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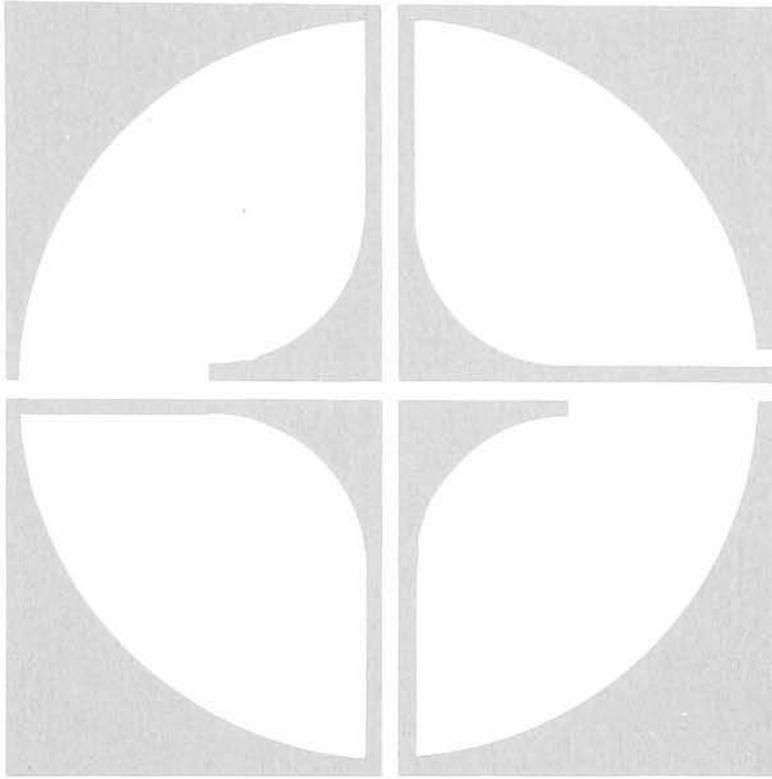
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Ithaca and Its Past

Ithaca and Its Past

*The History and Architecture
of the Downtown*

Daniel R. Snodderly

DeWitt Historical Society
of Tompkins County

Ithaca, New York

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Preface

Few of today's visitors to Ithaca would believe that as recently as the early 1970s the downtown area was marred by empty lots and vacant stores. Shopping centers were being developed in outlying areas and city revenues were declining. In reaction, city officials began to take a more active role in downtown development, realizing that the health of the city's center was vitally important to the city as a whole. Out of these efforts came the imaginative development of the Ithaca Commons and the establishment of the DeWitt Park Historic District (among other things), enabling Ithaca to successfully compete with other shopping areas and to revive the downtown. Indeed, Ithaca has become a model for other small cities.

These public efforts at revitalization spurred many private owners to renovate their buildings. As storefronts were repainted and obtrusive signs removed, people began to notice the charm and character of the older buildings and to ask questions about them. *Ithaca and Its Past* will answer many of those questions by focusing on the buildings of the downtown area and the people who have built and inhabited them.

The book begins with a brief history of early Ithaca and a brief survey of the major architects and architectural styles. The main section of the book is divided into two parts dealing with the two major areas of downtown, the Commons area and the DeWitt Park area, and detailed information is given for most of the buildings. Included are buildings constructed as early as the 1820s and as late as the 1980s. This information is arranged in the form of two walking tours, although the book can be read and enjoyed without taking the tours.

The tours were planned for pedestrians, and some portions can only be seen on foot. The tours are best appreciated in the order described because the information is sometimes cumulative. Each tour takes about two hours but they can easily be divided into

shorter sections. Furthermore, certain peripheral sections can easily be omitted. From my own experience I will warn you that, although the Commons tour passes many places for refreshment, the DeWitt Park tour does not; the only such place on the latter is the DeWitt Mall at the beginning and end of the tour. Finally, remember that many of the buildings are privately owned, and the privacy of the owners should be respected.

A few comments about the individual entries. I've selected the buildings that I find either most important or most interesting for both historical and architectural reasons. I deal mostly with buildings that are still standing, but occasionally with especially interesting buildings that no longer exist. I have used, by and large, the date construction was begun, rather than the date it was completed or the date occupancy began.

Although I've tried very hard to verify all the information, I'd be very surprised if some mistakes didn't remain. Anyone who has ever done research in local history knows how difficult it is to verify information, especially dates. Local events, unlike events of national importance, were rarely deemed worthy of careful documentation, and what few original sources remain are often fragmentary or contradictory. In addition, buildings were often moved, added to, or even completely rebuilt. To further complicate matters, the street numbering system has been changed three times in Ithaca's history. Please feel free to bring any errors to my attention, care of the publisher.

Many people have helped me in my efforts, and I thank them all, especially Craig Williams and Joanne Volpe Florino of the DeWitt Historical Society, Jonathan Meigs of the city Department of Planning and Development, Sarah Hector, and Carol Sisler of Historic Ithaca. Two collections of information proved particularly useful: *A Walking Tour of DeWitt Park*, a series of pamphlets written mostly by Carol Sisler and published by Historic Ithaca; and the unpublished historic resources survey, compiled mostly by Sarah Hector (director), Mary Donohue, Marjorie Hermanson, and Margaret Hobbie in 1978–1979 for the city planning department. I'd also like to express my appreciation to David Rash, John Harcourt, and Armand Adams for sharing information, to Joseph Terrell for preparing the maps, to Carl Koski for his photographic work, and to Richard Rosenbaum for providing design and production advice. Finally, I'd like to thank my wife Carol Oldfield for her support.

Early History

According to an Iroquois legend, the Finger Lakes were formed by the Great Spirit pressing its hand to the earth. A more mundane theory claims that the actions of Ice Age glaciers carved the hills and valleys of central New York tens of thousands of years ago.

The Iroquois came to the New York area in the twelfth or thirteenth century, it is thought, probably from the south. The Cayuga tribe, the youngest member of the Five Nations of the Iroquois, occupied land along both sides of the lake they gave their name to. During the Revolutionary War, most of the Iroquois tribes allied themselves with the British and some raided American homes and towns. In retaliation, the American government sent General John Sullivan to suppress the Indians in 1779. His troops burned the towns and crops of the Indians, most of whom fled the area. In 1789 the Cayugas officially ceded their land to the state, in exchange for a small amount of money and a reservation (later also ceded) around the north end of Cayuga Lake.

During the war, the state legislature had encouraged men to join the army by promising them grants of land in return for their service. Each private was to receive 600 acres; officers would receive more. After the war, a portion of the former Iroquois lands lying east of Seneca Lake (over 1.5 million acres) was designated a Military Tract and divided into 28 townships. Township number 22, named Ulysses by the land commissioners, included the northern part of what later became Tompkins County and all of the present downtown east of Tioga Street. In 1789 Albany resident Abraham Bloodgood obtained from the state a patent to 1400 acres here, including all of the present downtown west of Tioga Street. Around 1795 Simeon DeWitt received 1000 acres of that land from Bloodgood, his father-in-law, in exchange for services rendered, and he later acquired additional land until he owned around 2000 acres, including most of the land between the hills.

Simeon DeWitt was born in Ulster County in 1756, of Dutch ancestry. His father was a doctor and his mother the daughter of a mill owner. He attended Queen's College (now Rutgers) and later joined the Revolutionary Army as an assistant geographer (surveyor). Upon the death of the geographer-in-chief in 1780, DeWitt succeeded to that position; he was only 24. He resigned the job to become surveyor general of New York State, a position he held from 1784 until his death in the Clinton House in 1834. DeWitt was first buried where he had long hoped to build a home (near the present site of DeWitt Place), but his body was moved to Albany in 1844.

As surveyor general, DeWitt was involved in border disputes with neighboring states, in treaty negotiations with the Indians, and, of course, in laying out the Military Tract. He later helped promote and build the Erie Canal and served as chancellor of the state university. DeWitt spent most of his time in Albany but kept in close touch with Ithaca through his local agent and through frequent visits. He surveyed the present downtown area into lots and sold them at modest prices. Many years after he died, the town honored him by changing the name of the Public Square to DeWitt Park.

Ithaca's first non-Indian settlers arrived in two groups in the late 1780s. One group, consisting of the Yapple, Hinepaw, and Dumond families, originated in Kingston, N.Y., on the Hudson River; the other, consisting of the McDowell and Woodworth families, came from Kingston, Pa., on the Susquehanna River (near Wilkes-Barre).

It is not clear who came first. Most early histories agree that the Yapple-Hinepaw-Dumond group settled here in 1789. According to the usual version, several members of the group came to Ithaca with a larger party in the spring of 1788 to explore the area. In the spring of 1789, Jacob Yapple and his younger brother John, Peter Hinepaw, and Isaac Dumond returned to plant corn in the Indian clearings on the flats. They left John Yapple to mind the crops and returned to Kingston for their families, which they brought to Ithaca in the fall of 1789. In that year, Hinepaw built a cabin on Cascadilla Creek east of the present University Avenue (near the site of the Christian Science church). Yapple and Dumond built cabins at the foot of East Hill near the site of the Cowdry House, 408 E. State. In 1791 John Yapple built a grist mill on Cascadilla Creek just east of Hinepaw's cabin; it was Ithaca's first industry.

Some early histories claim that the McDowell-Woodworth group settled here before the other group (in 1788–1789), while others

say later (in 1790–1791). In any event, the McDowell-Woodworth group seems to have moved from Kingston, Pa., to the area around Chemung, N.Y., and to have come here in the summer to harvest the marsh hay that grew naturally in the swampy valley. At some point they brought in cattle to winter on the hay already harvested. Shortly thereafter Robert McDowell moved his family here and built a cabin near the present junction of Seneca and Cayuga streets. A little later, Jonathan Woodworth and his family moved here and built a cabin near the present junction of Buffalo and Cayuga streets.

Unfortunately, when the military lots were drawn in 1791, most of these settlers became illegal residents and were forced to relocate. Ironically, few of the Revolutionary War veterans settled on the land they drew. Many of them sold it to speculators, some several times; others were cheated by agents or lost their land because they didn't or couldn't pay the taxes.

