

Hawley-Green Neighborhood Plan

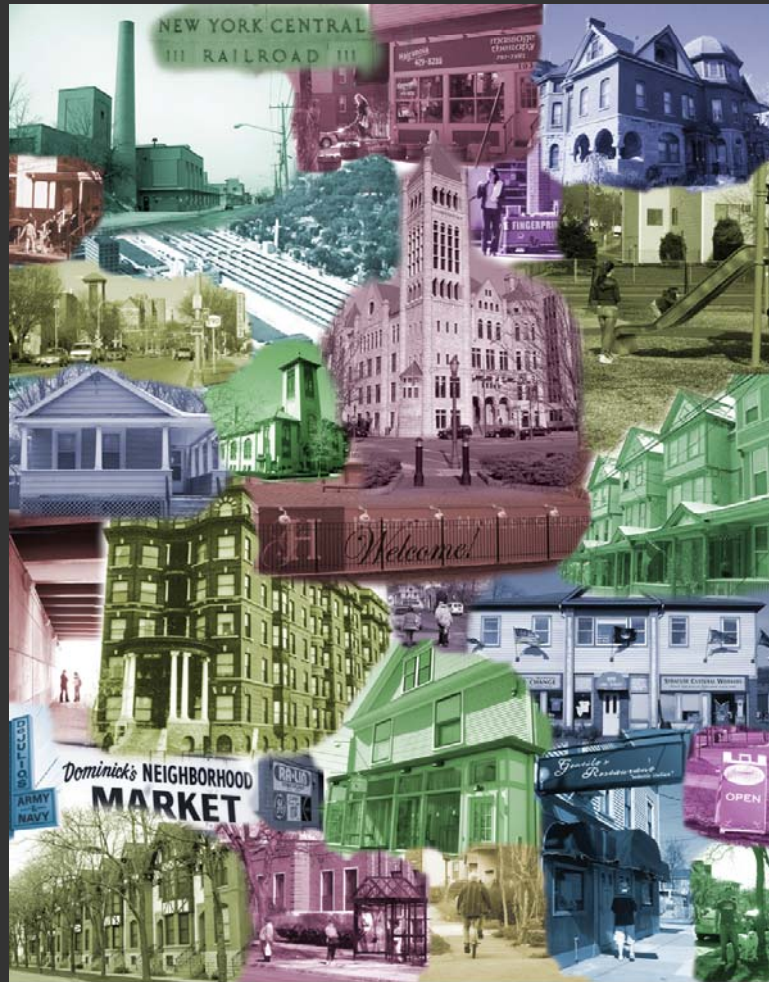








Hawley-Green Neighborhood Plan



## The Hawley-Green Neighborhood Component of the City of Syracuse Comprehensive Plan

Faculty of Landscape Architecture

Urban Design Studio

State University of New York  
College of Environmental Science and Forestry



# Hawley-Green Neighborhood Plan

Full Report  
Appendix A

Existing Conditions

Appendix B

Public Participation  
Plan



City of Syracuse  
*Comprehensive Plan*  
**2025**



*Live*



*Learn*



*Work*



*Play*

*"The City of Syracuse  
is a great place to  
live, learn, work & play"*

January 2005

Inventory

Analysis

Goals, Objectives and Actions

Recommendations











# Inventory & Analysis

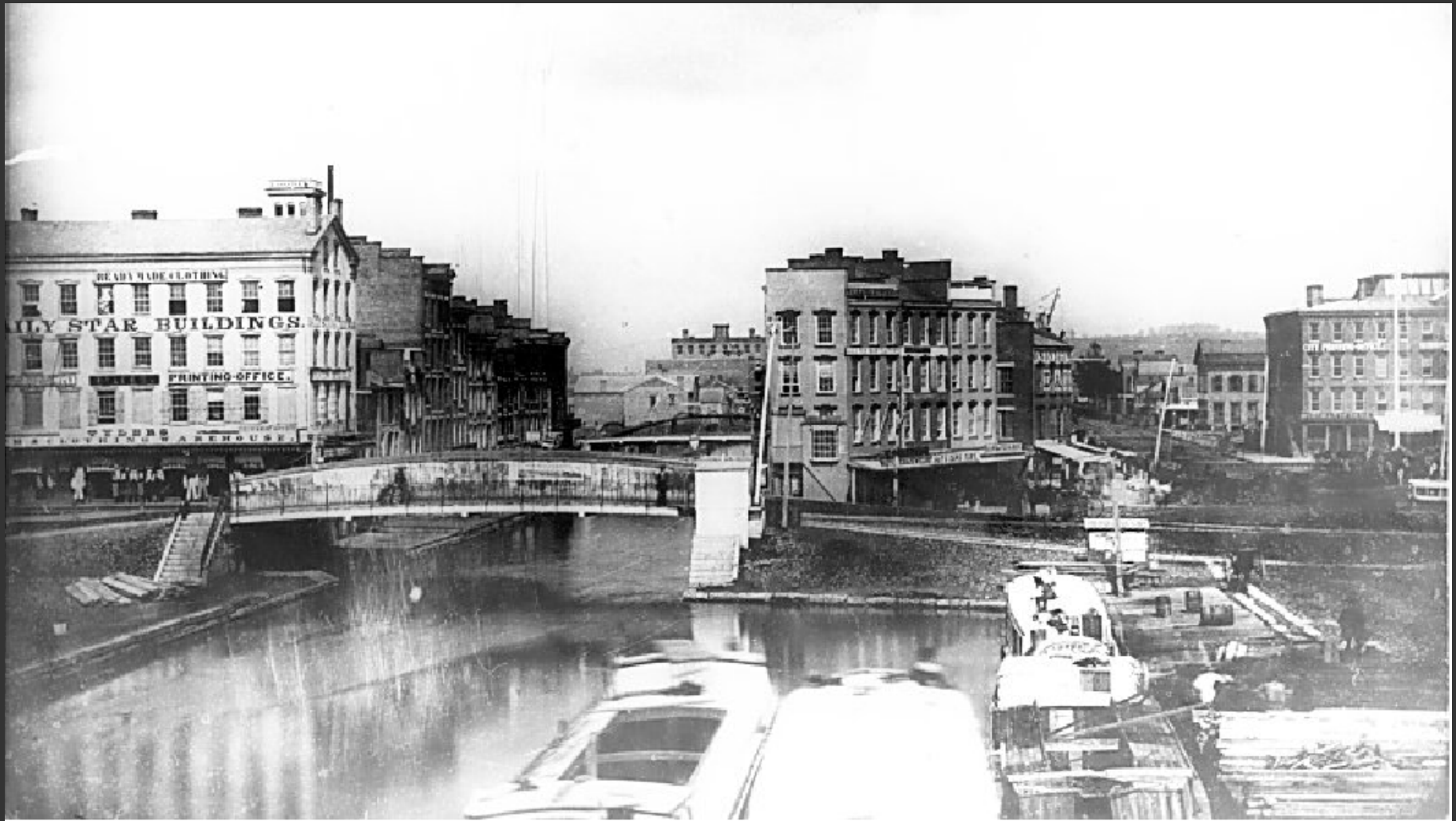
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# History



Hawley-Green Neighborhood Plan

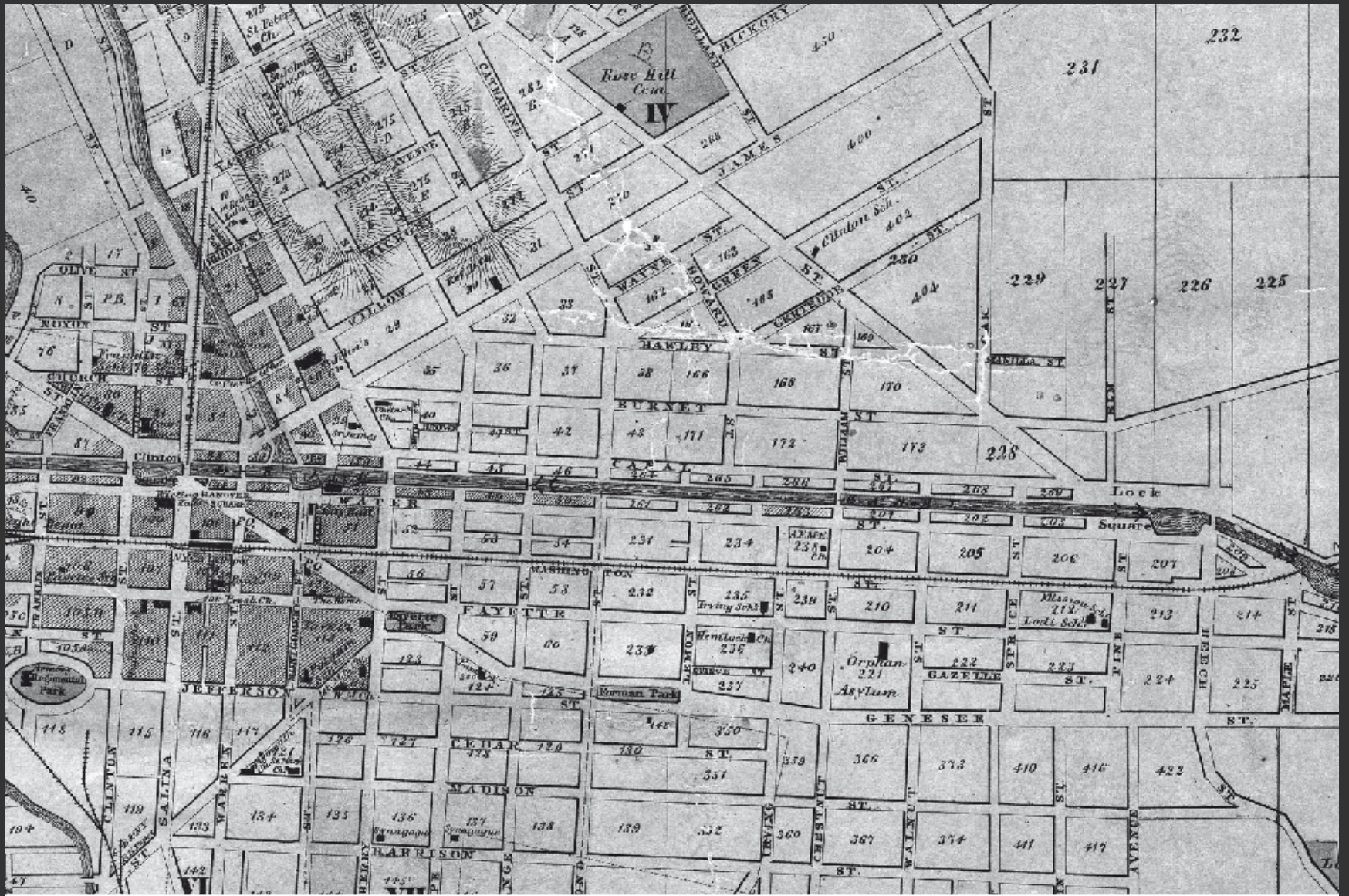


Hawley-Green Neighborhood Plan





Hawley-Green Neighborhood Plan

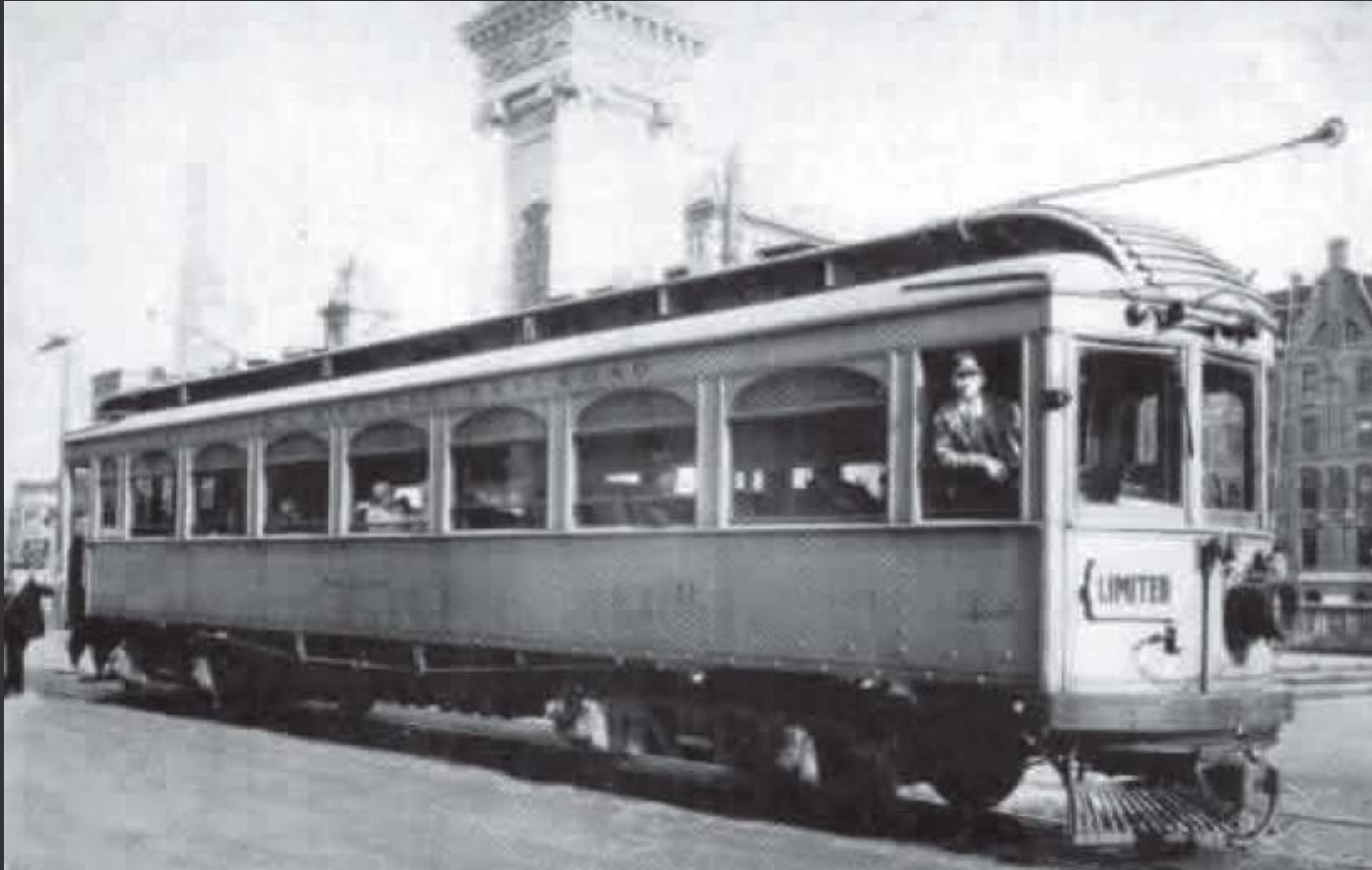


Hawley-Green Neighborhood Plan



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Hawley-Green Neighborhood Plan







