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Nat. Register of Historic Places
National Park Service

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Public Square Historic District (Boundary Expansion)

other names/site number

2. Location

street & number JB Wise Place, Arcade Street, Stone Street, Park Place [N/A] not for publication

city or town Watertown [N/A] vicinity

state NY code 36 county Jefferson code 45 zip code 13601

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

__ national __ statewide _X_ local

Ruth Pierpont DSHPO 1/13/16

Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

X entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper 3/24/16

Date of Action

Public Square Historic District (Boundary Expansion) — Name of Property
Jefferson County, NY — County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [x] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [ ] building(s)
- [x] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
6	2	buildings
0	0	sites
0	0	structures
0	0	objects
6	2	**Total**

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

N/A

Number of contributing resources previously listed in the National Register

66 (64 buildings, 1 monument, 1 village green listed in Public Square HD, 1984)

6. Function or Use

Historic Functions
(Enter categories from instructions.)

COMMERCE/TRADE
SOCIAL: Meeting Hall
HEALTHCARE: Clinic

Current Functions
(Enter categories from instructions.)

COMMERCE/TRADE
VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19th AND 20th CENTURY REVIVIALS

Materials
(Enter categories from instructions.)

foundation: STONE
walls: BRICK
roof: ASPHALT
other:

Descriptive Summary

The purpose of the Public Square Historic District Boundary Expansion is to include two small areas in the district that were not included in the 1984 nomination. These two areas include 6 contributing and 2 non-contributing buildings and their inclusion provides a more cohesive boundary for the overall district. These buildings are similar in age and character to those in the original district and several are fine examples of their types and styles. Overall, the area in the addition retains good integrity.

Narrative Description

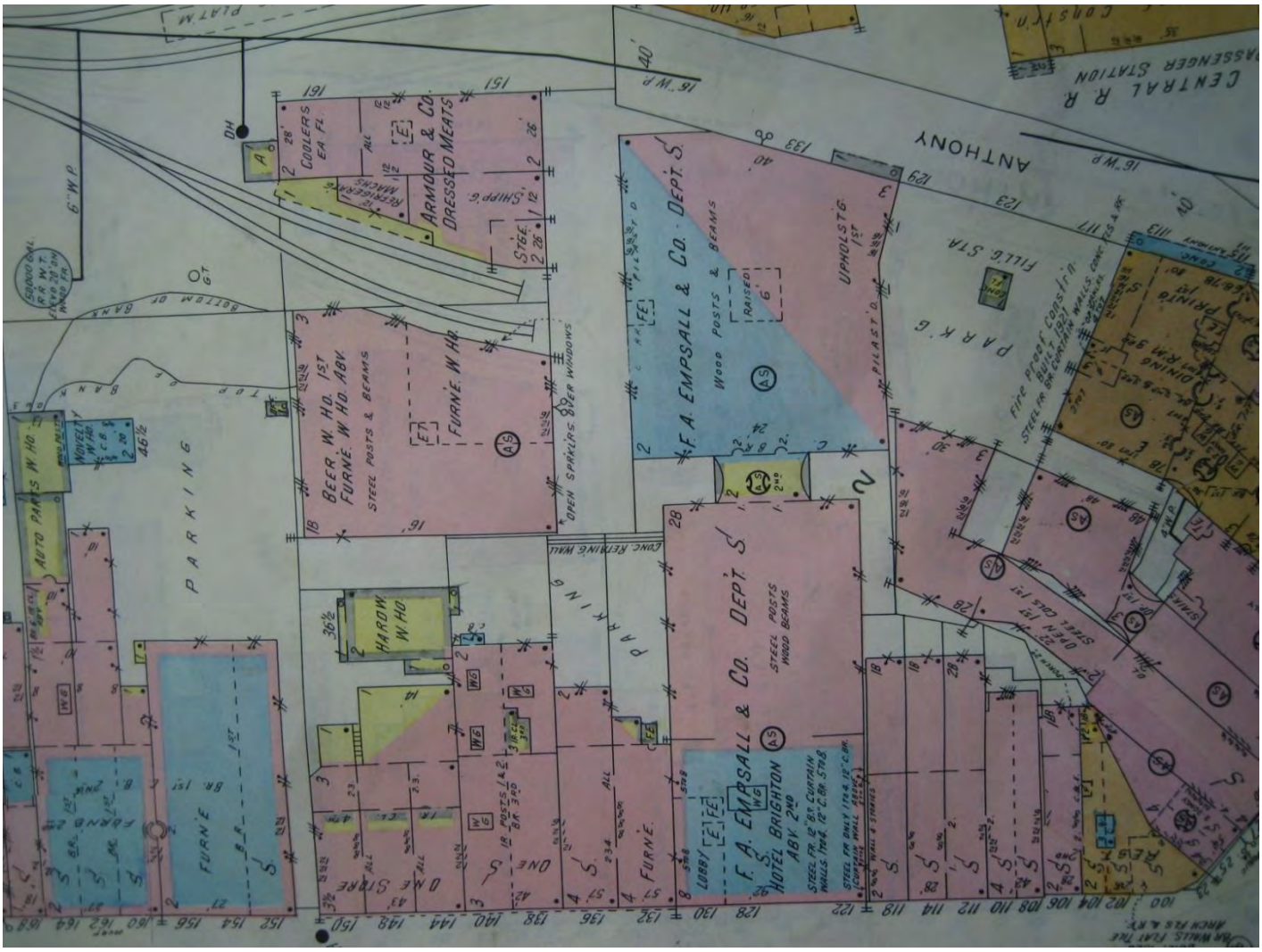
The original nomination states:

> *…. The boundaries [of the Public Square Historic District] encompass the city's only concentration of intact historic commercial architecture and Public Square, a village green created in 1805, five years after the community was settled in 1800. Landscaped in 1855, Public Square remains the visual focus of the older commercial areas which surround it. One religious structure, one industrial building, and several civic structures are also included. Together, the relatively sophisticated, finely crafted buildings reflect Watertown's present and historic prominence as the commercial and industrial center of the region.*
>
> *The boundaries of the district were drawn to include those intact period buildings on Public Square and its feeder streets, Arsenal, Court, Franklin, State, and Washington…*
>
> *The buildings in the Public Square Historic District are predominantly three to four-story attached masonry rows. The use of brick is most prevalent, with occasional examples of stone construction. Exterior trim is executed in stone, brick, terra cotta, wood, and metal. The buildings are designed in a broad range of popular American styles dating from the late 1840s to the early 1930s, including Italianate, Romanesque Revival, Neoclassical, Commercial, and Art Deco styles. Vernacular and eclectic interpretations of the major styles survive as well. While stylistic features of the buildings vary greatly, similarities in scale, form, use of materials, and methods of construction create visually cohesive streetscapes. Nearly half of the buildings in the historic district date from the third quarter of the nineteenth century; of the other half, most date form the first quarter of the twentieth century. The remaining few buildings were built during the last quarter of the nineteenth century and the late 1920s/early 1930s.*

The boundary expansion takes in buildings with these same characteristics – commercial architecture, on streets adjoining Public Square, built of masonry and stone between 1896 and 1923 – in two areas. The first is back of Court Street and includes one building on JB Wise Place (formerly the end of Anthony Street). The second takes in five eligible buildings (plus two noncontributing) that back onto the current Public Square Historic District on Arcade Street, Stone Street, and Park Place – three of the "feeder streets" to the square.

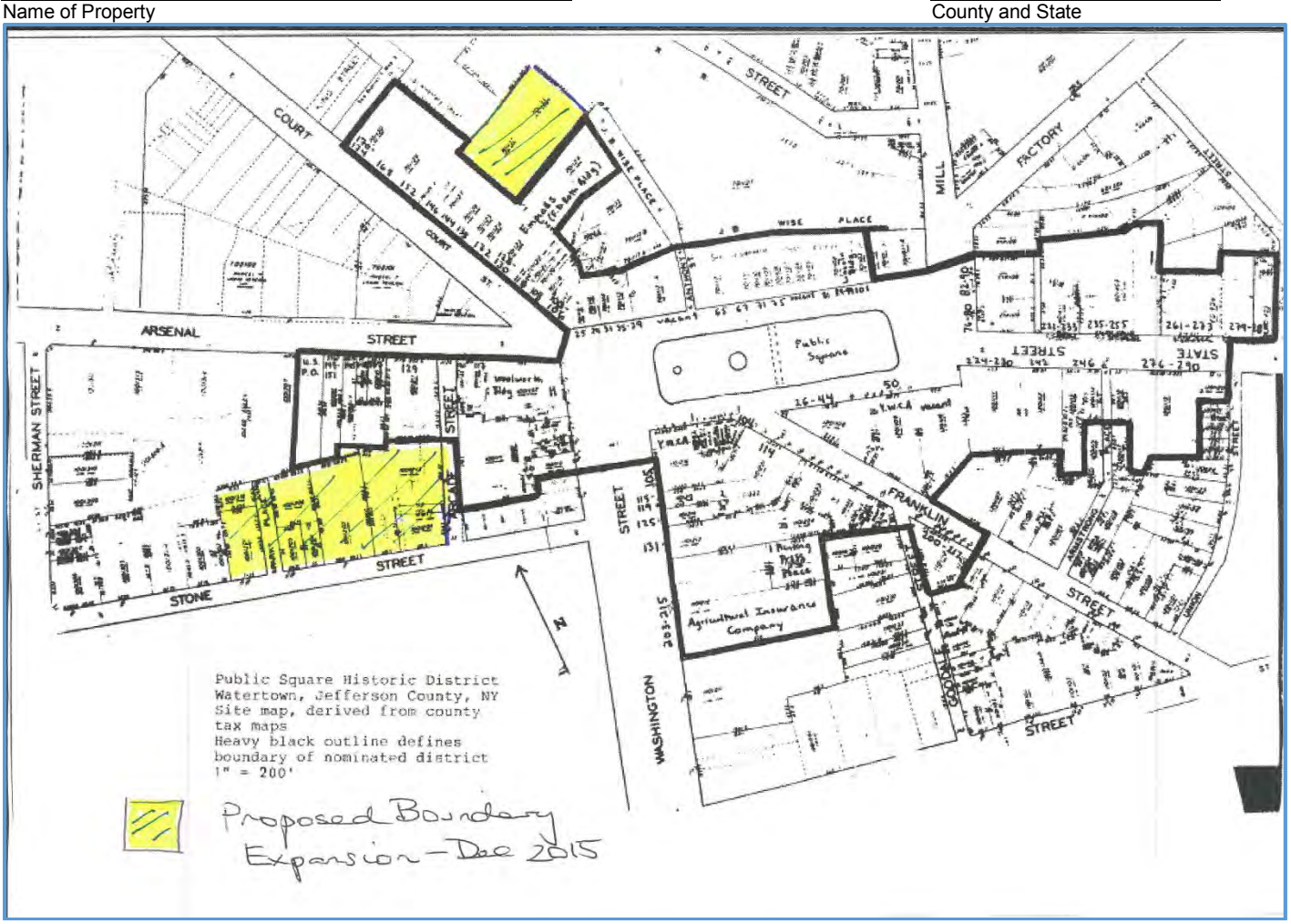
The reasons for omitting these buildings from the 1984 designation are unknown but may be inferred. The warehouse at 259 JB Wise Place has been functionally, but not physically, related to two listed properties in the Public Square Historic District – W.W. Conde Hardware (29 Public Square) and the Household Merit Furniture Company (144-150 Court Street). It stands less than 30 feet from a listed warehouse which is both

functionally and physically related to another furniture company at 122-130 Court Street – the FA Empsall & Co. Department Store. The lack of a physical connection between the warehouse and the two stores may have led to its exclusion.



