

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: **Susan I. Hamilton**
2. Address: **218 Holland Street** City: **Syracuse** State: **NY** Zip Code: **13204**
3. Phone: **315-472-5647** Contact Person: **Susan I. Hamilton**

STRUCTURE / SITE IDENTIFICATION

4. Structure/Site Name:
5. Address: **218-220 Holland Street, Syracuse, NY 13204** Ward No. : **10**
6. Assessor's Atlas Section No.: Block No.: **329** Lot No.: **20A**
7. Current Deed for property at Book: **4089** of Deeds Page: **247**
8. Ownership: Public **Private** Other _____
9. Present Owner: **Susan I. Hamilton**

Address: **218 Holland Street, Syracuse, NY 13204**

Phone: **315-472-5647**
10. Designation includes: **Interior and Exterior**
11. Photographs Maps
Photographs and Site survey included on separate sheets.

STRUCTURE/SITE IDENTIFICATION (CONT'D)

12. Exterior Building Material:

clapboard stone brick cobblestone
 shingles stucco concrete curtain wall
 masonry block other _____

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:

17. Related outbuildings:

carriage house none barn shed
 greenhouse privy shop gardens
 other: **garage built in 2015 (non-contributing)**

18. Interrelationship of structure/site and surroundings: **Adjoining vacant lot (once 222-224 Holland Street) conjoined with original property at 216-218 Holland Street in 2003.**

STRUCTURE / SITE HISTORY19. Date(s) of initial construction: **c. 1885**

20. Architect(s):

21. Builder(s):

22. Original Owner(s): **Enos & Nellie Stimson**23. Original Use: **single-family house**24. Present Use: **single-family house**

STRUCTURE / SITE SIGNIFICANCE

25. Exterior building features:

The property is a two-story Queen Anne-style house set on an approximately 0.3 acres set upon a stone foundation. A one-story garage constructed in 2015 in a manner sensitive to the house is also located on the property. The house is clad in “novelty-drop” type siding, also known as Dutch drop or simply drop siding, characterized by the narrow swooping edge along the top and hidden rabbet along the bottom. Simple window surrounds and trim are found across the house exterior. Horizontal bands of trim are found above and below windows and along corners. The siding features a gentle sweep outward between the first and second story. On the southwest elevation a stairway window is set within this sweep, which helps the house avoid flat surfaces and creates texture. A one-story half-width porch covers the entrance doorway. The porch features decorative spindle work in the banister, porch supports, and frieze. A narrow roof above the porch extends across the façade and features two short gables with detailing. The first story northeast from the porch features two cutaway bays, evocative of a bay window. A one-story side porch along the northeast elevation features the same decorative spindle work found on the front porch. At the rear of the house is a one-story extension. Above the second-story windows is a narrow frieze, and a half-width detailed gable also clad in shingles. The house features a hipped roof with three lower cross gables; one toward the façade, and two at the rear.

26. Interior building features:

The interior of the house features a high degree of integrity, with its historic floor plan intact, and very few material replacements. Where repairs and replacements have been made, care has been taken to ensure they were historically accurate. Wall finishes include both drywall board and historic plaster. In some areas, original wallpaper remains. Glazed tile mantelpieces are in excellent shape throughout the house. Interior door surrounds appear to be original. Kitchens and bathrooms feature fixtures and wainscoting topped by a chair rail, and original fixtures and appliances. A historic vintage stove is in the kitchen. The rooms feature either flat or tray ceilings, and the flooring is original hardwood. Mechanical systems have been kept up to date and modern, while the duct work remains original, and no interventions have been made to alter the historic interior fabric of the house during upgrades.

27. Historic and architectural significance:

The house at 218-220 Holland Street is significant as an intact example of the regional domestic type of Queen Anne-style homes built in the city of Syracuse in the late nineteenth century. While there is currently no shortage of these houses in the city, the property at 218-220 Holland Street has been preserved with care and possesses such a high degree of material and architectural integrity that it merits special recognition.

Holland Street appears on historic mapping as early as the 1874 *City of Syracuse and Village of Geddes* map by H. Wadsworth Clarke along a horse-drawn street-car route. The property itself appears on the 1874 isometric, or “Bird’s Eye”, map of Syracuse. The streetcar line is depicted on

this map leading to Niagara Street.



Figure 1. Detail of the 1874 isometric map depicting the property (circled in red).

