

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

1

---

## Subdivision name: Bishops Bluff

**Date:** “1961, Holmes” (sign at entrance by Penwood Ln); Bishop’s Bluff Annex, 1962, Hoffman (map in village)

**Streets included:** Penwood Lane, Barker Lane, Cammot Lane

**Maps:** 1874 Sweet’s *Atlas of Onondaga County* shows that this section, then known as Collins Grove, lay within village limits by that date.

**Brief description:** Bishops Bluff, probably named for Bishop Brook, is located east of North Manlius Street (NY 257) and west of the right-of-way of the former Syracuse & Chenango Railroad (a.k.a. Chenango Branch). The subdivision occupies land rising gently eastward and features streets laid out in a rough rectangle accessed by Penwood and Barker lanes. Both streets extend eastward from North Manlius Street to Cammot Lane. Cammot Lane follows a fairly level course roughly paralleling North Manlius Street.

This area has been within the village boundary since at least 1874. The land was part of a larger property owned by D. Collin in 1874, where two houses were mapped that year. Both houses survive. Collin’s own large house occupies a large (nearly 2 acres) lot facing North Manlius Street on the east side between Penwood and Barker lanes. The second house, much more modest, lies farther north on North Manlius and outside of the present subdivision.

The individual lots have slightly irregular, but generally rectangular footprints that follow straight courses. Throughout most of the development frontages range from 100 to about 150 feet with depths ranging from 125 to a little more than 200 feet. Cammot Lane terminates in cul-de-sac at its north end, and the three lots at the end have narrow (66.86’) frontages. Lots on Penwood and Barker Lane are more varied in size than those facing Cammot Lane. Mature trees and fairly deep side yards soften the hard line generated by most of the houses having consistent setbacks. There are no sidewalks.

All houses in the Bishops Bluff development are wood frame examples with generally low, broad proportions embellished with strongly horizontal design features characteristic of suburban house design during the 1960s and 1970s. Attached two-bay garages prominently positioned are standard, as are generally regular fenestration, open porticos, and shallow-pitched gable roofs. Some houses feature massive chimneys of stone or brick indicating fireplaces inside.

It appears that much of Cammot Lane was developed using variations of one house design, which suggests houses built on spec rather individually using an architect. Barker Lane features a pair of houses that may have a similar development history. Those on Penwood Lane embody greater variation suggesting owners bought empty lots, which they then developed individually.

**Evaluation of historic integrity relative to historic period development:** Most houses have been renovated in the years since they were built, most commonly with synthetic siding and replacement window sash. Few or none fully embody their original designs using the materials common in the period. There is, however, little augmentation of the original plans of these houses. As a group, they offer the feel of middle to upper-middle class housing development of the time. For now, this does not offer a degree of historic integrity suggesting that the Bishop Bluff subdivision is eligible for listing in the National Register of Historic Places.

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

2



**Bishops Bluff:**  
Barker Ln: north  
side, view west  
towards South  
Manlius St



**Bishops Bluff:**  
Cammot Ln: east  
side, view south  
from near Barker  
Ln

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

3

---

## Subdivision name: Briar Brook

**Date:** annexed to village by 1967 as part of the 205-acre Amos Tract (Hesslein, 23); remained undeveloped for about two decades

**Streets included:** Briar Brook Run, Whispering Stream Way, Falling Brook Path, Plum Ridge Circle, Knighthood Circle, Front Royal Circle

**Maps:** Have not located plat maps filed with village

**Brief description:** Briar Brook lies at the eastern and southern boundaries of the village of Fayetteville. Briar Brook Run, the main thoroughfare in the development, follows a curvilinear alignment opening onto East Genesee Street (NY 5) at the north end and Duguid Road on the east side.

Briar Brook is composed of two sections with radically different designs. The northern section is composed of three *cul-de-sacs*—Whispering Stream Way, Falling Brook Path, and Plum Ridge Circle—connected to the larger highway plan *via* Briar Brook Run. Two- and three-unit wood frame condominium structures are arranged with generally consistent setbacks around the perimeter of each *cul-de-sac*. These buildings are surrounded by broad swaths of mown grass edged by woods. Aside from the open lawns, landscaping consists of young shrubs dotted about the landscape.

The southern section has two *cul-de-sacs*—Knighthood and Front Royal circles—branching from Briar Brook Run. This part of the development is composed of sizable (about an acre) individual lots. Landscaping is minimal—mainly grass dotted by occasional shrubs and young trees—and setbacks are generally consistent. Large houses are built using a variety of designs that incorporate historic details.