The reasons for omitting the buildings in the area of Stone Street are less clear. They may have been considered "too far" from the rest of the Public Square Historic District even though the opposite side of Arcade Street is included and they back onto listed buildings on Arsenal Street. In addition, their integrity may have thought damaged by Urban Renewal projects on the other side of Stone Street. Alternatively, the Cleveland Building has been described as "moved" onto its site, although further research disproves this. In 1907, the two-story Post Office on Arsenal Street – which had built only seventeen years before – was demolished. The stone was removed by Milo L. Cleveland and used to build his three-story Cleveland Building around the corner on Arcade Street. Thus, only the material was moved to construct this architect-designed building, which is on its original site.

Including it and the rest of the eligible buildings backing onto the existing district gives the Public Square Historic District a firmer boundary and fulfills a request from the City Development Office for a reexamination of these properties.



BUILDINGS (8 Buildings – 6 Contributing, 2 Non-contributing – plus 1 Vacant Lot)

Area 1: Back of Court Street – JB Wise Place (formerly the end of Anthony Street)

- 259 JB Wise Place, Watertown, NY – Warehouse (at different times) for W.W. Conde Hardware and Household Merit Furniture (built 1913)
    - Three-story, nine-bay commercial structure functionally associated with 29 Public Square and 144-150 Court Street; designed by architect Addison Lansing of Watertown; built into hill with three stories on JB Wise Place and one story at back of Court Street; JB Wise Place façade angled to accommodate train tracks, elevated first-floor openings for offloading freight, freight doors in third/sixth/eighth bays; rear of building at back of Court Street has no openings except for freight door (now fitted with standard-sized door); wood windows in slightly arched openings on all floors; interior condition is very good – original freight elevator, little permanent subdivision of space, retention of all columns.

Area 2: Arcade Street, Stone Street, and Park Place

- 120 Arcade Street, Watertown – TV7 Station (built 1969)

- Two-story, eight-bay reinforced-concrete commercial building; upper story protrudes over first floor, creating sheltered sidewalk; entrance in third bay with glass wall takes up remainder of third/fourth bays; double windows in steel frames in remaining bays of the second floor; four windows in doubled-up bays on first floor. NON-CONTRIBUTING due to age

- 142 Arcade Street, Watertown, NY – Cleveland Building (built 1908)
  - Three-story, three-bay stone commercial building on raised foundation; built from the stone of the 1890 Post Office on Arsenal Street and designed by architect David D. Kieff of Watertown; curved corners to building; belt courses between floors and basement; carved capitals on all columns; deeply recessed windows; central bay with pediment at roof line (decoration at apex), arched stone opening on fluted columns on third floor, subdivided opening with straight lintel and columns at second floor, monumental door opening (and modern door) extending through raised basement to street level at first floor; side bays contain pairs of windows: plain cornice; denticulation/straight lintels/no columns in third-floor openings, subdivided openings with straight lintels and columns on second floor, taller subdivided openings with straight lintels and columns on first floor, paired basement windows; Stone Street elevation divided into five bays with similar decoration by floor; first, third, and fifth bays have openings for single windows; second and fourth bays have paired fenestration.

- 148 Stone Street, Watertown, NY – VACANT LOT (not counted)

- 154 Stone Street, Watertown, NY – Sci-Tech Center (built between 1902)
  - Three-story, four-bay brick commercial structure; wide, unembellished cornice, frieze with denticulation; below the frieze, contrasting brick pattern of chevrons; stone quoins; narrow cornice between third and second floors; 1/1 sash windows, flared stone lintels with keystones, stone sills on both third and second floors; first floor heavily altered with elimination of windows in bays 1 and 2, modern storefront in bay 4.

- 160 Stone Street, Watertown, NY – Planned Parenthood Clinic – (built 1950s)
  - Two-story brick medical structure; NON-CONTRIBUTING due to age

- 168-170 Stone Street, Watertown, NY – New York Telephone Company Building (now Verizon) (built circa 1912)
  - Three-story, five-bay brick commercial structure with identical elevations on Stone Street and Park Place; original entrance in one-bay apex between Stone and Park Place, door blocked but stone arch with decorative keystone retained; cornice detail lost; third and second floors: arched window openings with 2/2 rectangular sash windows, brick arches above windows now infilled; stone course at base of arches on second floor; stone course between second and first floors; first floor: entrance in fourth bay on Stone Street, shallow window arches with recesses

beneath 2/2 rectangular sash windows, drip edge across facade at base of windows; three-bay extension north along Park Place in 1957.

- 135 Park Place, Watertown, NY – Memorial Health Building (built 1923)
  - Two-story, three-bay brick building with contrasting stone trim on raised brick foundation in Tudor Revival style; cruciform footprint; design by Lansing & Green, Watertown; built by Lewis William Charlebois; brick parapet with stone crosses resting on stone drip edge; ganged group of 4 windows on both floors of each side bay flank entrance bay designed as tower base; stone trim around side bay windows, central window, and door; quoins on tower base; same decoration continued on side elevations.

- 130-132 Park Place, Watertown, NY – Herald Building (built 1896)
  - Three-story, seven-bay brick commercial/industrial building on raised stone foundation; designed by architect David D. Kieff of Watertown; sheet metal cornice with brackets, wide frieze with name of building between decorative medallions; brick pilasters divide bays into three groups (2-bay groups flanking 3-bay central group); arched 1/1 sash windows at third floor and flat lintels for 1/1 sash windows at second floor; decorative cornice with brackets above frieze with chevrons divides first and second floors; recessed entrance on first floor contains two doors; original first floor commercial windows filled with glass brick.

CURRENT STATUS OF PUBLIC SQUARE HISTORIC DISTRICT

In addition to the properties to be added in the boundary expansion, the entire Public Square Historic District was resurveyed to update the building list. That new building list is included as part of the additional Information appended to this nomination.

In 1984, when the original district was listed on the National Register, sixty-six properties were included. Those comprised 64 buildings, one monument, and one village green (with two contributing features.) Of the buildings, five were classified non-contributing – three of which have since been demolished, one partially altered, and one rehabilitated:

- 117-121 Arsenal Street – Demolished, now a bus kiosk
- 127-129 Arsenal Street – Demolished, now a parking lot
- 112-118 Court Street – Partially changed from 1984 nomination; now three separate tax parcels with three separate owners: 112 = Contributing; 114 = Non-contributing; 118 = Contributing (see photo 0016)
- 152-164 Court Street – Loss of part of the structure to fire; the remainder has been rehabilitated and is now Contributing
- 242 State Street – Demolished

In the interim, a number of contributing properties have also been demolished. That list includes:

- 109-111 Arcade Street – Smith Block, now a part of the bus kiosk
- 123 Arsenal Street, now a parking lot
- 137-139 Arsenal Street, now a parking lot/part of the new Jefferson County Court Annex
- 141-143 Arsenal Street, now a parking lot/part of the new Jefferson County Court Annex
- 145 Arsenal Street, now part of the Jefferson County Court Annex
- 149-151 Arsenal Street, now part of the new Jefferson County Court Annex
- 1 Printing Press Place – Hungerford-Holbrook Building, now a parking lot
- 29 Public Square – Iron Block, now access to JB Wise Place
- 31 Public Square – Iron Block, now access to JB Wise Place
- 35-39 Public Square – Iron Block, now access to JB Wise Place
- 224-230 State Street – Olympic Theatre, now a parking lot
- 246 State Street – Salvation Army Block, now a parking lot
- 115-119 Washington Street – Yellow Brick Block – replaced by the YMCA Deline Family Center (built 2000)
- 125 Washington Street – Marble Block – replaced by the YMCA Deline Family Center (built 2000)

In their place, several new (non-contributing) buildings have been added:

- 163 Arsenal Street – Jefferson County Court Annex – this is the address of the former United States Post Office which is now flanked on the east by a new court building/glass-fronted connecting link using the same address
- 53-59 Public Square – Woodruff Professional Building
- 206 State Street – Henry Keep Apartments
- 115-125 Washington Street – YMCA Deline Family Center (built 2000)

Finally, in addition to 112-118 and 152-164 Court Street, two more buildings need to be reclassified based on their current condition. (See Photographs.) One building that was classified as contributing in 1984 has been reclassified as non-contributing, and a second building that was overlooked because it was an annex to the Agricultural Insurance Company is now a freestanding structure:

- 75 Public Square – Non-contributing (for full description, see updated building list and photo 0014)
- (no number) Printing Press Place – Annex to Agricultural Insurance Company behind Black River Valley Club – Contributing (see photo 0015)

The current count of buildings in the original Public Square Historic District is 45 contributing buildings, 5 non-contributing buildings, 3 objects (all monuments, two in the park), and 1 site (village green, now Public Square). The boundary expansion adds 6 contributing and 2 non-contributing buildings. Therefore, the revised count for the district is 51 contributing buildings, 7 non-contributing buildings, 3 objects, and 1 site for a total of 60 properties.

