SYRACUSE
LANDMARK
PRESERVATION
BOARD

MEMORANDUM

To: Heather Lamendola / Office of Zoning Administration

From: Kate Auwaerter / Staff to SLPB KA

Date: November 2, 2018

Re: Protected Site Designation: 1007 Madison Street/519 Walnut Avenue (former Herbert Walker House)

Enclosed please find the following materials regarding the designation of 1007 Madison Street/519 Walnut Avenue (former Herbert Walker House) as a Protected Site.

- Protected Site application
- Syracuse Landmark Preservation Board resolution dated August 16, 2018.

Note that a public hearing was held in consideration of the designation of the property on August 16, 2018.

Please forward this to the members of the City Planning Commission for review pursuant to Part C, Section VII, Article 5 of the City of Syracuse's Zoning Rules and Regulations.

Please notify me when these items are placed on the City Planning Commission's agenda so I can inform the SLPB.

Thank you.

318 City Hall, 233 E. Washington St., Syracuse, New York 13202 / (315) 448-8108 / fax (315) 448-8036

A RESOLUTION IN RESPONSE TO A PETITION REGARDING 519 WALNUT AVENUE /1007 MADISON STREET (FORMER WALKER RESIDENCE) SYRACUSE, NEW YORK 13210

We, the duly appointed members of the Landmark Preservation Board of the City of Syracuse, do this 16th day of August, 2018, adopt the following resolution:

WHEREAS, GP 44 LLC, owner of the property at 519 Walnut Avenue/1007 Madison Street, proposes to demolish said property; and

WHEREAS, the property at 519 Walnut Avenue/1007 Madison Street is identified as eligible for designation as a Protected Site on the City's Historic Properties list; and

WHEREAS, prior to filing a demolition application with the City of Syracuse, GP 44 LLC petitioned a review by the Landmark Preservation Board to determine whether said property should be designated a Protected Site pursuant to Part C, Section VII, Article 8 of the Zoning Rules and Regulations of the City of Syracuse; and

WHEREAS, on August 16, 2018, at 8:30AM in Common Council Chambers, City Hall, Syracuse, New York, the Landmark Preservation Board held a Public Hearing for consideration as to whether said building should be recommended for designation as a Protected Site; and

WHEREAS, at the August 16, 2018 Landmark Preservation Board meeting following the Public Hearing, the Board studied all submittals regarding the history and current condition of 519 Walnut Avenue/1007 Madison Street, as well as the testimony (oral and written) submitted prior to and at the time of the Public Hearing; and

WHEREAS, the Landmark Preservation Board finds that 519 Walnut Avenue/1007 Madison Street meets the following criteria for designation as defined by the Zoning Ordinance of the City of Syracuse, Part C, Section VII, Article 5:

Criterion 1. Association with persons or events of historic significance to the city, region, state or nation;

Criterion 2. Illustrative of historic growth and development of the city, region, state or nation;

Criterion 3. In the case of structures, embodying distinctive characteristics of a type, period or method of construction or representing the work of a master, or possessing unique architectural and artistic qualities, or representing a significant and distinguishable entity whose component may lack individual distinction;

Criterion 5. In the case of interiors, possessing one (1) or more of the characteristics enumerated in 1, 2 or 3 above and, in addition, embodying distinctive

characteristics of architectural scale, form and visual homogeneity, which are an integral part of the character of the structure in which the space is contained.

WHEREAS, the house was designed by renowned local architect Ward Wellington Ward; and

WHEREAS, Ward Wellington Ward included 519 Walnut Avenue/1007 Madison Street as an example of his Tudor Revival style designs in his self-published work; and

WHEREAS, although altered, the house is a work of a master and retains many of the hallmarks of Ward's architecture; and

WHEREAS, the house was constructed in 1911 during a significant period of development on the city's east side and its early conversion to multi-unit apartment house is illustrative of the evolution of the neighborhood; and

WHEREAS, the house retains integrity of location, design, setting, materials, workmanship, feeling and association.

NOW THERFORE BE IT RESOLVED, that we, the duly appointed members of the Landmark Preservation Board of the City of Syracuse, do this 16th day of August, 2018, respond to petition of GP 44 LLC, owner of 519 Walnut Avenue/1007 Madison Street, pursuant to Part C, Section VII, Articles 5 and 8 of the Zoning Rules and Regulations of the City of Syracuse in the following manner:

1) The Landmark Preservation Board recommends that the property located at 519 Walnut Avenue/1007 Madison Street Syracuse, New York, 13210, be designated a Protected Site pursuant to its eligibility under Criteria 1, 2, 3, and 5 for the designation of Protected Sites under Article 5, and that the designation shall apply to the exterior and portions of the interior as described in the Protected Site application.

BE IT FURTHER RESOLVED, the Landmark Preservation Board shall submit its findings and recommendations to the City Planning Commission in accordance with Part C, Section VII, Articles 5 and 8 of the Zoning Rules and Regulations of the City of Syracuse.