**Evaluation of historic integrity relative to historic period development:** Briar Brook is ineligible for listing in the National Register as it is not yet 50 years old.

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

4



**Briar Brook**  
Condominiums on  
Whispering Stream Way



**Briar Brook**  
Condominiums on Briar  
Brook Run



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

5



## **Briar Brook:**

Single house  
development on Briar  
Brook Run



## **Briar Brook:**

Single house  
development on  
Knighthood Circle

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

6

---

## Subdivision name: Brooklea Heights

**Date:** ca.1930; very northern section adjacent to North Manlius Street annexed to village 1951

**Streets included:** Brooklea Drive (formerly N Mill St), north side west of North Manlius Street (NY 257); Bishop Glen; Ferris Lane

**Maps:** 1951 annexation map (village offices); 1898 USGS Syracuse quad (15-minute series)

**Brief description:** Brooklea Heights encompasses village lots staked between 1929 and 1943 on the north (or west) side of Brooklea Drive. The name may also cover the 1951 annexation at the north corner of the village where the land dips north to Bishop Brook. That annexation created the present northern boundary of the village corporation where North Manlius Street crosses the ravine formed by Bishop Brook. Ferris Lane, with four house lots, was platted on land previously occupied by the Snider Packing Corporation. Gleason Circle (a.k.a. Townhouse Circle; see Gleason Circle) was later platted on the annexed land east of North Manlius Street.

The Manlius plate in the 1874 *Sweet Atlas of Onondaga County* shows four houses on the east side of North Manlius Street north of the village boundary, one on the south side of North Mill Street on the west side of North Manlius and one more on the south bank of Bishop Brook. The 1898 USGS Syracuse quad shows the same buildings. The 1929 Sanborn showed four houses, including the National Register-listed Peck house, on the south side of North Mill Street and five houses on the east side of North Manlius beyond the corporation limit. The 1943 Sanborn shows that the corporation limit had already been pushed north to take in all lots facing North Mill Street (renamed Brooklea Dr, and that all but one lot on the north side of Brooklea Drive were occupied. This map shows the Snider Packing Corporation between the old Erie canal feeder and Bishop Brook farther north outside of the corporation. It appears that the 1951 annexation of the northern tip of land between the brook and the canal and also the east side of North Manlius south from the brook followed the closing of the packing company.

Houses facing the north side of Brooklea Drive range from modest bungalows at the south end to larger Colonial Revival examples at the north end. Lots have characteristic narrow frontages and houses feature similar setbacks, which creates a coherent neighborhood. House styles and scale generally represent the range of new construction for a middle class suburban commuting clientele and preserve a good degree of historic integrity.

**Evaluation of historic integrity relative to historic period development:** The Brooklea Heights area is an identifiable enclave within disparate elements of village development over a period spanning more than a century. It may be the first of the twentieth century residential subdivisions designed for middle class commuters seeking a suburban house location. Brooklea Heights retains its traditional “village lot” plat, and its individual houses retain a good degree of history integrity. This section appears eligible for listing in the National Register. The houses on Ferris Lane and Gleason Circle do not appear eligible mainly due to age and alteration.

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

7



## Brooklea Heights

Brooklea Drive, west side, viewed west from North Manlius Street



## Brooklea Heights

Brooklea Drive, west side, viewed northeast



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

8



## Brooklea Heights

Brooklea Drive, west side northeast from Wortley Drive



## Brooklea Heights

Brooklea Drive, west side, viewed from near Collin Drive



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

9

---

## Subdivision name: Brookside

**Date:** ca.1960; annexed in sections, 1957, 1969 (section 3), 1970 (section 4), 1972 (section 4) (see maps in “Annexations & Streets, Drawer A”); developer Dominick Timpano (Rivette, Synopsis: “Brookside, Southfield, Carriage Hill, and more”)

**Streets included:** Aladdin Drive, Brookside Lane, Kessler Lane, Margo Lane, Shady Lane, Vanida Lane, Woodmancy Lane

**Maps:** not shown within corporation boundary of 1951 annexation map (village office); “1964 Incorporated Village of Fayetteville” shows entire subdivision and adjacent Glenside (annexed by 1956, *see* Glenside) on the west side of Bishop Brook