The house is shown on the 1892 Sanborn Fire Insurance map as 134 Holland Street, with a slightly different form to the rear extension and without the front porch. By the 1911 Sanborn map, the house's current layout and front porch are extant.

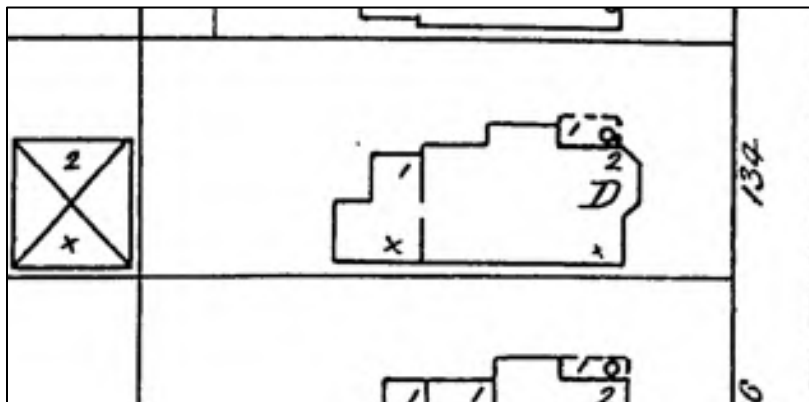


Figure 2. 1892 Sanborn detail showing 134 Holland Street (218-220 Holland Street) with the original form.

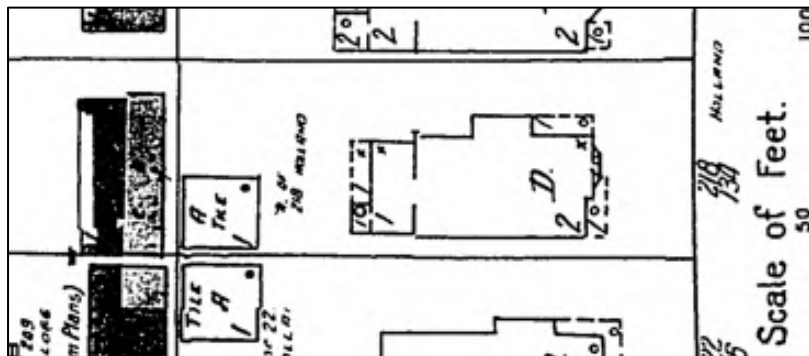


Figure 3. 1911 Sanborn map detail depicting the property with both address numbers and its current form.

28. List all sources of data used in preparing this application, include the repository of any building plans, documents, or photographs, books, periodicals, articles, etc.

Clarke. H. Wadsworth. 1874. *Sweet's New Atlas of Onondaga County, City of Syracuse, and Village of Geddes*. Walker Brothers and Company, New York, NY.

H.H. Bailey. 1874. *Birds Eye View of Syracuse, New York*. American Oleograph Co. Milwaukee, WI.

Sanborn-Perris Map Company. 1892. *Insurance Maps of Syracuse, New York. Volume One*. Sanborn-Perris Map Co. New York, NY.

Sanborn Map Company. 1911. *Insurance Maps of Syracuse, New York. Volume Two*. Sanborn Map Co. New York, NY.

History of 218 Holland Street, Syracuse and Environs

Supplemental Documentation compiled by Susan Hamilton

The property now consists of two conjoined lots (20 and 21) in block 329; the house numbers on Holland Street have changed several times. The abstract of title shows that lot 20 was sold for \$30,000 from Harrietta and David Kellogg to Myron Merriman on July 17, 1868. This was apparently part of a larger parcel of land that was later subdivided, as on May 3, 1880 Charlotte and Myron Merriman sold the lot for just \$750 to Nellie Stimson. The following year, Nellie and her husband Enos took out two mortgages, presumably for construction of the house (then 25 Holland Street, later 134 Holland, and now 218 Holland). The couple had lived on Kellogg Street in 1885, but starting in 1886, they are included in the *Boyd's Duplex Directory* as residents of 25 Holland Street. From 1887 to 1891, Enos Stimson is listed in the city directory as a shipper; in the 1900 city directory, he is listed as a bookkeeper. On August 3, 1905, Nellie Stimson sold the house to Ella B. Hubbard, but she remained as owner for less than a year,