Despite some loss and alteration, many of the listed properties in the original Public Square Historic District have been rehabilitated according to the Secretary of the Interior's guidelines and have much stronger integrity than they did in 1984. Most of the buildings brought into the district through the boundary

expansion also have strong integrity and add to the character of Watertown's central commercial district. With these additions, the overall Public Square Historic District retains strong coherence as an historic place.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Public Square Historic District (Boundary Expansion)
Name of Property

Jefferson County, NY
County and State

Areas of Significance
(Enter categories from instructions.)

COMMERCE

ARCHITECTURE

Period of Significance

Late 1840s to early 1930s

Significant Dates

NA

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

NA

Architect/Builder

D.D. Kieff, Watertown (Cleveland and Herald Buildings)

Addison Lansing (259 JB Wise Place)

Lansing & Green, Watertown (Memorial Health Building)

Period of Significance (justification):

From the original nomination: Late 1840s to early 1930s. The buildings within the boundary expansion date from 1896-1923 and thus fit within the same period.

Criteria Considerations (explanation, if necessary)

N/A

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

The six contributing properties to in the Public Square Historic District (Boundary Expansion) are locally significant under **Criterion A: Commerce** and **Criterion C: Architecture**. These buildings are similar in age, theme, character, and style to the rest of the district and reflect Watertown's economic vitality at the turn of the twentieth century. The most significant addition is the Cleveland Building, a commercial structure reconstructed in 1907 from the stone of the 1890 Richardsonian Romanesque Post Office on Arsenal Street by Milo L. Cleveland and architect David D. Kieff of Watertown. The architects of three other buildings are also known. Kieff constructed the Herald Building in 1896 for the *Watertown Herald*, a local newspaper; Addison Lansing drew up the plans for the JB Wise Place warehouse in 1913; and Lansing & Green designed the Memorial Health Building in 1923 for the Jefferson County Health Department. These four buildings all have strong architectural integrity. The expanded district is consistent with themes that were documented in the previously listed district and provides more coherent and appropriate boundaries.

Developmental history/additional historic context information

Contributing Buildings:

Area 1: Back of Court Street – JB Wise Place (formerly the end of Anthony Street)

- 259 JB Wise Place, Watertown, NY – Warehouse for W.W. Conde Hardware and Household Merit Furniture Companies (built 1913; architect: Addison Lansing)
    - This warehouse was built in 1913 after the expansion of the railroad tracks behind Public Square to serve businesses in central Watertown. A freight siding terminated between it, the rear addition of the Empsall Building, and the Armour & Co. warehouse (no longer extant). The warehouse and the Armour building faced one another and, together, were rectangular in shape with the tracks in the middle. This configuration explains the angled façade.

      According to the Sanborn Maps, the property behind Court Street housed the Watertown Gas Works until at least 1902, with railroad tracks to the east; seven years later, the area had been cleared and the tracks expanded. In January 1913, the building's twin – the Armour Meat Company – was opened for business, and the *Watertown Reunion* announced bids for "a large three-story brick or tile storehouse for the Conde Hardware company" behind the Armour Building.[1] The plans were prepared by architect Addison Lansing (later, senior partner in the firm that designed the Memorial Health Building).

      The 1949 Sanborn shows both the warehouse and Armour buildings. By this time, the warehouse was being used to store both furniture for the Household Merit Furniture Company and beer for Michael DeFranco Wholesale Beer and Ale. (It is built into a hillside which may have facilitated this second use.) In the early 1970s, the Armour Company closed its plant and its building was demolished during urban renewal – at which time, Anthony Street was renamed JB Wise Place. The warehouse survived and has remained in use to the present.

Area 2: Arcade Street, Stone Street, and Park Place

- 142 Arcade Street, Watertown, NY – Cleveland Building (built 1908; architect: David D. Kieff)
    - The first post office in Watertown was established on March 28, 1805, five years after the first settlement in Watertown, with Henry Coffin as first postmaster. It continued in rented quarters for the next 87 years. By 1880, the city's population was 10,697 and expanding quickly. In the following census, the total jumped almost 38 percent to 14,725 and necessitated a new, permanent post office. On May 12, 1891, the *Norwood News* reported on the Masonic ceremony to lay the cornerstone of the new building, to be built of Governeur marble; on August 21, 1891, a two-ton stone eagle was raised over the entrance and, soon after, the building was opened to the public.[2] Patrick Phillips of Watertown was the builder; Milo L. Cleveland was the superintendent of construction for the government.[3]

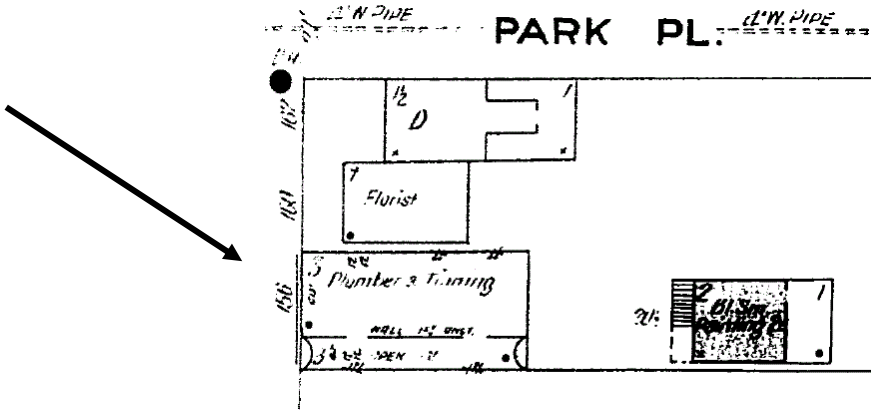
[1] "Conde Hardware Company will Erect a Storehouse," *Watertown Reunion*, January 25, 1913, 3
[2] "Watertown's New Post Office," *Norwood News*, May 12, 1891, 1; *Ogdensburg Journal*, August 21, 1891, 4.
[3] "The New Post Office," *Watertown Reunion*, October 22, 1890, 3.

Just ten years later, the population of Watertown had risen to 21,696, a further increase of 48 percent, and the post office was no longer adequate for its job. Newspaper stories listed postal revenue increases, and Congressman Charles L. Knapp attempted to get an appropriation for a larger building. At first, the plan was to expand the current structure. However, by 1906 (when the new post office was finally included in the federal budget), the decision had been made to erect an entirely new building. As plans for construction ramped up in 1907, Milo L. Cleveland (now a successful contractor working throughout northern New York State) bought the old post office and dismantled it with the goal of using the materials to construct a new set of offices on the corner of Arcade and Stone Streets. The blocks were marked and reused on the first two floors. However, the Cleveland Building is quite different from the original Richardsonian Romanesque post office; architect David D. Kieff[4] of Watertown reconfigured the entrance and added a third story and parapet. (The eagle did not survive the demolition.)[5]

[4] Edgar C. Emerson, *Our County and Its People* (Syracuse, NY: Boston History Co., 1898). Vol. 2: *Personal References,* 225-226. David D. Kieff was born in Bombay, Franklin County, and practiced throughout his career in Watertown and New York State's North County. He designed residences and churches as well as civic and commercial buildings.
[5] "Milo L. Cleveland," *Watertown Herald*, June 06, 1908, Page 7.

Initially, the building was used as a commercial office building. In 1921, it was bought by the Watertown Elks Lodge #496, which occupied it until 1988.

- 154 Stone Street, Watertown, NY – Sci-Tech Center (built between 1902)
  - In the 1902 Sanborn map, the building at the corner of Park Place and Stone Street is a two-story house (20 ½ Stone Street) with a one-story addition (20) marked "Plumb'g & Tinn'g." There is an open lot next to the house; the next building is a 2 ½ story house at 18 Stone Street. Seven years later, various changes had taken place on Stone Street.[6] The house on the corner remained, but the one-story shop next to it was now marked, "Florist." A new building had been constructed at 156 Stone Street – three stories high, marked "Plumbing & Tinning." The door was on the right with a hall running to the rear, leading to a separate structure at the back of the lot that may have been a Painting shop (the text is almost illegible). This is the building today occupied by the Sci-Tech Center.



The 1949 Sanborn map makes the usage of the upper floors clear with the label, "Plumbing 1st, Lodge Rm's 2nd & 3rd." By this time, the Memorial Health Building had been constructed and the small structure behind 156 Stone Street was gone. The house and shop on the corner were also gone, and the site between 156 Stone Street and the Cleveland Building was occupied by the Watertown Knights of Columbus club house and banquet hall (both no longer extant.)

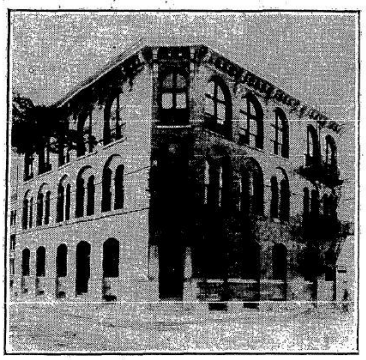
- 168-170 Stone Street, Watertown, NY – New York Telephone Company Building (built circa 1912)
  - In the first decade of the twentieth century, independent telephone companies throughout New York State were being acquired by New York Telephone, part of the Bell System; the situation was no different in Watertown. In 1908, Citizens' Telephone Company of Watertown went into receivership due to increased competition with Bell. Around the same time, another independent telephone company was incorporated, the Jefferson County Telephone Company. It soon bought the assets of the Citizens' Telephone Company and promised to build a new

[6] Between the 1902 and 1909 Sanborn maps, the streets in Watertown were also renumbered.

telephone plant in Watertown.[7] In 1909, a local paper announced work on a building on Stone Street:[8]

> *A gang of men, working night and day, began work this week in the installation of the switchboard and other complicated apparatus at the new home of the Jefferson County Telephone Company in Stone street, Watertown. … The entire second-floor will be given over to the operators, long distance, and retiring rooms for the girls, the ground floor being intended to be utilized for the general offices and rooms to be utilized for the batteries, wire and supplies.*

Two years later, however, the Jefferson County Telephone Company was bought by New York Telephone.[9] At first, the *Watertown Herald* announced that New York Telephone was constructing a new building at Stone Street and Park Place (the location of the current building.[10] In 1912, however, when the company switched over to the new switchboard, it described the building as "the substantially remodeled building at Stone Street and Park Place."[11]



THE COMPANY HAS EXPENDED $275,000 ON ITS WATERTOWN TELEPHONE PLANT.