Donald S. Radke, Chairman
Syracuse Landmark Preservation Board
Date of Issuance: 8/16/18

PROTECTED SITE APPLICATION

PART C, SECTION VII
ZONING RULES AND REGULATIONS

Syracuse Landmark Preservation Board
201 E. Washington Street
City Hall Commons, Room 512
Syracuse, NY 13202
315-448-8108

APPLICANT

1. Applicant Name: Syracuse Landmark Preservation Board

2. Address: 201 E. Washington Street City: Syracuse State: NY Zip Code: 13202

3. Phone: 315-448-8108 Contact Person: Don Radke, Chair

STRUCTURE / SITE IDENTIFICATION

4. Structure/Site Name: **Herbert Walker Residence**

5. Address: **519 Walnut Ave/1007 Madison Street** Ward No. : 16

6. Assessor's Atlas Section No.: 048 Block No.: 10 Lot No.: 11

7. Current Deed for property at Book: 5407 of Deeds Page: 14

8. Ownership: Public ☐ Private ☒ Other _____

9. Present Owner: **GP 44 LLC (Chris Geiger)**

   Address: 1221 E. Genesee Street, Ste 1, Syracuse, NY 13210

   Phone:

10. Is this application for designation of the exterior only? ☒ Yes ☐ No
    Interior only ☐ Interior and Exterior ☐
(Note: This is a privately owned residence and so an interior designation is not enforceable.)

11. Photographs Maps
Please see the attached photograph and map pages

STRUCTURE/SITE IDENTIFICATION (CONT'D)

12. Exterior Building Material:
    clapboard ☐ stone ☐ brick ☒ cobblestone ☐
    shingles ☐ stucco ☒ concrete ☐ curtain wall ☐
    masonry block ☐ other half-timbering

13. Structural System:
    wood frame with light members ☒ cast iron frame ☐
    wood frame with heavy timber ☐ steel frame ☐
    masonry load bearing walls ☐ other _____

14. Condition:
    excellent ☐ good ☐ fair ☒ deteriorated ☐

15. Integrity:
    original site ☒ moved ☐ if so, when? _____

16. Alterations:
    exterior only ☐ interior only ☐ both ☒
    List all known alterations and give dates:
    Converted to apartment units beginning c. 1938. Extensive interior renovations required to convert the house to a 7-unit apartment building.
    - Side porch enclosed and a second-story addition added above original porch.
    - Foundation exposed and entrances into basement level units added.
    - Original front porch columns and front door replaced.
    - Approximately 40% of the windows are replacements.

17. Related outbuildings:
    carriage house ☐ none ☒ barn ☐ shed ☐
    greenhouse ☐ privy ☐ shop ☐ gardens ☐
    other _____

18. Interrelationship of structure/site and surroundings:

The Walker Residence is located on the northeast corner of the intersection of Madison Street and Walnut Avenue. Walnut Avenue and Madison Street climb steeply to the south and east, respectively, which increases the visual prominence of the house. On the northwest corner of the intersection is the three-story, brick, former Madison School. Diagonally across from the Walker Residence, on the southwest corner of the intersection, is the 4½-story, brick Sherbrooke Apartments. Immediately east of the house are similarly scaled, late 19th and early 20th century, frame residences with uniform setbacks on tree-lined streets. Most of the residences, which were originally one- and two-family homes, have been converted into multi-unit student housing. North, south and west of the Walker Residence the character of the neighborhood changes with larger institutional, educational and religious properties as well as multi-story apartment buildings.

NOV 02 2018

STRUCTURE / SITE HISTORY

19. Date(s) of initial construction: **1911**

20. Architect(s): **Ward Wellington Ward**

21. Builder(s):

22. Original Owner(s): **Herbert Walker**

23. Original Use: **single-family residence**

24. Present Use: **multi-unit apartment building**

STRUCTURE / SITE SIGNIFICANCE

Herbert Walker Residence c. 1920, from *Some Recent Works, Ward Wellington Ward, c. 1920*

Herbert Walker Residence, 2018.

25. Exterior building features:

The Walker Residence is a 2½-story residence with a steeply pitched side-gable roof. It has a rectangular plan with a gable-roof dormer that projects over the main entrance on the Walnut Avenue side of the building. The house is stucco-sided on the first floor and features vertical, half-timbering on the upper story, diamond pane windows and other decorative features characteristic of the Tudor Revival style.

The main façade of the house is symmetrically arranged around the entrance and projecting dormer. Sets of three windows are located to either side of the center entrance on the first floor and dormer on the second floor. A narrower set of three windows is located in the dormer's gable-end. The original windows are wood, double-hung sash, featuring a diamond-pane upper sash over single-pane lower sash.

The front entrance is located at the top of a long flight of concrete steps. The original door has been replaced with a modern metal door. To either side of the door are decorative sidelights that feature vertical, wood panels and fixed, leaded glass lights. The entrance is located under the projecting dormer, which is supported by square, replacement columns. Decorative wood lattice panels are located between the columns and the face of the building.