In 1790 Ithaca had about 30 residents, most of them grouped at the foot of East Hill. The center of commercial and industrial activity was on Cascadilla Creek. By the early 1800s, the center of commercial activity had moved to the intersection of Aurora and Seneca streets, where the Tompkins House was located. The commercial center later moved to Aurora and State, site of the Ithaca Hotel, and still later to State and Tioga. Other industrial centers developed on the north branch of Six Mile Creek (which ran along the foot of East Hill on its way to join Cascadilla Creek, and was later filled in), Fall Creek (the most important one), and the Inlet.

The first road was completed in 1795, from Dryden to Ithaca. The Jericho-Bath turnpike (a westward extension of the Catskill turnpike) passed through town along Owego (now State) Street in 1808. Turnpikes to Owego and Geneva were completed in 1811. When the War of 1812 cut off the usual supply of Nova Scotia gypsum (used for fertilizer), Ithaca became the center of the trade in Cayuga gypsum.

In 1817, Tompkins County was formed from parts of Seneca and Cayuga counties. By 1821, when the Town of Ithaca was split off from the Town of Ulysses and the Village of Ithaca was incorporated, the village had a population of about 1000.

The Cayuga Steamboat Company was organized in 1819 and launched the first steamboat on Cayuga Lake, the *Enterprise*, in 1820. The completion of the Erie Canal in 1825 (and of a canal connecting Cayuga Lake to it) opened trade routes to both Chicago

and the Atlantic, and the opening of the Ithaca-Owego Railroad in 1834 promised a faster route to the Susquehanna River and south.

Because of these transportation links, Ithacans had high hopes of the town becoming a major shipping center. Speculation reached a pitch in 1836; for example, a parcel of the DeWitt estate, purchased for under \$5000 in December 1835, sold in July 1836 for over \$50,000. The Depression of 1837 scuttled most of those high hopes, however, along with many paper fortunes. The growth of Ithaca continued, but at a considerably slower pace.

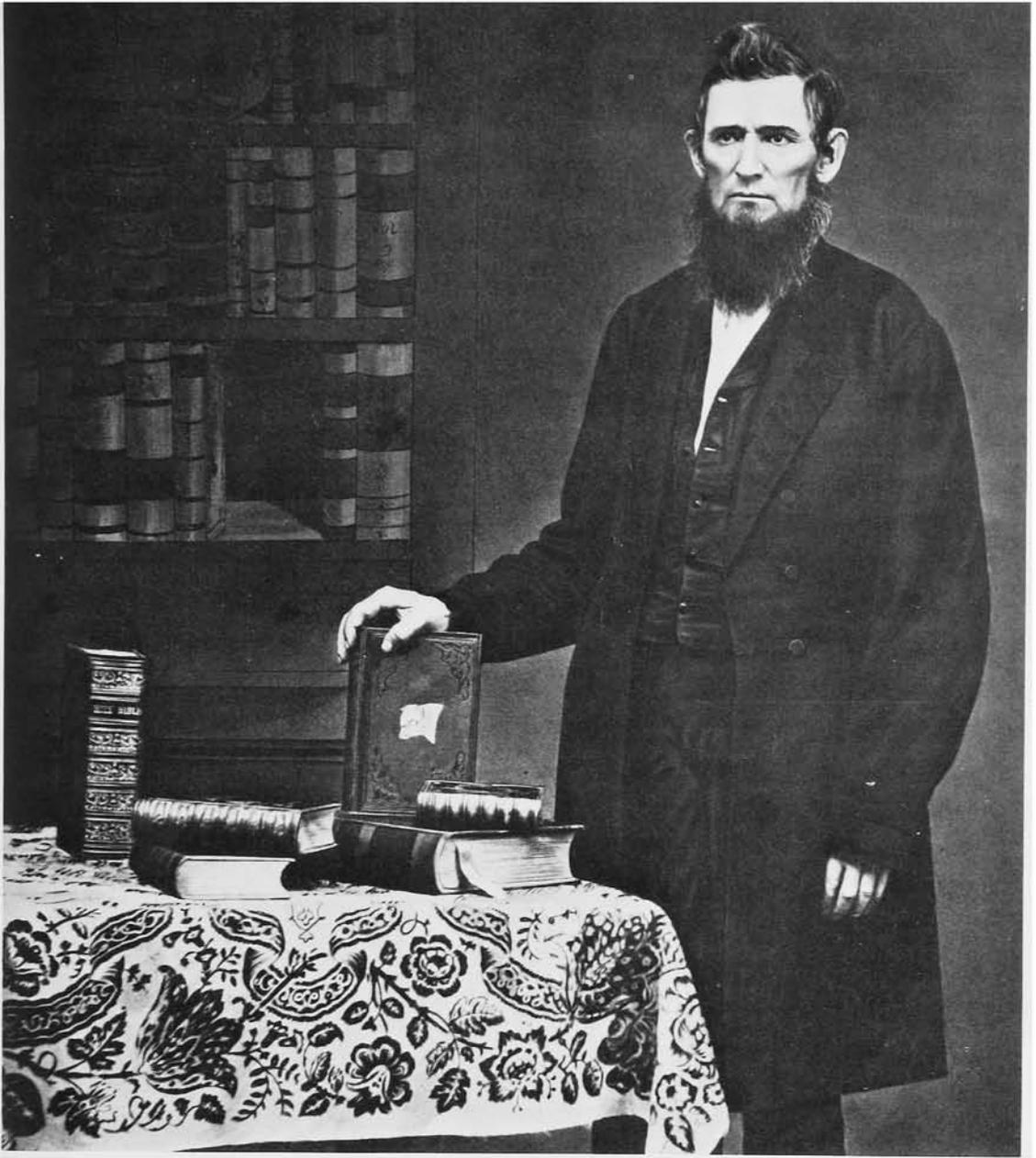
Ithaca's unique terrain provided another obstacle to these transportation dreams, and many canal and railroad projects were either not completed or suffered serious financial reverses. The location of New York's main railroad lines (the New York Central and the Erie) north and south of Ithaca in the 1830s and 1840s also impeded growth.

In the 1850s, however, expansion of the Pennsylvania coal mines provided a new boost: coal was shipped by way of Owego to Ithaca, where it was loaded on boats for shipment north. The Civil War further increased the demand for canal boats on Cayuga Lake.

Another important event occurred in the 1850s: Ezra Cornell, having made his fortune in the telegraph business, returned to Ithaca to establish a model farm and pursue "scientific" agriculture. He became active in local affairs and was elected to the state legislature, where he met a young professor of history named Andrew D. White. Cornell and White worked together to secure the proceeds of the Morrill Land Grant Act for a new university "where any person can find instruction in any study." In addition, Cornell gave \$500,000 and 200 acres of his East Hill farm. Cornell University was chartered in 1865 and opened its doors in 1868.

With the post-Civil War building boom underway, the dream of the 1830s revived. New railroads were chartered and begun, and other industrial projects were initiated. Alas, the Panic of 1873, like the earlier one, wiped out many of these ventures. Ezra Cornell himself died virtually bankrupt in 1874.

Many other businesses, like the Ithaca Calendar Clock Company (1866), survived the panic, however. And a new group of successful enterprises were founded in the 1880s and later, including the Ithaca Gun Company (1883) and the Morse Chain Company (1898). Another major educational institution, Ithaca College, was founded in 1892 as the Ithaca Conservatory of Music (for more information,



Ezra Cornell.

see page 60). And Ithaca even had a movie industry for a short period; the Wharton Studios and others operated here in the 1910s.

As early as 1881, village officials had begun discussing the question of reincorporating as a city. After much debate and not a little opposition to the idea of the increased role of government, the law finally passed, and Ithaca became a city in 1888. By this time, the population had risen to about 11,000.

Architects and Architectural Styles

We don't know very much about the people who have designed Ithaca's buildings; often we don't even know their names. Although many readers will have heard of William Henry Miller, few will be aware of the important contributions made by A. B. Dale or J. Lakin Baldrige. I have therefore drawn together information on the major architects in the section below, but I've only included those who had designed at least two noteworthy buildings by 1930.

For those unfamiliar with architectural terms, I have also included a brief survey of the most common nineteenth-century styles, followed by a short glossary.

ARCHITECTS

Ithaca's best-known architect is **William Henry Miller**, who practiced locally from 1871 until about 1920 and designed over 70 buildings. Miller was born in 1848 in Trenton, now Barneveld, N.Y. (near Utica), and came to Cornell when it opened in 1868. He became the first student of architecture at Cornell, although he left in 1870. His downtown structures include the DeWitt Building (1912), 215 N. Cayuga; the Sage Block (1884), 137–139 E. State; the Stowell House (1880), 303 N. Aurora; the Dean House (1895), 306 N. Aurora; and the Baptist, Congregational (now Greek Orthodox), and Unitarian churches. He also designed the Second Empire alteration of the Clinton House in 1872. At Cornell he did the A. D. White House (1871), Barnes Hall (1887), Uris Library (1888), Stimson Hall (1902), and Risley Hall (1911). He also designed many East Hill residences, including both Sage mansions (1877), and his own home, the Heller House (1876), 122 Eddy Street. He died in 1922. (For more information, see "A Guide to the Works of William Henry Miller, Ithaca's Architect," by Geoffrey Gyrisco.)

We know less about **Alfred B. Dale**, an Englishman who appar-

ently came to Ithaca in 1845. Born in Portsmouth, he became a carpenter, a trade he followed for many years after his arrival here. After studying for a year with an architect in Albany, he returned to Ithaca and opened his own office in 1870. He designed many handsome buildings, including the Boardman House (1866), 120 E. Buffalo; the Griffin Block (1872), 224 E. State; the Bates Block (1872), 118–124 N. Aurora; the Gregg Block (c. 1872), 108–112 W. State; the Titus Block (1876), 123–125 W. State, now greatly altered; the Whiton House (1873), 212 S. Aurora; and the Lehigh Valley House (c. 1880), 801 W. Buffalo, now called simply the Valley House. Unfortunately, many of his buildings have been torn down, including the Ithaca Hotel (1871), 219–225 E. State; the Sprague Block (c. 1871), 147–151 E. State; the Journal Block (1872), 106–110 S. Tioga; and the Blood Building (1870), 109–113 N. Tioga (also called the Masonic Block). He died in 1910.