The New York Telephone Company has now consummated its plans for Watertown. The operating headquarters of the Company will be removed during tonight from the old quarters in the Flower Building to the substantial remodeled building at Stone Street and Park Place. The Business Office has already been transferred.

The Company has remodeled its building at a cost of $45,000. It has installed a new No. 1 Western Electric switchboard at a cost of $88,000. It has placed underground and aerial telephone plant at a cost of $141,800. All this work has therefore cost the New York Telephone Company $274,800.

The accomplishment is the finest telephone equipment, indoors and out, in the State of New York. The Company is justly proud of its Watertown plant, and congratulates the city on its successful completion, as well as on the prospect for better telephone service than it has ever had before:

A June 1, 1912 news article described the building as:[12]

> *…a three-story structure of fireproof brick. The lower floor is reserved for the offices of the company and for storerooms. A large part of the second floor is devoted to a switchboard which is probably the finest yet erected in New York State. The third floor of the building is devoted to the "hello-girls" and the boards they operate. Here is found the center of and the key to the whole network of wires and cables which the linemen have placed around the city…*

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[7] "Condensed News Reports," *American Telephone Journal*, 17:10 (March 7, 1908), 192; 17:14 (April 4, 1908), 292-3; 17:15 (April 11, 1908), 328; 17:19 (May 9, 1908), 443; 17:22 (May 30, 1908), 521.

[8] *Sandy Creek News* (May 20, 1909), 8.

[9] State of New York, *Sixth Annual Report of the Public Service Commission, Second District, For the Year Ended December 31, 1912.* Vol. 1 (Albany, NY: JB Lyon, Printers), 105-106.

[10] "Brevities," *Watertown Reunion* (August 02, 1911), 5.

[11] "New York Telephone Company, Watertown," *Watertown Reunion* (June 1, 1912), 2

[12] "New 'Phone Plant Cost $274,000," *Watertown Reunion* (June 01, 1912), 7

According to various Sanborn Maps, the building eventually spilled out to an adjoining three-story frame building on Stone Street (used for some time as additional offices, no long extant) and required an extension along Park Place (built 1957) to house extra equipment. The building is currently occupied by Verizon, the successor to the New York Telephone Company.

- 135 Park Place, Watertown, NY – Memorial Health Building (built 1923; architect = Lansing & Green)
    - A TB dispensary had been located on "Stone Street and Park Place" since 1910.[13] The Memorial Health Building was designed by architects Lansing & Green of Watertown and built in 1923 to house the offices of the Jefferson County Health Department; the small Tudor Revival building was constructed by general building contractor L. William Charlebois. Among other buildings in Watertown by Lansing & Green are the Flower Memorial Library (National Register listed, 1980), the Annex to the New York Trust Company Building, the Jefferson County Savings Bank, public schools, and a residence of Mrs. Taylor, a daughter of R.P. Flower (not the National Register listed Emma Flower Taylor Mansion, which is attributed to New York City firm Rich & Lamb).
- 130-132 Park Place, Watertown, NY – Herald Building (built 1896; architect: David D. Kieff)
    - The Herald Building was constructed in 1896 for the *Watertown Herald* newspaper, which was published from 1886-1918. According to Emerson's history of Jefferson County, David D. Kieff was the architect.[14] The paper was known for its attack on the city government for destroying the Old Burying Grounds on Court Street during construction of the old city hall in the late 1890s.

      In the early twenty-first century, the Herald Building was renovated by Grater Architects of Clayton and Rochester, NY, and (in 2015) houses Westelcom, a local telecommunications company.

CONCLUSION

The Public Square Historic District Boundary Expansion brings in 6 buildings that are functionally and physically associated with the commercial development of Watertown during the late nineteenth-early twentieth century. These buildings fall within the period of significance and meet the same criteria as those in the rest of the Public Square Historic District.

[13] *Watertown Reunion* (February 9, 1910), 5.
[14] Emerson.

9. Major Bibliographical References

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

Books and Journal Articles

"Condensed News Reports." *American Telephone Journal*. 17:10 (March 7, 1908); 17:14 (April 4, 1908); 17:15 (April 11, 1908); 17:19 (May 9, 1908); 17:22 (May 30, 1908).

Emerson, Edgar C. *Our County and Its People.* Syracuse, NY: Boston History Co., 1898.

Emerson, Edgar C. *Our County and Its People.* Vol. 2: *Personal References*. Syracuse, NY: Boston History Co., 1898.

State of New York. *Sixth Annual Report of the Public Service Commission, Second District, For the Year Ended December 31, 1912*. Vol. 1. Albany, NY: JB Lyon, Printers.

Maps

Sanborn Maps - 1884, 1890, 1895, 1902, 1909, 1949, 1958

Newspapers: (from NYS Historic Newspapers – http://nyshistoricnewspapers.org/)

Norwood News

Ogdensburg Journal

Sandy Creek News

Watertown Herald

Watertown Reunion

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

__X__State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 2.41 acres
(Do not include previously listed resource acreage.)

UTM References
(Place additional UTM references on a continuation sheet.)

Area 1:	1	18N Zone	426956E Easting	4869630N Northing
Area 2:	2	18N Zone	426781E Easting	4869449N Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is indicated by a heavy line on the attached map with scale.
The following tax parcels are included:

- 259 JB Wise Place, Watertown, NY (Tax 07-01-132)
- 120 Arcade Street, Watertown, NY (Tax 10-01-213.100)
- 142 Arcade Street, Watertown, NY (Tax 10-01-201 + 10-01-214.001)
- 148 Stone Street, Watertown, NY (Tax 10-01-213.100)
- 154 Stone Street, Watertown, NY (Tax 10-01-204)
- 160 Stone Street, Watertown, NY (Tax 10-01-205)
- 168-170 Stone Street, Watertown, NY (Tax 10-01-301)
- 135 Park Place, Watertown, NY (Tax 10-01-206)
- 130-132 Park Place, Watertown, NY (Tax 10-01-316)

Boundary Justification (Explain why the boundaries were selected.)

The boundary expansion takes in historic commercial properties left out of the original 1984 historic district nomination that clearly meet the original significance criteria for listing.

Public Square Historic District (Boundary Expansion) — Name of Property

Jefferson County, NY — County and State

Public Square Historic District (2015 Boundary Expansion)

City of Watertown, Jefferson Co., NY

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

0 600 1,200 2,400 Feet

2015 Boundary Expansion
Public Square HD

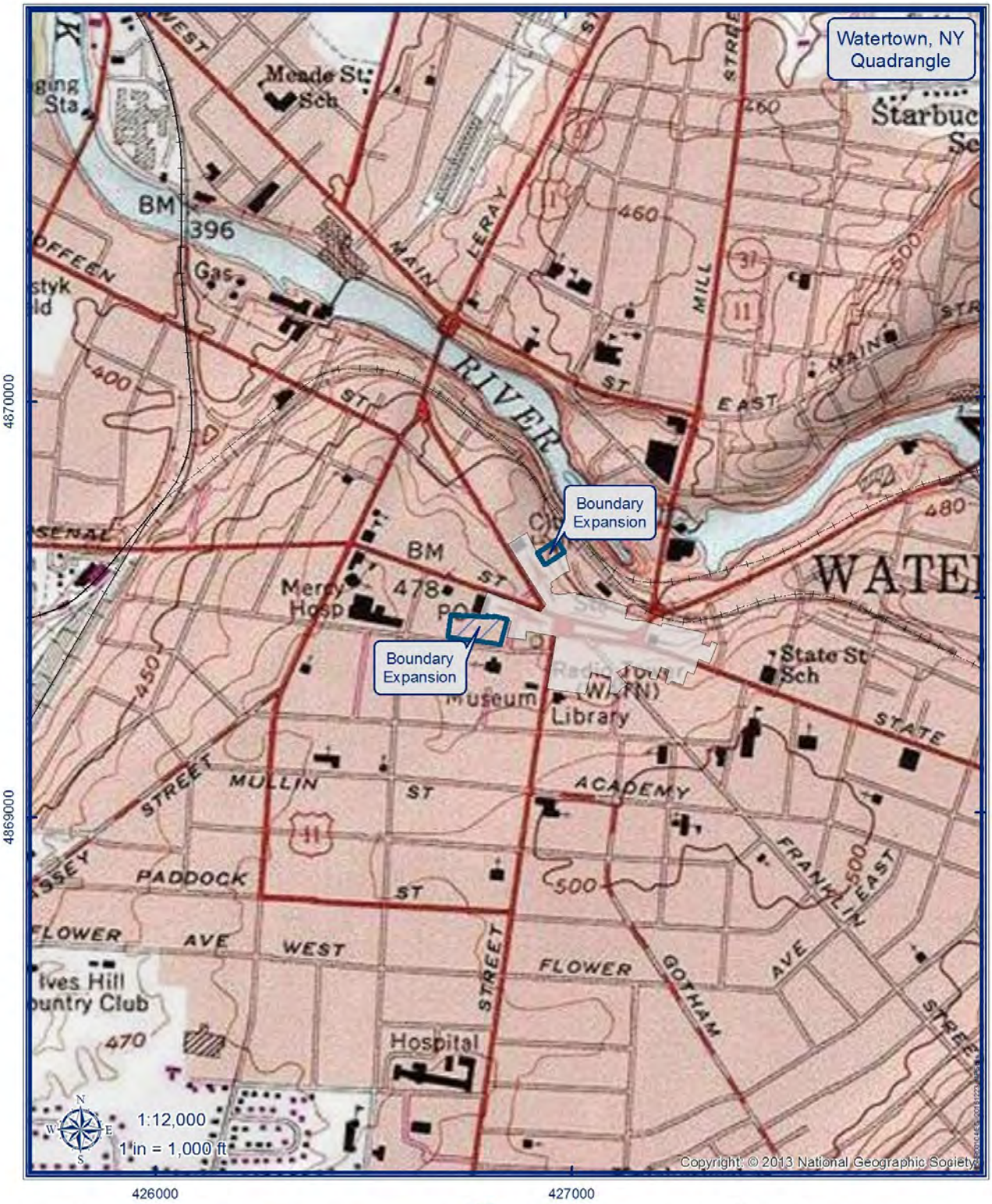
NEW YORK STATE OF OPPORTUNITY | Parks, Recreation and Historic Preservation

Public Square Historic District (Boundary Expansion) — Name of Property

Jefferson County, NY — County and State

Public Square Historic District (2015 Boundary Expansion)