selling it on April 14, 1906 to Lavinia Cookingham. Other members of Lavinia's household included James J. Cookingham (a clerk in 1909 and 1910, a porter in 1959), James C. Cookingham (a civil engineer), and Mary Cookingham ("widow of Morgan"). Lavinia seems to also have been known as Mrs. John H. Cookingham. She died around February 1, 1925, and on February 19, 1927, her house was willed to James J. Cookingham. He in turn sold the house on February 25, 1927 to Katherine Hartnagel. The city directory shows her living there in 1939, and she took out a permit in 1927 to build a "tile garage" for \$150. Ms. Hartnagel sold the property on August 5, 1943 to Teresa and Clark Johnson, who lived there for the remainder of their lives. Both were music teachers; he died in 1970, and she lived on in the home until her death in 1995. The house was then willed to St. Lucy's Church, which sold it (and its contents) to Kathleen and Collin Armstrong. They then sold it to me for \$20,400 on July 17, 1996.

The house was built as a single family – with a bedroom, half-bath, and separate staircase for a live-in servant – but from early years rooms were also rented out to tenants. The 1900 census shows Nellie and Enos Stimson, their two sons Warren and Frank, and three boarders: Ruth Perry and Caroline Wright (both dressmakers) and Jennie Hampton. A newspaper ad from March 12, 1910 states: "To rent – large, pleasant furnished room, lavatory connected, large clothesroom; two blocks from two car lines. 134 Holland St. Old 'phone 1429-W." The same furnished room was listed for rent again in 1914, and on April 26, 1917, this ad appeared in the newspaper: "Pleasant front room, lavatory connecting, use of phone; walking distance; gentlemen preferred. 218 Holland St. 'Phone Warren 1429-W." Teresa and Clark Johnson lived on the first floor and rented several rooms upstairs to single men. I met one of them, Charles Downing, in the late 1990s, and he told me about living there in the 1940s and 1950s. The front parlor was separated from the rest of the downstairs rooms, so the lodgers had a common room of their own; they used the front door for access. The Johnsons added steps to the side porch and used that entrance. After Clark died in 1970, Teresa Johnson lived alone. The house's history with rented rooms is reflected in the few changes made since its construction. The tiny maid's bathroom was abandoned at some point, with the toilet and sink removed. A full bath was added around 1900 at the top of the main staircase, and a cramped closet (which I have removed) was constructed in a corner of one bedroom.

I know far less about the house that once stood at 220-222 Holland Street (previously 136 Holland). Sanborn maps show it as existing in 1892, and city directories list occupants as Floyd Hines (1939, 1944), John Loga (1949), William Hynes (1954), Jasper Morrell (1959), and James Coe (1964, 1969). The house was set on fire, according to a newspaper article from August 28, 1972, to hide a burglary. "A fire that left 11 people homeless was determined to have been deliberately set to hide a burglary. The two-family wooden structure at 220 Holland St. was extensively damaged. Victimized was Jimmie C. Stone, 32, of the first floor apartment who said that 20 silver dollars, \$6 in half-dollars and \$2 in quarters were stolen. The first floor received heavy fire damage. No one was home at the time of the blaze." In January 1990, the City of Syracuse seized the property from Mary and James Coe (presumably for unpaid taxes), and by 1996 the house was demolished. I acquired the vacant lot from Home Headquarters and resubdivided the two properties into one. I had a new garage constructed in 2015 within the footprint of the former house at 220-222 Holland Street, and the very dilapidated garage in the rear of 218 Holland Street was torn down.

The Near Westside neighborhood is one of Syracuse's oldest and is intimately connected with its industries. The Erie Canal ran just a block north of the northern boundary, while W. Fayette Street was lined with factories; railroad yards lie between those two arteries. On the neighborhood's southern border, the captains of industry built mansions along W. Onondaga Street. The streets in between these northern and southern limits show a gradation of wealth, from upper-middle class homes to smaller working-class cottages closer to the factories. Trolleys, starting with horse-drawn ones, served the neighborhood; one line ran right down Holland Street. West Street, now a forbidding barrier between the neighborhood and downtown, was until the 1960s a lively mixture of commerce and housing. The Near Westside's western boundary, S. Geddes Street, also was a focal point for businesses serving the residents. Always a home to immigrants and people of color, the Near Westside was redlined, choking off access to mortgages and home-improvement loans. Factories closed during the later 20th century, and disinvestment was so pervasive that the neighborhood was on the verge of being sacrificed for development of a freeway from the western suburbs, just as the West Street corridor was bulldozed. In the past 20 years, some improvements have occurred, with new housing, renovated business addresses on the periphery, and the rehab of Blodgett School.