The southern end of the house originally featured a single-story open porch supported on square columns with wood lattice panels on the west and east sides of the open porch. A decorative wood railing ran along the perimeter of the porch roof. A large brick chimney ran up the face of the house

NOV 0 2 2018

behind the porch, rising above the roof line. The porch was enclosed c. 1938 and an additional, hip-roof story was added above the original porch. The enclosure preserved some of the features of the porch including the wood lattice panels and the square columns. Windows in the enclosure match the diamond pane sash found in the main body of the house. The southeast corner of the second story addition is an open porch and retains a portion of the railing from the original porch roof. The chimney is still visible rising above the second floor roof.

The brick foundation at the southwest side of the house was excavated and covered in stucco when a basement apartment was created c. 1938. There are two entrances into the basement units: the entrance closest to the southwest corner of the house is located under a front-gable hood supported by plain wood brackets and features lattice panels, similar to those at the front door. To either side of the entrance are double-hung, diamond pane windows. The second entrance is located to the left (north) under a small shed-roof hood and is flanked by a double-hung, diamond-pane window to the south and a narrower window to the north.

The north façade features an exposed brick foundation and decorative half-timbering in the second story and in the gable end of the attic story. A prominent feature of the north façade is the semi-circular bow window, which due to the sloping site rises from the base of the exposed brick foundation to the top of first floor on the west side of the façade. The windows in the bow have been replaced with 1-over-1, vinyl windows. Next to the bow is a clapboard-sided, enclosed porch. The upper story features paired, diamond-pane, wood windows in wood surrounds similar to the front façade.

The east façade of the house features a rear shed-roof porch on square columns, which functioned as the service entrance to the house. As with the other facades, the house features stucco on the ground floor and vertical half-timbering on the second floor. A large shed-roof dormer runs the length of the side-gable roof and features sets of double-hung windows. A metal fire escape leads down to ground level from the roof dormer.

26. Interior building features:

The interior of the house has been extensively altered. However, the original vertical circulation pattern including center and rear stairways remains along with some interior wood trim. The most intact room in the house is the former first-floor living room that features a wood beamed ceiling and a fireplace inglenook with a tile floor, built-in benches, dark-stained woodwork (the original plans indicate that the wood trim was chestnut) and at least one period lighting fixture. (Note: this is a private residence that is currently not open to the public. Therefore, an interior designation is currently not enforceable.)

27. Historic and architectural significance:

The Walker Residence is an important example of the domestic architecture of Ward Wellington Ward, one of Central New York's most significant architects of the 20th century. Ward (1875-1932) practiced in Syracuse between 1908 and 1926, designing over 200 private residences in Syracuse and the surrounding region. Influenced by Tudor and English Cottage prototypes and Bungalow and Colonial Revival styles, Ward's houses are fine manifestations of the ideals of the Arts & Crafts

movement. His homes represent some the finest local examples of domestic architecture of the period.[1]

The Walker Residence displays the hallmarks of Ward's Tudor Revival style architecture with its stucco siding on the ground floor and half-timbering on the upper stories, steeply pitched roof, projecting gable-end dormer over the entrance, and paired diamond-pane windows. Local historian Dr. Samuel Gruber notes "the Walker House is a good example of Ward's early modest Tudor-style houses that effectively utilize site elevations for emphasis, allowing a relatively small house to appear somewhat grander."[2] Ward included this house as an example of his cottage-style designs in his self-published book, *Some Recent Work*, ca. 1920.

The early 20th century saw a boom in new construction on the city's eastside as people of means sought to leave the overcrowded city center. Improved roads and transportation aided the exodus, spurred on by an influx of new immigrants into the city. It was during this period that the eastside's planned neighborhoods of Berkeley Park and Scottholm were platted and began to develop as middle-class enclaves. In addition, the expansion of Syracuse University from a small liberal arts school into a major university created a demand for faculty, staff and student housing, which had a significant impact on the development of the areas surrounding the university, in particular to the north and east. The block files for Walnut Avenue and Madison Street at the Onondaga Historical Association include period news, advertisements and announcements related to apartment buildings as well as the construction of smaller, multi-family residences, as developers and property owners took advantage of the growing housing needs of the area.

The house at 519 Walnut Avenue was constructed in 1911 as the residence for Herbert Walker, a local attorney. According to the Polk Directories, Herbert Walker lived in the house until 1941. In 1938, the directories indicate that Walker moved into the basement of the house and let the first and second floors of the house to two tenants. By 1940, there were a total of five tenants in the house. (The fact that Walker himself continued to live in the house might explain the relative sensitivity of the alterations to the house, specifically the enclosure of the side porch, which retained and replicated a number of the decorative features of the original design.) By 1941, Walker was no longer living in the house and in subsequent years it has been owned by numerous individuals and used exclusively as an apartment house of up to seven units.

The construction of the Walker Residence was the first of three important building projects at the intersection of Walnut Avenue and Madison Street in the second decade of the 1900s. Shortly after the Walker Residence was constructed on the northeast corner, Ward Wellington Ward was commissioned to design the Sherbrooke Apartment building, which was completed in 1914 and is located on the southwest corner of the intersection. Directly across Walnut Avenue from the Walker Residence, on the northwest corner of the intersection, is the Madison School, which was constructed in 1917 and designed by architect James Randall.