City of Watertown, Jefferson Co., NY



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

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2015 Boundary Expansion
Public Square HD

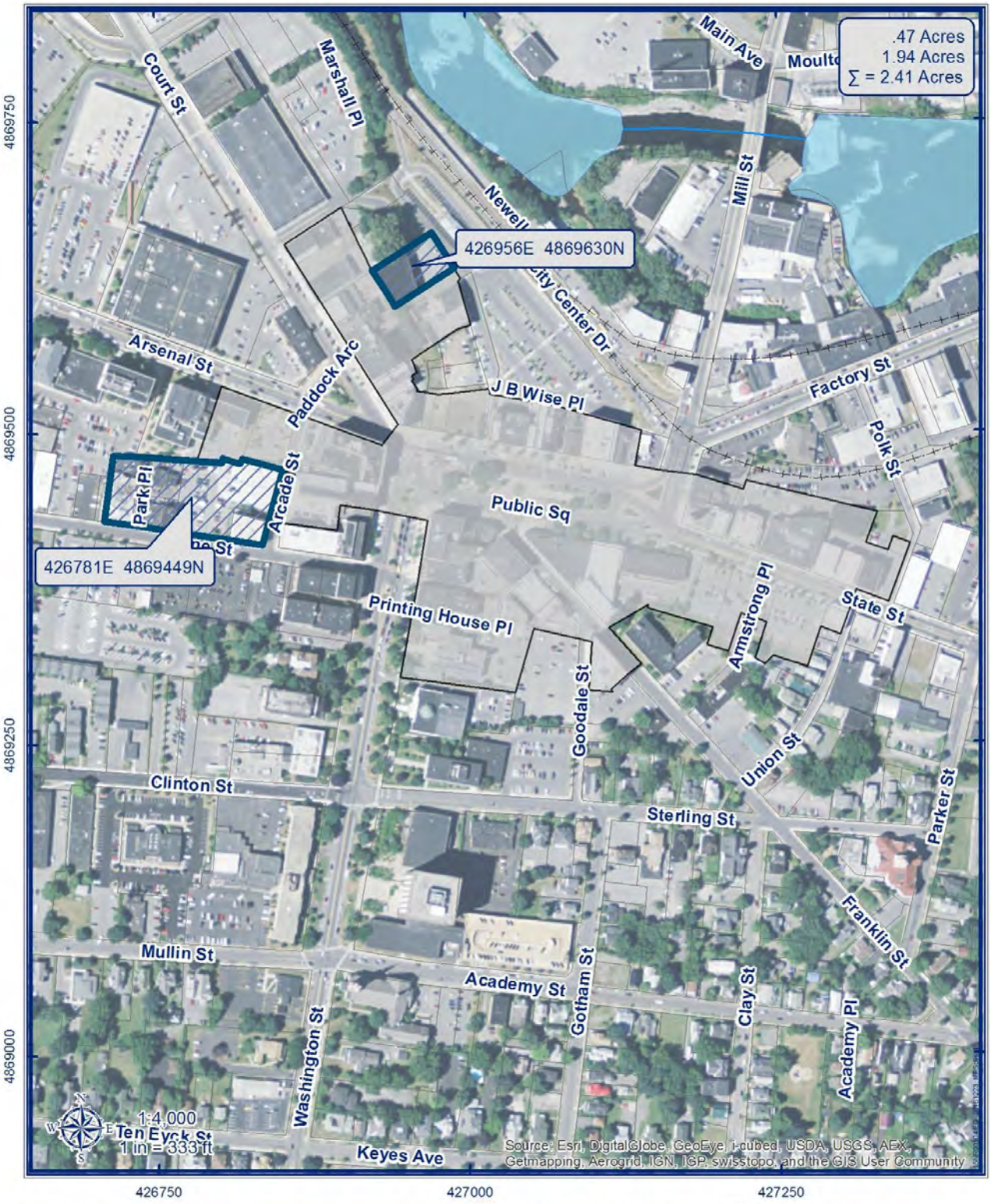
NEW YORK STATE OF OPPORTUNITY | Parks, Recreation and Historic Preservation

Public Square Historic District (Boundary Expansion) — Name of Property

Jefferson County, NY — County and State

Public Square Historic District (2015 Boundary Expansion)

City of Watertown, Jefferson Co., NY



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

Feet 0 100 200 400

2015 Boundary Expansion
Public Square HD

NEW YORK STATE OF OPPORTUNITY | Parks, Recreation and Historic Preservation

Public Square Historic District (Boundary Expansion) — Name of Property

Jefferson County, NY — County and State

Public Square Historic District (2015 Boundary Expansion)

City of Watertown, Jefferson Co., NY

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

Feet 0 100 200 400

2015 Boundary Expansion
Public Square HD

NEW YORK STATE OF OPPORTUNITY | Parks, Recreation and Historic Preservation

11. Form Prepared By

name/title Emilie Gould – Historic Preservation Program Analyst

organization New York State Historic Preservation Office date October 15, 2015

street & number PO Box 189 telephone 518-268-2213

city or town Waterford state NY zip code 12188

e-mail Emilie.Gould@parks.ny.gov

Additional Documentation

Photographs:

Name of Property: Public Square Historic District Expansion

City or Vicinity: Watertown

County: Jefferson (45) State: NY

Photographer: Emilie Gould

Date Photographed: August 19, 2015

Number of Photographs: 14 (Photos 1-4, 6-15)

Name of Property: Public Square Historic District Expansion

City or Vicinity: Watertown

County: Jefferson (45) State: NY

Photographer: City of Watertown GIS

Date Photographed: September 23, 2014

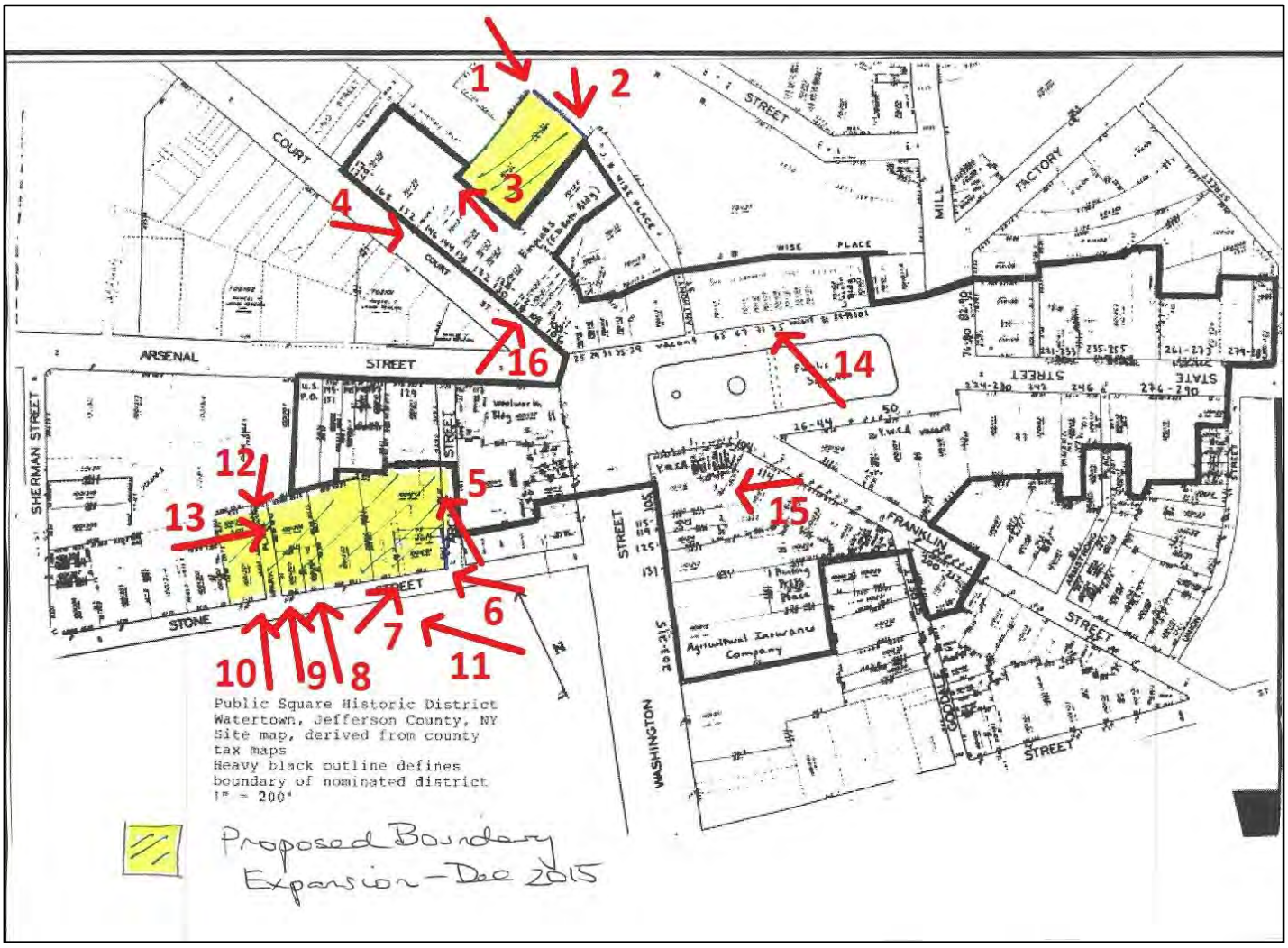
Number of Photographs: 2 (Photos 5 and 16)

Description of Photograph(s) and number:

1. NY_Jefferson County_Public Square Boundary Expansion_0001: 259 JB Wise Place
2. NY_Jefferson County_Public Square Boundary Expansion_0002: 259 JB Wise Place (proposed) in relation to FA Empsall Co Annex (listed)
3. NY_Jefferson County_Public Square Boundary Expansion_0003: 259 JB Wise Place_Court Street Elevation
4. NY_Jefferson County_Public Square Boundary Expansion_0004: 144-150 Court Street _Formerly Household Merit Furniture (functionally associated with 259 JB Wise Place)
5. NY_Jefferson County_Public Square Boundary Expansion_0005: 120 Arcade Street_TV7 Station
6. NY_Jefferson County_Public Square Boundary Expansion_0006: 142 Arcade Street_Cleveland Building_ Façade
7. NY_Jefferson County_Public Square Boundary Expansion_0007:142 Arcade Street _Cleveland Building_Stone Street Elevation
8. NY_Jefferson County_Public Square Boundary Expansion_0008: 154 Stone Street_Sci-Tech Center