A particularly interesting case is that of **J. Lakin Baldrige**, who practiced from 1923 to 1937. Baldrige was born in Cincinnati in 1892 but grew up in Jersey City, N.J. He studied architecture at Cornell and graduated in 1915. After serving in the Navy, he returned to Cornell for his M.A., which he received in 1922, and then became an assistant professor. In 1924 he opened his own office. In the late 1920s and early 1930s Baldrige designed several handsome Neo-Georgian buildings downtown, including the new county courthouse and the jail (both 1932); the Cayuga Apartments (1930), 100 W. Buffalo; and the Seneca Building (1928), 121 E. Seneca. He also did Thurston Court in Cornell Heights and several Cayuga Heights residences, including his own, which he named Robin Hill, at 511 Cayuga Heights Road. After the courthouse was completed, however, Baldrige did little work. He had inherited a large amount of stock in 1931; with the worsening of the Depression, he apparently felt he shouldn't take commissions away from those who needed the money more. He then built a home in Bermuda and "spent much of his time deep-sea fishing." He died in London in 1969. (Most of this information comes from Carol Sisler's article in the Winter 1981 issue of the *Historic Ithaca Newsletter*.)

The earliest architect of note is **Ira Tillotson**, who probably designed the first Clinton House (1828–30) and the Humphrey House (1828), 102 E. Court. In this period, architects rarely had formal training and they often served as builders as well. Tillotson seems to have been no exception. Born in Farmington, Conn., in 1783, he

was the son of a general who had served on George Washington's staff during the Revolution. "He was educated in the then far-famed Genoa school and in the Aurora academy. . . . He came to Ithaca in 1809, and adopted the avocations of surveyor, architect and builder with marked success. His rise in the hamlet was rapid. He designed and built the Presbyterian, Dutch Reformed, First Methodist and other churches [none of which remain], and many of the principal buildings in the village and county." Tillotson held many local offices; in fact, in 1833 he served concurrently as village president, town supervisor, and assemblyman. In 1836 he moved to Michigan, where he died in 1858. (Quotes from *Initial Ithacans*, by Thomas W. Burns.)

Alvah B. Wood was born in Warwick, Orange County, in 1850, the son of a farmer. After working as a carpenter for four years, he studied architecture at Cornell; he graduated in 1875 and began practicing that year. His downtown buildings include the Immaculate Conception Church (1896), 117 N. Geneva, and the house at 126 E. Seneca (1881), now the Town Hall. He also designed the first parochial school (1883), on West Buffalo (since destroyed by fire), several other houses including one for J. W. Tibbetts on West State, and several depots for the Lehigh Valley Railroad, including those in Ithaca (1898), Geneva (1892), and Wilkes-Barre, Pa. At the same time he was practicing architecture, Wood served as an insurance agent.

Clinton L. Vivian was born in Boonville, N.Y. (north of Rome), in 1861. His father was a blacksmith. Vivian came to Ithaca in 1882 and worked for William Henry Miller as an apprentice. In 1892 he left Miller's office to form a partnership with Arthur N. Gibb. The firm of Vivian and Gibb designed the Tompkins County Trust Company Building (1895), 110 N. Tioga; the commercial building at 134-136 E. State (1892); the Lyceum Block (1898), 105-111 S. Cayuga, since demolished; and several houses, including the one at 407 N. Cayuga (1895). In Renwick (now Stewart) Park, they designed the old Cadillac School boathouse (1894), now much altered, and the main pavilion complex (1895), of which the former restaurant and concessions pavilions remain. At Cornell they did Sibley Dome (1901).

After the firm dissolved in 1900, Vivian designed the Williams House (1905), 306 N. Cayuga, his most impressive work; the renovation of the Clinton House after the fire of 1901; the Pritchard-Jackson Building (1909), 208-210 E. State; the double house at 403 N.

Tioga/202 E. Court (1902); the Methodist parsonage (1916), 208 E. Court; the commercial buildings at 116 E. State (1901) and 121 W. State (1901); the old South Hill School (1907), 110 Columbia; and a number of other residences. Vivian died in 1930. (Most of this information comes from David Rash's article in the Summer 1981 issue of the *Historic Ithaca Newsletter*.)

Arthur N. Gibb practiced in Ithaca for nearly 60 years and also served as an alderman and mayor. Born in Quebec City in 1868, he received his early education in Canada and Switzerland. He graduated from Cornell in architecture in 1890. After working for William Henry Miller, he opened an office with Clinton L. Vivian in 1892 (see the Vivian entry above for buildings designed by the firm of Vivian and Gibb). When that firm dissolved in 1900, Gibb practiced alone and later with different partners, the best known of which was Ornan H. Waltz (see below).

As sole architect, Gibb designed the Wanzer Block (1905), 302 E. State; the Eagles Building (1928), 326–328 E. State; the Leonardo Hotel (1904), 105–107 N. Aurora; and the current Central School (1930), 302 W. Buffalo, originally Boynton Junior High School. He practiced until his death in 1949.

Ornan H. Waltz came to Ithaca from Elmira in 1901 to serve as general superintendent of William Henry Miller's office. The *Ithaca Daily Journal* described him at that time as "one of Elmira's most prominent architects."

The firm of Gibb and Waltz designed the Citizens Savings Bank Building (1924), 114–118 N. Tioga; the Treman, King Building (1922), 101–107 E. State; the Crescent Theater (1916), 215–217 N. Aurora; the Masonic Temple (1926), 115 N. Cayuga; the Elks Club (1916), 139 W. State; the old YMCA Building (1908), 202 E. Buffalo, destroyed by fire; the old Central School (1922), 322 N. Albany, now the Greater Ithaca Activities Center; and Rand Hall (1911) at Cornell. They also designed the conversion of the Wilgus Block, 153–159 E. State, into the old Rothschild's Building (1913–1914), which was demolished in 1975.

ARCHITECTURAL STYLES

At least sixteen clearly differentiated styles can be seen downtown, but I will describe here only the seven most common styles of the nineteenth century. (No eighteenth-century buildings remain.) You

will notice that freestanding single-family houses usually provide the clearest examples of a particular style. Commercial structures, rowhouses, and multifamily buildings tend to be much more difficult to categorize. Even the best examples, however, will probably not exhibit all the characteristics mentioned. Some buildings will show elements of two consecutive styles (most notably Federal and Greek Revival), indicating they were built during a transition period. Others will combine several styles or exhibit only a few obvious style elements. Furthermore, many buildings were altered or added to at a later time, often in a different style.

The Federal style flourished in the early decades after the Revolution (1780–1820). Doors were frequently flanked by narrow sidelights and topped by fanlights. Columns and moldings were usually delicate, and other exterior decorations were kept to a minimum. Floor plans were generally simple. The facades of Federal buildings frequently featured a formal, symmetrical arrangement of windows and doors, with the gable end away from the street.

The Greek Revival style was most popular in the 1830s and 1840s. Its most impressive examples featured the classical temple front, in which massive columns supported a low pediment. In more modest examples, a full pediment or returns substituted for the temple front. The gable end frequently faced the street, and the facade was usually formal and symmetrical. Other elements included pilasters, transoms above doors, bold but simple moldings, and frieze windows.

The Gothic Revival style peaked in the 1840s and 1850s. Its most characteristic features were the pointed arch on windows and doors, and the steep roof, but towers, battlements, and other castle-like elements also abounded, as did window tracery and (in frame buildings) wooden trim. The term Carpenter Gothic is sometimes used to describe a Gothic Revival building made of wood that has elaborate gingerbread trim.

The Italianate style reached its peak in the 1850s and 1860s. A typical house would have a low-pitched roof topped by a cupola, eaves supported by decorative brackets, ornate window hoods, a porch, and perhaps a bay window. The floor plan was usually square. The window hoods and decorative brackets were also used on commercial buildings, the facades of which were often made of cast iron. A similar style known as Italian Villa featured a tall tower usually attached to an L-shaped building.

The Second Empire style, popular in the 1860s and 1870s, featured the mansard roof (a roof with two slopes on all exposed sides, the lower slope being quite steep), a variety of window hoods, and projecting surfaces, including porches and wings.

The Romanesque style, popular in the 1870s and 1880s, featured round arches, squat columns, rough textures, and massive stone forms.

The Queen Anne style was above all eclectic. It flourished in the 1880s and 1890s. Characteristic features included an irregular roofline and floor plan, a corner tower, decorative shingles on upper stories, ornamented gable ends, bay windows, stained glass, and prominent porches, often with spindlework.

Readers seeking more information should consult *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600–1945*, Second Edition (American Association for State and Local History, 1981), by John J.-G. Blumenson; *American Architecture Since 1780: A Guide to the Styles* (MIT Press, 1969), by Marcus Whiffen; *What Style Is It?* (Preservation Press, c. 1977), by John Poppeliers and others; and, especially for local applications, *Historic Preservation in Tompkins County* (Tompkins County Department of Planning, 1977).

GLOSSARY

- bracket a support element under the eaves of a roof (or other projection); often more decorative than functional
- cornice a projecting horizontal molding, usually along the top of a building or wall
- dentils a series of block-like projections forming a molding
- dormer the roofed structure housing a window on a sloping roof; an eyebrow dormer is a low, curved dormer in the general shape of an eyebrow
- fanlight a semicircular or fan-shaped window usually set over a door or window or in a pediment
- frieze the area of the facade just below the cornice or eaves
- frieze window a small horizontal window just below the cornice or eaves; also called an eyebrow window
- gable the triangular wall segment at the end of a double-pitch roof
- hood molding *see* window hood
- mansard roof a roof that has two slopes on all exposed sides,

- the lower slope being quite steep; the key feature of Second Empire buildings
- molding a continuous decorative band that is either carved into or applied to a surface; *see also* window hood
- Palladian window a three-part window with a larger, usually arched, central part and flanking rectangular side parts
- pediment a triangular gable above the facade of a building in the classical style; also, any similar triangular (or curved) element used over a door, window, or niche
- pilaster a partial column (or a flat representation of one) attached to a wall
- returns in Greek Revival houses without a temple front, the horizontal continuation of the cornice a short distance on both sides of the gable end
- sidelight a window at the side of a door or another window; usually narrow
- window hood a large molding over a window or other opening, originally designed to direct water away from the opening; also called a window head, a hood molding, and a drip molding

