodeling.



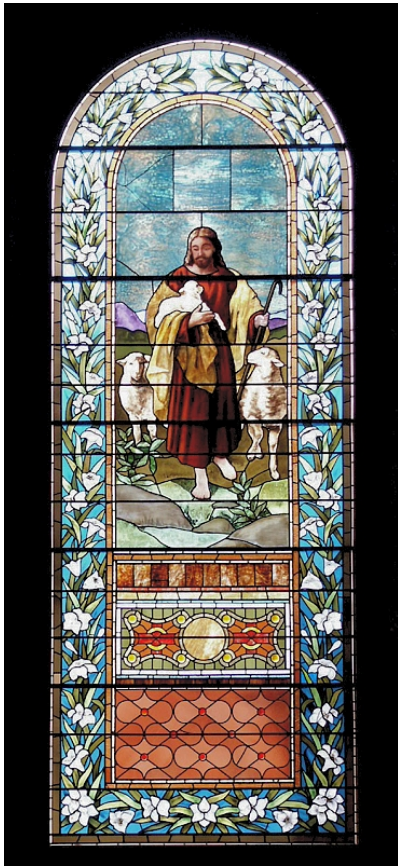
The Harley J. McKee Award was given to **Rose Viviano for Stained-Glass Craftsmanship.**

Rose Viviano has been a stained-glass artist for 20 years. A native of Syracuse, she graduated from Henninger High School in 1970 with a Regents Diploma, received a Fine Arts diploma from the Art Institute of Boston, and later completed post-graduate courses in glass painting and structural stained glass from the Boston Museum School of Fine Arts.

Her restoration clients have included the Landmark Theater, county buildings in the villages of Montour Falls and Seneca Falls, and numerous Central New York churches. Among the latter are an 1897 rose window for Syracuse's Calvary United Methodist Church, a 100-year-old bap-



Former St. John the Evangelist Rectory



Good Shepherd window, Plymouth Church

tism window for Mexico's First United Methodist Church, and altar windows for Nedrow's Church of the Good Shepherd Among the Onondaga.



The Wilma T. Auer Award was given to **Former PACNY President, Jae Evangelisti.**

Jae Evangelisti is president of Evangelisti Enterprises, Inc. He joined PACNY's board in 1996 and served as Vice-President following the sale of the Parke Avery House. Jae then served as President from 2000 to 2004.

During those eight years PACNY carried out many important research initiatives, including historic district designation for the Berkeley Park neighborhood and documentation of Underground Railroad Sites in Onondaga County.

Even more importantly, JAE helped organize many administrative aspects of PACNY, including the move into our new home on North Salina Street.



Jae Evangelisti

PACNY thanks Jae for his service to the organization, and for guiding us through some of our most challenging years.



Brockway House on University Hill demolished

Albert L. Brockway was chairman of Syracuse's first Planning Commission in 1918, producing the city's first comprehensive plan in 1919. He designed this house for himself and his family, completing it in 1912.

Brockway was born in Utica in 1865, attended the Polytechnic Institute in Brooklyn, then studied architecture at L'École des Beaux Arts in Paris.

From 1893-95 he served as Professor of Architecture at Syracuse University, where he revised the curriculum to more closely follow that of L'École des Beaux Arts.

From 1913 to 1914 he was construction architect with the New York State Ar-



Remains of the 1912 Brockway house, 403 Comstock, during demolition.

chitect. While there he developed an ambitious plan to expand the State Fair Grounds, for which he received a personal award from Governor Roosevelt. He designed three buildings at the Fair Grounds under his plan: the Horticulture Building, the Pure Foods Building

and the Farm Machinery Building.

Other Brockway commissions include: Syracuse Medical College (now Peck Hall) on East Genesee St.; a major addition to Archimedes Russell's Central High School downtown; and the 1898 Bank of Syracuse in Hanover Square.

One of his best known works is the William Nottingham Residence at 701 Walnut Avenue — better known now as the Chancellor's residence.

In the 93 years since the Brockway house was constructed, it has been a private home, a university living center, a sorority house and, most recently, a fraternity house.

SU demolished the house to make way for a new 350 space parking garage.

Redevelopment of the O.M. Edwards Buildings

In an era when so many developers are insensitive to the preservation of our historic buildings and landscapes, it is a pleasure to work with one who is not only sensitive but actually seeks National Register status for his properties.

Doug Sutherland of Franklin Properties, LLC understands the economic advantages of federal tax credits and has used them to good advantage in the redevelopment of the O.M. Edwards factory building, the handsome, five-story brick landmark at the corner of Plum and Solar Streets in Franklin Square. Now known as The Lofts at Franklin Square, the mixed-use development will contain 90 loft apartments and approximately 30,000 square feet of office and commercial space when complete. The first 40 apartments were completed last summer and are currently rented. An additional 50 will be ready for occupancy in the next few months. Sutherland stated that without the Historic Tax Credits to fill the financing gap, the project couldn't have happened.