Hawley-Green Neighborhood Plan



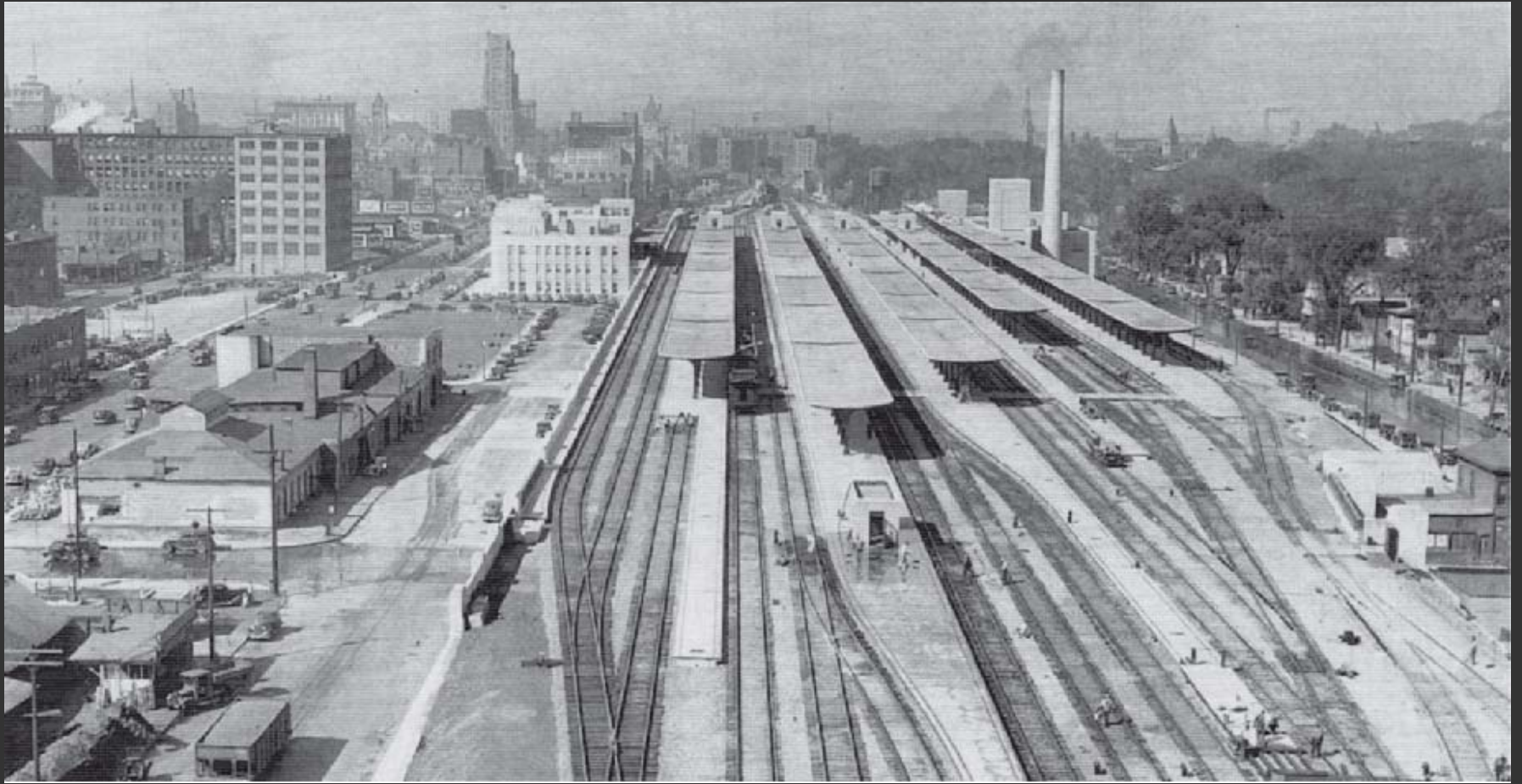
Hawley-Green Neighborhood Plan



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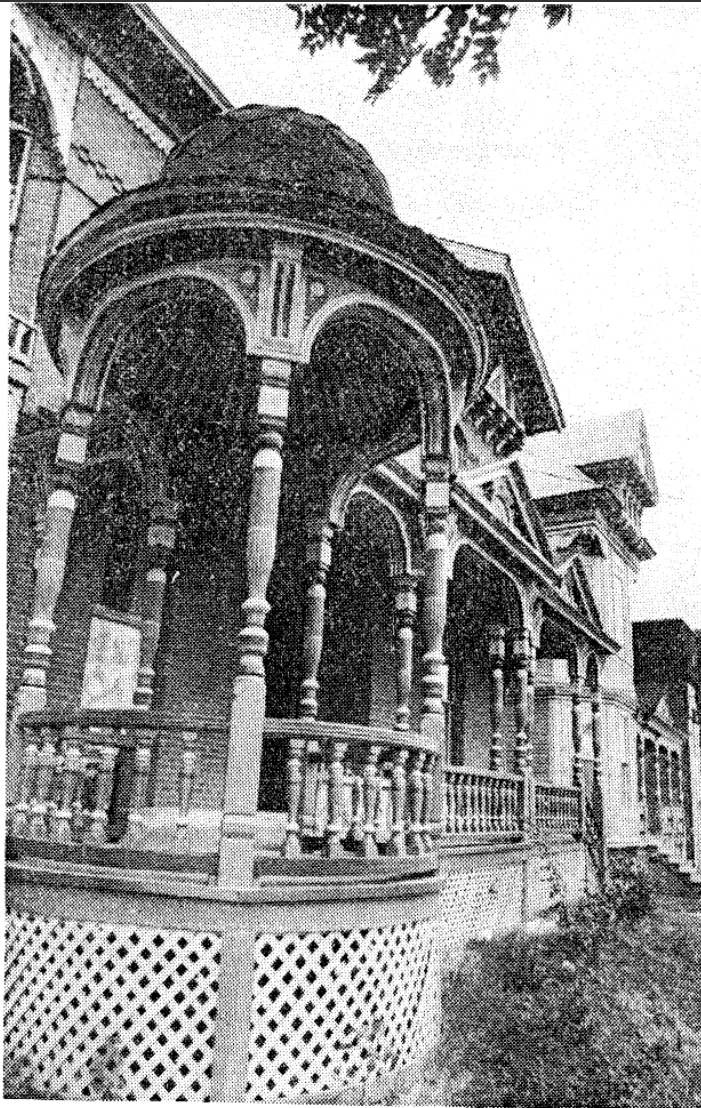
Hawley-Green Neighborhood Plan



Hawley-Green Neighborhood Plan



Hawley-Green Neighborhood Plan



Porch on this house at 306 N. McBride St. reflects the intricate craftsmanship of Victorian era builders.

## A neighborhood on the rebound

■ RESTORATION  
Continued from Page A1

a decision that people would either hate it or love it," she said.

Both houses have been restored inside and outside, including new heating, plumbing and electrical service.

After digging through 10 layers of paint, Mrs. Tuttle said workmen found beautifully inlaid floors, mahogany woodwork and leaded glass windows.

### 'In love with these houses'

The red house has four apartments and the green house has three apartments and Mrs. Tuttle's office. "I've been basically in love with these houses a long time and when they came on the market I purchased them," she said.

Mrs. Tuttle said she received financial assistance and tax credits from city and federal governments.

Joseph H. King Jr., who restored the Hamilton White House at 307 S. Townsend St., owns 15 houses in the so-called "LBJ Triangle" on the near East Side. He said, "It's an exciting comeback for the area and, although it has a long way to go, it is a positive development for the city."

King, former president of the Landmarks Association, is in the midst of restoring a house at 211 Green St. under King Landmark Properties.

It is actually two houses in one. The original structure was a "Gothic Cottage, built in 1852. In the 1880s a "Queen Ann" style house was built on the front.

The house is being restored inside and out under the guidance of Architect Sheldon Williams and Frank Bogardus, project manager. When completed in December there will be two large apartments in the structure.

"What has always excited me about the area is its potential for becoming a really unique and exciting downtown residential neighborhood," King said.

He said the comments made by the management of Howe's Jewelers "is very true." He said until such time as the residential element of real significance comes back to near downtown, merchants aren't going to be able to prosper.

### 'Serviced by neighborhoods'

"Everybody's always talking about downtown being a regional center. But the area was historically serviced by the surrounding neighborhoods which made the difference between profitability and survival."

He said the progress made on the near East Side this past year has been "very noticeable," adding "it's a very exciting phenomenon.

"Those restoring structures in the area are re-creating a marketable commodity with some personality ... not just another sterile space."

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**'I've been in love with these houses for a long time ... when they came on the market I bought them'**

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**Two old and tired looking rooming houses at 304-306 N. McBride St. have been meticulously restored by Siegrid Tuttle, a local realtor. The multi-colored houses look as they did when built before the turn of the century.**



**This Queen Ann-style house at 211 Green St. is being restored by King Landmark Properties, whose first project was the Hamilton White House at Fayette Park. It will house two apartments.**



# Businesses moving into Hawley-Green

2/1/07

## BUSINESSES, FROM PAGE B-1

to have a new dose of energy.

"It's been re-invented," according to Jeff Gorney, one of the new homesteaders. Jeff relocated to Syracuse from New York City five years ago. He and his partner, Peter Gemblar, now own almost an entire row of houses on Howard Street; they live in one.

**Jeff and Peter** are part of a variation of the idea of reviving a community, an idea that began 30 years ago. I recall standing with Joe Golden on the top floor of the State Tower Building and Joe pointing into the neighborhood.

Joe, the first director of Mulroy Civic Center, was a guy with an idea for this old neighborhood of moldy homes — gems and junkers — that needed an infusion of new neighbors.

This happened, but not in the way Joe had imagined. Hawley-Green — then LBJ — did not turn over as quickly as we would have liked. Eventually, the city moved to other aging parts, and Hawley-Green waited — incomplete.

We haven't been able to pinpoint a moment of change, but it may have been four years ago when Phyllis Vadala and her partner, Nancy Swarts, settled into a new home on Green Street and hung out a "gay flag" — the rainbow symbol of diversity. Soon others appeared.

"It was a moment," Phyllis now says.

Benjamin Gemblar is marketing and community outreach director for Northeast Hawley-Development Association and a five-year resident of the neighborhood. He thinks the change — then to now — has most to do with the arrival of what he calls "interested investors" (versus absentee landlords looking for profits): neighbors who move in and stay, sometimes starting their own businesses.

Phyllis Vadala would be an example of the new entrepreneur of Hawley-Green: She's about to open a new bar — Sugar Pearl — at Crouse and Burnet avenues.

Although Hawley-Green benefits from the investment of gay couples and individuals, the neighborhood holds on to its interesting mix of people: old and new, renter and homeowner. Jeff Gorney calls this a "nice, healthy mix" of interesting, often creative neighbors.

Both Jeff and Benjamin Gemblar of NEHDA say one of the charms of Hawley-Green these days is that "you can live here without a car," which Jeff does. "It's great to see people in the streets," Jeff continues.

**He points** to the turnout for an open house in 2005 and to plans for another this summer. Also planned is the construction of a play lot next to Dominick Market on Gertrude, along with an influx of city "neighborhood" money, obtained through

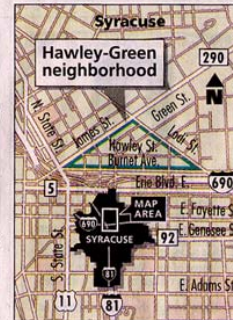
Rep. Jim Walsh, and invested in Hawley-Green for the first time in years.

Benjamin Gemblar says the \$475,000 federal grant is to be used to buy vacant properties and sell them to owners who will live there. Three empties are already marked — on Green, Gertrude and Howard — and a fourth, not in this program, is being built by NEHDA on an empty lot.

NEHDA is looking for owners to commit to buying those properties, and perhaps helping to pay for renovations, before work begins in the spring with Home Headquarters.

**Neighbors** I spoke to about Hawley-Green agree there's a lot happening there just now. The big buzz this week is the impact of Syracuse University's Center for Excellence, rising on the old L.C. Smith & Bros. typewriter lot two blocks away. In the other direction, St. Joseph's Hospital Health Center has a guaranteed mortgage program that could send renters and buyers into the triangle.

Also, the State University College of Environmental Science and Forestry's George Curry and his graduate students are well into a land-planning study that could affect future development; Syracuse Cultural Workers, long established on Lodi Street, has just bought a second building in Hawley-Green for a gallery; new businesses are settling in, including a



The Post-Standard

furniture maker, a bookstore and a beauty salon; and there's a new tenant for the Barge Inn restaurant on Burnet.

**NEHDA is looking** for ways to lure the high concentration of seniors who live around the corners of Lodi and James streets into Hawley-Green. This month, the area, which already has an active Neighborhood Watch, gets a Hawley-Green Neighborhood Association, a group that has operated informally the last few years.

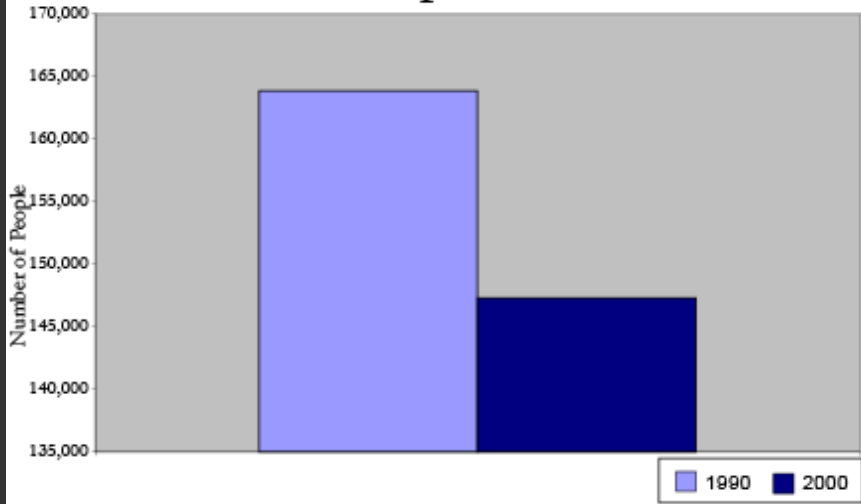
Meanwhile, check out Jeff Gorney savoring his front porch as soon as the weather clears.

"This is city living in the best sense of the word," he will say.

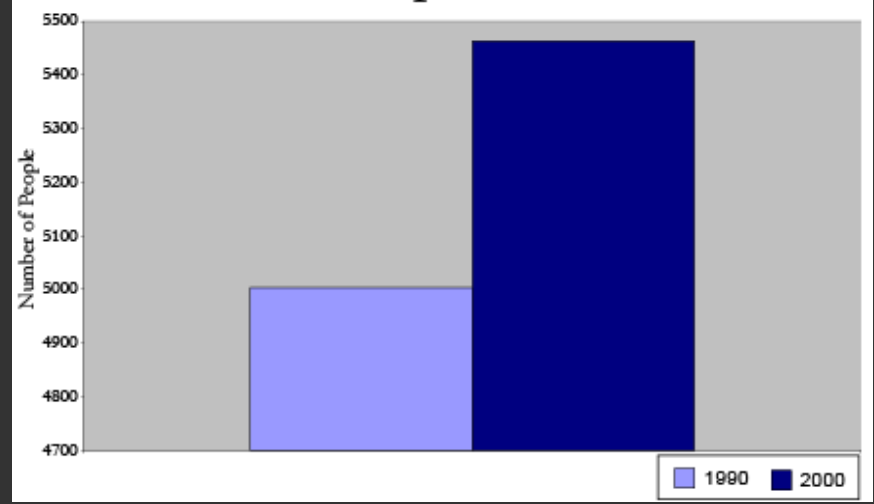
Dick Case writes about neighborhoods every Thursday. Reach him at 470-2254, or by e-mail, [dcase@syracuse.com](mailto:dcase@syracuse.com).