Photographs



Figure 4. View to the north toward the house.



Figure 5. View to the west toward the house.



Figure 6. View to the northwest toward the facade.



Figure 7. View to the southeast toward the rear extension.



Figure 8. View to the northwest across backyard.



Figure 9. View of original cabinetry in the kitchen area.



Figure 10. Example of glazed tile and wood mantelpiece found in the house.



Figure 11. First story bathroom.



Figure 12. View of dining room. Pantry is located through the doorway at right.



Figure 13. Front parlor.



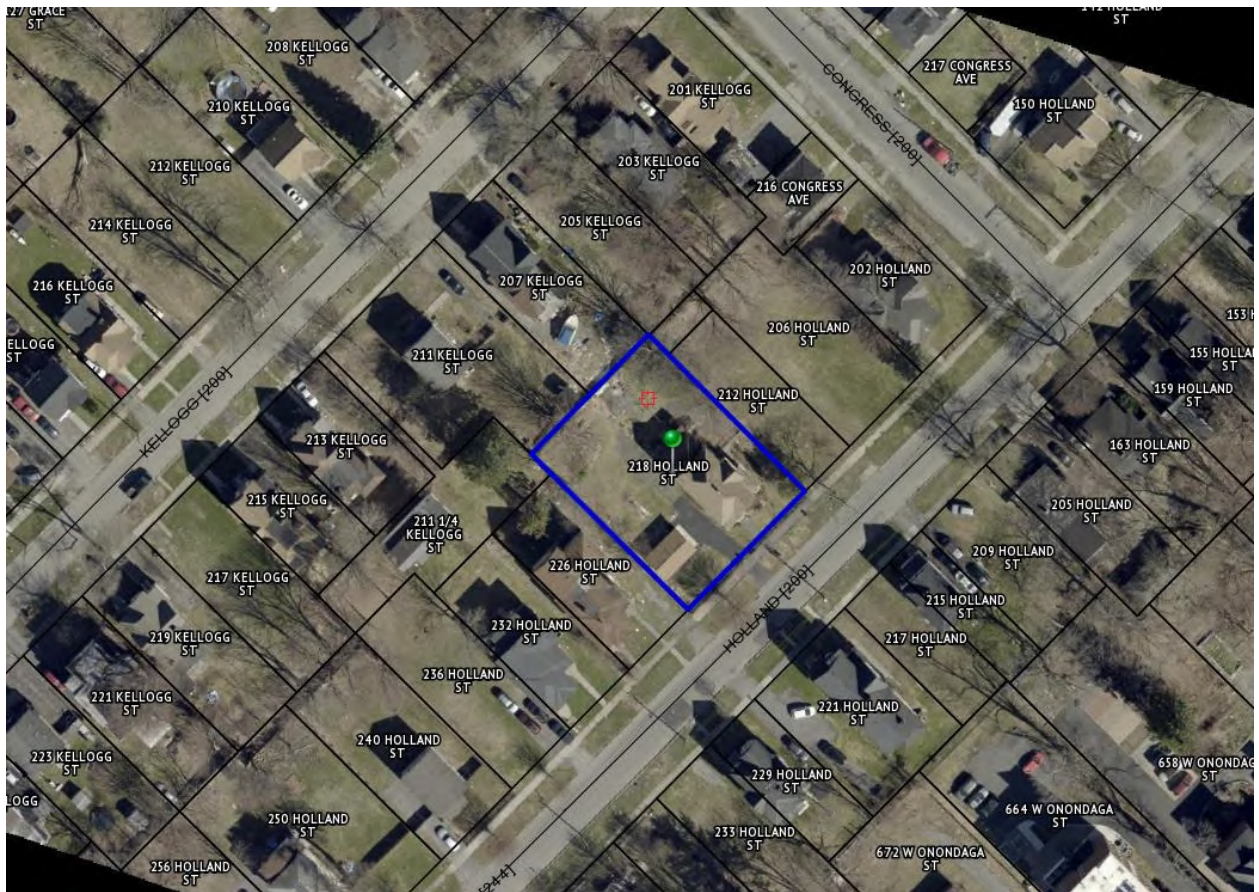
Figure 14. Garage built in 2015.