**Brief description:** The Brookside subdivision is located north of East Genesee Street (NY 5), east of the ravine formed by Bishop Brook. It is accessed from Genesee St where Brookside and Shady lanes meet at the southeast corner of the plat. It is also accessed *via* Cashin Drive, the only street in a slightly earlier *cul-de-sac* subdivision called Glenside adjoining at the northwest corner of Brookside. Cashin Drive is also entered from East Genesee Street west of where Genesee crosses Bishop Brook. Brookside Lane forms about three-quarters of a circular loop around a low hill at the center of the plat. Fairly straight streets—Kessler, Woodmancy, and Margo lanes—cross the subdivision east to west, meeting Brookside Lane at the west end and Vanida Lane at the east end. Vanida Lane runs north-south, spanning the loop formed by Brookside Lane. Shady Lane parallels Vanida Lane to the east and closes the Brookside loop. Aladdin Drive, a later (ca.1980) street, wraps northwest of Coulter Park, a small (approx. 3 acres) green space on steeply sloped land on the north bank of the brook. A low-lying wetland wraps the north boundary of the Brookside subdivision. North of the wetland, a steep headland forms a visual enclosure in that direction. Bishop Brook forms the western boundary of the Brookside subdivision. Cashin Drive, the only street in the earlier Glenside subdivision, was extended by 1964 to cross Bishop Brook. It forms a four-way intersection with Brookside and Margo lanes on the east side of the ravine.

The area encompassed by the Brookside subdivision was open land adjacent to houses owned by D. Collin, Jr., in 1874. Little changed until the land was sold, platted, and annexed ca.1960. Brookside offered more than 200 new houses for people working in the rapidly growing post-war economy based in Syracuse. This subdivision is distinguished by its limited access, similarly sized lots, and orientation to automobile travel over walking or public transportation. Lots in Brookside featured frontages close to 100', an allowance offering ample space for a driveway accessing a garage on the side of the house and a private yard. Barbara Rivette reports that each lot featured two maple trees planted along the main frontage. Many of these survive. Depths ran close to an average of about 140 feet, creating lots more nearly square than typical pre-war lots. Setbacks are consistent throughout. There are no sidewalks. Lawns dotted with mature trees stretch to edge of road throughout the development and offer

House styles and forms in Brookside are generally fairly plain interpretations of Mid-Century Modern design. Most are wood frame buildings with low-pitched roofs, although some feature brick or stone veneer details. There are a few brick houses, which may be veneered rather than load-bearing masonry construction. Some sections of the subdivision feature houses that appear to have been built using the same plans, but later renovations and modifications now give them a more varied appearance. Modest ranches and split-levels constitute the great majority of

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

*Appendix 3 – Review of Subdivisions*

10

---

houses. Some feature “colonial” details; others feature more contemporary characteristics. There are a few modified “capes” and also a handful of two-story “colonial” houses sprinkled throughout the development. The latter appear to have all been built using the same plan. Windshield survey suggests that houses were largely built on spec, possibly by different contractors with varying tastes and using different plans, rather than individually designed.

**Evaluation of historic integrity relative to historic period development:** Brookside is nearing its 70<sup>th</sup> anniversary, and so has surpassed the standard 50-year mark for review for inclusion in the National Register of Historic Places. Because of the rapid development of suburban residential subdivisions, there are many such examples. As time has passed, owners have differentiated their dwellings with a variety of alterations, renovations, and some additions, frequently using synthetic materials. It may be, too, that because the houses and lots are modest in scale by more recent standards, Brookside houses were viewed as “starter” houses leading to regular turnover. Thus, while Brookside preserves the sense of an established, fairly densely settled neighborhood, its degree of historic integrity relative to its age and appearance in the historic period (by default, pre-1968) does not distinguish it from many comparable developments. At present, it does not seem eligible for listing, but in decades to come, that determination may change as it has for numerous early twentieth-century suburban neighborhoods.

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

11



## Brookside

Aladdin Drive, viewed  
from Cashin Drive east  
of Bishop Brook



## Brookside

Brookside Lane, view  
west from the north end  
of Shady Lane



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

12



## Brookside

Brookside Lane, west side, south of Kessler Lane



## Brookside

Brookside Lane, south side, view west of Vanida Lane



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

13



## Brookside

Coulter Park located west of Cashin Lane and south of Aladdin Drive



## Brookside

Kessler Lane, south side, view east from Brookside Lane



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

14



## Brookside

Kessler Lane, north side, view east from Brookside Lane



## Brookside

Margo Lane, south side, view from Cashin Lane



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

15



## Brookside

Margo Lane, north side,  
view east from Cashin  
Lane



## Brookside

Shady Lane, west side,  
view north towards  
Brookside Lane

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

16



## Brookside

Vanida Lane, west side,  
viewed south from north  
end of Brookside Lane



## Brookside

Woodmancy Lane, west  
end at Woodside Lane

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

17

---

## Subdivision name: Carriage Hill

**Date:** 1962–64; 1962, land annexed by Village of Fayetteville (map in village offices)

**Streets included:** Old Powder Mill Rd, Pine Ridge Road, Bramble Row (name used on earlier maps, now south end of Pine Ridge Rd), Hanson Way (later addition to plan)