I. The Commons and Adjacent Areas

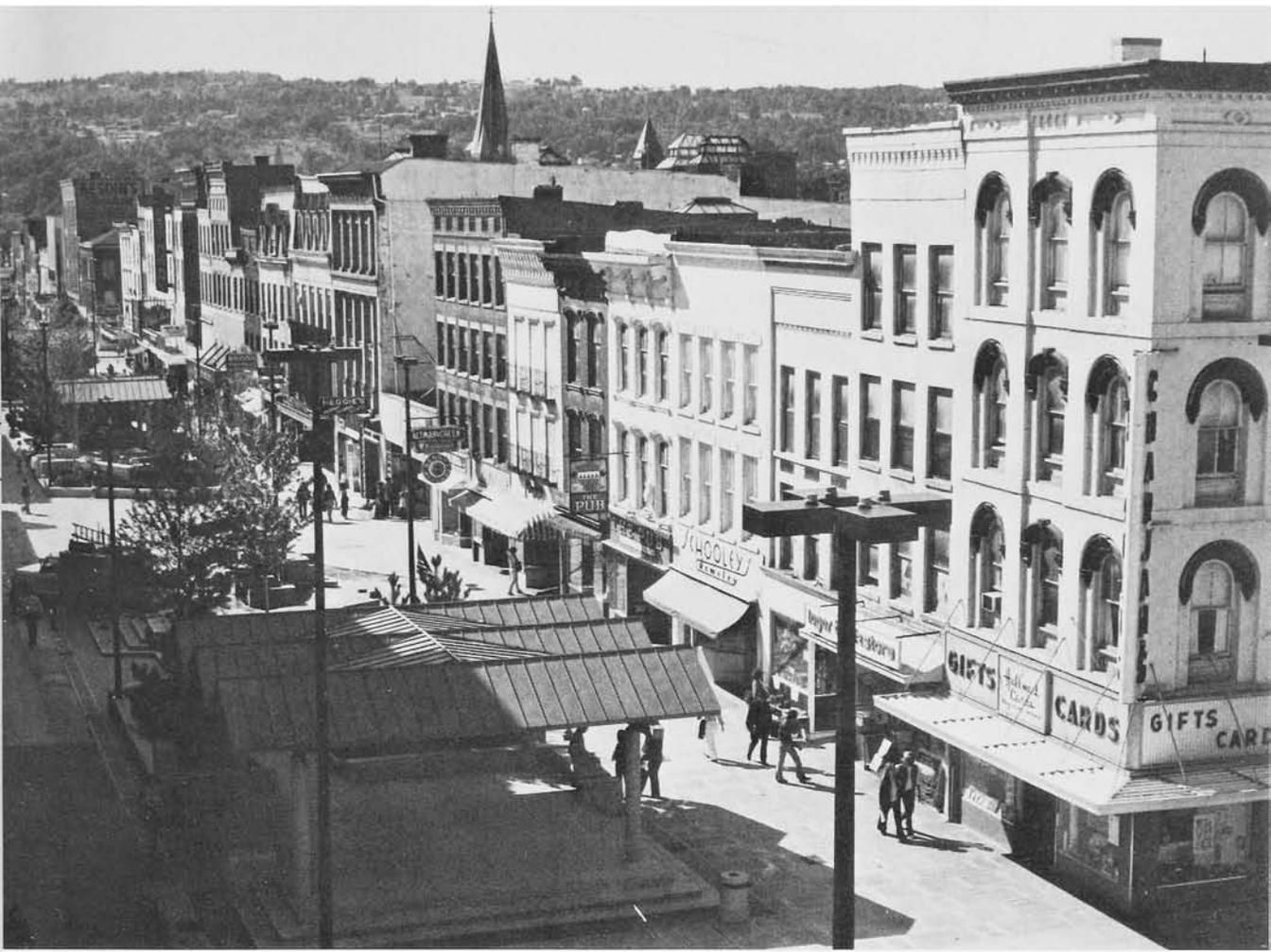
As early as the 1950s, Ithacans were expressing concern about the deterioration of the downtown area, and in 1963 the city established the Urban Renewal Agency. Unfortunately, during the 1960s such important buildings as the Cornell (Public) Library, the old City Hall, and the Ithaca Hotel were torn down. Public protest and sustained action by Historic Ithaca and others saved the Clinton House, however. In addition, the Urban Renewal Agency aided in the building of the Woolworth store, the Commons, the new Rothschild's Building, the sorely needed parking ramps, and Center Ithaca.

Completion of the Commons spurred many individual owners to renovate their buildings. Storefronts were painted and architectural details restored, and old facades and signs were replaced by new, more compatible ones.

The Ithaca Commons (1974). State and Tioga streets. Built entirely with local funds, the Commons is an imaginative and well-conceived project that has revitalized Ithaca's commercial center. The award-winning design was done by Anton J. Egner and Associates, with Marvin Adelman as landscape architect. It provides for a wide variety of activities, both planned and unplanned, and features a fountain, an especially popular children's play area, ample and varied seating arrangements and plantings, covered pavilions, and a small amphitheater.

The idea of a downtown mall had been suggested on several occasions, but only with the election of Edward Conley as mayor in 1971 was real progress made. At an early stage, planners solicited input from a wide range of people, including the business community, public agencies, and private citizens.

Funding of the Commons, the first such pedestrian mall in New York, required an amendment to existing state legislation to permit 20-year bonding, and this action has enabled other cities to follow Ithaca's lead. The cost (over \$1,000,000) has been split between the



The Commons in 1975, looking west from Tioga Street. (Courtesy Anton J. Egner and Associates, Architect.)

public and private sectors, with the city paying 15 percent, and property owners, through the establishment of a special tax district, paying 85 percent. To spread the cost fairly, this tax district was divided into two categories, with a higher rate for property on the Commons itself, and a lower one for property within 250 feet (that rate also decreases as the distance from the Commons increases).

The Commons is only the latest of many changes that have affected State Street, which has been the commercial center of Ithaca since the 1820s. Major fires in 1840 and 1842 burned many of the buildings on State Street between Aurora and Tioga. Then in 1871, Ithaca's largest fire destroyed buildings in the area bounded by Aurora Street on the east, Six Mile Creek on the south, State Street on the north, and the middle of the 100 block of East State Street on the west. Eleven buildings were destroyed; the loss was over

\$200,000. The downtown began to rebuild almost immediately, however, and several of the most handsome brick buildings date from this period, including the Andrus Block, 143 E. State, and the Griffin Block, 224 E. State.

Center Ithaca (1980–1981). Tioga and State. This four-story complex of shops, offices, and apartments opened in late 1981. It occupies the last piece of land cleared by the city for urban renewal, some of it as early as 1967. Since then, several developers have tried to develop this site, but local businessmen Scot McRobb and Stanley Goldberg have finally succeeded. The architects were Werner Seligmann and Associates of Cortland in association with Perry, Dean, Stahl and Rogers of Boston. The building features large glass doors that can be opened to allow for easy access to an interior courtyard and shops. The facade combines granite and Colorlith, a synthetic material. The city aided the developers in putting together an innovative financial package, which included a partial loan guarantee by the Farmers Home Administration and an Urban Development Action Grant.

Previous buildings on this site included the Sprague Block, the Wilgus Block (later converted into the old Rothschild's Building), and the Journal Block. The Sprague Block (c. 1871) stood next door to the Andrus Block (where Home Dairy is) and was designed by A. B. Dale.

Next door to the Sprague Block, on the southwest corner of State and Tioga, stood the Wilgus Block (1868). Brothers John M. Wilgus, an architect, and Henry L. Wilgus, a real estate dealer, built the Wilgus Block on the site of Dwight Tavern, an early "publick house." Wilcox and Porter of Buffalo designed the building. The Wilgus Opera House, seating 1600 people, occupied the third and fourth floors. Retail stores occupied the first floor, offices the second. The opera house was Ithaca's main entertainment center until the Lyceum Theater was built on South Cayuga Street in 1893. From 1894 until 1911 (except for occasional years), the Ithaca Conservatory of Music occupied the second and third floors of the Wilgus Block.

Behind the Wilgus Block on South Tioga Street was the Journal Block (1872), also designed by A. B. Dale. The Ithaca Journal built it and remained there until it moved to its present site in 1905. Rothschild's later remodeled the Journal Block and occupied the whole building. All three buildings were torn down for urban renewal in 1975.



The Wilgus Block, center, flanked on the right by the Sprague Block, the Andrus Block, and the Sage Block, around 1909. Directly behind the Wilgus Block on Tioga Street is the Journal Block. Only the Andrus and Sage blocks remain.

Rothschild's Department Store (1975). 215 E. State. Jacob Rothschild began his business, then called the Boston Variety Store, in 1882 in the Griffin Block, 224 E. State. Later his brothers Daniel and Isaac joined him. Jacob had come to America from Russian Poland at the age of 12. He began his career as a peddler on the road from Syracuse to Binghamton. In 1889 Rothschild's moved to the Wilgus Block, and later the firm purchased and remodeled the Journal Block for more space. In 1913–1914 Rothschild's extensively remodeled the Wilgus Block by replacing the roof and walls, and the company remained there until the move to this site. New York City architects Warner, Burns, Toan, and Lunde designed the present building.

The current store stands where the Ithaca Hotel once stood. Built first in 1809 by Luther Gere, the three-story wood building burned down in 1871. It was rebuilt as a four-story brick building in 1872, however, and remained a favorite hostelry until torn down for urban

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The Ithaca Hotel in 1935 (since demolished). At the far right is the old Rothschild's Building, an extensive renovation of the Wilgus Block. (From the Henry Head Collection.)

renewal in 1967. Designed by A. B. Dale, the hotel could accommodate 200 guests and 175 diners, and also advertised its "billiard and sample rooms" and the popular Dutch Kitchen.

Griffin Block (1872). 224 E. State. This fine example of Italianate commercial architecture was designed by A. B. Dale and built by William H. Griffin, a city councilman and insurance agent who had his office here. The building has retained its original cast-iron storefront, copper bay, and elaborate brickwork and cornice. In 1974 the firm of Saltonstall and Romanoff rehabilitated the exterior and interior of the ground floor. They restored the first floor, which now houses a bar called Simeon's, to look like the Goodie Shop, a confectionary and soda shop that operated here in the 1920s. (Simeon's is named after Simeon DeWitt, surveyor general of New York State and an early developer of Ithaca.) The Browning, King clothing store occupied the space from the 1930s until 1973. A barbershop has operated in the basement for at least 80 years.

Naughton-Brown Building (possibly before 1866, rebuilt after fire in 1870s). 220-222 E. State. The Naughton Brothers grocery was here in the 1890s. Emil Kohm operated a tailoring business here from at least 1910 to 1946, when John Lewton succeeded him. Lewton's



The Griffin Block, with part of the Naughton-Brown Building on the left.
(Photograph by Carl Koski, 1981.)

subsequently developed into a men's and women's clothing store. The building was renovated by Claire Lewton in the 1970s. It has round-headed windows on the third floor, and a pressed-metal ceiling and walls in the first-floor room of 222. The fourth floor was added around the turn of the century.