9. NY_Jefferson County_Public Square Boundary Expansion_0009: 160 Stone Street_Planned Parenthood of Northern NY
10. NY_Jefferson County_Public Square Boundary Expansion_0010: 168-170 Stone Street_Verizon
11. NY_Jefferson County_Public Square Boundary Expansion_0011: Stone Street_North Side
12. NY_Jefferson County_Public Square Boundary Expansion_0012: 130-132 Park Place_Herald Building
13. NY_Jefferson County_Public Square Boundary Expansion_0013: 135 Park Place_Memorial Health Building
14. NY_Jefferson County_Public Square Boundary Expansion_0014: 75 Public Square (reclassified to non-contributing)
15. NY_Jefferson County_Public Square Boundary Expansion_0015: (no number) Printing Press Place_Annex to Agricultural Insurance Company (not counted as separate structure in original district)
16. NY_Jefferson County_Public Square Boundary Expansion_0016: 112-118 Court Street (single listing split into three parcels; 2 contributing, 1 non-contributing)

Photo Key



Updated Building List (August 2015) for the Public Square Historic District – Watertown, Jefferson County, NY

Public Square Historic District - Updated and Expanded Dec 2015							
Street Number	Name	Status	Current	Photo (1984)	Photo (2015)	Date	1984 Description with updates when substantially altered
Arcade Street							
109-111	Smith Block	Demolished	Bus Kiosk	10		c. 1882	Three-story, four-bay brick commercial structure with Italianate and Romanesque Revival style features; bracketed cornice with corbelled brick embellishment surmounted by central cross gable, corbelled brick frieze, segmentally arched brick lintels above 1/1 double-hung sash windows; bracketed cornice above altered street-level storefront.
120 EXPANSION	TV7 Station	Non-contributing	TV7 Station		0005	1969	Two-story, 8-bay reinforced concrete commercial building built in 1969; upper story protrudes over first floor, creating sheltered sidewalk; entrance in third bay with glass wall takes up remainder of third/fourth bays; double windows in steel frames in remaining bays of the second floor; four windows in doubled-up bays on first floor. NON-CONTRIBUTING
142 EXPANSION	Cleveland Building	Contributing			0006-0007	1908	Three-story, three-bay stone commercial building on raised foundation; built from materials of former Post Office moved from Washington Street to new location in 1908; curved corners to building; belt courses between floors and basement; carved capitals on all columns; deeply recessed fenestration; central bay with pediment at roof line (decoration at apex), arched stone opening on fluted columns on third floor, subdivided opening with

							straight lintel and columns at second floor, monumental door opening (and modern door) extending through raised basement to street level at first floor; side bays contain pairs of windows: plain cornice, dentilwork/straight lintels/no columns in third-floor openings, subdivided openings with straight lintels and columns on second floor, taller subdivided openings with straight lintels and columns on first floor, paired basement windows; Stone Street elevation divided into five bays with similar decoration by floor; first, third, and fifth bays have openings for single windows; second and fourth bays have paired fenestration.
Arsenal Street (S side)							
117-121		Demolished – Non-contributing	Bus Kiosk	A		c. 1870s	Extensively altered, two-story brick commercial structure; NON-CONTRIBUTING.
123		Demolished	Parking Lot			c. 1860s	Three-story, three-bay brick commercial structure on irregular corner lot; Italianate style features, ornate cornice with brackets and pierced woodwork, splayed brick lintels above 1/1 double-hung sash windows, altered street-level storefront; Arcade Street elevation: nine bays wide; bracketed cornices above storefronts of partially-altered street-level facade.
127-129	JC Penny Building	Demolished – Non-contributing	Parking lot	B		c. 1960s	Two and one-half story, modern commercial structure on irregular corner lot; NON-CONTRIBUTING.
137-139	Flower Annex Building	Demolished	Jefferson County Court Annex	11, 12		c. 1889	Four-story, three-bay brick commercial structure with Italianate style features; bracketed cornice and wide frieze with modillions and dentils, rounded-arch fourth-story windows with brick

							surrounds; stone lintels above third and second-story windows; bracketed cornice above altered street-level storefront.
141-143		Demolished	Jefferson County Court Annex	11, 12		c. 1900	Five-story, four-bay brick commercial structure; bracketed cornice with modillions, 1/1 double-hung sash windows surmounted by multi-paned transom lights; first and second stories extensively altered.
145		Demolished	Jefferson County Court Annex	11, 12		c. 1925	Two-story, three-bay brick commercial structure with Neoclassical style features; brick parapet with stone trim, bracketed cornice with dentils; second-story fenestration: large, plate glass window flanked by large, 1/1 double-hung sash windows; altered street-level storefront.
149-151		Demolished	Jefferson County Court Annex	11, 12		c. 1917	Three and one-half story, three-bay brick commercial structure; bracketed cornice, brick lintels above all windows; attic story: small, triple-paned windows; third and second stories: 1/1 double-hung sash windows.
163	United States Post Office	Contributing	Jefferson County Court	12, 13		c. 1910s	Four-story brick and stone civic structure with Neoclassical features; slightly recessed, one-bay-wide side pavilions flank five-bay-wide main block, quoins articulate corners of pavilions; cornice with modillions; first story surmounted by parapet with balustrades; entrances located at side bays of main block; bracketed pediments above entrances; engaged columns articulate center bays of main block. 2015: Windows on upper floors now one-over-one; part of Jefferson County Court Complex and attached to

							newer building to the east with a glass-fronted connecting link.
163 (Annex)	Jefferson County Court Annex	Non-contributing				2005	2015: Three-story, seven-bay building built to evoke the architectural style of the adjoining Post Office Building; slightly recessed, one-bay-wide side pavilions flank five-bay-wide main block; no cornice; first-floor bays separated by simple engaged stone columns with large glass panels between; fenestration on upper floors resembles Post Office Building; annex attached to Post Office Building with glass-fronted connecting link.
Court Street (NE side)							
100-106	Safford Block	Contributing				c. 1850s, 1940s	Two-story brick commercial structure on irregular corner lot; extensive twentieth-century alterations include removal of upper two stories, replacement of Italianate style detailing with Art Moderne embellishment; partially-modernized street-level storefronts. 2015: brick cladding added to first-floor storefronts
108		Contributing				c. 1860s	Four-story, four-bay brick commercial structure; bracketed cornice with modillions; extensive alterations to first and second stories. 2015: Storefront appears to have been restored to a more historic appearance.
112 RE-CLASSIFIED	112-118 Court Street originally listed as one building	Reclassified from Non-contributing to Contributing		C		c. 1850s	1984 Description: Three two-story, three-bay structures with extensive mid-twentieth century alterations; originally a four-story, nine-bay structure with Italianate features; upper two stories removed, facades aluminum-sided, street-level storefronts altered; NON-CONTRIBUTING. 2015: Second-floor cladding removed and ganged set of four windows

							reopened; altered storefront remains.
114 RE-CLASSIFIED	112-118 Court Street originally listed as one building	Non-contributing			C	c. 1850s	See above for 1984 description. 2015: Façade remains covered with cladding with exception of one small window assymetrically placed on the second floor; altered storefront remains.
118 RE-CLASSIFIED	112-118 Court Street originally listed as one building	Reclassified from Non-contributing to Contributing			C	c. 1850s	See above for 1984 description. 2015: Second-floor cladding removed and ganged set of four windows reopened; altered storefront remains.
122-130	FD Roth Building	Contributing	Brightman Hotel	3, 5, 7, 8		c. 1904	Eight-story brick commercial structure with stone trim and white glazed brick façade; ornate Neoclassical style detailing, wide bracketed frieze with dentils, cornice with modillions, elaborate window embellishment; three-bay-wide, slightly projecting end pavilions flank six-bay-wide main block; first, second, and third stories extensively altered. 2015: Commercial tax grant project; facade substantially the same
132-136		Contributing		3, 5, 7		c. 1850s	Four and one-half story, seven-bay brick commercial structure; ornamental brick cornice, two-story brick pilasters separate fourth and third-story 4/4 double-hung sash windows; second and first stories extensively altered. 2015: Mid-twentieth century storefront treatment removed uncovering original first and second floor fenestration of building.
138-142		Contributing		3, 5, 6. 7		c. 1860s	Three and one-half story, seven-bay brick commercial structure; bracketed cornice with simple medallions, brick pilasters separate third-story 1/1 double-hung sash windows; second and first stories extensively altered.

							2015: Second-floor signage removed revealing three large early-twentieth-century compound windows spanning the seven-bays.
144-150	Household Merit Furniture	Contributing		3, 5, 7	0004	c. 1860s	Three and one-half story, ten-bay brick commercial structure; cornice with large dentils, wide frieze with recessed brick panels, 4/4 double-hung sash windows surmounted by blind transoms and splayed brick lintels; second and first stories extensively altered. 2015: Second floor signage removed, revealing original fenestration; first-floor store front given more historic appearance (painted cornice, modern windows). NOTE: Right-of-way to rear west of building leads to upper level of 259 JB Wise Place warehouse.
152-164		Contributing		3, D		c. 1860s	Two and one-half story brick commercial structure with extensive mid-twentieth century alterations; NON-CONTRIBUTING. 2015: Building has been significantly altered by loss of western half of structure and removal of twentieth-century signage and store fronts. Vacant lot to west. Building now three-bays wide with two storefronts and historic detailing to create an historic appearance; CONTRIBUTING.
168		Contributing		3		c. 1860s	Two-story, five-bay brick commercial structure with Italianate style features; bracketed cornice, rounded-arch windows (currently bricked up) with brick surrounds; altered street-level storefront. 2015: Windows remain bricked up and partially hidden by signage; Art Moderne storefront appears to