---

[1] *NYS Building-Structure Inventory Form, 1993.*

[2] *Support letter, Arts & Crafts Society of CNY, August 15, 2018.*

NOV 0 2 2018

In its review of the Walker Residence, the Syracuse Landmark Board determined that the house retains integrity of location and setting. The Walnut and Madison Street intersection remains an impressive setting that features the Walker Residence, Madison School, and the Sherbrooke Apartments each anchoring its respective corner. The integrity of the design of the structure also remains largely intact. The most significant exterior alteration – the enclosure of the side porch and terrace -- was completed with sensitivity to the original design and was most likely completed within the first 25 years of the life of the property. The residence retains sufficient integrity of workmanship and continues to read clearly as a work of Ward Wellington Ward. It is of particular note that Ward had used this house as an example of his Tudor Revival style designs in his own published work. Although there has been material loss, over 50% of the property's historic fabric remains. Finally, the property retains the feeling and association of a historic, Ward-designed house constructed as part of the early-twentieth-century development of the city's eastside

28. Sources:

Dalpos Architects, report to the Syracuse Landmark Preservation Board, 1007 Madison Street (519 Walnut Ave), June 6, 2018.

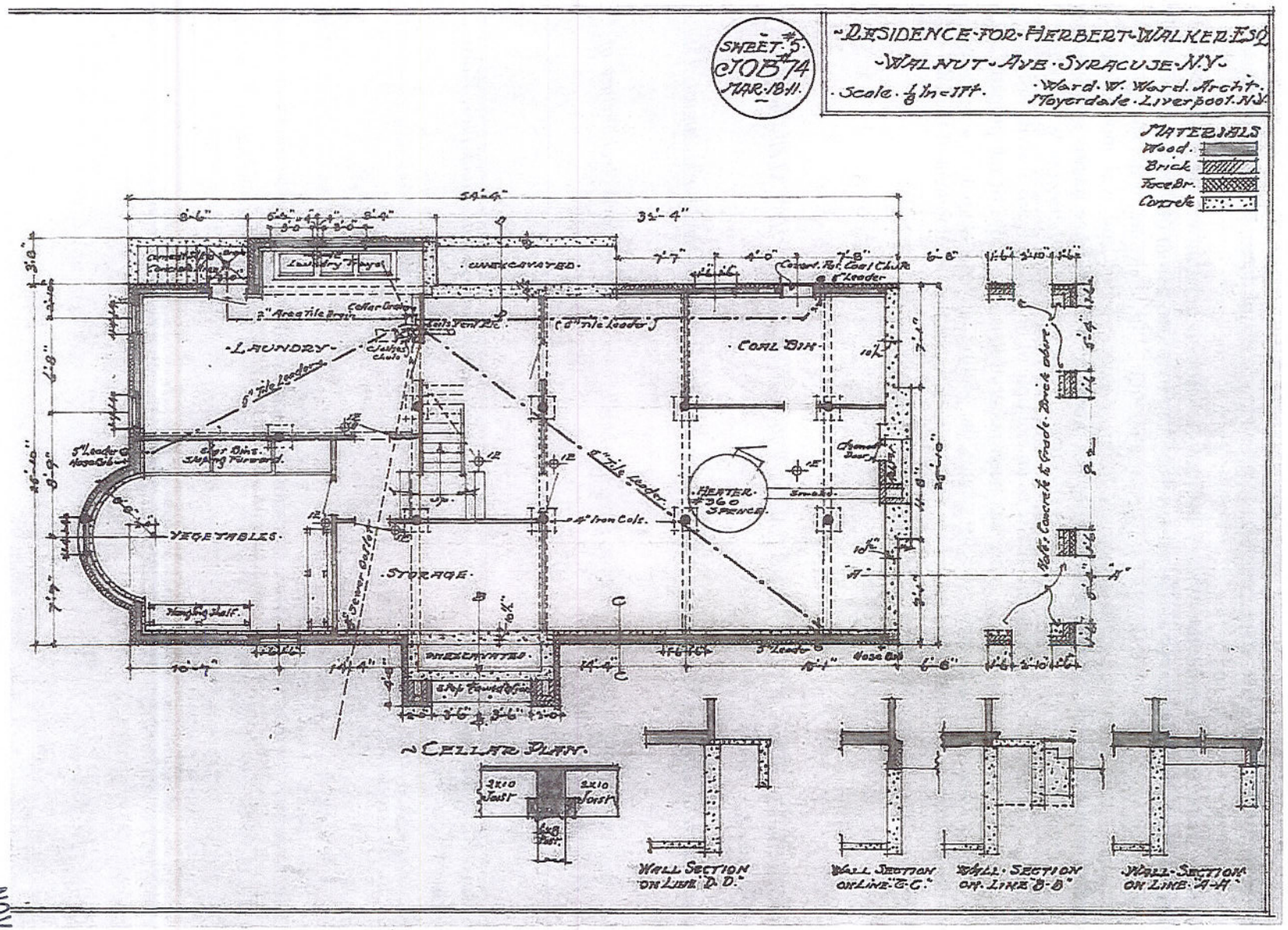
Gruber, Samuel. Letter of Support, the Arts & Crafts Society of Central New York, August, 15, 2018.