**Maps:** “Map of Lands of Alvin E. and Esther A. Hanson, F.L. 76, Town of Manlius, to be annexed, 19 June 1962,” shows parcel where the subdivision was laid out; “1964 Incorporated Village of Fayetteville Map” shows the subdivision and annexation (village vault)

**Brief description:** Carriage Hill is located in the southeast section of the Village of Fayetteville, adjacent to the north side of Salt Springs Road. It abuts the Amos Tract on the north and upper section of Briar Brook on the east. Bishop Brook flows through the western section of Carriage Hill, and in one section, Old Powder Mill Road is split where it parallels the watercourse. Culverts connect the lanes of the road.

Carriage Hill is accessed from Salt Springs Road and has a *cul-de-sac* layout. Its main loop, Pine Ridge Road, ascends and wraps the hill from which the development gains its name. The road is curvilinear. The generally deep lots have fairly narrow frontages. Houses vary, indicating that at least some were built individually rather than on spec. The majority are two-story wood frame houses. Mature vegetation provides a sense of established residency.

**Evaluation of historic integrity relative to historic period development:** Carriage Hill is nearing its 70<sup>th</sup> anniversary, and so has surpassed the standard 50-year mark for review for inclusion in the National Register of Historic Places. Because of the rapid development of suburban residential subdivisions, there are many such examples in Fayetteville and other places. As time has passed, owners have differentiated their dwellings with a variety of alterations, renovations, and some additions, frequently using synthetic materials. While Carriage Hill preserves the sense of an established, fairly densely settled neighborhood, its degree of historic integrity relative to its age and appearance in the historic period (by default, pre-1968) does not distinguish it from many comparable developments. At present, it does not seem eligible for listing, but in decades to come, that determination may change as it has for numerous early twentieth century suburban neighborhoods.



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

18



**Carriage Hill**  
Old Powder Mill Road



**Carriage Hill**  
Old Powder Mill Road,  
Bishop Brook channel  
set off by a split street

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

19



Carriage Hill  
Pine Ridge Road



Carriage Hill  
Pine Ridge Road

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

20

---

## Subdivision name: Coakley Manor

Date: ca.1950; land annexed to village 1949, apparently in advance or concurrently with lots being subdivided

**Streets included:** Audubon Road, Byron Road west of previous village boundary, Euclid Drive, Mott Road (east side north to West Genesee Street), Valerie Circle, Valerie Drive,

**Maps:** 1874 Sweet *Atlas of Onondaga County* Manlius plate shows that the area annexed in 1949 lay in Lot 1 of the subdivision of Military Tract (Town of Manlius) Lot 74 and that no houses on east side of Mott Road. It also shows the J. Goodfellow house (brick house at 333 Highbridge St) and a toll gate on Highbridge Street just inside the village boundary. 1898 USGS Syracuse quad one house on east side of Mott Rd, within area annexed in 1949; Annexation Map, 7 August 1951 (village offices) shows street plan within newly annexed land to present boundary.

**Brief description:** Coakley Manor is located in the southwest corner of the village, much of it encompassed by the lines of Lot 1 within Military Tract Lot 74. Mott Road, a historic-period highway, forms its western boundary. Subdivisions designated the Highbridge Tract and Springside and the back lines of properties facing Highbridge Street between Byron Road and Audubon Circle form its eastern boundary.

Coakley Manor is set between two main thoroughfares, Mott Road and Highbridge Street, in the earlier highway plan, and it is accessed from several points. Byron Road passes through the center of the subdivision. It opens onto Mott Road to the west and passes through the Highbridge Tract to Highbridge Street on the east side of the Manor. Audubon Road, which flows into Audubon Circle (the only street in the slightly earlier Springside subdivision) also opens to Mott Road. Euclid Drive, the main north-south street in Coakley Manor bends westward to Mott Road, winds gently south to cross Byron Road, and bends westward to flow into Audubon Road. South of the latter, Valerie Drive bends west to Mott Road, and Valerie Circle forms a loop connecting Audubon Road and Valerie Drive.