216 E. State (1956). Several drugstores have occupied this site, but the most famous was Chester Platt's. Platt opened his store in the 1880s, but it wasn't until a hot summer Sunday in the 1890s that he supposedly invented the ice cream dish called the sundae for an overheated preacher. Cornell students reportedly soon spread its fame.

Pritchard-Jackson Building (1909). 208–210 E. State. Designed by

John Rumsey & Co.,

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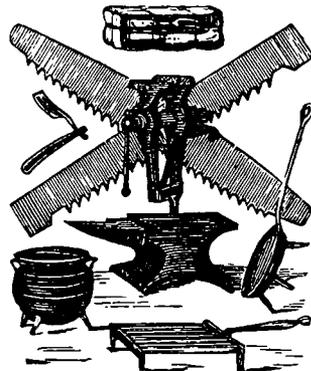
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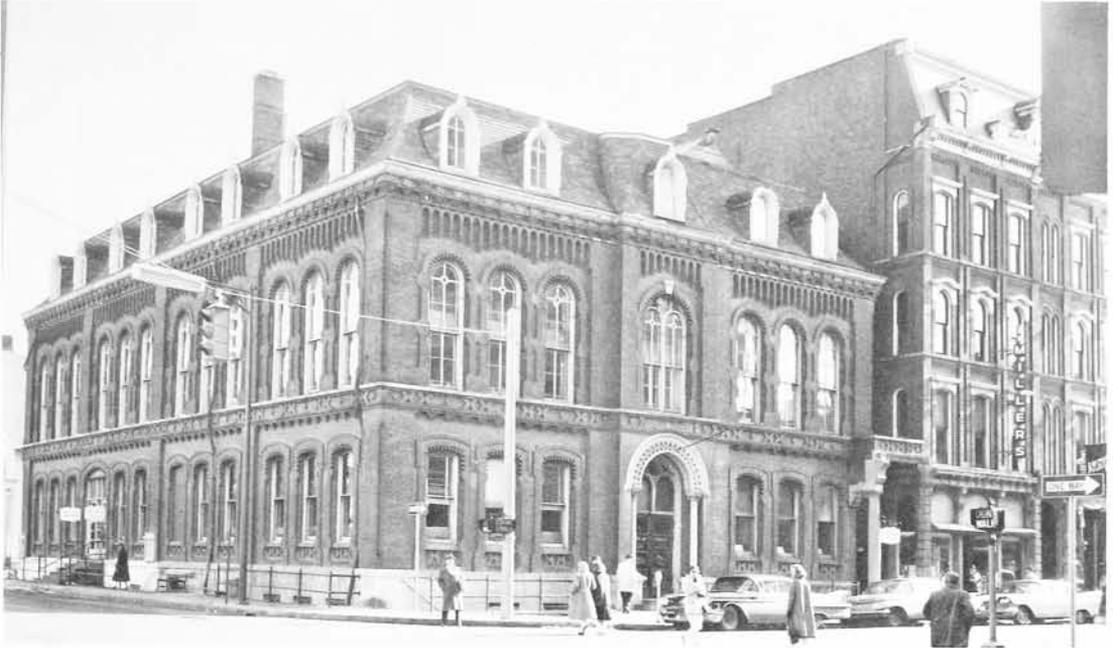
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Clinton L. Vivian, this Neo-Classical building was constructed by Charles F. Blood, a merchant and real estate developer. The Jackson grocery stood at 210 from the early 1880s until after the turn of the century. Note the five pilasters, the decorated keystones over the windows, and the frieze windows covered with grills.

Rumsey Block (c. 1873). 206 E. State. Only two businesses have occupied this building since it was built over a century ago to house Rumsey's hardware. Before that, McCormick's hardware and then Pelton's hardware occupied the spot. In 1858 John Rumsey bought out Pelton. It is said he became a rich man when he purchased large quantities of nails and spikes just prior to the outbreak of the Civil War. John's brother, Charles J. Rumsey, who had been working for him, became a partner in 1876. The company remained in business until 1962, after which the Outdoor Store moved in. Note the second-story projecting bay, the corbeled frieze, and the pressed-metal ceilings in the first- and second-floor rooms. The fourth floor



The Cornell Library, with part of the Blood Building on the right, around 1960 (since demolished). A handsome cupola on the library had been removed. (From the Henry Head Collection.)

may have been added after the initial construction. Also notable is the rear wall, the first three stories of which are composed of cut stone.

First Bank of Ithaca Building (1932). 202–204 E. State. Organized in 1864 as the First National Bank of Ithaca, this bank opened its first office at 136 E. State. Nine years later it merged with the Merchants and Farmers Bank (organized in 1838). Richard Metzger designed this Art Deco building, which is covered in Indiana limestone and polished granite, and has ornate entrances decorated with marble and bronze.

James Morrison's dry goods store stood here in the 1870s and 1880s, later came C. A. Whelan's cigar factory, and still later the United Cigar Store. (In the nineteenth century, Ithaca had several cigar factories, but the introduction of ready-made cigarettes in the 1890s drove most of them out of business.)

The drive-in facility was built on the site of the Cornell Library (on Tioga at Seneca), a free county library begun in 1863 with funds donated by Ezra Cornell. The auditorium, Library Hall, hosted many lectures and meetings, including Cornell University's inaugural ceremony and many Cornell commencements and lectures. Famous lecturers included Mark Twain, Bret Harte, Louis Agassiz, and James Russell Lowell. The building was torn down in 1960.



The Citizens Savings Bank Building, flanked on the left by the Tompkins County Trust Company Building, the County Clerk's Office Building, and part of the Finch Block. (Photograph by Carl Koski, 1982.)

Also torn down was the Blood Building next door (sometimes called the Masonic Block). Built in 1870, it had been designed by A. B. Dale and was an early home of T. G. Miller's.

Citizens Savings Bank Building (1924). 114–118 N. Tioga. Founded in 1868 as the Ithaca Savings Bank, this institution opened its first office in the rear of Obadiah Curran's drugstore on East State Street. In 1878 it moved to its present site, which was then occupied by the Woodcock House, previously the home of Ezra Cornell's son Alonzo. (The first president of the bank, Ezra had died in this house in 1874.) The bank tore down the house to build a large three-story brick

building, designed by William Henry Miller, in 1887. After that structure burned, the present one was built. It was designed by Gibb and Waltz and features massive fluted Ionic columns and arched windows. The bank has renovated an area to the left of the main entrance to resemble the 1868 office.

Tompkins County Trust Company Building (1895). 110 N. Tioga. Vivian and Gibb designed this structure for the Ithaca Trust Company, which was organized in 1891. The Ithaca Trust Company merged in 1935 with the Tompkins County National Bank (founded in 1836) and adopted the current name. The original doorway on the left has been converted to an arched window. The building also has Palladian windows, Ionic and Corinthian pilasters, and elaborate brackets under the roof.

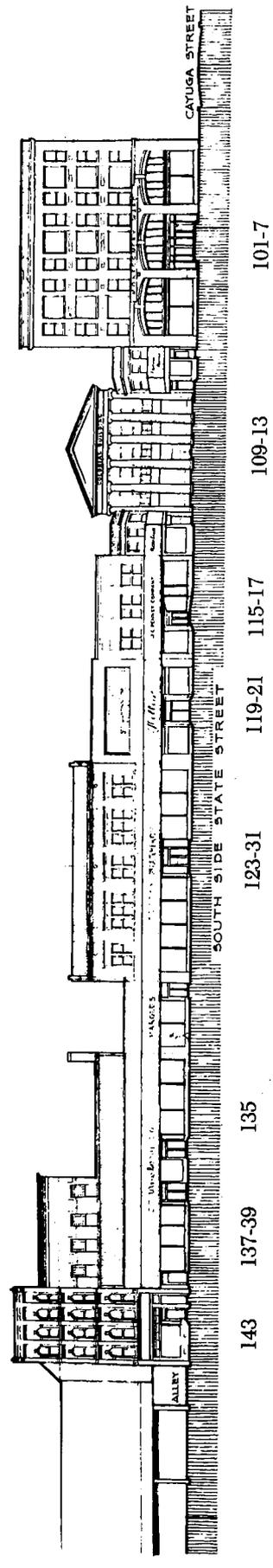
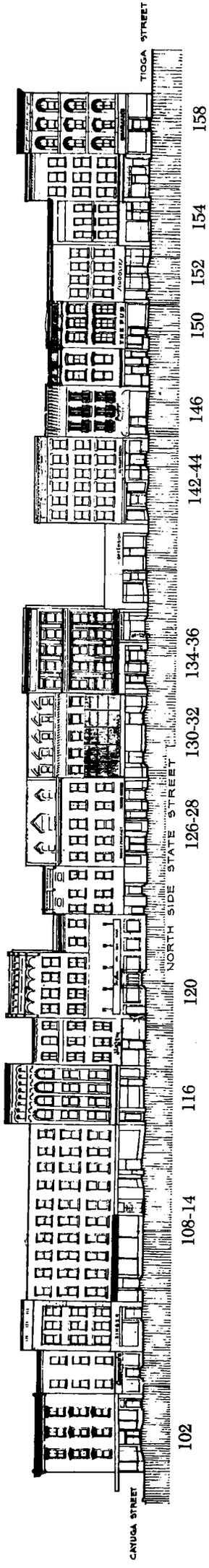
County Clerk's Office Building (1863). 106 N. Tioga. The County Clerk's office occupied this spot for almost a century, starting from at least 1851. The Tompkins County Trust Company has occupied the building from at least 1949. Note the corbeled brackets under the cornice, the sunburst motifs over the tall first-floor windows and door, and the circular grills above the pilasters.

Finch Block (1868). 158 E. State. Many bookstores and stationery shops have occupied this spot, and it was an early home of the Corner Book Store. In the 1860s Dudley Finch and J. B. Taylor moved their bookstore to this spot. Finch and Apgar booksellers were here in the 1870s and 1880s. Taylor and Carpenter sold books and stationery from at least 1899 to at least 1910. In 1911 the Corner Book Store was incorporated here although it left in 1923. Later came Profit Sharing Book Store. Note the elaborate cast-iron window hoods (two kinds) and the rope moldings around the windows of this Italianate building.