Landscape and Prospect. City of Syracuse, Intensive-Level Survey: The Historic Architecture of Ward Wellington Ward, 1993.

NYS Building-Structure Inventory Form, 1993.

Onondaga Historical Association archives: Madison Street and Walnut Avenue block files; Ward Wellington Ward files.

Polk City Directories, Syracuse, NY 1911-1941.


SHEET #5
JOB #74
MAR. 18. 11.
RESIDENCE FOR HERBERT WALKER ESQ
WALNUT AVE. SYRACUSE N.Y.
Scale. 1/8 in = 1 ft.
Ward. W. Ward. Archt.
Moyerdale. Liverpool. N.Y.
MATERIALS
Wood.
Brick
Face Br.
Concrete
LAUNDRY
COAL BIN
VEGETABLES
STORAGE
UNEXCAVATED
HEATER #360 SPENCE
CELLAR PLAN
WALL SECTION ON LINE "D-D"
WALL SECTION ON LINE "C-C"
WALL SECTION ON LINE "B-B"
WALL SECTION ON LINE "A-A"

NOV 02 2018

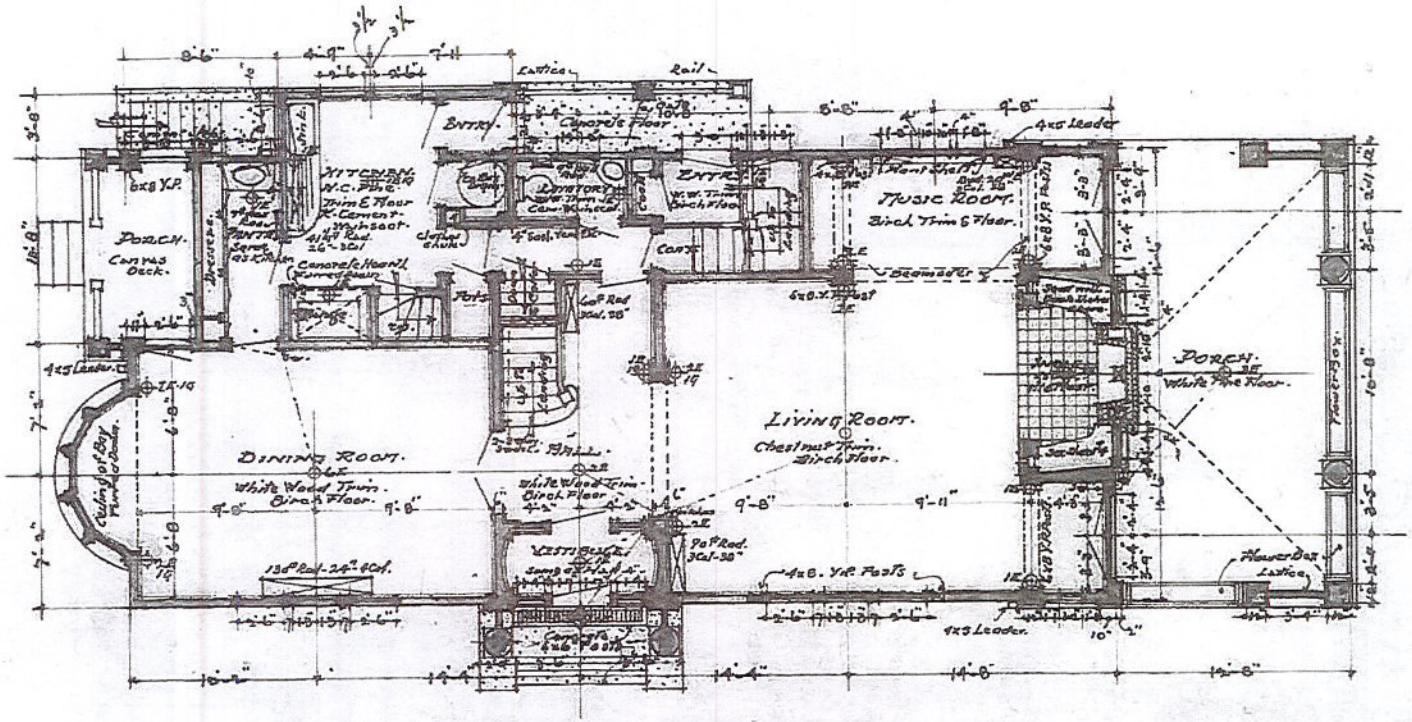
SHEET #6
JOB #74
MAR 18-11

RESIDENCE FOR HERBERT WALKER ESQ
WALNUT AVE. SYRACUSE N.Y.

Scale. 1/8 In = 1 Ft.

Ward W. Ward. Arch't.
Moyerdale. Liverpool. N.Y.