# Demographics

## City of Syracuse Population



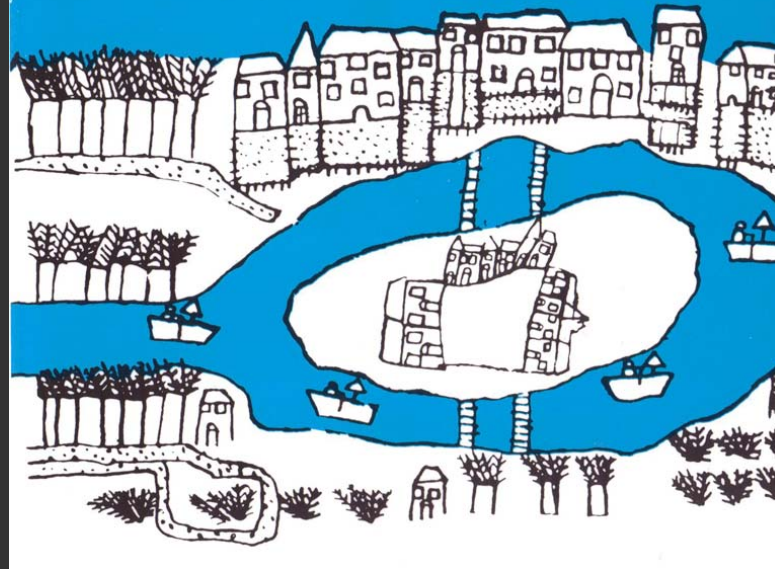
## Hawley-Green Population



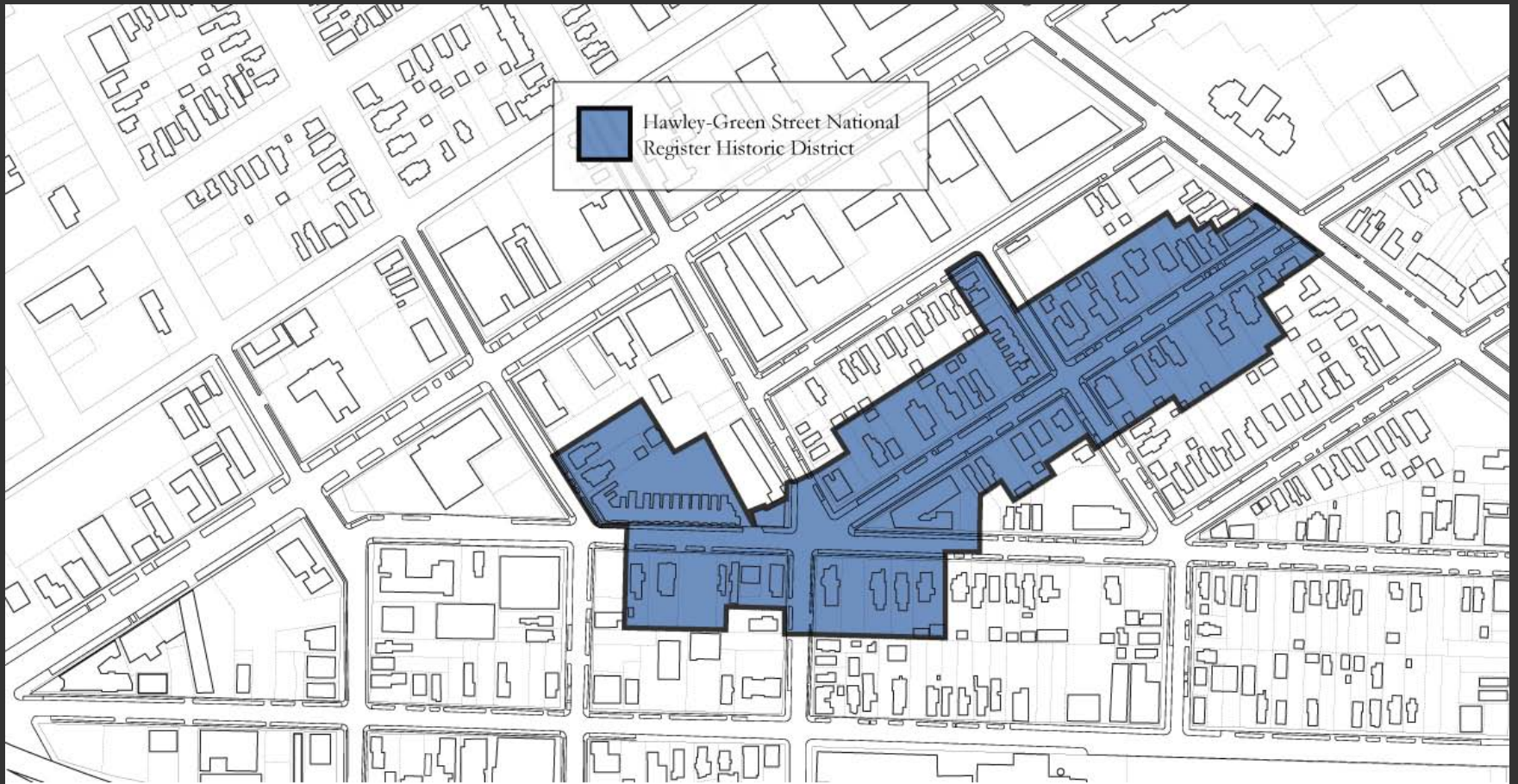
Image

*Kevin Lynch:*

THE  
IMAGE  
OF  
THE  
CITY



# Districts



# Hawley-Green Street National Register Historic District

Syracuse, Onondaga County, New York

# Nodes





Hawley-Green Neighborhood Plan

# Landmarks



Hawley-Green Neighborhood Plan

# Paths



Hawley-Green Neighborhood Plan

# Edges



# Field Work

















# Programs



# Syracuse Neighborhood Initiative

# Syracuse Neighborhood Initiative

## New York State Neighborhood Preservation Program

# Goals, Objectives and Actions

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**Capitalize on the unique physical character  
of the neighborhood**

Capitalize on the unique physical character of  
the neighborhood

**Capture the economic potential of the area**

Capitalize on the unique physical character of the neighborhood

Capture the economic potential of the area

**Celebrate the diverse social identity of the community**

# Recommendations

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# Land Use and Zoning



Land Use and Zoning

Historic Preservation and Conservation

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In-fill Construction

Land Use and Zoning

Historic Preservation and Conservation

In-fill Construction

Parking

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Open Space

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Neighborhood Connections

# Land Use and Zoning

















Hawley-Green Neighborhood Plan

















Hawley-Green Neighborhood Plan

# Historic Preservation and Conservation



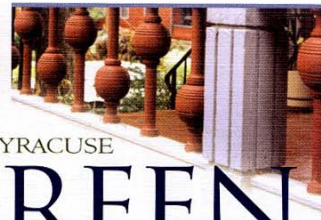
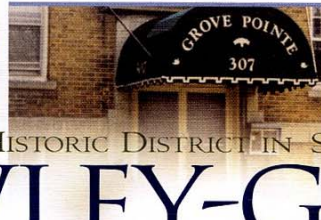
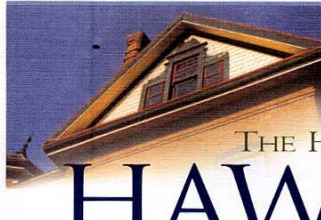








Hawley-Green Neighborhood Plan



THE HISTORIC DISTRICT IN SYRACUSE

# HAWLEY-GREEN

*Come take an old-fashioned walk.*

YOU'LL WANT TO STAY, YOU'LL FIND US TO BE...

**ECLECTIC.** Terraced high-rises. Vintage homes. New buildings in the old style. Spacious flats. Cozy bungalows. There's a style for every type of city dweller in old Hawley-Green. And more affordable than you'd think!



**AUTHENTIC.** Hitching posts. Ornate porches. Stained glass panels. Carved mantels. Here the past is present in every house, at every corner. And it's for real.

**HISTORIC.** Lamps flicker warmly in carriage house windows. Gothic cottages snuggle behind Queen Anne manors. Rowhouses, a rarity in Syracuse, add urban elegance to our streets.

**EUPHORIC.** Spring brings flowering fruit trees and fragrant bushes. Winter turns gables and turrets white as a bygone greeting card. Spirits soar in every season.



**WE ARE A PLACE OF JOYOUS CONTRASTS**  
**UTTERLY URBAN,** in the best sense of the word. This is the District. Where sidewalks still matter. Where you can walk to market, to shops and services, to restaurants, the way we used to. Our porches and fences nurture country-style neighborliness. Yet we're minutes by foot, car, or bus to Downtown. Not to mention Syracuse University. Or Westcott, Eastwood, and other lively areas.

**VERY VICTORIAN** yet up-to-date. Pastel townhouses on hilly streets offer splendid city views. Affectionately called *painted ladies*, these vividly colored dwellings evoke San Francisco. Check out the *ladies* on McBride between James and Hawley. Wait til you see the mansions on Green. Don't miss the homes and gardens of Howard.



**HAWLEY-GREEN.** A historic district for today. As dynamic as we are gracious...  
*Having a wonderful renaissance...*  
*Wish you were here.*

Photographs/copy: Jeffrey Gomez; Design: Lynn Hoppel.