The land undulates gently within Coakley Manor. Euclid Avenue contours gently over this terrain. At the south end, the land levels out, but even here, shorter streets are similarly curvilinear to Euclid. Lot size and configuration vary. Mott Road features frontages somewhat wider (about 75 feet) than pre-war lots, which allowed for a driveway and garage, with depths double or triple the frontage on a rectilinear plan. Slightly wider frontages and highly variable depths depending upon how a curvilinear street fit inside an essentially rectangular overall parcel are found throughout Coakley Manor. Setbacks, however, are consistent. Even so, because lots vary in terrain from very level to raised above the street, the interior streets offer an organic or natural plan in the idiom of the period rather than a strongly rectilinear appearance. Most streets in Coakley Manor do not have sidewalks, but Audubon and Mott roads do.

Houses in Coakley Manor illustrate the variety of modest postwar house designs and the ways in which owners improved or renovated such houses using a wide range of synthetic and some traditional materials. Story-and-a-half capes and one-story ranches predominate, many with later added or augmented garages. In general, houses on the interior streets appear to have been individually constructed using builders plans. Many houses on Mott are very similar, and these may have been built on spec. Few houses retain the exterior finishes used in initial construction. Quite a number of story-and-a-half houses have their rear roof face raised to two full stories. Siding



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

*Appendix 3 – Review of Subdivisions*

21

---

materials vary widely. Some fenestration plans are greatly altered; others are not, but almost none retain period sash.

**Evaluation of historic integrity relative to historic period development:** Coakley Manor embodies one of the earliest annexed subdivisions at the periphery of the historic village of Fayetteville.

While it preserves its plan, its historic integrity is varied due to individual alterations by different property owners. Such alterations illustrate how building use, driven by new ideas and social expectations, changes over time, but erodes the original appearance. Although the subdivision has surpassed its 70<sup>th</sup> anniversary, many of the changes made in Coakley Manor postdate the historic period. At present, it does not seem eligible for listing, but in decades to come, that determination may change as it has for numerous early twentieth-century suburban neighborhoods.

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

22



**Coakley Manor**

Audubon Road, view  
west to Valerie Drive



**Coakley Manor**

Euclid Drive, northwest  
curve at north end of the  
street

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

23



## Coakley Manor

Euclid Drive, view north  
from Audubon Road



## Coakley Manor

Euclid Drive, east side,  
view south towards  
Byron Road



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

24



**Coakley Manor**

Mott Road, east side,  
view north



**Coakley Manor**

Valerie Circle, east side,  
view south from  
Audubon Road

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

25

---

## Subdivision name: Collincroft

**Date:** platted 1923 for David Collin by a Syracuse University Forestry professor (Hesslein, 21-2) on land mainly within the village boundary by 1874

**Streets included:** Brooklea Drive (segment on south side), Center Street (northern extension of earlier village street), Linden Lane, Collin Avenue, Oak Street (now Lafayette Lane)

**Maps:** 1929 Sanborn fire insurance map shows subdivision; 1936 assessors map (blue) shows street plan; “1942 Saunders map” (village offices) shows Lafayette Lane as Oak Street with dashed lines indicating it was a later addition.

**Brief description:** The Collincroft subdivision is named for the Collin family who had owned the land where the subdivision developed for about a century. It is fit within a triangle formed by streets mapped by 1849, and is bounded north and west by Brooklea Drive (formerly called North Mill St), easterly by North Manlius Street, and southerly by the back lines of lots facing Elm Street. It encompasses the north end of Center Street, which was laid out as part of the subdivision as well as Collin Avenue and Lafayette Lane (formerly Oak St). The terrain is gently rolling with the land rising gradually southward and eastward towards Elm and North Manlius streets.

Until the 1920s, the land in this section of the village was open and sometimes called Collingrove. Linden Lane, Collin Avenue, and Oak Street were platted during that decade, but in 1929, the Sanborn map shows just six houses on south side of Linden Avenue and four houses on south side North Mill Street (now Brooklea Drive) adjoining North Manlius Street (still outside the corporation) and one house on Collin Avenue. By 1943, all lots on north side of Brooklea Drive (still called North Mill on the map) featured houses. By the early 1950s, based on building styles, most lots in Collincroft were occupied.