MATERIALS.
Wood.
Brick
Face Brick
Concrete



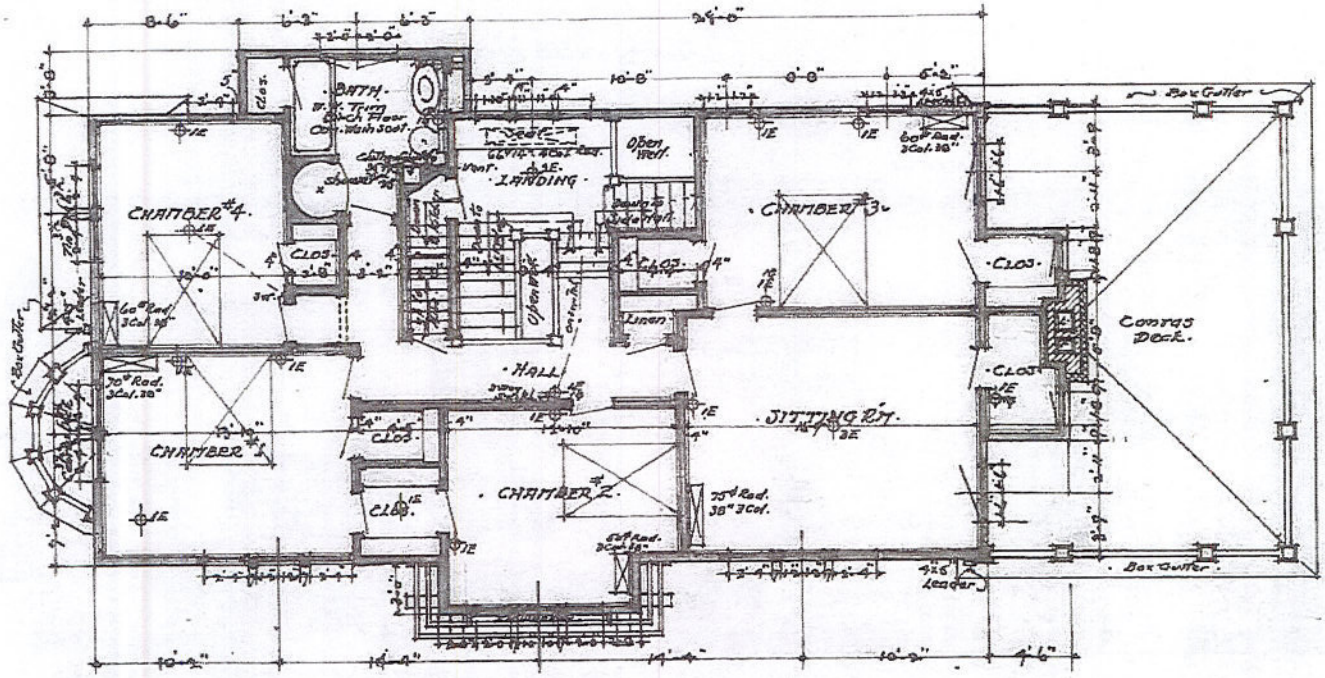
FIRST FLOOR PLAN

OHA. 9.6

SHEET #7
JOB #74
MAR. 18. 11.

RESIDENCE FOR HERBERT WALKER ESQ.
WALNUT AVE. SYRACUSE N.Y.
Scale 1/8 in = 1 ft.
Ward. W. Ward. Archit.
Moyerdale. Liverpool. N.Y.

MATERIALS.
Wood.
Brick.
Face Br.
Concrete



SECOND FLOOR PLAN

OHA-917

NOV 07 2018

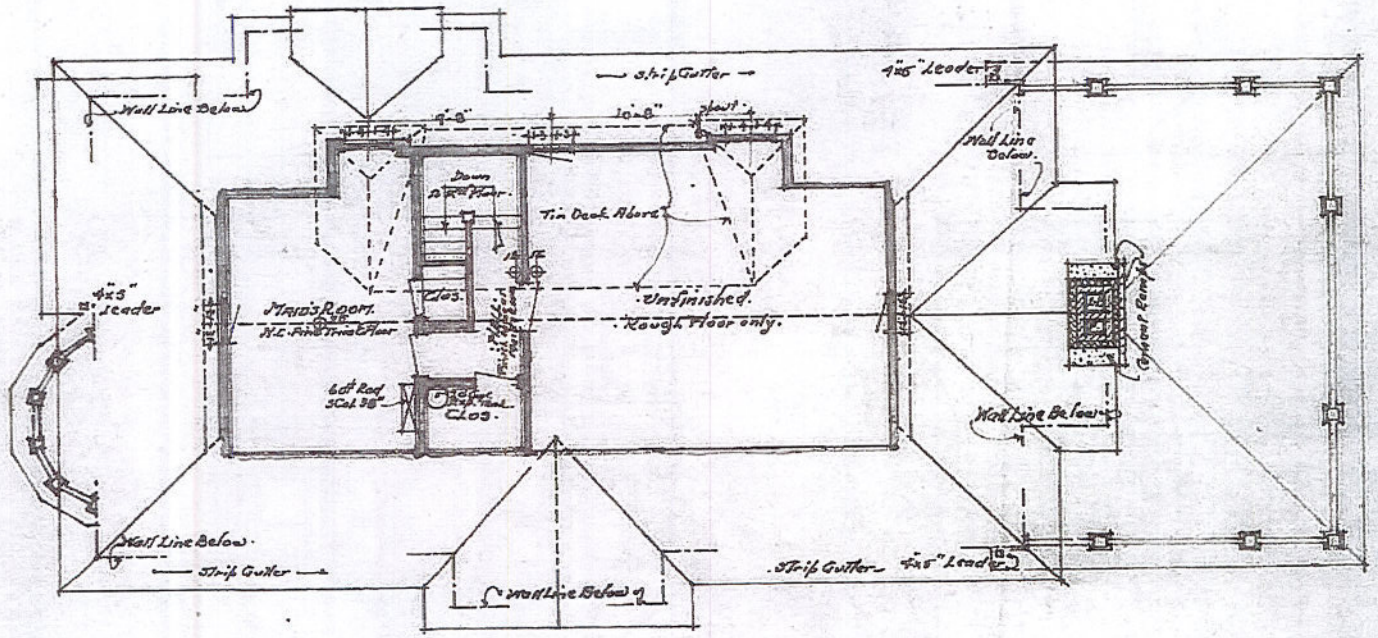
SHEET #8
JOB #74
MAR. 18. 11.