Hawley-Green Neighborhood Plan



THE HISTORIC DISTRICT IN SYRACUSE



*Discover*  
HAWLEY-  
GREEN



# In-fill Construction

















Hawley-Green Neighborhood Plan



Hawley-Green Neighborhood Plan



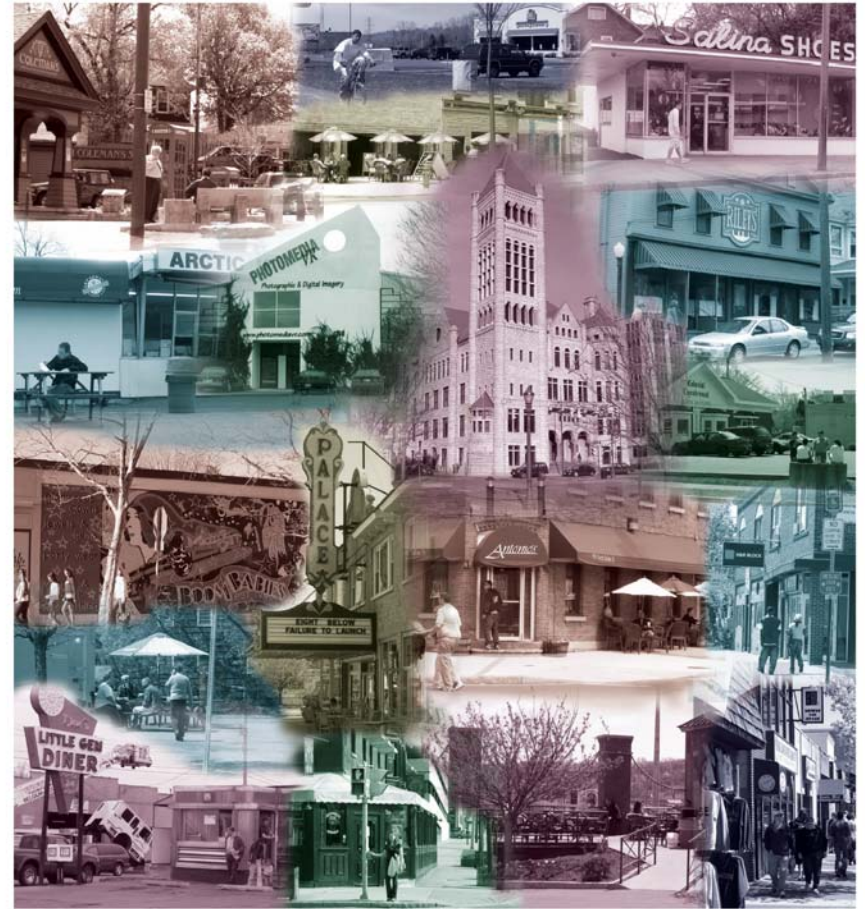
Hawley-Green Neighborhood Plan







# Parking



## The Commercial Areas Component City of Syracuse Comprehensive Plan

Faculty of Landscape Architecture

Urban Design Studio

State University of New York

College of Environmental Science and Forestry

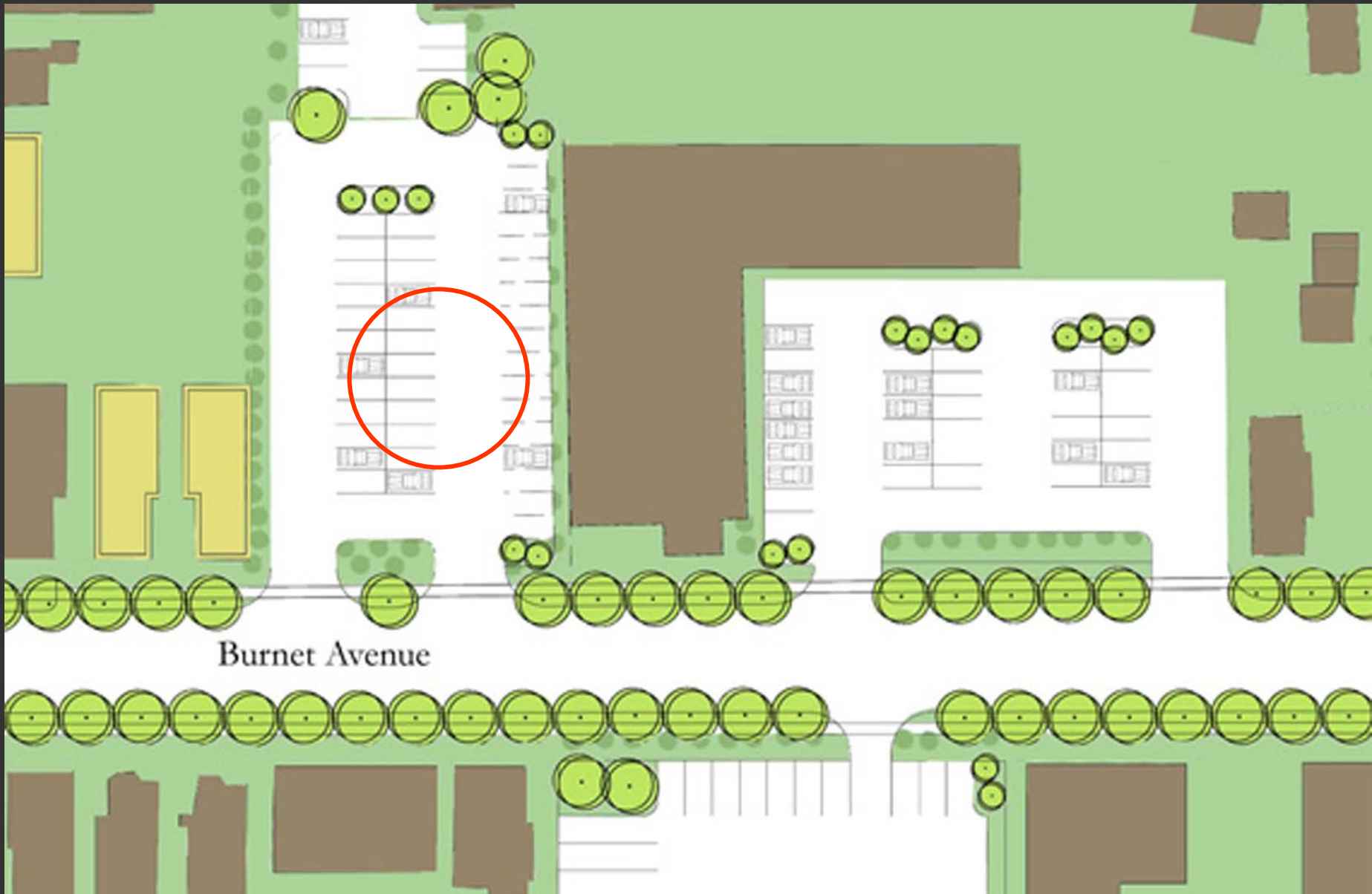








Burnet Avenue



Burnet Avenue

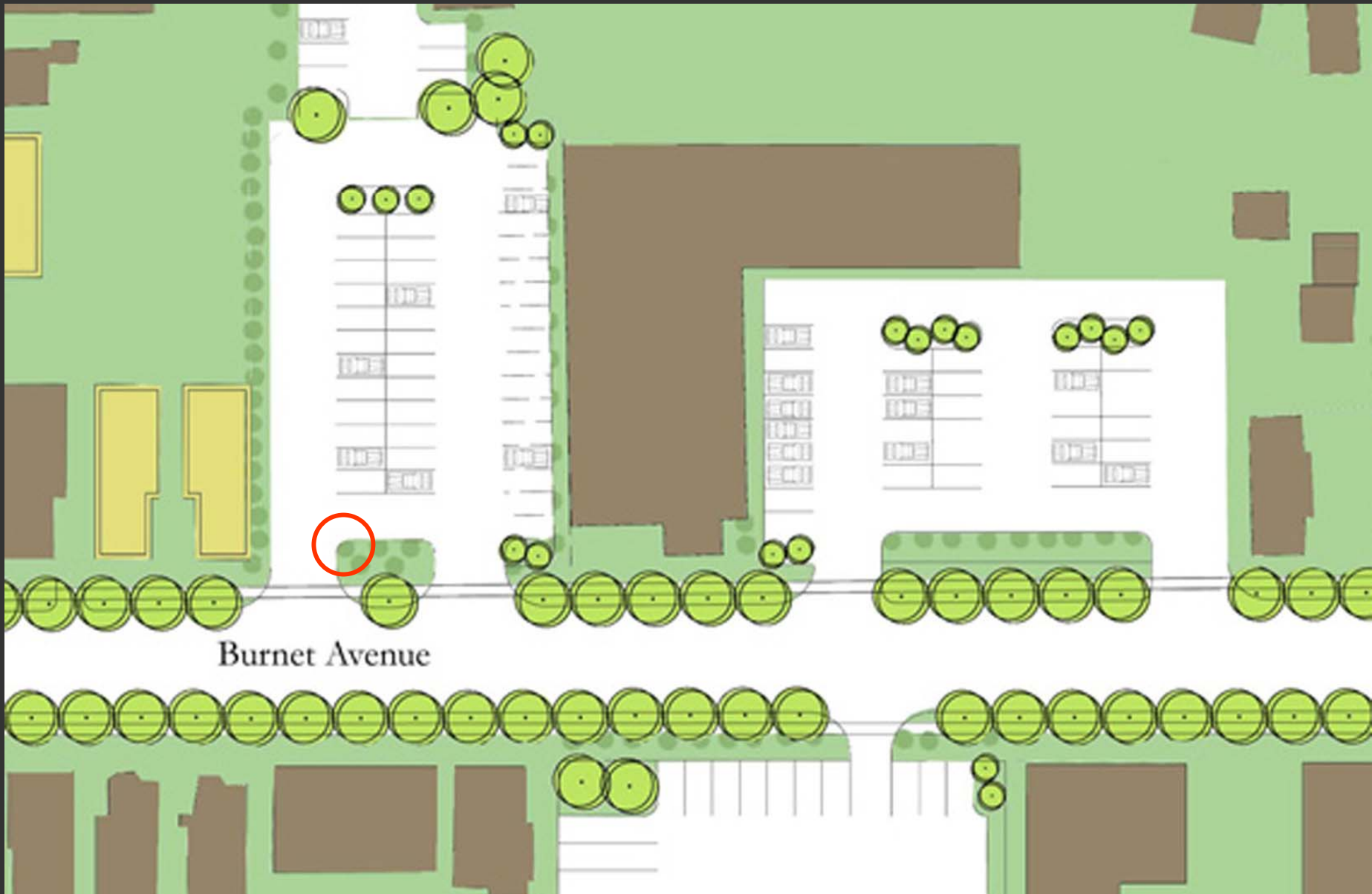


Burnet Avenue





Burnet Avenue



Burnet Avenue



Burnet Avenue

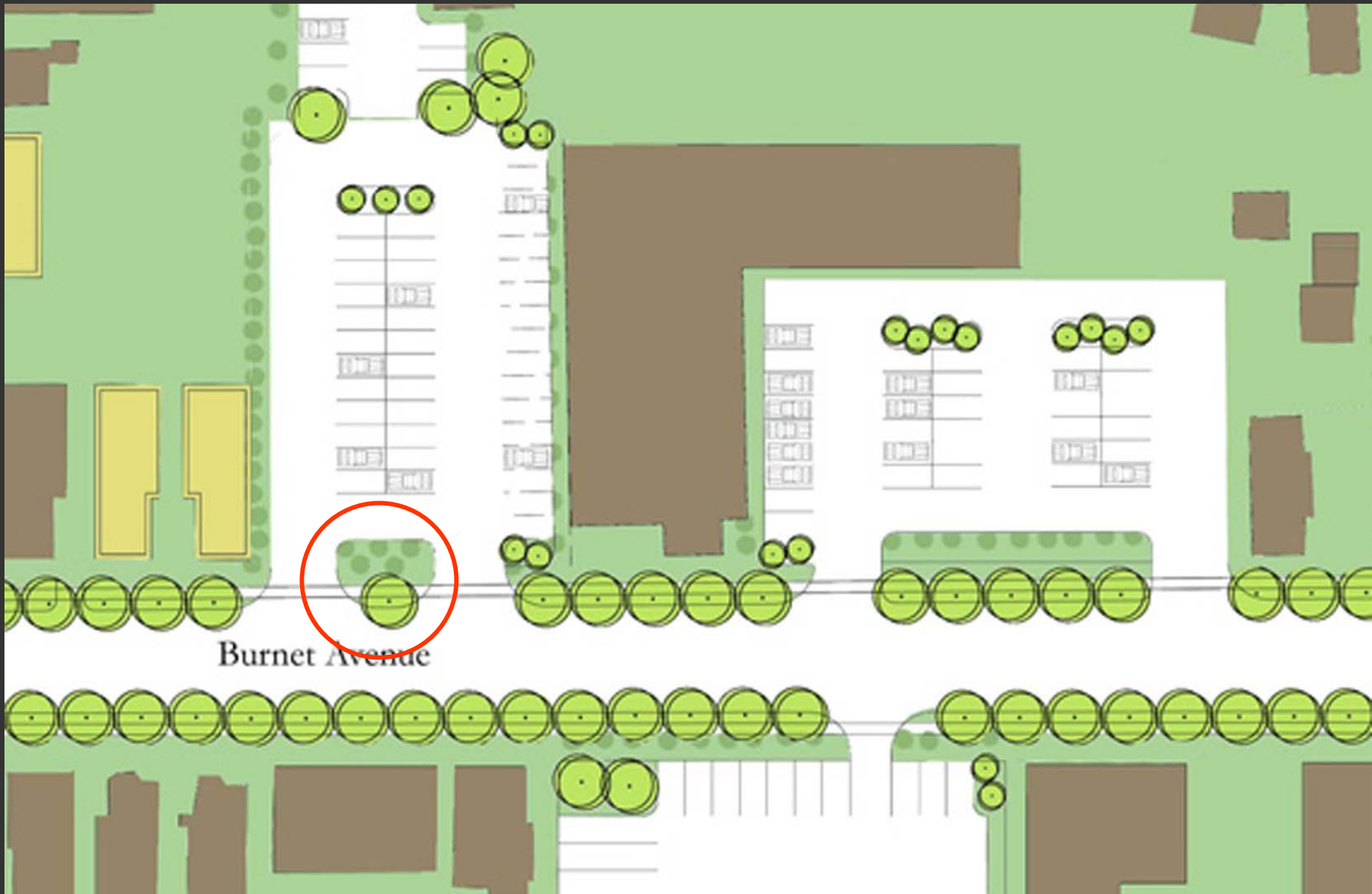


Burnet Avenue





Burnet Avenue



Burnet Avenue















Hawley-Green Neighborhood Plan

# Open Space



Comprehensive Street Tree Plan

Municipal Park Improvements

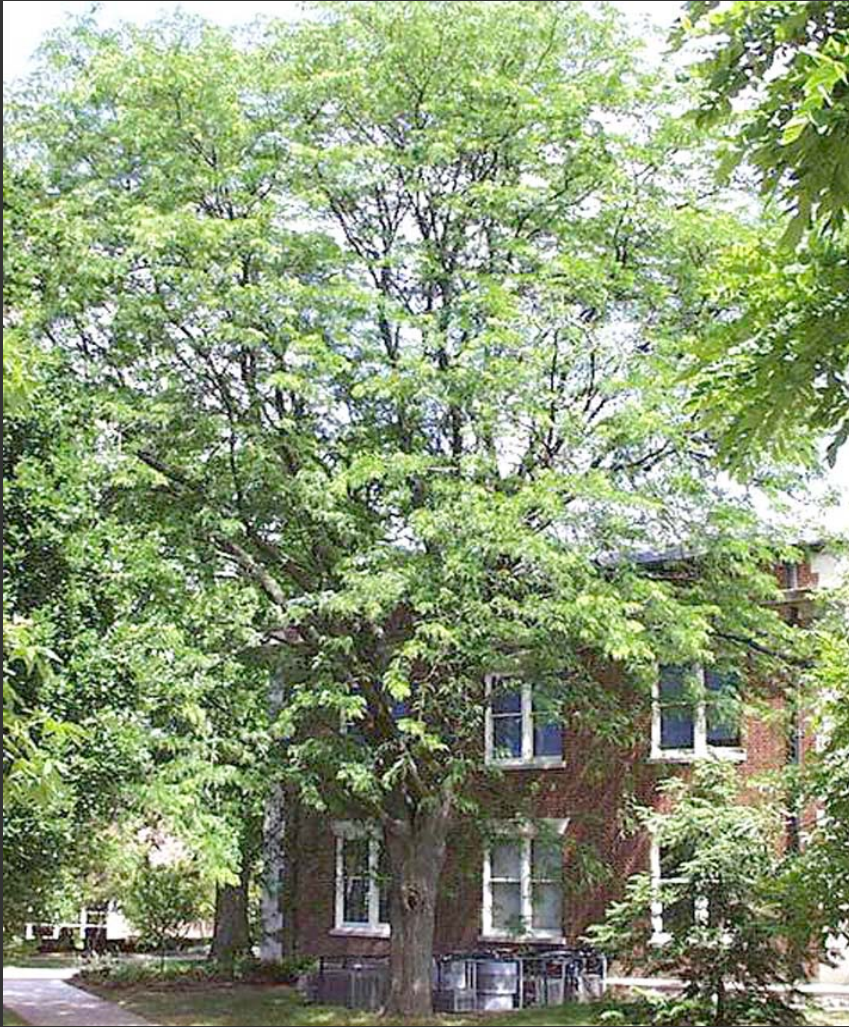
Development of the Interstate 690

Right-of-Way















# Comprehensive Street Tree Plan

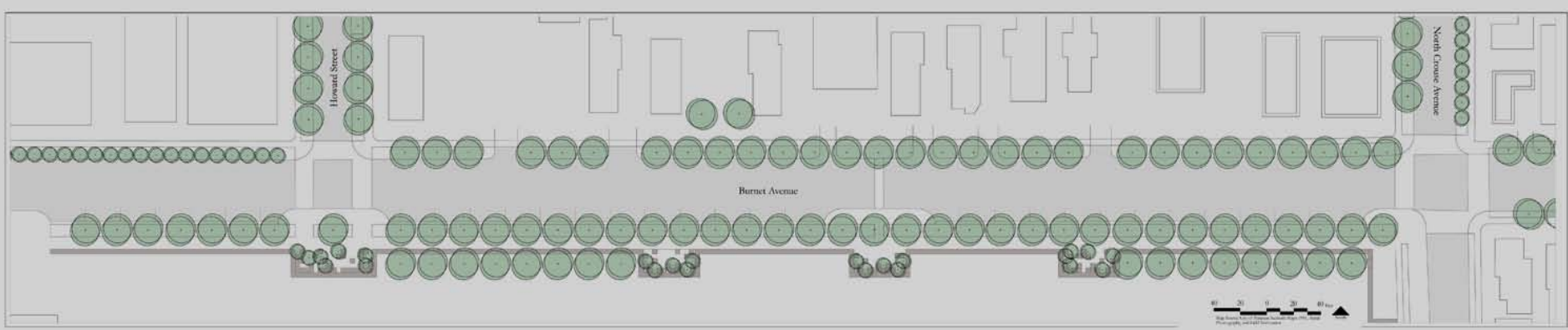




# Legend

- |   |  |
|---|--|
|  Burnet Avenue       |  North McBride Street |
|  Lodi Street         |  Gertrude Street      |
|  Townsend Street     |  Howard Street        |
|  Wayne Street        |  Green Street         |
|  North Crouse Avenue |  Hawley Avenue        |
|  Catherine Street    |  James Street         |