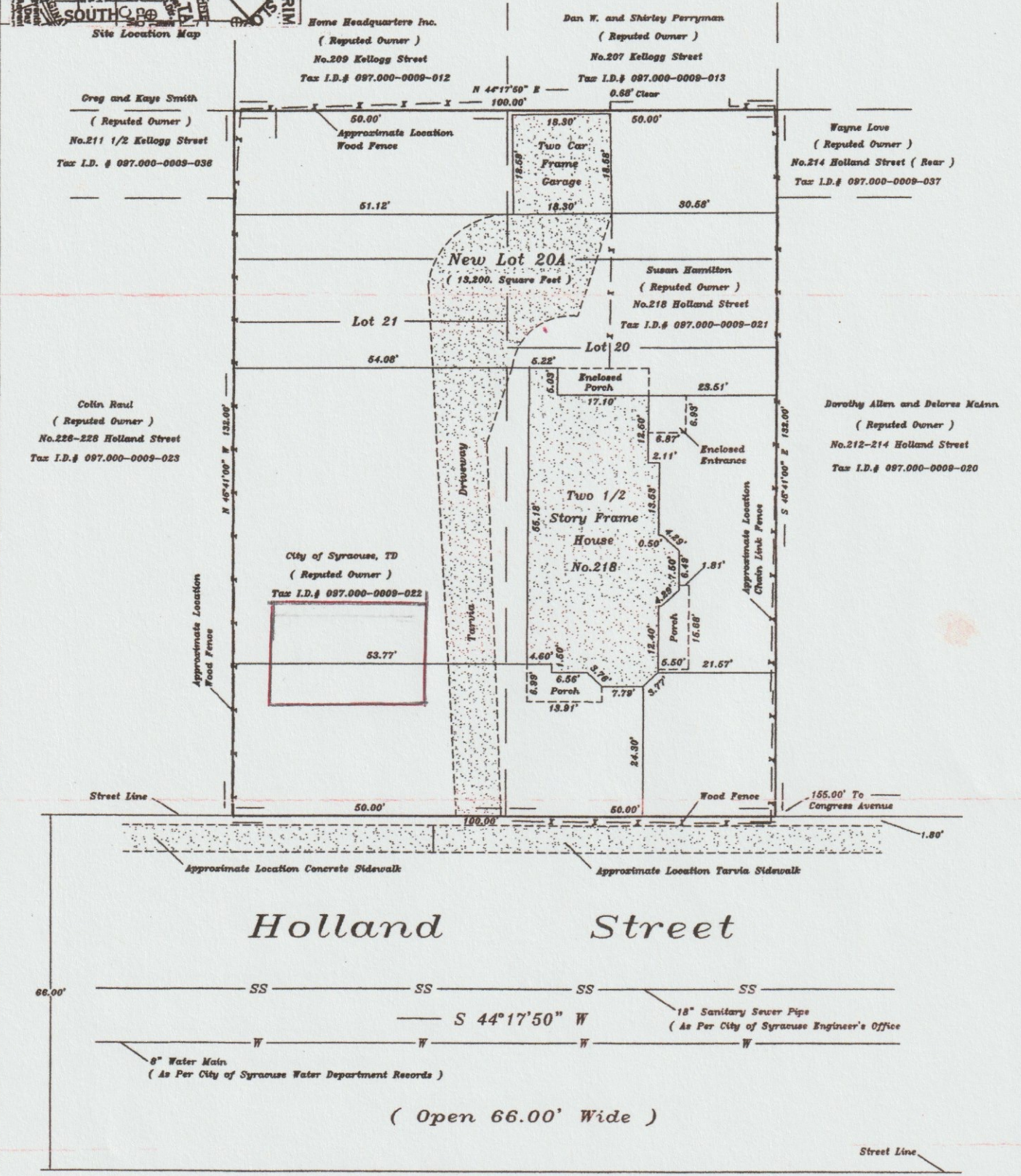
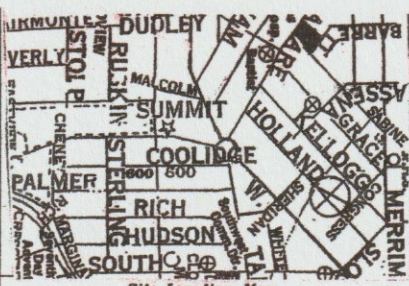


Figure 15. View to the north toward the southwest elevation.