RESIDENCE FOR HERBERT WALKER ESQ.
WALNUT AVE. SYRACUSE N.Y.

Scale. 1/8 in = 1 Ft.

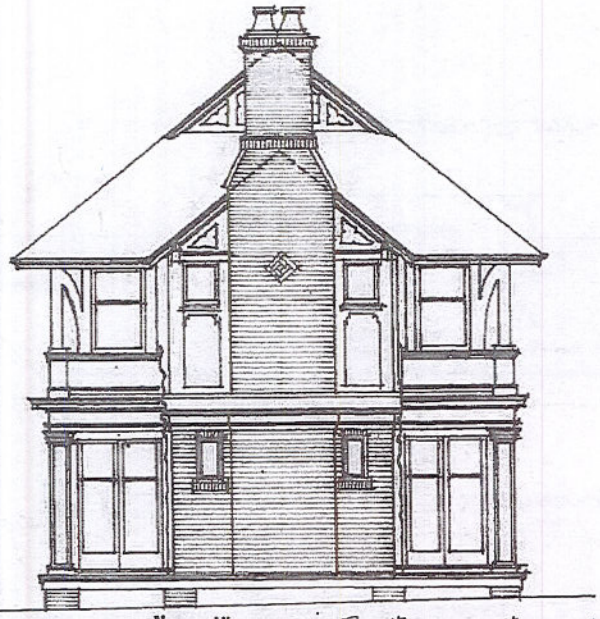
Ward W. Ward Arch't.
Moyerdale. Liverpool. N.Y.

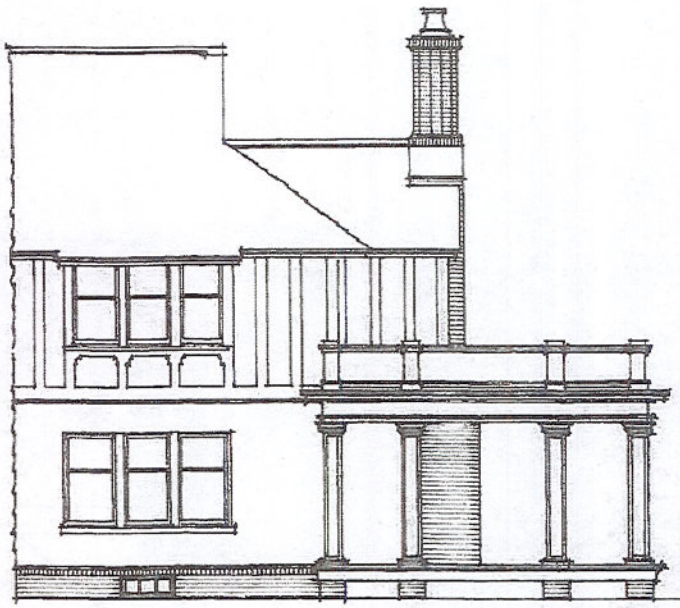
MATERIALS.
Wood.
Brick.
Face Br.
Concrete



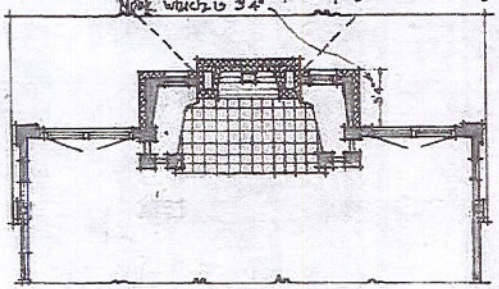
ATTIC & ROOF PLAN

OHA. 9.8



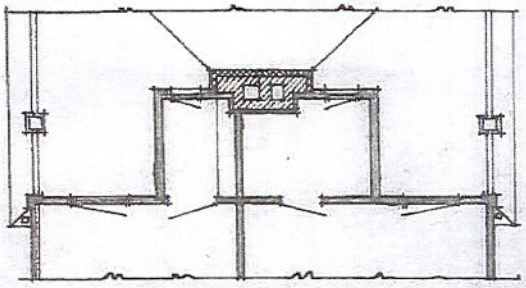


NOTE-All measurements are the same as on the original Drawings Except the projection of the Ingle Nook which is 34"



FIRST FLOOR PLAN

REVISED PLANS
AND ELEVATIONS
OF INGLE-NOOK
RESIDENCE OF MR
HERBERT WALKER
SYRACUSE N.Y.
WARD & WARD
ARCHITECT
MOYERDALE
LIVERPOOL N.Y.
SCALE 1/8 in = 1 ft



SECOND FLOOR PLAN

CHA 9.0

NOV 02 2018

Walnut Avenue south of intersection with Madison Street, view southeast, 2013 (Samuel Gruber)

NOV 02 2018

Herbert Walker Residence, west and south facades, 2018.