Krum Building (1850s or 1860s). 154 E. State. This building has an unusual variety of decoration: recessed brickwork between the second and third floors; and above the third-floor windows, a faint arch, a horizontal design, and a diagonal brick pattern.

152 E. State (between 1840 and 1851). In the 1930s an Art Deco glass-tile storefront was added to this building. Note also the decorated stone lintels above the windows.

150 E. State (1860s). Dry goods or clothing stores have been here for over a century. It is said that the building was constructed by gangs of inmates from Auburn Prison. The building is very similar to 148, especially the Italianate window hoods and cornice.



A facade study of the 100 block of East State Street in 1974. (Courtesy Anton J. Egnor and Associates, Architect.)

146 E. State (between 1840 and 1851). The small balconies and shutters were added to this Italianate commercial building around 1971. The cornice is supported by 16 brick brackets.

142–144 E. State (c. 1850) This brick Greek Revival building has frieze windows covered by ornate cast-iron grills and stone lintels and sills. The Grand Union Tea Company was here around the turn of the century.

134–136 E. State (c. 1892). Robert A. Heggie opened his jewelry business in the 1870s; later his brother Willis joined him. They probably moved to this building when it opened. The business remained in the family until 1960. This building is rather more ornate than its neighbors, with elaborate friezes and double pilasters on the fourth floor. It was designed by Vivian and Gibb and built by the West Brothers to house their shoe store.

130–132 E. State (1840s). The Quigg dry goods store operated here from the 1850s until the 1890s. Bool's furniture store, a cooperative venture, was here from at least 1901 to at least 1929. The fourth floor, added after 1883, is topped by a mansard roof with five dormer windows.

Brooks Block (1840s). 126–128 E. State. Brooks Pharmacy occupied the first floor here from around 1890 until the business was dissolved in 1978. The firm, founded by A. and C. Whaley in 1850 and later known as Gauntlett and Brooks, at one time owned and operated four stores in the Ithaca area. The fourth floor was added after 1883, and it is topped by a mansard roof with dormer windows and slate shingles of two shapes. It is said that a trench behind the Brooks Block was used as an alternate stop on the Underground Railroad.

Hawkins Block (between 1840 and 1851). 120 E. State. A dry goods store has occupied this spot since 1858. Owners have included Morrison, Hawkins, Finch, and Todd (in various combinations). The present tenant, Irv Lewis Men's and Boy's Wear, was founded in 1905 by Jacob Lewis, a tailor from New York City, to sell work clothes. It reached this location in 1946, and is being run by the third generation of the Lewis family. The corporation also owns Holley's (founded 1929), Parajay's, and the Clothes Horse. The building has decorated lintels on the third and fourth stories and an elaborate cornice.

116 E. State (c. 1901). Clinton L. Vivian designed this building for D. W. Burdick of White and Burdick's drugstore. The drugstore



The 100 block of East State Street (north side), looking east from Cayuga, around 1930. On the left is the Baldini Building; three buildings to the right of it is the Grant Block. (From the Ralph Smith Collection.)

moved here, probably from the Grant Block next door, around 1901 and stayed until it closed in 1932. The Alhambra Hotel occupied this spot from the 1860s until at least 1899. Note the three-story projecting arches and the arched windows above them.

Grant Block (also known as the Floros Block) (1851). 108–114 E. State. The first building on this site was Grant's Coffee House, built in 1811 as a tavern, and operated by Jesse Grant and his son. Although twice destroyed by fire, it was rebuilt each time. Grant's served as the village hall, voting place, and council chamber combined when the village and town of Ithaca were incorporated in 1821. In fact, every municipal officer for the years 1821–1832 was elected there. About that time, Grant and Company stagecoach lines

had its office there too. (The Catskill turnpike, which reached Ithaca in 1808, ran down State Street on its way from the Hudson River to Bath.)

From the 1910s to the 1930s Peter Floros operated his candy-making and confectionary store in this building. Another well-known business was A. H. Platts and Company, a cigar manufacturer that had its beginnings in 1863 and occupied all four floors of one section in the 1880s. It employed 40 cigar-makers at one time, and produced such famous brands as "Ultimatum," "La Pluma," and "Our Club Rooms." Other businesses included White and Burdick's drugstore (1870s–1890s), Chipman's furniture store (1890s–1920s), and the Normandie Restaurant (1940s and 1950s).

Baldini Building (also known as the McWhorter Block) (c. 1860s). 102 E. State. Two families, the McWhorters and the Baldinis, have owned this Renaissance Revival building for most of its existence. McWhorter's grocery had its beginnings in the 1860s. Later came Blackman Brothers grocery, Endicott Johnson Tannery Shoe Store, and the current occupant, Williams Shoes, owned and operated by William Baldini since its founding in 1949. The building features cast-iron window hoods (some in the form of pediments), brackets supporting the sills and hoods, and an ornate cornice.

Treman, King Building (also known as the Montgomery Ward Building) (1922). 101–107 E. State. In the early 1840s, Leonard Treman (grandson of Abner Treman, founder of Trumansburg) worked at Pelton's hardware store here. With his brother Lafayette, he bought the store in 1844. In 1849 they took in their brother Elias, and in 1857 their cousin Leander R. King, to form Treman, King and Company. The first store was a three-story wood structure, but later a four-story brick building was erected. It burned in 1921 and was replaced by the present one, which was designed by Gibb and Waltz. Note the Chicago-style windows (two small windows flanking a large one). The firm of Treman, King dissolved in 1944. Montgomery Ward moved in during the 1940s and stayed until the 1970s.

Colonial Building (c. 1830). 109–113 E. State. Still a handsome building despite its abbreviated columns, the Colonial began life as the Bank of Ithaca around 1830, which makes it the oldest building on the Commons. That bank merged with the Tompkins County Bank in 1849, however, and left the building. The Post Office operated here from 1882 to 1910. Fred Atwater's grocery and bakery, founded in 1886 on North Aurora, occupied the premises from the



The Treman, King Building. On the left, the Colonial Building. On the right, the Lyceum Block, the Lyceum Theater, the Jamieson and McKinney Block, and the City Hall Annex.

1910s until 1952. The original temple-style Greek Revival building had a central exterior stairway with recessed stairs on either side leading to basement stores. In 1882, when the Post Office moved in, the basement was closed off and the stairs removed. Atwater added the two wings later. In 1934 the lower sections of the Ionic columns were removed and the storefront extended.

115–117 E. State (1936). Probably built for J. C. Penney's, which moved from across the street, this Art Deco building features black Carrara glass panels on the front. Matching ornamental panels flank the sign area.

119–121 E. State (1940). Glazed tiles and glass brick (in a recessed horizontal window) mark this Art Moderne building. It was designed by Richard Metzger, who also designed the First Bank of Ithaca Building and may have done the Art Moderne storefront at 132–134 W. State. Earlier buildings here have included the Osborn Block (Robert C. Osborn operated a candy and stationery shop on this site from 1891 to 1930) and Deming Hall.

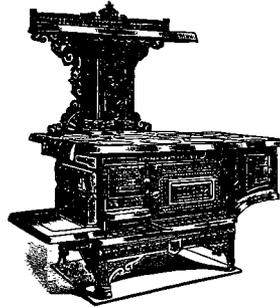
123–131 E. State (1940). The handsome tile roof on this building is

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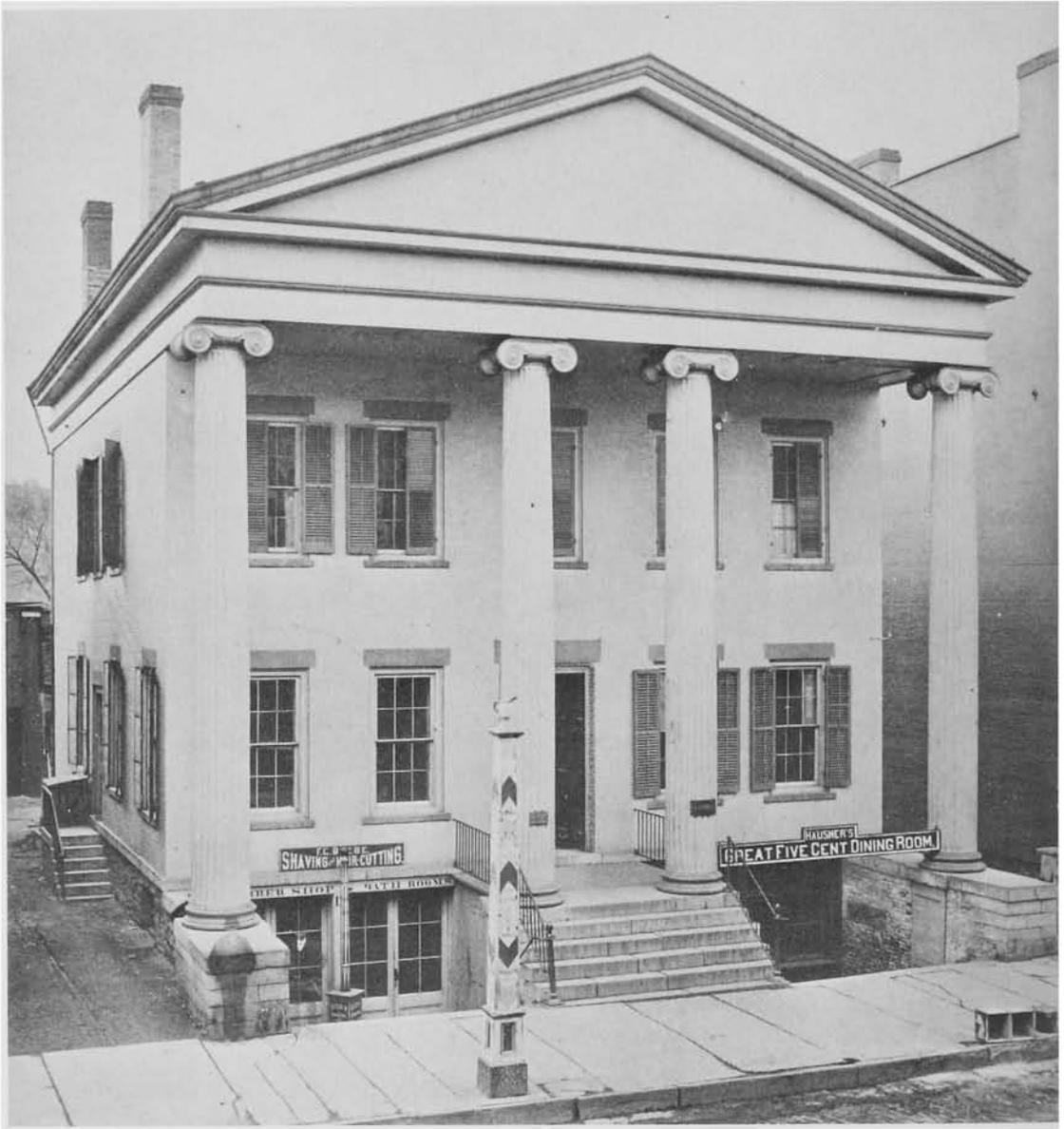
TREMAN, KING & CO'S

Hardware Store.

reminiscent of the Spanish Revival style. Note also the alternation of two- and three-window groups on the second floor, and the change in brick color. (The first floor was originally divided into two stores.) S. S. Kresge's built this structure to house a five and dime store, and CVS bought the building in 1969. Barr Brothers hardware was at 127 from the 1880s until the 1920s.