Hawley-Green Neighborhood Plan





# Comprehensive Parks Plan





Bagg Place Park

Finnegan Park

Columbus Circle

Clinton Playlot

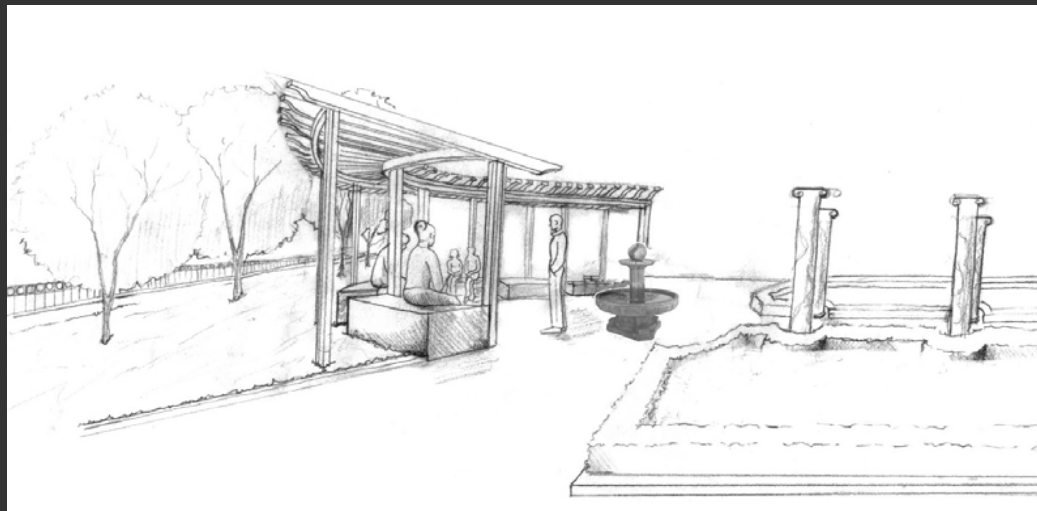
Hawley-Green Historic Park







Hawley-Green Neighborhood Plan











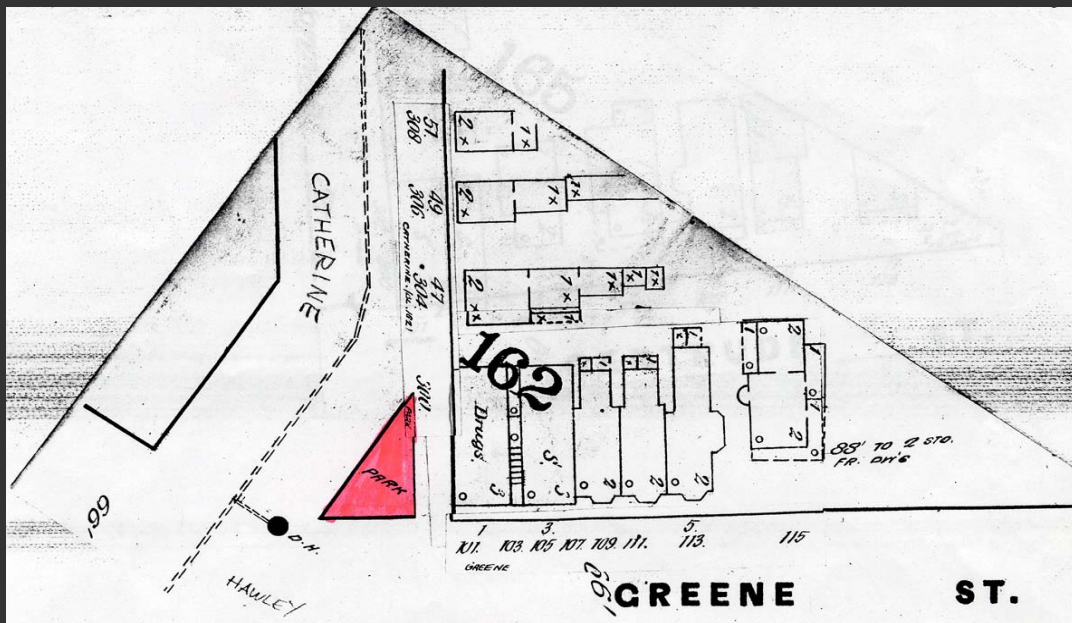


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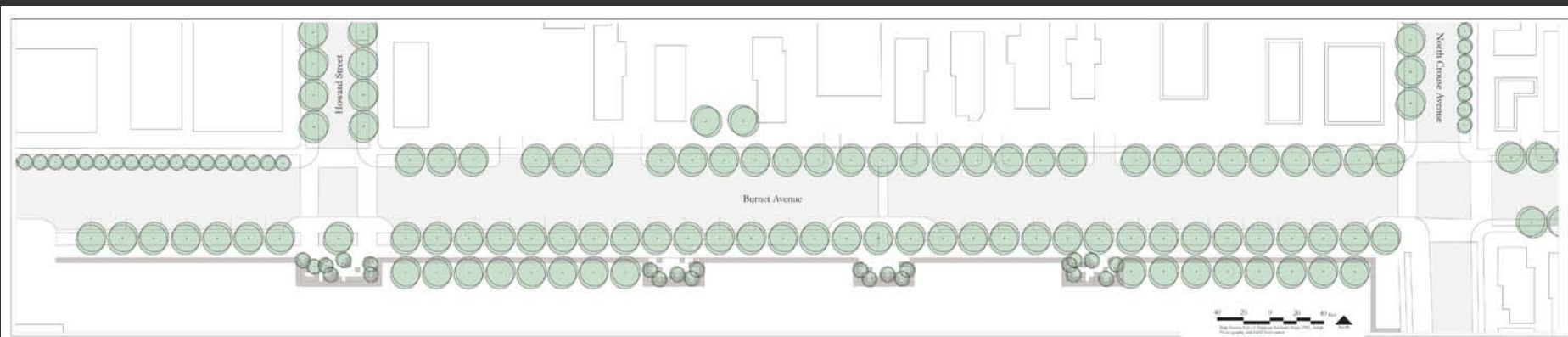
# Interstate Open Space









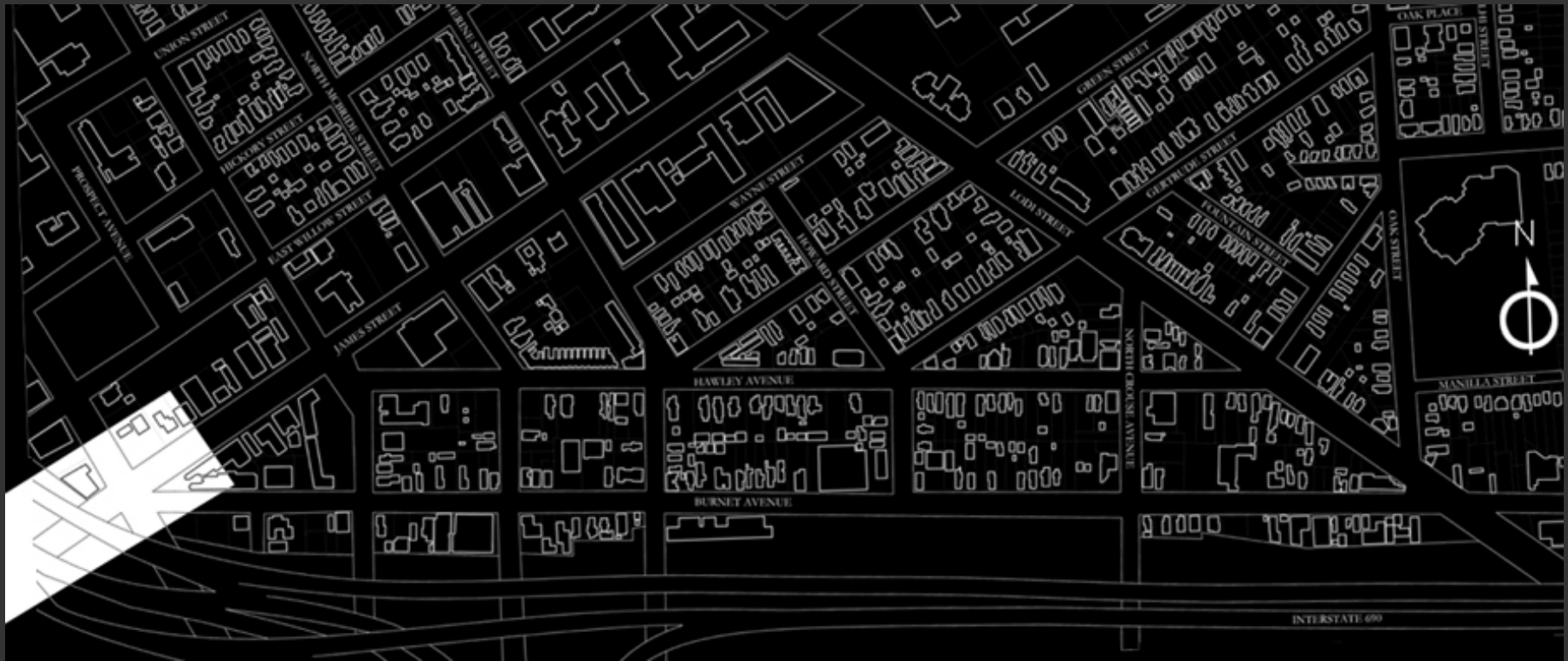


# Hawley-Green Neighborhood Plan

# Neighborhood Connections



Hawley-Green Neighborhood Plan



Hawley-Green Neighborhood Plan

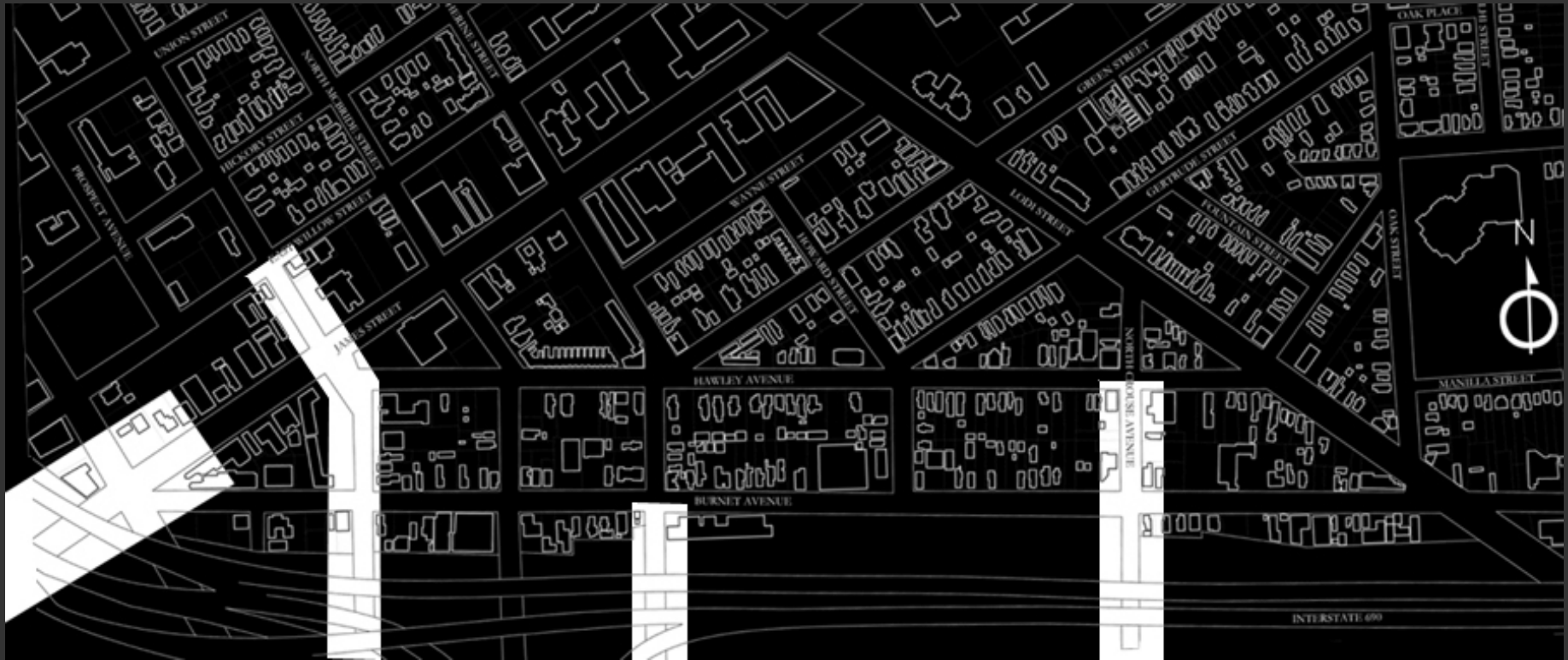


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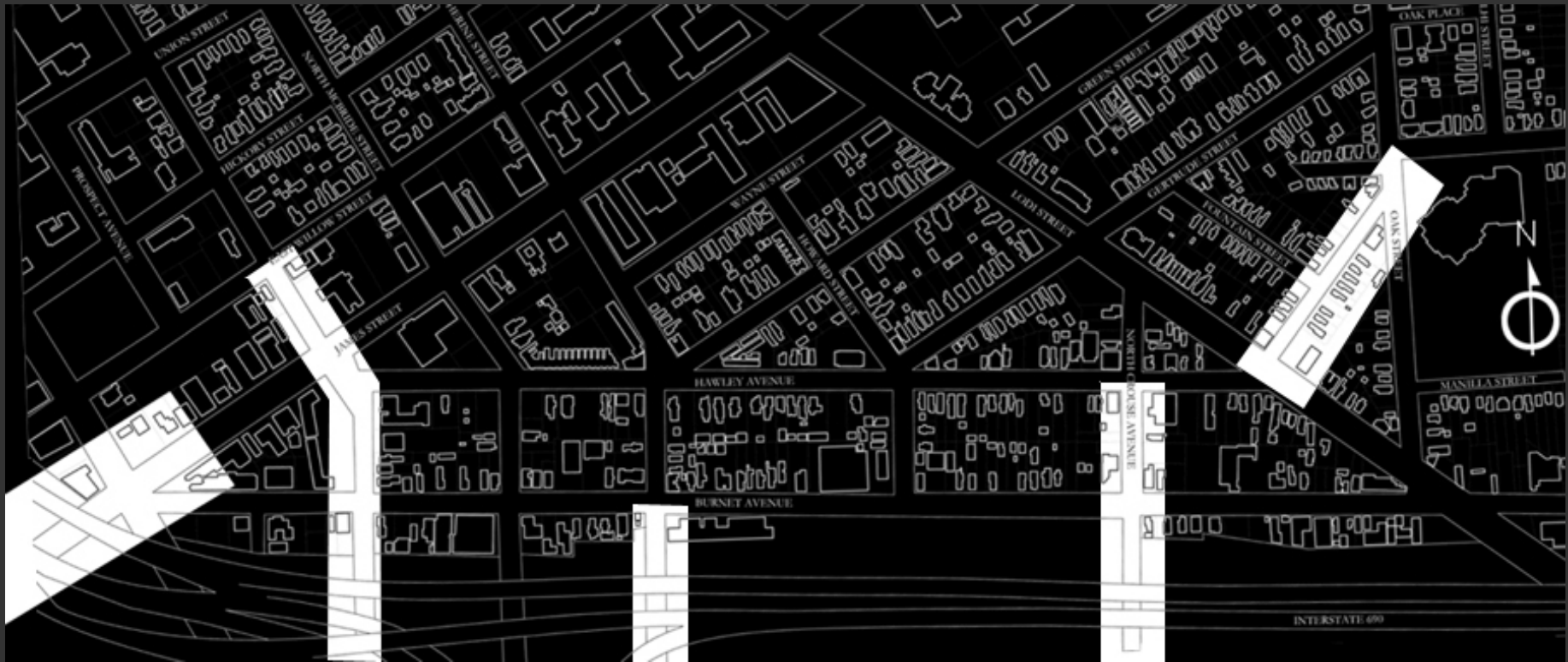