Herbert Walker Residence, west and north facades, 2018.

Herbert Walker Residence, north facade, 2018.

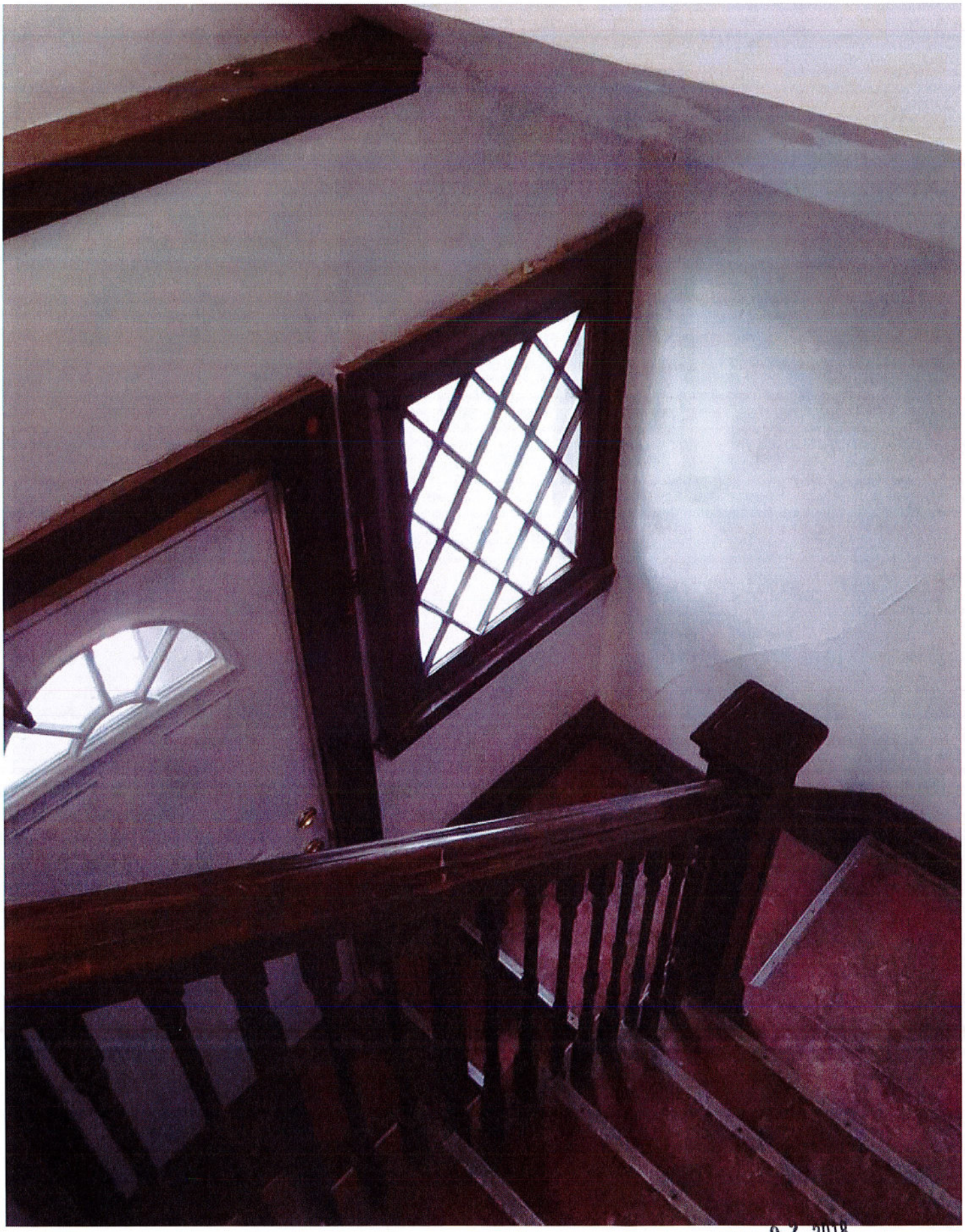
NOV 02 2018

Herbert Walker Residence, south and east facades, 2018.

NOV 0 2 2018

Herbert Walker Residence, west facade, entrance detail,2018.

Herbert Walker Residence, front entrance sidelight,Bob Haley,2018



Herbert Walker Residence, rear stairwell, original banister and rails, diamond pane window, Bob Haley, 2018.

NOV 0 2 2018

Herbert Walker House, view of main stair from second floor, Bob Haley, 2018.

Herbert Walker House, view of fireplace inglenook, ground floor, Bob Haley, 2018.

NOV 0 2 2018