The plat of the Collincroft subdivision features longer street frontages and asymmetrical proportions that followed the winding, undulating streets. This lends the Collincroft subdivision an organic feel, now also punctuated by mature trees. Many properties feature established landscaping, and a small triangular park owned by the village is located at the intersection of Collin Avenue and Linden and Lafayette lanes. There are sidewalks throughout the subdivision.

Houses in Collincroft exhibit the breadth of stylistic taste for middle class domestic construction from the 1920s into the 1960s, except for the much earlier NRL Peck house (416 Brooklea Dr at the corner of North Manlius St). Several houses combine aspects of the medieval revival tastes with more classical details. By the early 1950s, a few Mid-Century Modern examples and later, more derivative ranch houses were built in Collincroft. These represent the increasing shift among upper middle class people for “new” design in the postwar years.

**Evaluation of historic integrity relative to historic period development:** The Collincroft subdivision retains a high degree of integrity as an upper middle-class subdivision developed between the wars and afterwards using the variety of styles popular in the period. It afforded new housing for the village, where population increased throughout this era that was near main street amenities offered on Genesee Street. It exemplifies a pattern of “inner” suburbs, which were both pedestrian and automobile oriented. Most houses in Collincroft retain a good degree of individual integrity with comparatively little renovation using synthetic materials or alteration of massing and form. It embodies the continuing expansion of the village during this period and is adjacent to the

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

*Appendix 3 – Review of Subdivisions*

26

---

Elm Street area, which appears eligible for an expansion of the current National Register of Historic Places. Including Collincroft in that expansion would illustrate how the community developed in the first half of the twentieth century as a streetcar/railroad suburb of Syracuse.



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

27



**Collincroft**

Collin Avenue, east side



**Collincroft**

Collin Avenue

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

28



Collincroft  
Linden Lane



Collincroft  
Linden Lane



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

29



**Collincroft**  
Lafayette Park



**Collincroft**  
Lafayette Lane, north  
side view east towards  
North Manlius Street



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

30

## Subdivision name: Gleasonwood

**Date:** 1963 (J. Cottrell, Drawer C, village offices); property annexed to village 1951

**Streets included:** Town House Cir (a.k.a. Gleason Circle)

**Maps:** The 1951 annexation map show the land between the earlier corporation boundary north to Bishop Brook includes the land where this small subdivision was laid out.

**Brief description:** Gleason, or Town House, Circle is a small, one-street *cul-de-sac* development accessed from North Manlius Street. It has eight lots, four radiating from the turnaround at the east end, and four more facing each other across the street. Frontages range from 80 feet to about 125, with depths varying from about 140 to nearly 200 feet. While the lots vary, the houses were built as identical two-story, side-gabled wood frame houses with two-bay garages at one end of their front façade. The land rises gradually away from the street on both sides and to east end. Setbacks are consistent, and there are no sidewalks. Form of the houses is largely unchanged, but most have more recent exterior finishes, many of these synthetic.

**Evaluation of historic integrity relative to historic period development:** At present, this subdivision is probably too young for additional review and potential inclusion in the National Register. It does, however, illustrate the development of builder-designed residential subdivision common through much of the United States in this period. While houses have been renovated, as a group, they illustrate popular improvements with comparatively little alteration to overall integrity.



**Gleasonwood**  
Townhouse Circle

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

31

---

## Subdivision name: Glenside

**Date:** 1956 (Hoffman) (Drawer B, village)

**Streets included:** Cashin Dr

**Maps:** Cashin Dr shown crossing Bishop Brook and forming four-way intersection with Brookside and Margo lanes on 1964 village boundary map (all maps in village office)

**Brief description:** Glenside was laid out as a single-street subdivision on the south side of Bishop Brook, just west of where Genesee Street crosses it. It began as a *cul-de-sac* ascending quickly from East Genesee Street before leveling out to a curvilinear street ending on same side of the brook. By 1964, it was extended over the brook to connect with the slightly later Brookside subdivision. The Methodist Church congregation built its new Mid-Century Modern building with a large parking lot on a large lot facing Genesee Street, but with pedestrian access to Cashin Dr.

The lots on the east side of Cashin Dr feature frontages ranging from 80 to more than 100 feet and running as much as 300 feet into the ravine, with the brook forming the back line of properties on the east side of the street. Lots on the west side of the street have similar frontages, but are shallow, with none more than about 125 feet. Setbacks are consistent, and the houses appear to have all been built using the same plan south (or west) of Bishop Brook. Nearly all retain shingles with a deep reveal and matching fenestration, although many window sash have been replaced since the houses were built. There are no sidewalks.