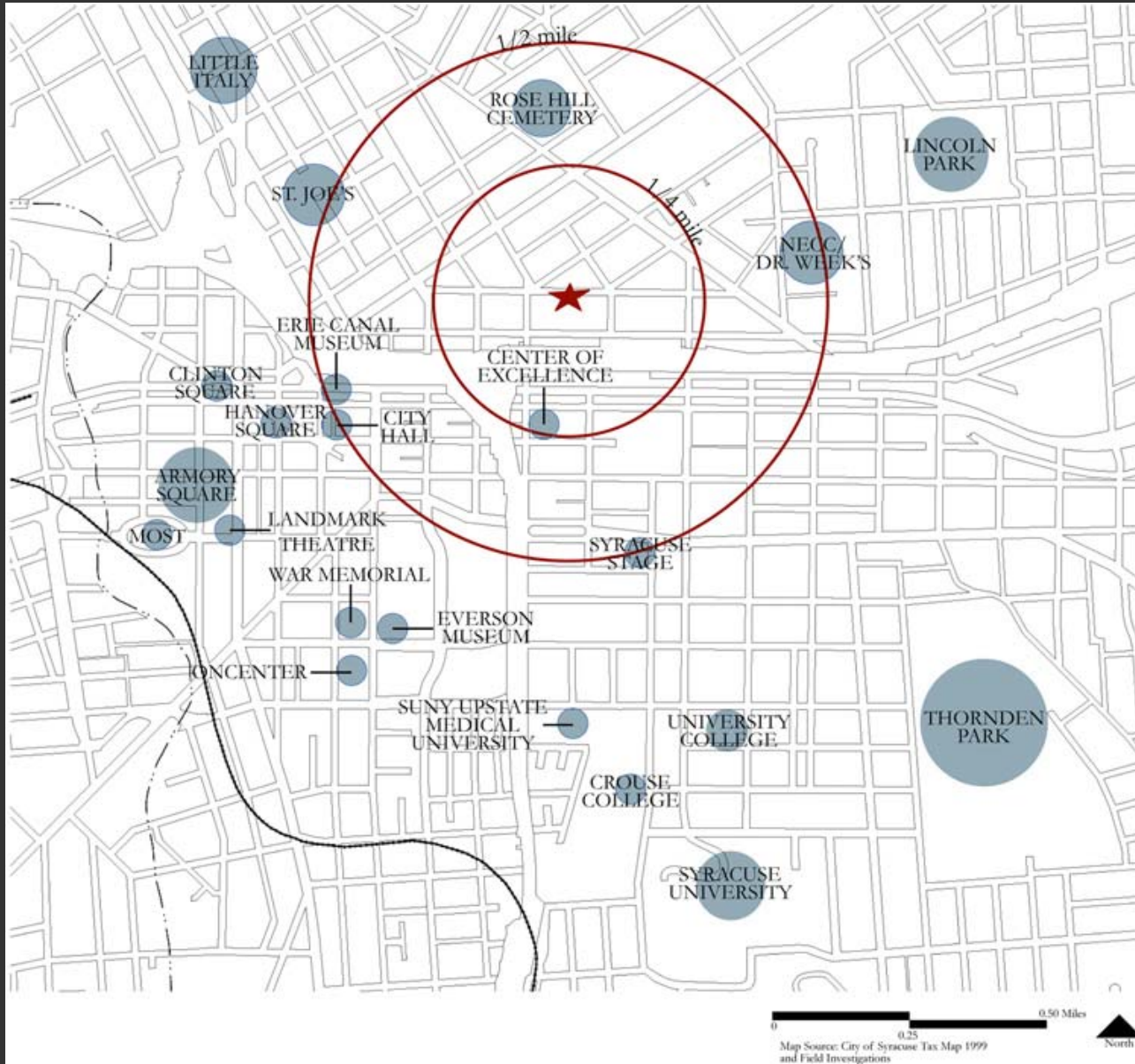


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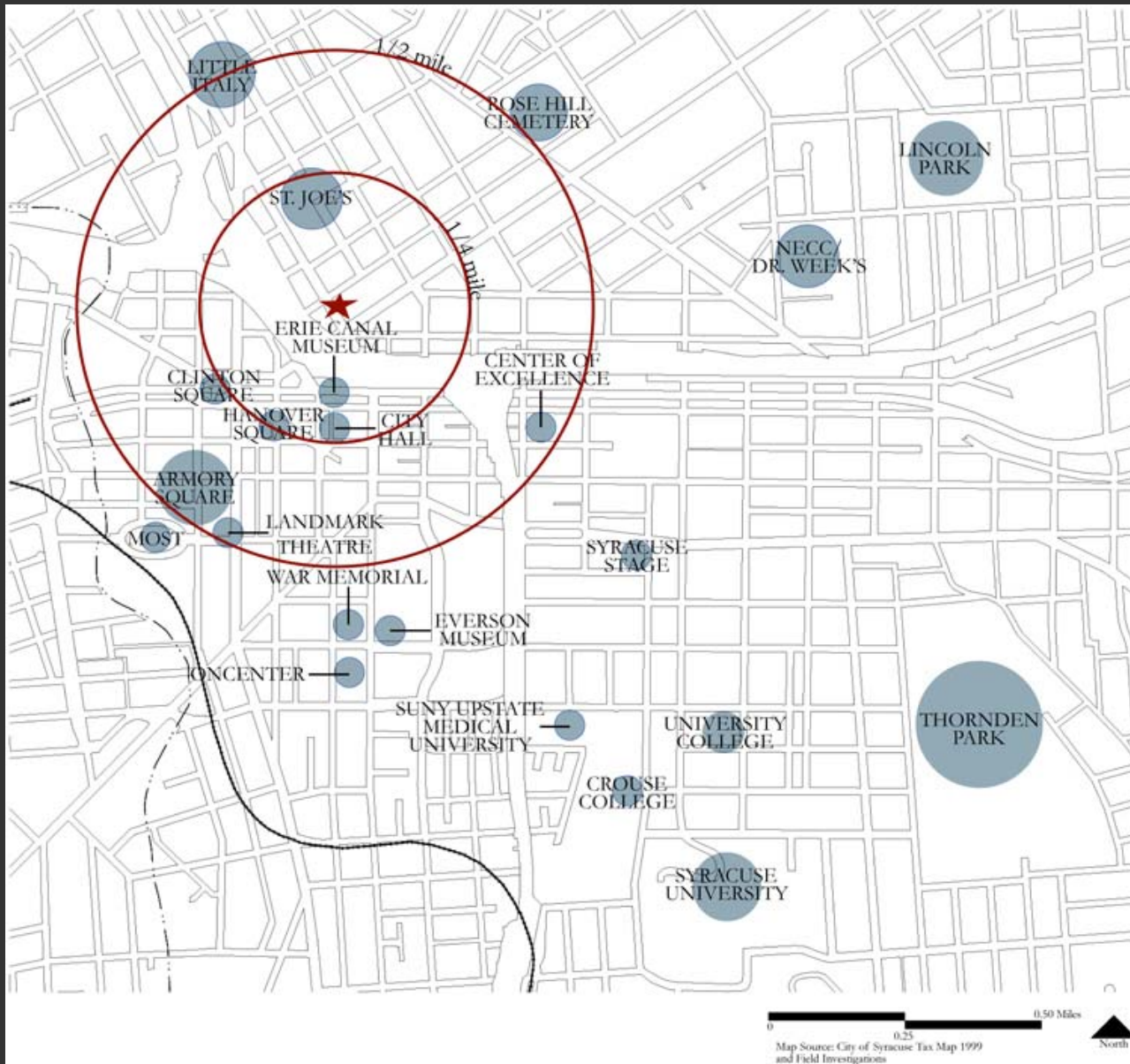


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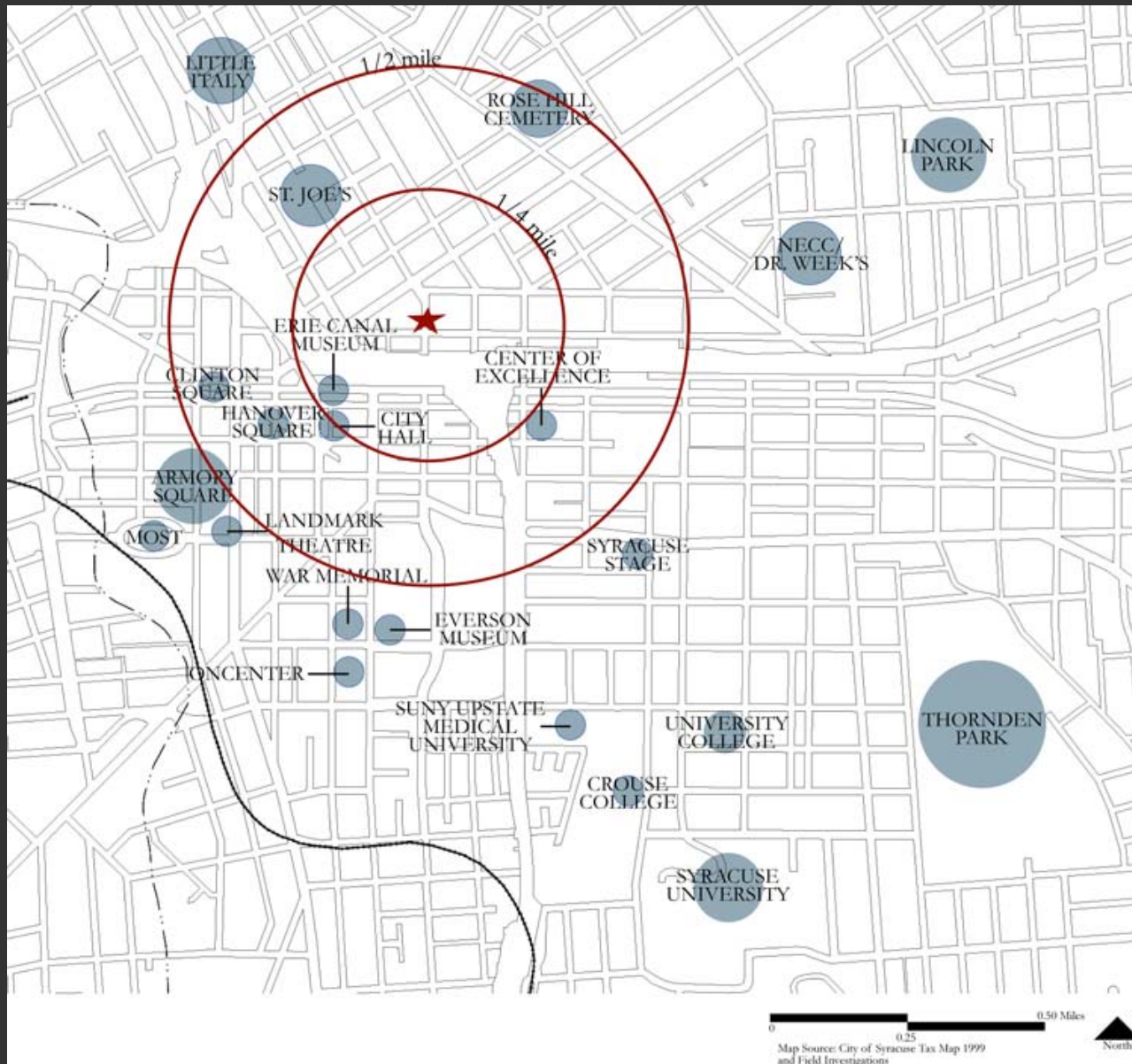




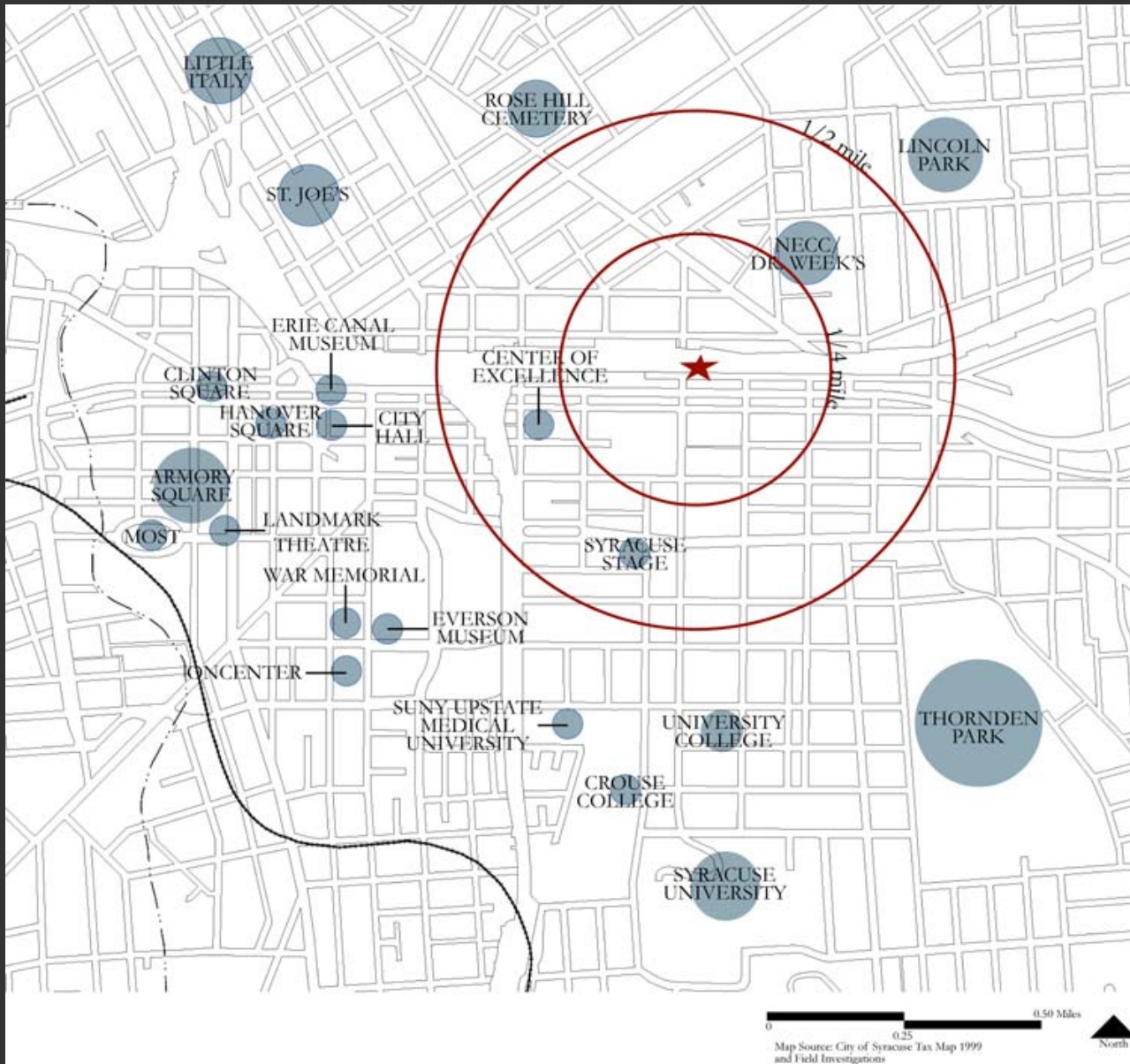
Hawley-Green Neighborhood Plan



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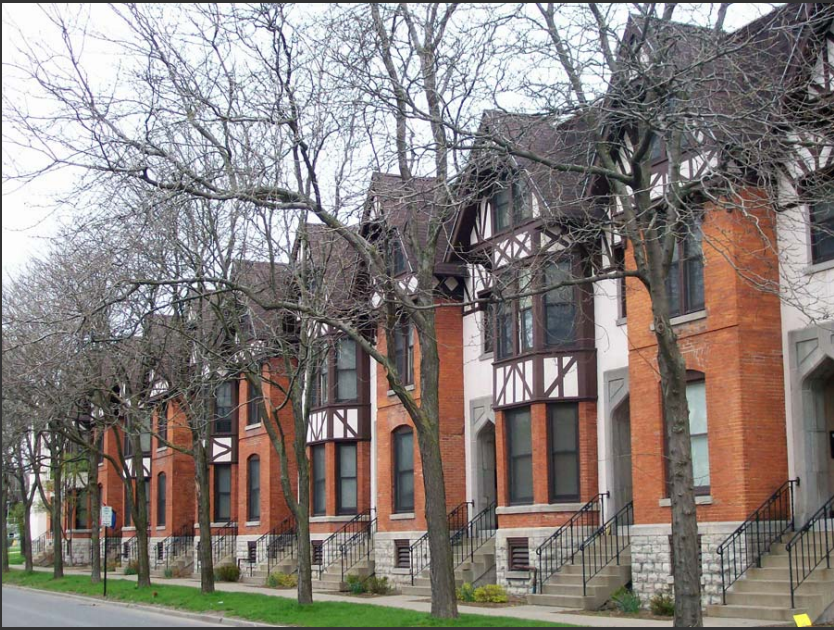
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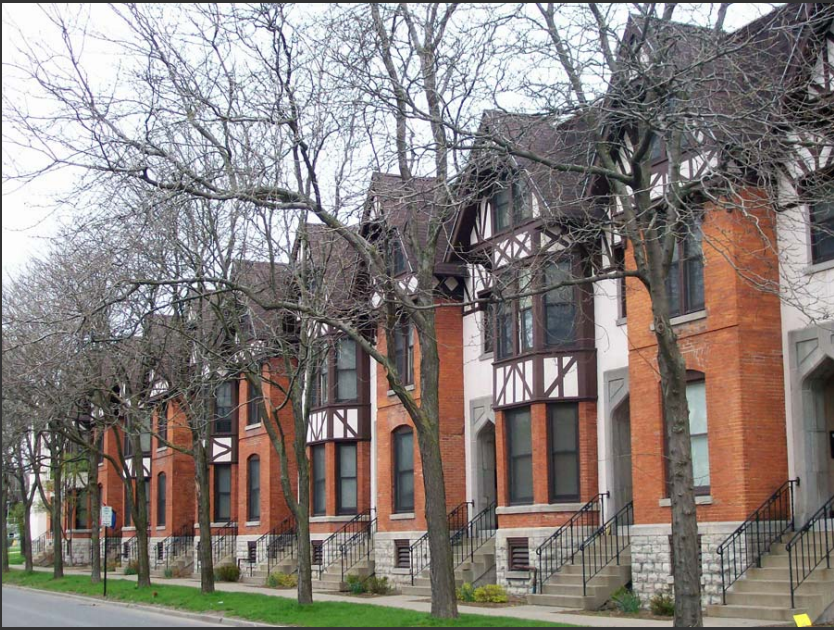