							date from second quarter of twentieth century.
170-174		Contributing		3, 4		c. 1850s	Three and one-half story, seven-bay brick commercial structure with Italianate style features; bracketed cornice with pierced woodwork, wide frieze with arcade of segmental arches, segmentally arched label molds above third story, 2/2 double-hung sash windows; second and first stories extensively altered. 2015: Second floor: 3-bay wide windows flank central, empty label mold; first floor: glass and aluminum storefront spans all bays with central, recessed three-bay entrance.
Franklin Street (SW side)							
104		Contributing		17, 22		c. 1860s	(Northeast elevation of 24 Public Square.) Three and one-half story brick commercial structure with Italianate style features; cornice with modillions and corbelled brick arches, segmentally arched label molds above 2/2 double-hung sash windows; altered street-level storefront.
114	Burdick Block	Contributing		18, 22		c. 1893	Four-story brick commercial structure; façade comprised of six, three-bay-wide sections articulated by brick pilasters; wide frieze with corbelled brickwork; all windows contain 1/1 double-hung sash; fourth-story windows surmounted by rounded stone arches; third and second-story windows surmounted by flat stone arches; altered street-level storefronts.
124-132		Contributing				c. 1900	One-story brick commercial structure; five, three-bay-wide storefronts articulated by brick pilasters; wide frieze with recessed brick panels. NOTE: Building is built into a slight slope, with visible foundation

							and stairs in front of the northwest storefronts of the building.
136	Strand Theater	Contributing				c. 1914	Two-story brick theatre with stone trim; front, central entrance filled in; current access through north elevation. 2015: Upper floor appears to have been stripped of marquee; hanging sign.
200-212	Solar Building	Contributing		23		c. 1910s	Six-story brick commercial structure with Neoclassical style features; wide frieze with dentils, modillions and festooning; rectangular windows with stone lintels and sills; Chicago style-inspired oriel windows; partially intact street-level storefront; entrance located at chamfered, northwest corner of structure. NOTE: Building sits at intersection with Goodale Street. Both the Franklin and Goodale Street elevations include building name in the frieze. Goodale elevation lacks oriel windows but 1/1 sash windows have stone lintels and sills.
Franklin Street (NE side)							
(Side elevation)	Chamber of Commerce Building	Contributing				c. 1923	(Side elevation of 26-44 Public Square): See Public Square description for both facades.
(Side elevation)	YWCA Building (Renamed: The Franklin Building)	Contributing					(Side elevation of 50 Public Square): See Public Square description for both facades.
JB Wise Place							
259 EXPANSION		Contributing			0001-0003	1913	Three-story, nine-bay commercial structure functionally associated with 144-150 Court Street; built into hill with three stories on JB Wise Place and one story at back of Court Street; JB WIse Place façade angled to accommodate train tracks, elevated first-floor openings

							for offloading freight, freight doors in third/sixth/eighth bays; rear of building at back of Court Street has no openings except for freight door (now fitted with standard-sized door); wood windows in slightly arched openings on all floors; interior condition is very good - original freight elevator, little permanent subdivision of space, retention of all columns. NOTE: Designed by architect Addison Lansing in 1913.
Park Place							
130-132 EXPANSION	Herald Building	Contributing			0012	1896	Three-story, seven-bay brick industrial building on raised stone foundation; sheet metal cornice with brackets, wide frieze with name of building between decorative medallions; brick pilasters divide bays into three groups (2-bay groups flanking 3-bay central group); arched 1/1 sash windows at third floor and flat lintels for 1/1 sash windows at second floor; decorative cornice with brackets above frieze with chevrons divides first and second floors; recessed entrance on first floor contains two doors; fenestration on first floor filled with glass brick. NOTE: Designed by architect David D. Kieff of Watertown in 1896.
135 EXPANSION	Memorial Health Building	Contributing			0013	c. 1923	Two-story, three-bay brick building with contrasting stone trim on raised brick foundation in Tudor Revival style; cruciform footprint; designed by Lansing & Green, Watertown; built by Lewis William Charlebois; brick parapet with stone crosses resting on stone drip edge; ganged group of 4 windows on both floors of each side bay flank entrance bay designed as

							tower base; stone trim around side bay windows, central window and door; quoins on tower base; same decoration continued on side elevations.
Printing Press Place							
1	Hungerford-Holbrook Building	Demolished	Parking lot	36		c. 1898	Four-story, six-bay brick commercial structure situated on lot behind Agricultural Insurance Company (203-215 Washington Street); brick parapet capped with stone trim; star anchor beams; multi-paned transom lights above double-hung sash windows; small gable-roofed hood above off-center ground-level entrance.
(no number) NOT COUNTED IN 1984	Annex to Agricultural Insurance Company	Contributing					Not counted in original nomination: Two-story, four-bay brick structure behind Black River Valley Club; irregular shape is roughly triangular; some windows have been blocked or partially-blocked; remaining one-over-one replacement windows have been fitted into arched openings; rear elevation has five bays with windows and exposed basement/ground floor.
Public Square (Center)							
Public Square Parks (Site)		Contributing		1, 14, 16, 18, 24		1805, 1855	Village green: Created in 1805; landscaped in 1855 with walkways, benches, mature trees, and shrubbery; cast-iron fountain (c. 1869) and bronze and granite Soldiers and Sailors Monument (c. 1890). 2015: Area around fountain has been redeveloped and paved with bricks; small, triangular, non-contributing war monument added to honor mid-late twentieth-century conflicts.
Fountain (Object)		Contributing				c. 1869	2015: Cast-iron fountain restored as center of redeveloped park.

Soldiers and Sailors Monument (Object)		Contributing				1890	2015: Large Soldiers and Sailors monument restored as part of redeveloped park.
Public Square (W side)							
11	Woolworth Building (American Corner)	Contributing		9, 14		c. 1921	Six-story brick commercial structure with stone and concrete trim, Neoclassical features; asymmetrical configuration on irregular corner lot (with Arsenal Street); cornice with modillions, wide frieze with medallions; belt course with dentils and medallions encircles structure below sixth-story windows; windows of upper stories contain 1/1 double-hung sash; brick belt course encircles structure above second story; denticular cornice above partially-intact, original street-level storefronts; main entrance features arch with medallion keystone and carved swag detail, recessed doorway. 2015: Some alteration to storefronts but otherwise intact.
Public Square (N side)							
25	Iron Block	Contributing		2		c. 1850	Four-story, four-bay brick commercial structure with Italianate style features; cast-iron detailing includes elaborate cornice, elbowed label molds above windows; altered street-level storefront. NOTE: Photos in the original nomination show both first and second floors altered and windows in third and fourth stories blocked in. This is the one part of the Iron Block that was not demolished.
29	Iron Block	Demolished - 2004	Vacant lot	2		c. 1850	Four-story, four-bay brick commercial structure with Italianate style features; cast-iron detailing includes elaborate cornice, elbowed

							label molds above windows; altered street-level storefront.
31	Iron Block	Demolished - 2004	Vacant lot	2		c. 1850	Four-story, four-bay brick commercial structure with Italianate style features; cast-iron detailing includes elaborate cornice, elbowed label molds above windows; altered street-level storefront.
35-39	Iron Block	Demolished - 2004	Vacant lot	2		c. 1850	Four-story, four-bay brick commercial structure with Italianate style features; cast-iron detailing includes elaborate cornice, elbowed label molds above windows; altered street-level storefront.
53-59	Woodruff Professional Building	Non-contributing				2005	New Construction: Three-story brick building; seven bays between end pavilions.
65		Contributing				c. 1855	Three and one-half story, four-bay brick commercial structure with Italianate style features; bracketed cornice, wide frieze with diamond-shaped medallions, pedimented lintels above 1/1 double-hung sash windows; altered street-level storefront.
67		Contributing				c. 1870s	Three-story brick commercial structure with mid-twentieth century alterations including removal of upper story and parapet, addition of modern, aluminum façade. 2015: Aluminum façade removed; four bays revealed; wide, unembellished frieze (like adjoining structure at 71 Public Square); 2/2 windows at second and third floors with decorative arched lintels
71		Contributing		26		c. 1870s	Three-story, three-bay brick commercial structure with modest, Italianate-style features; wide, unembellished frieze; brick lintels above third-story, 2/2 double-hung sash windows; second and first stories extensively altered. 2015: Second floor appears to

							have been restored to match third floor.
75 RE-CLASSIFIED		Reclassified from Contributing to Non-contributing		26	0014	c. 1870s	Originally identical to 71 Public Square but much altered; 1970s façade obscures 1870s features. 2015: Façade remains covered with single window in middle bay of third floor; cornice covered.
81		Contributing		26		c. 1870s	Three-story, three-bay brick commercial structure with modest, Italianate-style features; wide, unembellished frieze; brick lintels above 2/2 double-hung sash windows on second and third stories; altered street-level storefront.
85-87	Crystal Restaurant	Contributing		26		c. 1870s	Three-story, three-bay brick commercial structure with modest, Italianate style features; wide, unembellished frieze, brick lintels above 2/2 double-hung sash windows on third story and 4/4 double-hung sash windows on second story; altered street-level storefront. 2015: Strong interior design consistent with late nineteenth/early twentieth century restaurant decor; replacement 1/1 windows on second and third floors.
89-99	Lincoln Building	Contributing		26, 27		c. 1907	Five-story, five-bay brick commercial structure with Neoclassical and Commercial style features; denticular cornice with modillions, wide bracketed frieze with panels of festoons; fifth story: oriel windows with bracketed sills; fourth, third, second stories: Chicago-style windows; altered street-level storefronts. NOTE: Entrance to upper floors in fourth bay. 2015: Tax credit rehabilitation project – Façade restoration and limited interior build-out.
101		Contributing		26		c. 1855	Four-story, three-bay brick commercial structure with