**Evaluation of historic integrity relative to historic period development:** Glenside has surpassed its 70<sup>th</sup> anniversary, and so is more than 20 years beyond the 50-year mark for review for inclusion in the National Register of Historic Places. This subdivision is unusual in being a development of modest houses that appears to be both very similar to its early appearance with its identical houses, consistent exterior finishes, and consistent setbacks and also in good condition. The adjacent Brookside subdivision with only slightly less modest houses features many changes to individual houses and a consequent erosion of its historic appearance. Further research and a more detailed review might indicate that its integrity recommends Glenside as eligible for listing.

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

32



## Glenside

Cashin Lane, west side,  
view south to Genesee  
Street



## Glenside

Cashin Lane, west side,  
view north to Methodist  
Church spire



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

33

---

## Subdivision name: Griffin Farm Tract

**Date:** 1949, Burdick Street lots (Drawer B, village offices); ca.1950–55 (shown on 1956 map of the incorporated village) date of annexation if not within village limit earlier); 1952, New street off Kennedy (Holmes map) (Drawer B, village offices) The town denied planning permission for the subdivision, and so the village annexed the property. (Hesslein, 22)

**Streets included:** Lots on east side of North Burdick Street between Warner Road and Kennedy Street, Kennedy Street, Sims Place, Warner Road

**Maps:** 1874 atlas shows the property that became this subdivision as Lots 8, 9, and 10 in Great Lot 31. First two lots were owned by the estate of D. Palmer; the last was owned by W. Griffin. The Griffin lot had a house. “Crocker map, 1956” (village offices) appears to be earliest to show streets in this subdivision.

**Brief description:** The Griffin Farm Tract is a fairly small subdivision located west of Limestone Creek and east of North Burdick Street on a nearly level site. The tract is accessed *via* Warner Road and Kennedy Street, which parallel each other and are perpendicular to North Burdick Street. Warner Road bends almost due north, bends slightly west, and meets Kennedy Street in a T-junction. This creates a U-plan for the overall subdivision except for where Kennedy Road continues east to a T-junction with Sims Place, a short street with no outlet.

The subdivision is located on what was open land when Fayetteville was mapped in 1874 and owned by W. Griffin and the estate of D. Palmer. Based on maps filed in the village offices, it appears that the subdivision was platted between 1950 and 1955.

Lot configurations vary depending upon location. Lots fronting Kennedy Street are roughly 50' x 150', a traditional proportion throughout the nineteenth and early twentieth centuries. Lots on the south side Warner Road west of the bend are similarly proportioned. Those facing the east side of North Burdick Street also have 50' frontages, but are about twice as deep, each encompassing about  $\frac{3}{4}$  of an acre. Lots facing the north-south section of Warner Road are very modestly sized: mainly 60' wide and 87' deep. Setbacks are consistent throughout the development. People maintain simple open lawns with few plantings; mature trees are dotted throughout the subdivision, but not in large numbers. There are no sidewalks.

All houses in the Griffin Farm Tract are wood frame buildings. Excepting the pre-existing nineteenth-century farmhouses (100 Warner Rd and 142 N Burdick St, possibly W. Griffin's dwelling in 1874), houses in this subdivision are modestly scaled and built using the same side-gabled, one-story house plan. Cladding varies and includes shingles, clapboards, and a variety of synthetic siding materials. The majority of windows have later sash, mainly in configurations similar to the ones replaced. Attached garages are unusual, as are free-standing structures. One house, 108 Sims Place, has been raised to two stories.

**Evaluation of historic integrity relative to historic period development:** The Griffin Farm Tract is a working class subdivision built in the early 1950s. It has modest houses built of plain materials. It uses a subdivision plat more common to the pre-1945 period—a plan designed to develop the largest number of lots with the least amount spent on building streets that would require maintenance. In spite of the lack of expansion, the variety of repair and renovation using synthetic, non-historic materials erodes the potential eligibility for listing in the National Register.