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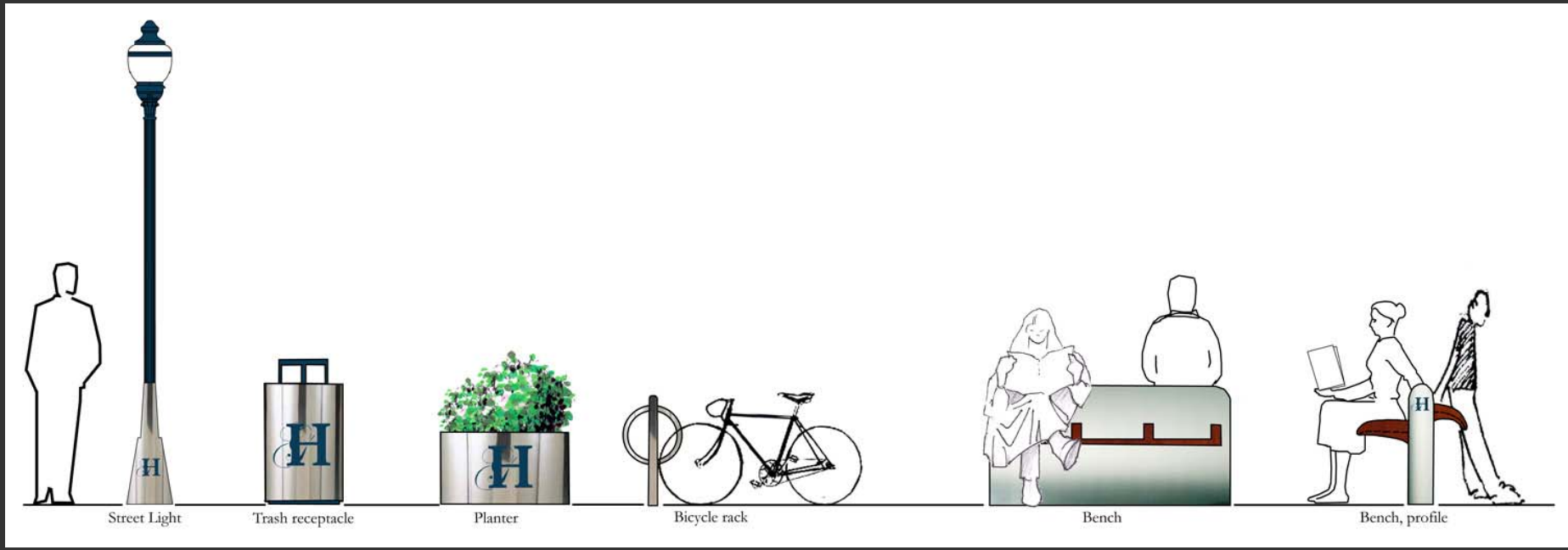












Street Light

Trash receptacle

Planter

Bicycle rack

Bench

Bench, profile

# Downtown Connection





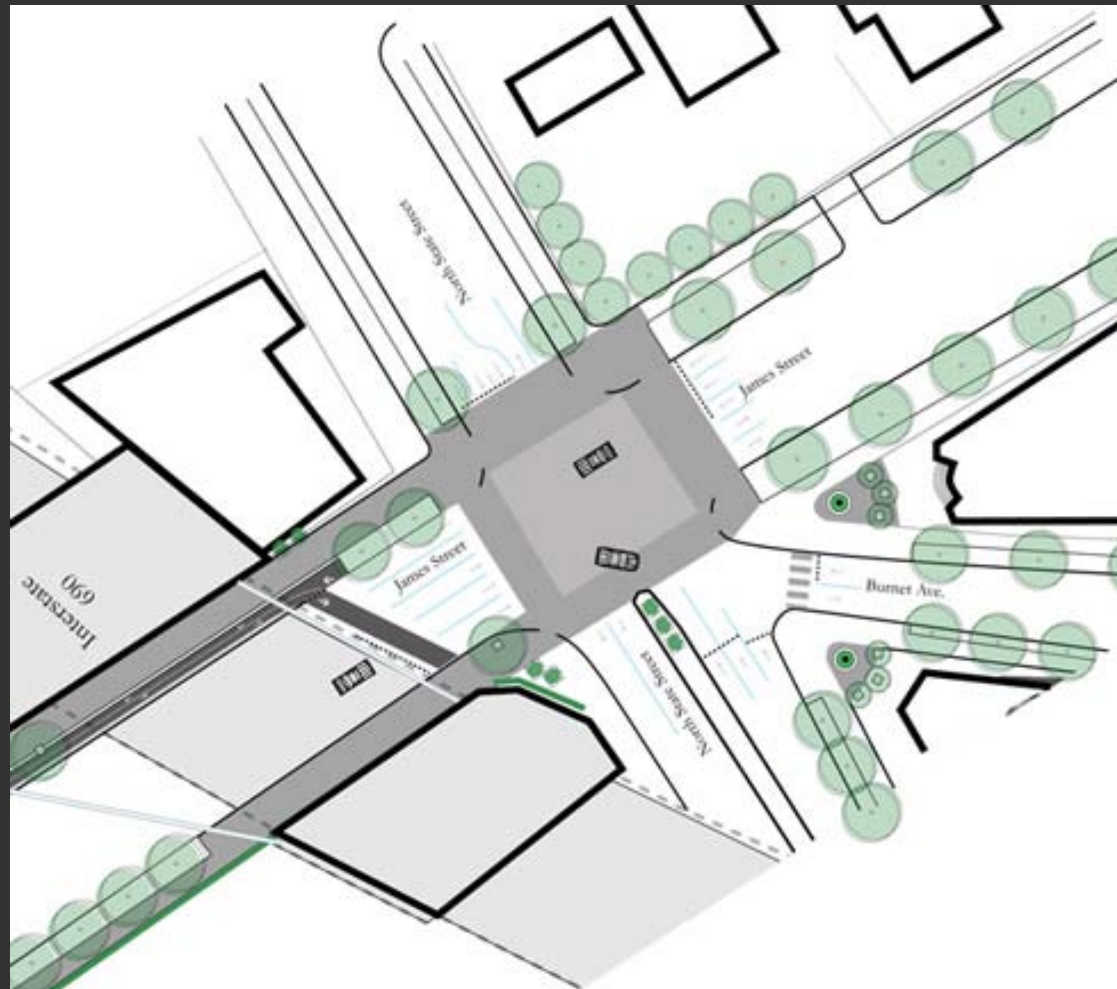
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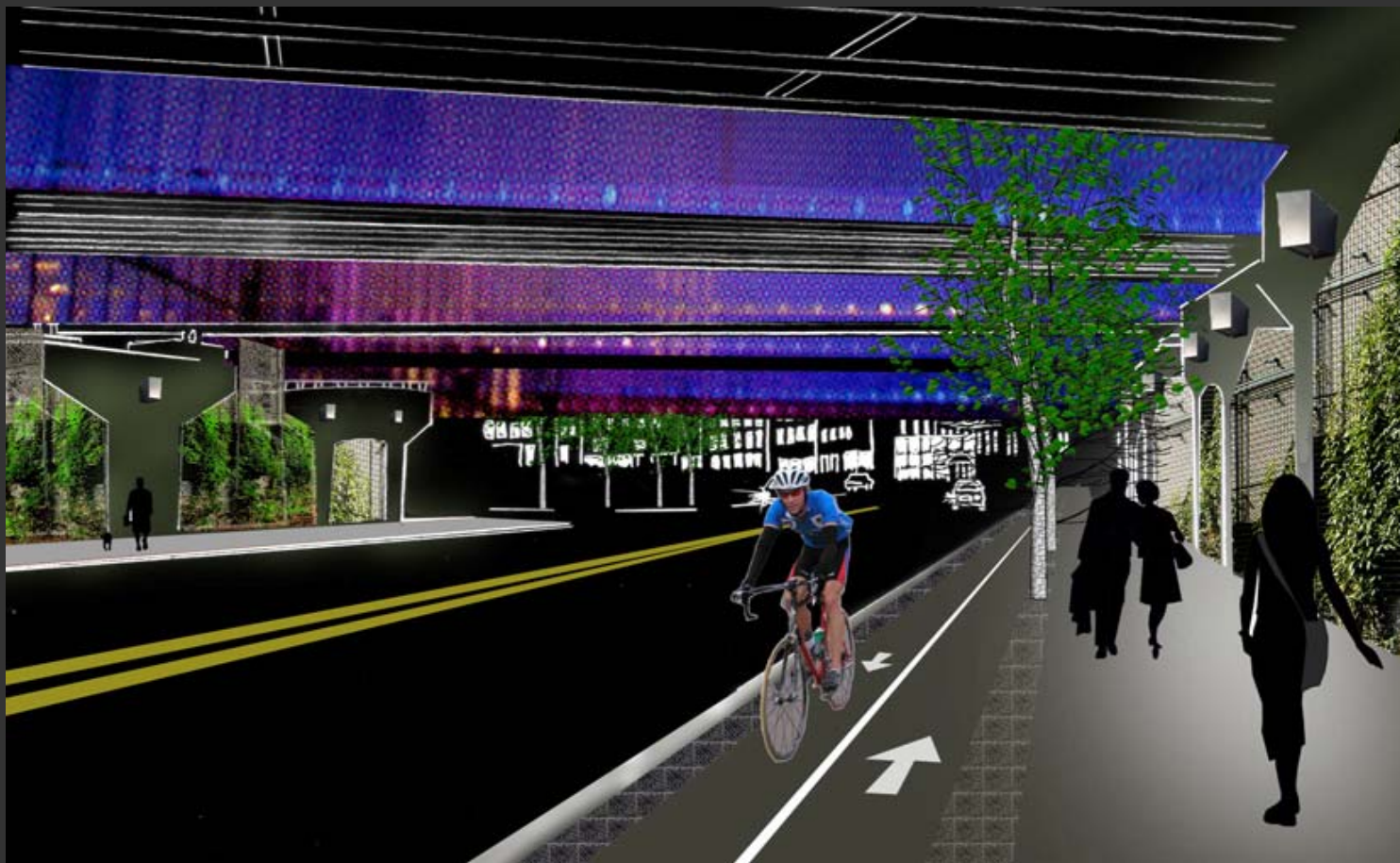
# Downtown Connection



# Downtown Connection



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# St. Joseph's Connection



# St. Joseph's Connection



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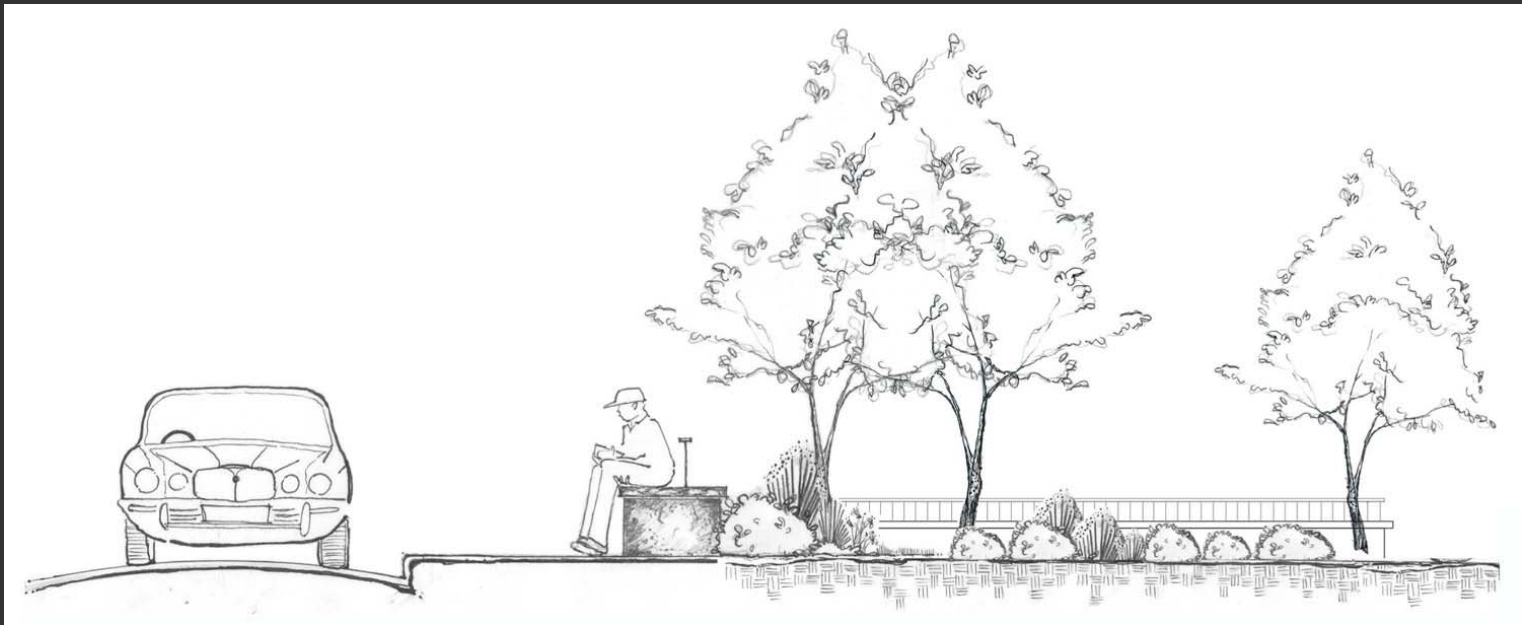