135 E. State (between 1930 and 1940). The present occupant, Harold's Army and Navy Store, moved from next door (133 E. State) and the owners remodeled this building in 1978. They removed a large one-story false front (which also extended across the Sage Block), installed the new storefront, and added the shutters on the second story.

The Tompkins County Bank was founded on this spot in 1836; it became a national bank in 1866. The bank reportedly survived the Panic of 1857 when local businessman Josiah B. Williams rolled a wheelbarrow full of gold and silver into the building to convince depositors that the bank was solid. In 1935 the bank merged with



The Colonial Building before 1883.

the Ithaca Trust Company to form the Tompkins County Trust Company and moved to that bank's quarters on North Tioga.

Sage Block (1884). 137–139 E. State. Ithaca's best-known architect, William Henry Miller, designed this building in a variation of the Renaissance Revival style; it is distinguished by ornate terracotta decoration on the frieze and between windows. For much of his career Miller had his office in this building, as did the Ithaca Mechanics Society. From the 1920s to the 1970s, J. J. Newberry's discount store occupied the first floor. McDonald's renovated the building in 1977. At the urging of the city, they removed a large one-story false front, cleaned the brick, and built a new storefront.



The 100 block of East State Street (south side) in 1939, looking east from mid-block.

Andrus Block (1871). 143 E. State. A remarkable publishing and printing business occupied this site for around 100 years, although it underwent a bewildering array of name changes. The firm had its beginnings in 1815, when Jonathan Ingersoll founded Ithaca's first newspaper, a weekly called the *Seneca Republican*. In 1816 or 1817 he sold the paper to Ebenezer Mack, a young printer from Owego, and a partner. The name was changed to the *Ithaca Journal* in 1823 and the paper was sold in 1833.

Soon after it began publishing the paper, Mack's firm branched out into other areas that were to become its main business. By 1820, the firm had published Ithaca's first book, Ephraim Reed's *Musical Monitor*, had established a print shop and bindery, and had purchased a paper mill. A bookstore also was opened. In 1824 Mack took in as partner William Andrus, a traveling bookseller from Connecticut. The firm purchased this site in 1831. Andrus continued the

business after Mack died in 1849 (various partners came and went), and Andrus's son William continued it after his father's death in 1869, forming a partnership with William A. Church. When a fire destroyed the building in 1871, Andrus and Church built the current structure, with a print shop and bindery in the rear. Their partnership lasted until 1929, after which Church moved his printing business next door to the Sprague Block (since demolished).

The present owner, Home Dairy, was founded in 1929 as a buttermilk and donut shop; the cafeteria was added later. At some point, the original cast-iron storefront was altered to the present wood and glass front. Note especially the golden-oak signboard with gilt lettering, the decorated stone blocks that flank the front, the arched windows, and the stone globes at each end of the cornice.

An alley between the Andrus Block and Center Ithaca leads to a parking lot and Green Street. South Tioga Street begins again, for a brief stretch, beyond Green.

Hickey's Music Store (1959). 201 S. Tioga. Joseph F. Hickey worked as a clerk and a music teacher before opening a guitar, mandolin, and banjo shop on State Street in 1892, the same year the Ithaca Conservatory began. The store moved to the Lyceum Block on South Cayuga Street and then to the Eagles Building (now Miller's) before coming here in 1959. It now specializes in sheet music and has a large mail-order business. Joseph Esty's tannery occupied the corner opposite (southwest corner) from the 1820s until 1871, and the village built a farmer's market on one of the other corners in 1824.

Woolworth Department Store (1967). 115 E. Green. This building was the first successful urban renewal project in the city. Woolworth opened its first Ithaca branch on State Street sometime before 1910. Earlier, Reynolds and Lang, a machine shop and foundry begun in the 1860s, occupied part of this site. The Forest City steam traction engine was its best-known product.

City Hall (1939). 108 E. Green. The city bought this Art Deco building from the New York State Electric and Gas Company in 1964. That company had begun in 1852 as the Ithaca Gas Light Company, a private concern formed by Henry Sage and others. One year later, Sage and another group (with many of the same people) formed the Ithaca Water Works Company. The two companies were eventually combined, and in 1900 the gas and water company added

an electric company. (After two typhoid epidemics, in 1894 and 1903, the city took over the water works in 1904.)

Wilkinson House (1840). 115 W. Green. The south side of Green between Cayuga and Geneva was once known as President's Row because three presidents of the Village of Ithaca had lived in homes here—Benjamin Ferris, Horace Mack, and Timothy Williams. The only remaining member of the row, this fieldstone house was built by Horace Mack, who later moved two houses east. (The other two houses were built by the Ferrises, father and son, as mirror images.) The returns at the gable ends mark this as a Greek Revival house, as do the simple stone lintels and sills.

City Hall Annex (1916). 123 S. Cayuga. Sometime after they bought their hardware store in 1844, the Tremans bought the foundry and machine shop that stood on this site. In fact, Treman businesses occupied the entire block at one point.

The current building was constructed for the electric and gas company but now houses county offices. Note the lions' heads supporting the chains attached to the marquee. The fourth floor was added later.

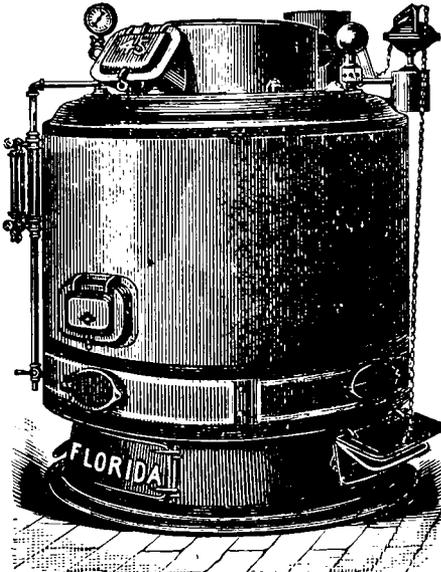
Jamieson and McKinney Block (c. 1898). 115–121 S. Cayuga. This building has a handsome cast-iron storefront with large plate-glass windows. Designed by Frederick E. Brown of Scranton, it shows signs of the Second Renaissance Revival: it is larger than earlier Renaissance Revival buildings, it has a rough finish, and the window style changes from floor to floor. Jamieson and McKinney, plumbers and plumbing suppliers, were here from the company's founding in 1873 until 1962, when the business was purchased by A. L. Hull and moved.

The current occupant, the Corner Book Store, dates back to the 1830s, although not at this site. According to a local history of 1883, D. D. Spencer established a bookstore more than 50 years earlier. Around 1860 George W. Apgar bought it but he later sold it to Dudley Finch. Finch joined with J. B. Taylor and moved the store to 158 E. State (corner of State and Tioga). After that building burned and the Finch Block was built in its place (1868), the store moved back in. Around 1873 Finch formed a new partnership with George Apgar. In the early 1900s the store was known as Taylor and Carpenter, and in 1911 it was incorporated as the Corner Book Store. The firm moved to 109 N. Tioga (in the Blood Building) in 1923 and to

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its present site in 1969. For many years the store was run by Earle and Mabel DeMotte; she sold it to the current owners, Charles and Ursula Schlough, in 1976.

113 S. Cayuga (1934). The Lyceum Theater was built on this spot in 1893. An L-shaped building, the Lyceum had its lobby and entrance here and its auditorium on the site of the present city hall on Green Street. In other words, it ran behind the buildings at 115–121 and 123 S. Cayuga. The grandest Ithaca theater at the time, the Lyceum remained in use for about 30 years.

105–111 S. Cayuga (1940). On this site, Elias Treman built the Lyceum Block in 1898. Vivian and Gibb designed the building in a style similar to the Lyceum Theater next door. Both buildings have since been torn down.

Fury Block (between 1883 and 1893). 126–128 S. Cayuga. This building originally housed a grocery and meat shop. It has an unusual projecting frame bay and a wooden marquee supported by ornate cast-iron brackets.

114–118 S. Cayuga (c. 1898). John M. Wilgus designed this simple



The Lyceum Theater, the Jamieson and McKinney Block, and the City Hall Annex, from left to right, in 1922.

but stately brick building, which has arched windows and projecting stone sills.

106–112 S. Cayuga (c. 1870). Founded by tailor Morris Lewis around 1905, Morris' Men's Wear is being run by the third generation of the Lewis family. Little remains of the original buildings; the facade was added in the twentieth century.

101 West State (c. 1947). Originally a restaurant but now a bar, the Chanticleer boasts a handsome multi-colored neon rooster sign that has received landmark status from the city. Earlier businesses here included the Office Hotel (1910s and 1920s) and the Crozier grocery (1880s and 1890s).

One of the city's most famous businesses, the Ithaca Calendar Clock Company, apparently had its beginnings on this site early in 1866. Then in April of that year the company moved several doors south on Cayuga, and in 1867 moved to State and Albany. Finally, in 1874 the firm built a large three-story brick building on the site of the old county fairgrounds at Dey and Adams. Although that build-



An Ithaca Calendar Clock.

ing burned in 1876, it was immediately rebuilt and is still standing. The business closed in 1920, however, soon after Prohibition began, largely because it lost its biggest customers, breweries and distilleries that gave the clocks away as premiums.