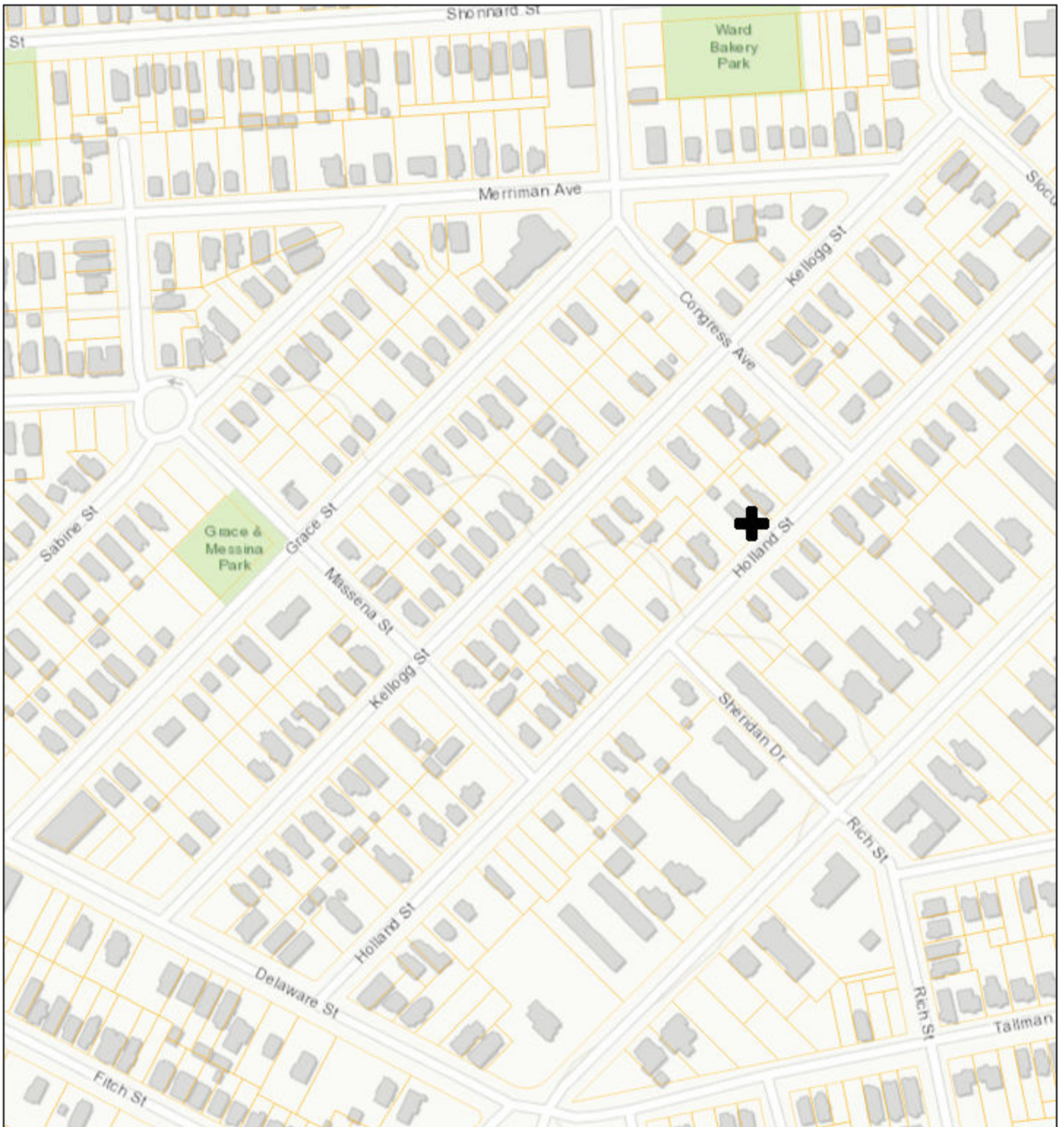


Figure 16. Kitchen with historic tin ceiling intact.

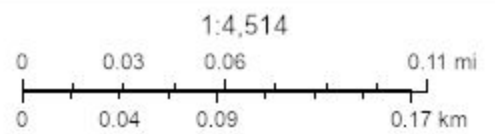




218 Holland



March 29, 2023



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community