# St. Joseph's Connection

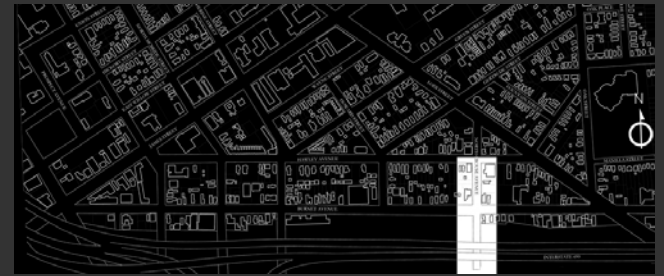




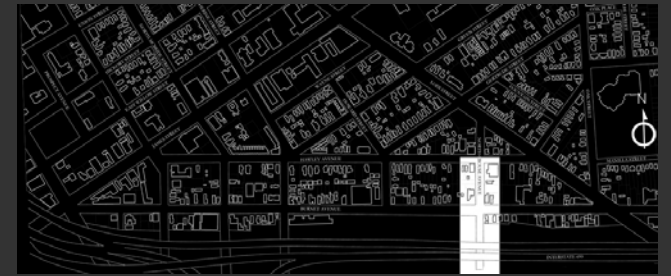
# St. Joseph's Connection



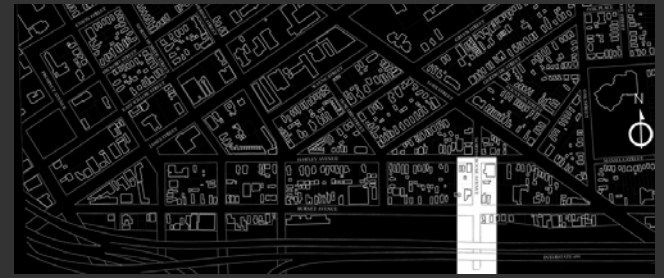
# University Hill Connection



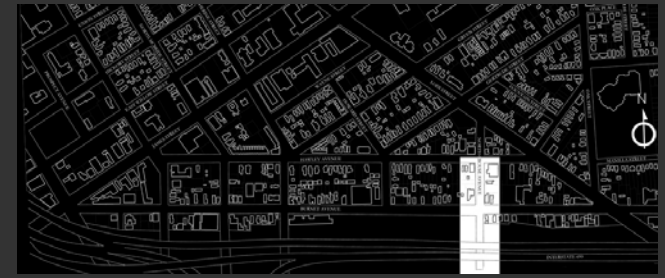
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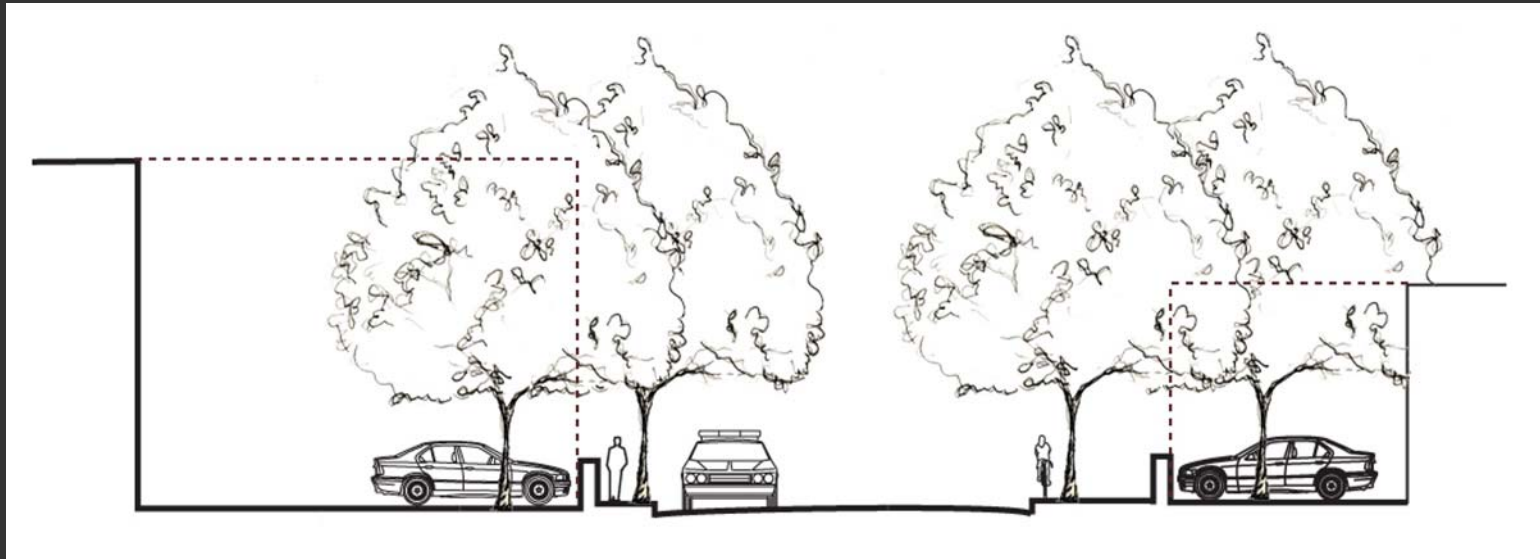
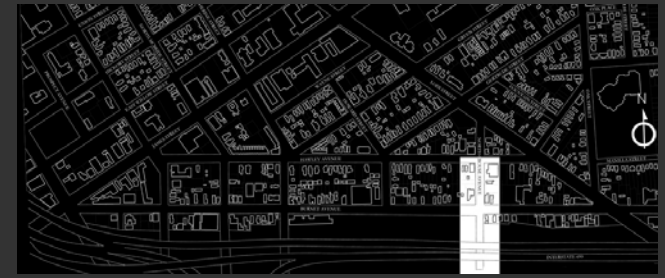
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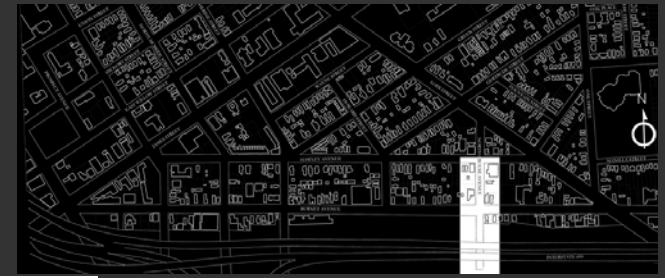
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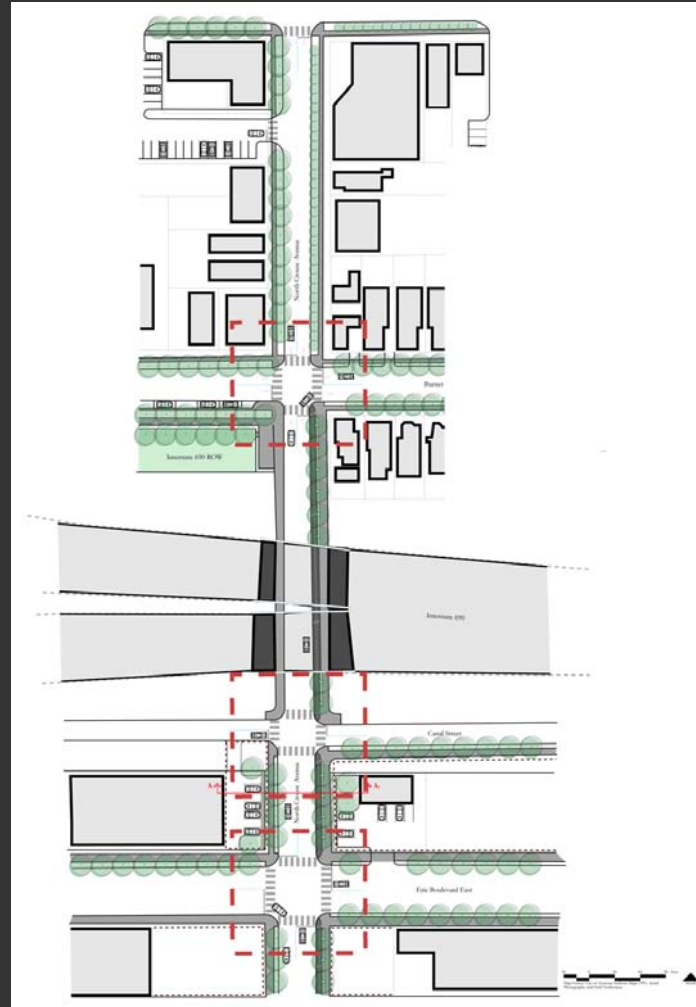
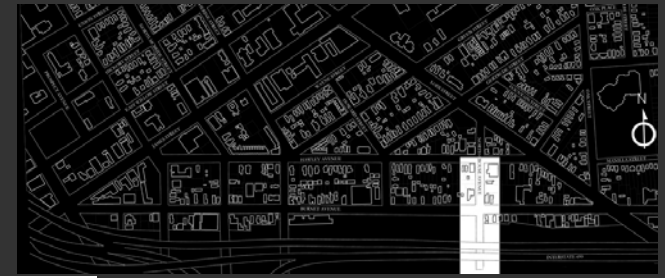
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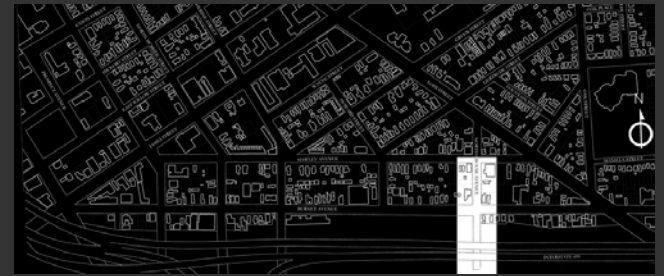


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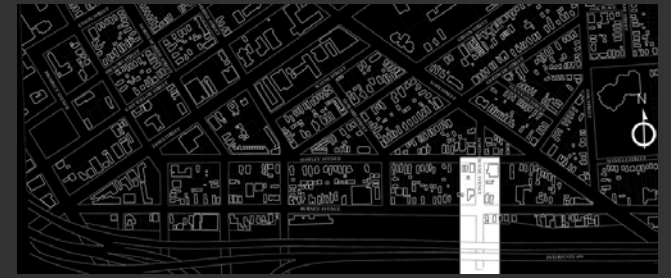




# University Hill Connection



# University Hill Connection



# Land Use and Zoning

Land Use and Zoning

Historic Preservation and Conservation

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Neighborhood Connections









Hawley-Green Neighborhood Plan



# Changing Places

Rebuilding Community in the Age of Sprawl

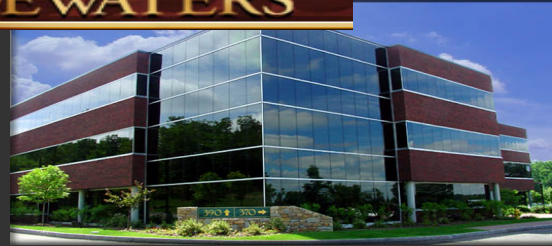


RICHARD MOE and CARTER WILKIE



Hawley-Green Neighborhood Plan









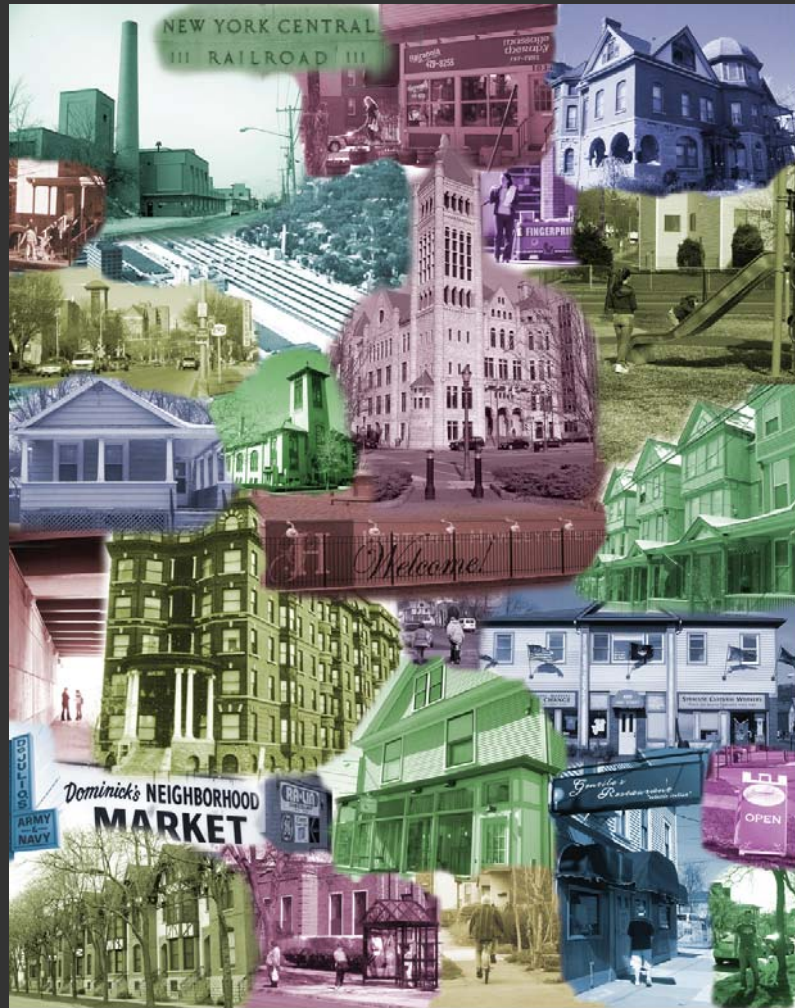












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Faculty of Landscape Architecture

Urban Design Studio

State University of New York  
College of Environmental Science and Forestry

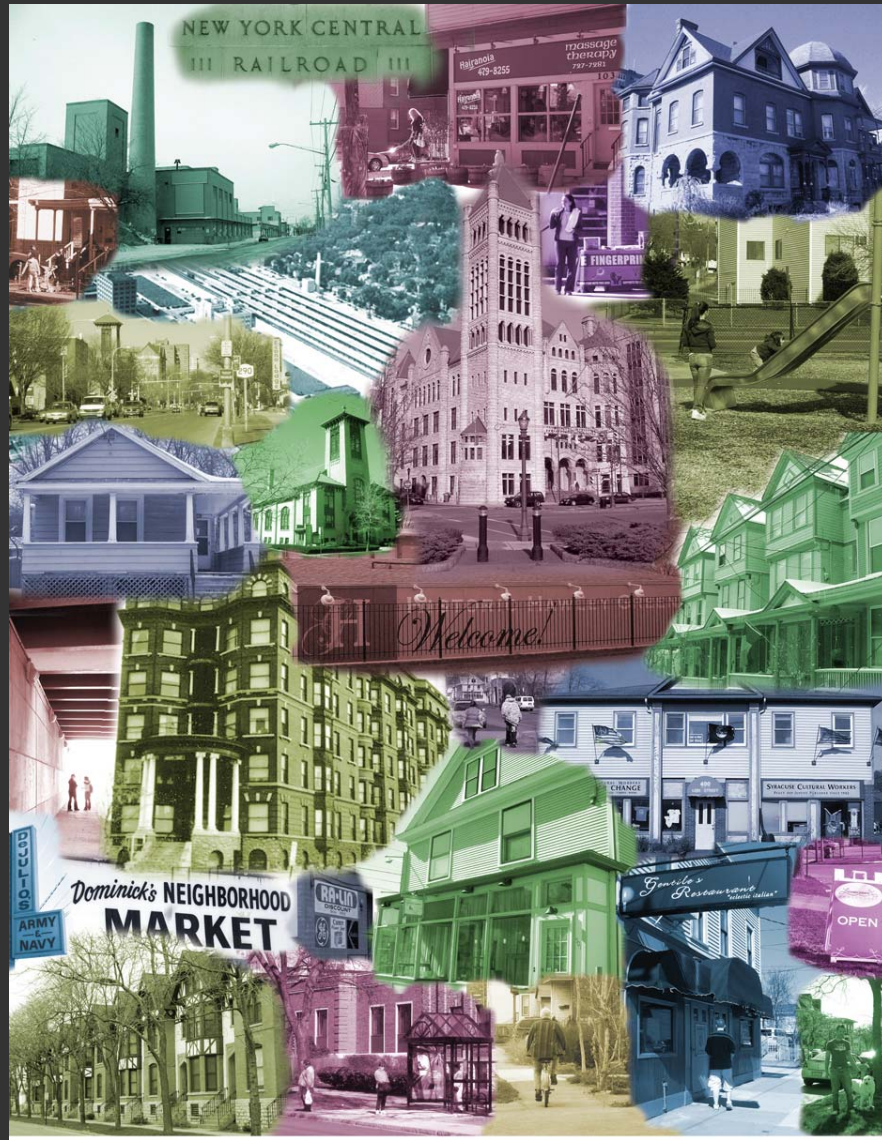












Hawley-Green Neighborhood Plan