In 2001, Doug Sutherland pursued National Register Listing for the building, thereby qualifying for the Historic Preservation Tax Credit. The credit is available to owners of historic commercial, office, industrial, or rental residential buildings. The Tax Reform Act of 1986 allows a 20% tax

credit for the rehabilitation of historic buildings. Interior as well as exterior work is eligible. All work must meet the Secretary of the Interior's preservation standards and be approved by the State Preservation Office and the National Park Service, thus guaranteeing that the distinguishing features are preserved.

In Syracuse, market rate housing suffers from what is called the

lin Properties to find an equity tax credit investor. That investment, along with the Empire Zone benefits, and a grant from the Syracuse Neighborhood Initiative closed the gap. Thus saving, and making once again viable, the O.M. Edwards Building.

The building qualified for the National Register under both Criterion A, for its association with the turn-of-the-century industrial growth of the city of Syracuse, and under Criterion C, for its architectural significance.

The building is a significant example of early 20th century industrial architecture in Syracuse. Built in two major phases, the building illustrates the shift in technology from the standard mill construction techniques of the late 19th century, which were used in the initial 1906 section, to the widespread acceptance and use of reinforced concrete.

Both the original building and the 1927 addition are attributed to architect Gordon Almond Wright (1866-1950), a well-known Syracuse architect who graduated from Syracuse University's School of Architecture and served on its faculty from 1892 through 1894. An accomplished designer, he designed numerous grand-scale buildings, including churches, schools, and hospitals in Central New York. Wright's involvement helps to account for the remarkable unity of design exhibited in the building's



Photo: Bruce MacKnight

"18/12 rule". To be financially viable, downtown development needs to bring in \$18/sq. foot, but downtown residential development generates, on average, only \$12/sq. foot, with the average one thousand square foot apartment bringing in \$800 - \$1,200/month. The redevelopment of the O.M. Edwards building is a \$13 ½ million project. Given the expected income that the redeveloped building could generate, only \$8 million in private financing was available for the project. The \$2 million Historic Tax Credit allowed Frank-

exterior, in spite of the use of fundamentally different structural systems in the two sections.

The original building was constructed with load-bearing brick perimeter walls and multi-story wooden post-and-beam floor supports. By the 1920s, poured-in-place concrete construction had replaced standard mill construction. In the late 19th and early 20th centuries, engineers began experimenting with reinforced concrete in an effort to reduce construction costs, eliminate combustible building materials, and create efficient structural systems that allowed for more open floor space and greater window area.

In the first two decades of the 20th century, concrete floor slabs supported by mushroom columns were efficiently used in large-scale industrial projects in Minneapolis, Chicago, Buffalo, and New York to create fireproof

floor systems of tremendous bearing strength. Load-bearing walls were no longer required, and additional areas of glass could be substituted, providing better natural illumination.

Introduced in Syracuse in 1910, reinforced concrete's superiority was widely accepted in commercial and industrial architecture after 1920. In 1927, when Wright was asked to effectively double the size of the 1906 O.M. Edwards Building, reinforced concrete was a logical choice. Floor slabs supported by mushroom columns allowed for larger structural bays and greater window area. Wright reflected these proportions in the construction of exterior curtain walls, but to his credit, retained the use of brick and a similar system of pilasters and recessed spandrels to smooth the transition from the old to the new. The resulting building pre-

sented an even longer and more impressive façade along Plum Street, unified in its basic geometry and use of materials, while expressive of two very different underlying structural systems. Few industrial buildings of this scale, quality, or architectural interest remain in Syracuse.

The 1927 building was rehabilitated first. Office space was created on the first floor, with apartments above. The large expanses of industrial metal-frame windows provided



Photo: Bruce MacKnight

abundant natural light in the apartments, and the exposed brick walls created a warm, rich backdrop for the living spaces. The tax credits helped Sutherland to retain these wonderful architectural features. The factory building, which at its peak housed 450 employees, now provides housing for young professionals making Syracuse their home. After standing empty for 17 years, this impressive building is once again full of life.

Syracuse has a huge inventory of significant buildings that present an development opportunity in our city. Sutherland suggests that Syracuseans must get beyond thinking of preservation as an impediment and start using it as a strategic asset.

Cynthia Carrington Carter

New & Renewing PACNY Members

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Since 1974, PACNY has been Central New York's strongest advocate for preservation and reuse of our architectural heritage.

PACNY has led efforts to save historic resources throughout the region including Hanover Square, Armory Square, Hawley-Green, Sedgwick, and the Landmark Theater — all have been threatened with destruction.

Become a member of PACNY today — help us preserve the irreplaceable.

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