							Italianate style features; bracketed cornice, wide frieze with diamond-shaped medallions, 2/2 double-hung sash windows surmounted by brick lintels; altered street-level storefronts.
Public Square (S side)							
2-10	YMCA Building	Contributing		15		c. 1913-15	North elevation of 105 Washington Street.) Six-story brick commercial structure with stone and terracotta trim, Neoclassical style features; cornice with modillions, wide frieze with dentils; sixth, firth, fourth, and third stories: eight bays with rectangular windows with 1/1 double-hung sash; second story: six bays with large rounded-arch windows with 1/1 double hung sash; altered street-level storefronts. (See 105 Washington Street for additional description.) NOTE: Pillars adjoining first-floor entrance have applied decoration of Classical urns.
12		Contributing		16		c. 1900	Three-story, two-bay brick commercial structure; wide unembellished frieze; 1/1 double-hung sash windows surmounted by segmentally arched brick lintels; altered street-level storefront.
14-16		Contributing		16		c. 1900	Three-story, four-bay brick commercial structure; wide unembellished frieze; 1/1 double-hung sash windows surmounted by segmentally arched brick lintels; altered street-level storefront. NOTE: 14-16 Public Square is similar to 12 Public Square; however, window openings are narrower.
18		Contributing		16		c. 1870	Three-story, four-bay brick commercial structure; third story incorporated into adjoining building (104 Franklin Street); modern brick veneer

							sheathes second story; 1/2 double-hung sash windows; altered street-level storefront. 2015: Second and third-floor both covered with veneer.
24		Contributing		16		c. 1860s	(North elevation of 104 Franklin Street.) Three-story brick commercial structure with Italianate style features. 2015: Second-floor window has been inserted into two bays; both third-floor bays intact.
26-44	Chamber of Commerce Building	Contributing		15, 18, 20		c. 1923	Two-story brick commercial structure with Neoclassical style features; triangular configuration on acute corner lot: nine bays on Public Square, ten bays on Franklin Street; low, brick parapet surmounts bracketed stone cornice, wide frieze; brick pilasters articulate bays of north and south elevations; each bay consists of a large tripartite window unit surmounted by a tripartite transom light; arched main entrance opening is located at chamfered, one-bay-wide apex of triangle; secondary entrances and altered storefronts on north (Public Square) and south (Franklin Street) elevations. NOTE: Inlaid pattern of zig-zag bricks between first and second stories.
50	YWCA Building	Contributing	Renamed: The Franklin Building	19, 21		c. 1904	Three-story brick commercial structure with Neoclassical features; symmetrical façade on Public Square but asymmetrical layout extending between Public Square and Franklin Street; Public Square façade: five bays articulated by brick pilasters; third-story bays comprised of large, multi-paned, rounded-arch windows; second-story bays comprised of large, tripartite windows surmounted by transoms;

							classically-inspired main entrance features large fanlight with tracery, recessed doorway; partially intact street-level storefronts; Franklin Street façade: two-story façade with seven bays articulated by brick pilasters, bays 1 and 4 (containing entrances) are narrower than the rest (containing storefronts), second floor fenestration consists of large, multi-paned, rounded-arch windows (one per bay) with partial infill in bays 5-7, street slopes down toward Public Square creating gradation in height of storefront windows. 2015: Storefronts on both streets appear to have been restored to an historic appearance.
(Side elevation)	Henry Keep Apartments	Non-contributing				1991	(North elevation of 206 State Street). HUD Section 202/8 HAP Senior Housing constructed 1991 on the site of the Electric and Mohican buildings. Two-story, sixteen-bay brick apartment block.
Public Square (E side)							
76-80	Baptist Church	Contributing		25, 28		c. 1891	Large rusticated stone edifice with Richardsonian Romanesque style features; asymmetrical massing, prominent, square clock tower engaged in southwest corner of structure, recessed entrances beneath round stone arches located on south and east elevations at base of tower; variety of fenestration and window types.
82-90	Buck Building	Contributing		25		c.1830s; 1870s	Three, three-story, early nineteenth-century commercial structures combined during the 1870s to create one three-story, fourteen-bay structure; wide, bracketed frieze, cornice with modillions; modern brick façade and altered storefronts.

							2015: Storefronts appear to have been restored to an historic appearance.
State Street (S side)							
206	Henry Keep Apartments	Non-contributing				1991	HUD Section 202/8 HAP Senior Housing constructed 1991 on the site of the Electric and Mohican buildings. Two-story, sixteen-bay brick apartment block.
224-230	Olympic Theater	Demolished		29, 30		c. 1916	Two-story brick theater.
242		Demolished - Non-contributing		30, E		c. 1970s	One-story brick commercial structure; NON-CONTRIBUTING
246	Salvation Army Block	Demolished		30		c. 1900	Four-story, four-bay brick commercial structure; fourth and third-story fenestration: two banks, four small windows per bank; second-story fenestration; second-story fenestration: four large windows with flat-arched lintels; altered street-level storefront.
276-290		Contributing		31		c. 1900	Three-story brick commercial/residential structure; three two-bay wide sections, each section features a projecting two-story oriel window and small, gable-roofed entrance porch with turned posts.
State Street (N side)							
221-233	Lansing Block	Contributing		29, 33		c. 1905	Three-story brick commercial/residential structure; wide, unembellished frieze; two three-bay-wide sections: each section features projecting two-story oriel windows flanking a small central window; altered street-level storefronts. NOTE: Cornice appears to be decorated with truncated brackets and dentilwork; matching pattern of recessed squares on frieze. 2015:

							Storefronts restored to an historic appearance.
235-255	Marcy Building	Contributing		29, 33		c. 1910s	Three-story, 22-bay brick structure; slightly irregular fenestration, variety of large, multi-paned windows; altered street-level storefronts. 2015: Rehabilitated with windows and storefronts restored to an historic appearance.
261-273	Vassar Flats	Contributing		32, 33		c. 1900	Two four-story, three-bay-wide commercial/residential structures joined by a one-story hyphen; each structure features three-story oriel windows flanking the central bay; altered street-level storefronts. 2015: Oriel windows removed from all bays; replaced by siding infill with triple windows (central fixed pane flanked by two narrow sash windows).
279-283	Vassar Flats	Contributing		32. 33		c. 1900	Four-story, five-bay commercial/residential structure, end bays consist of three-story oriel windows; central bay was originally a three-story bay window but has been replaced with modern, tripartite windows; bracketed cornice above altered street-level storefronts. 2015: Oriel windows removed from all side bays; replaced by siding infill with triple windows (central fixed pane flanked by two narrow sash windows).
Stone Street (N side) (PHOTO: 0011)							
(Side elevation) EXPANSION					0007		(Side elevation of 142 Arcade Street: Cleveland Building): Stone Street elevation divided into five bays with similar decoration as Arcade Street facade by floor; first, third, and fifth bays have openings for single windows; second and fourth bays have paired fenestration.

148 EXPANSION		Vacant lot					VACANT LOT
154 EXPANSION	Sci-Tech Center	Contributing			0008	c. 1905	Three-story, four-bay brick commercial structure; wide, unembellished cornice, frieze with dental work; below the frieze, contrasting brick pattern of chevrons; stone quoins; narrow cornice between third and second floors; 1/1 sash windows, flared stone lintels with keystones, stone sills on both third and second floors; first floor heavily altered.
160 EXPANSION	Planned Parenthood of the North Country	Non-contributing			0009	c. 1952	Two-story brick medical structure; NON-CONTRIBUTING
168-170 EXPANSION	New York Telephone Company	Contributing			0010	1912	Three-story, five-bay brick commercial structure with identical elevations on Stone Street and Park Place; original entrance in one-bay apex between Stone and Park Place, door blocked but stone arch with decorative keystone retained; cornice detail lost; arched window openings on third and second floors, brick arches above windows, 2/2 rectangular sash windows with arches infilled, stone course at base of arches on second floor; stone course between second and first floors; first floor entrance in fourth bay, shallow window arches with recesses beneath 2/2 rectangular sash windows, drip edge across facade at base of windows; three-bay extension added north along Park Place in 1957.
Washington Street (W side)							
102	Paddock Arcade	Contributing		14, 40, 41		c. 1850	(Also known as 1, 3-5 Public Square) Four-story, eleven-bay brick commercial structure with ornate cornice and interior shopping arcade.

							LISTED: National Register, 1976.
104	Smith & Percy Building	Contributing		41		c. 1932	Two-story, five-bay stone commercial structure with Neoclassical features; wide frieze with medallions and festooning; carved panels below second-story 9/9 double hung sash windows; large, carved lintels above first-floor display windows and entrance. 2015: Structure resurfaced with loss of original medallions and festooning; however, carved panels and lintels remain.
Washington Street (E side)							
105	YMCA Building	Contributing		9, 34, 38		c. 1913-15	Six-story brick commercial structure on corner lot, Neoclassical style features; terra cotta and stone trim; stone belt courses encircle entire structure above third and fifth stories; Washington Street (front) elevation: three-bay-wide end pavilions flank five-bay-wide center unit; pilasters articulate pavilions and corners of upper four stories; stone cornice above second story rounded arch windows; altered street-level storefronts. NOTE: Monumental entrance with second-story shield decoration and rounded arch window incorporated into design. 2015: Storefronts restored to a more historic appearance.
115-119	Yellow Brick Block	Demolished (Replaced by Deline Family Center)		35, 38		c. 1870s	Three-story, four-bay brick commercial structure with Italianate and Romanesque Revival style featrues; corbelled brick cornice, rounded-arch third-store windows, segmentally arched second-story windows; altered street-level storefront. DEMOLISHED. 2015: Replaced by Deline Family Center in 2000.

125	Marble Block	Demolished (Replaced by Deline Family Center)		35, 38		c. 1873	Three-story, four-bay brick commercial structure with marble façade; elaborate entablature with brackets, modillions, dentils, and recessed panels; second and third-story windows have rounded-arch drip molds with keystones; second-story wrought-iron balcony supported by elaborate scroll brackets; first story features original storefront with engaged Corinthian columns. DEMOLISHED. 2015: Replaced by Deline Family Center in 2000.
115-125	Deline Family Center	Non-contributing				2000	Two-story brick building with most of second floor stepped back. REPLACED Yellow Brick Block (115-119 Washington Street) and Marble Block (125 Washington Street)
131	Black River Valley Club	Contributing		35		c. 1906	Two and one-half story brick commercial/fraternal structure with Federal Revival style features; wide frieze, cornice with modillions and dentils, belt course below attic story windows, prominent Palladian window above central entrance, first and second-story windows have flared stone lintels with keystones; classically-inspired entrance with Colonial Revival style portico; sidelights and fanlight surround doorway. NOTE: Rectangular recessed panels with corner accents in attic story.
203-215	Agricultural Insurance Company	Contributing		37		c. 1923	Two-story brick and limestone commercial structure with Neoclassical features; symmetrical configuration, main three-bay wide block flanked by one-story wings which feature projecting end pavilions with gable roofs; carved stone reliefs in

							tympanums, pediments, and panels; variety of pilasters and engaged columns featured throughout entire structure; main block features stone parapet surmounting cornice with modillions.
Washington Square Park (Object)	Statue of Governor Flower	Contributing		39		c. 1902	Governor Roswell P. Flower Monument: bronze statue of the former New York State governor on stone pedestal; designed by Augustus St. Gaudens.

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