103 W. State (1885, perhaps much earlier). The first three floors of this building may be the western half of a Federal commercial block constructed by Henry Ackley in 1824. (We know that Ackley built a three-story, six-bay brick building on the southwest corner of State [then called Owego] and Cayuga at that time.) In 1885 the building was substantially altered, including the addition of a fourth floor. Many furniture stores have occupied this spot, including ones run by Howard, Barton, and Shulman.

105 W. State (between 1910 and 1919). This is a typical early twentieth-century Ithaca commercial building, with its storefront intact. The design is similar to that of the State Theater, which was built later. John L. Whiton's bakery occupied this spot (and 107) from the 1860s to the 1880s, and Melvin W. Quick's bakery succeeded it.

State Theater (1928). 107–119 W. State. Soon after the Bank of

Newburgh (from the city on the Hudson River) established a branch in Ithaca around 1820, it built a handsome office on this site. In 1912 the building was moved to 106 E. Court, where it still stands (see the DeWitt Park tour).

When the State Theater opened, it was billed as Ithaca's first "semi-atmospheric" theater. Designed by Victor A. Rigauumont, it seated 1818 people and had 32 different background drops for vaudeville and other stage shows, although it also presented motion pictures from the beginning. The ornate Moorish/Gothic/Renaissance interior includes a ceiling painted to resemble constellations, with lights placed to represent the stars, and a "cloud machine." Next to the stage is a reminder of vaudeville: a notice board with slots for sliding in the names of upcoming acts. Other features include heraldic cloth hangings, elaborate metal light fixtures, and plaques of Cornell fraternities and societies. In the lobby is a Renaissance-style fireplace and outside is an ornate ticket booth. The theater was converted to two smaller theaters in 1976 by enclosing the balcony.

121 W. State (1901). Cornell physics professor William A. Anthony installed Ithaca's first telephone line in 1878, one of the earliest in the nation. Soon after, he and William O. Wyckoff formed Ithaca's first phone company. It was purchased in 1883 by the New York and Pennsylvania Telephone and Telegraph Company, which built this Colonial Revival structure as a telephone exchange. That company was taken over by (or became) New York Telephone in 1909. From the 1930s to the 1960s, the building housed the Salvation Army Citadel. Clinton L. Vivian designed the building, which features a small portico with Ionic columns, stained-glass windows, a triple window with columns, and roll-up window guards on the west side.

Ithaca Journal Building (known as the Titus Block before extensive renovation) (1876). 123–125 W. State. Ithaca has produced many newspapers in its history, but only one daily paper remains. The oldest business in the city, the Ithaca Journal was founded in 1815 by Jonathan Ingersoll as a weekly called the *Seneca Republican*. In 1816 or 1817 Ebenezer Mack and a partner purchased the paper and changed the name to the *American Journal*. The name was changed to the *Ithaca Journal* in 1823. The name has gone through many minor changes since then, and the paper has acquired many of its competitors. It became a daily in 1870, and in 1872 built its own building on South Tioga behind the Wilgus Block.



The Titus Block around 1905, before extensive renovation by the Ithaca Journal.

The Journal moved to its present building, which at the time was a Second Empire structure called the Titus Block, in 1905. Eventually the company completely reconstructed the building, removing the top two stories and adding a brick facade. Frank Gannett bought the paper in 1912, his first acquisition outside of Elmira. He had begun his career as a campus correspondent while at Cornell.

The Titus Block was originally built by C. M. Titus, a real estate developer, and J. C. and C. D. Stowell, wholesale grocers. It was designed by A. B. Dale. In 1876 William O. Wyckoff founded one of the first business schools in the country here. As a state supreme court reporter, he realized the need for stenographers and “type-writers,” and he began a school to teach both skills. The school later took the name Practical Business Institute and still later, in 1945, became a part of Ithaca College.

Elks Club (1916). 139 W. State. The Benevolent and Protective Order of Elks built this Colonial Revival building to house their

offices and club. Earlier businesses here included a boatbuilder and a rubber-stamp manufacturer. Note the small leaded-glass windows, the large dentils, and the unusual caps to the gable ends. The design was by Gibb and Waltz.

Crozier Block (between 1882 and 1888). 138–140 W. State. R. A. Crozier, a grocer, owned this brick-veneer building in the 1890s. Around 1940 the present storefront was added, with its Carrara glass panels.

Torrent Hose Company No. 5 (1882). 136 W. State. Although now owned by the city, this firehouse was built by a volunteer fire company. The original design was done by A. B. Wood, but the present facade was added later. Note the pressed-metal walls and ceiling and the original fire pole.

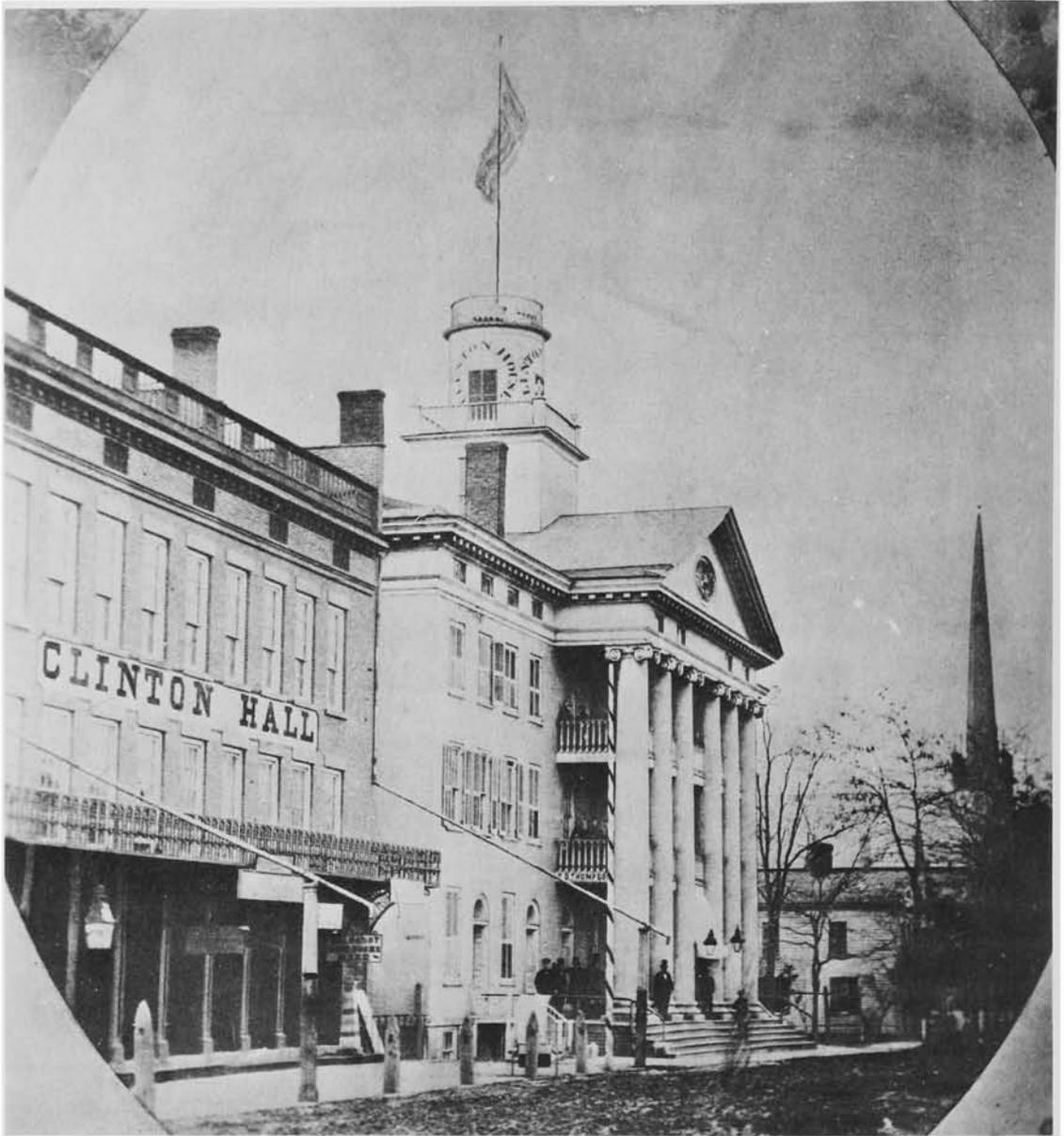
132–134 W. State (between 1919 and 1929). The Art Moderne storefront, with its glass bricks, glazed tiles, and curved entrance wall, was added in the 1940s. At that time, Moose Hall occupied the second and third floors. The original building has arches over the second- and third-floor windows and small windows covered by wood screens.

128–130 W. State (c. 1860). Like the Crozier Block, this frame building has a brick veneer. Note the rough stone lintels and sills.

Exchange Hotel (c. 1840). 124 W. State. This building, one of the last frame structures downtown, was built to house the Exchange Hotel. It may be the second oldest hotel building in Ithaca, after the Clinton House. Sometime before 1904, the building was doubled in size.

Gregg Block (c. 1872). 108–112 W. State. A. B. Dale designed this Italianate building, which has handsome brickwork and two types of window hoods. A new storefront was added in 1981.

Hibbard Block (102–104, 1847; 106, c. 1860). 102–106 W. State. Henry F. Hibbard, one of three partners who had built the Clinton Block and Clinton House, constructed this Greek Revival building to house his general store. Around 1900, the building became the home of the City Club. A large meeting room with an ornate tin ceiling occupied the entire third floor. Many years earlier, in 1816, Luther Gere built the Columbian Inn on this site. A murder there in 1831 “prejudiced the public,” however, and the inn failed. (This may have been the first murder in the village of Ithaca, when shoemaker Guy C. Clark killed his wife. Clark was publicly hanged, before thousands of spectators, for his offense.) Part of the building was later moved



The original Clinton House around 1866. On the left, the Clinton Block.

across the street (to the southwest corner) to become the Carson tavern.

Clinton Block (between 1837 and 1846). 106–114 N. Cayuga. Although damaged by fire in 1976, this Greek Revival commercial building still retains much of its charm, including cast-iron storefronts, stepped gables, and decorative iron grills on the frieze windows. An iron balcony on the second floor and a parapet have been removed. The third floor is, or was, on open space known as Clinton Hall (later called Manhattan Hall), a public meeting hall and entertainment center. It was used for exhibitions, traveling performances, dancing classes, vaudeville shows, and movies, as well as