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

34



**Griffin Farm Tract**  
Kennedy Street, north  
side, view east from  
North Burdick Street



**Griffin Farm Tract**  
Sims Place, east side  
from Kennedy St

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

35



## Griffin Farm Tract

Warner Rd, east viewed  
north from south curve



## Griffin Farm Tract

House at corner of  
North Burdick and  
Warner streets



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

36

---

## Subdivision name: Highbridge Tract

**Date:** 1950 (Hofmann) (Drawer C, village); 1956 (annexation map)

**Streets included:** Byron Road (east end within earlier village boundary), Griffin Dr

**Maps:** Subdivision name on 1956 update of 1936 assessor's map; streets not drawn on "1942 Saunders map" (village office)

**Brief description:** The Highbridge Tract is a small subdivision composed of two curvilinear streets—Byron Road and Griffin Drive—located on the low bluff overlooking Highbridge Street from the southwest. The tract is accessed from Highbridge and South Burdick streets, both on the east side. When Coakley Manor was opened a few years after this subdivision, Byron Road was extended west through that development to Mott Road.

There are fewer than 15 lots in the Highbridge Tract. All have slightly irregular boundaries shaped by the curvilinear street plan. Frontages are generally between 70 and 80 feet, wide enough for the driveway and garage most homeowners wanted by the 1950s. Depths vary, but all exceed 100 feet. The plan and varied configurations diminish the rigid appearance of the standard setback. There are no sidewalks. Landscaping is minimal.

Houses in the Highbridge Tract are mainly modest examples of story-and-a-half capes and modified ranch houses. There are a few two-story houses with traditional plans on the south side of Byron Road, one of which appears to be east of the subdivision boundary. Several houses feature a variety of non-historic period alterations.

**Evaluation of historic integrity relative to historic period development:** The Highbridge Tract does not appear to be eligible for inclusion in the National Register due to overall loss of integrity of individual houses within the subdivision.

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

37



## Highbridge Tract

Byron Road, northwest corner of Highbridge Street



## Highbridge Tract

Griffin Drive, west side, view north at curve

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

38

---

## Subdivision name: Huntleigh Park

**Date:** platted between 1919 and 1929; annexed to village of Fayetteville by 1929; eastern section extended Oakwood and Fairfield streets and Edgemere Lane eastward to a new street, Bishop Drive and was annexed 1951; Fieldstone Drive plat, 1960 (Drawer B, village offices)

**Streets included:** Bishop Drive, Edgemere Lane, Fairfield Street, Huntleigh Avenue, Ledyard Avenue, Oakwood Street, and Redfield Avenue

**Maps:** 1929 Sanborn fire insurance map shows Huntleigh, Ledyard, and Redfield avenues, as well as the west ends (3 or 4 lots deep) of Fairfield Street and Edgemere Lane; “1936 Assessors Map” (blueprint in office) shows Huntleigh, Ledyard, and Redfield avenues and western part of Oakwood Street; “1942 Saunders Map” (village offices) Fairfield Street and Edgemere Lane are staked; “Village of Fayetteville showing area to be annexed,” August 1951; “Annexation [map] revised 1964” (village offices) shows east ends of Oakwood and Fairfield streets, Edgemere Lane, and Bishop Drive

**Brief description:** Huntleigh Park is located east of the right-of-way of the former Syracuse and Chenango Railroad (a.k.a. the Chenango Branch) and between East Genesee Street (NY 5) and Salt Springs Road. The western, earlier, half of the subdivision is platted on level terrain, but the later, eastern section occupies rising land that drops gently at the far eastern end of the tract to Bishop Drive along the west bank of Bishop Brook. Huntleigh Park is accessed *via* Huntleigh and Redfield avenues, both connected north to East Genesee Street and south to Salt Springs Road. Ledyard Avenue forms an intersection with Salt Springs Road, as does the later *cul-de-sac* Fieldstone Drive.

Huntleigh Park was designed as an early commuter suburb for the city of Syracuse during the 1920s. Its early streets were named mainly for local men who played leading roles in developing waterpower in Fayetteville in the mid-1800s. When Huntleigh Park was mapped in 1929 (Sanborn), houses occupied only a few lots. All stood on the west side of Redfield Avenue. Progress may have been slowed by the Depression of the 1930s, but by 1943, nearly all lots on Ledyard Avenue as well as a majority on Oakwood Street and the west side of Redfield Avenue featured houses. The eastern extension of Huntleigh Park was annexed by the village in 1951. This encompassed most of Edgemere Lane, and sections of Fairfield and Oakwood streets.

It appears, based on the current tax map, that the earlier, western section of Huntleigh Park was laid out in a generally rectilinear plat of characteristic village lots with approximately 50' of frontage and depths of about 150', give or take. As the lots were eventually purchased and developed, however, almost all people bought one and a half or two lots, giving them 75 or 80' feet of frontage. The narrow frontages were abandoned in the later part of the subdivision, and there, frontages were generally 100' or more with similar depths to earlier lots. Setbacks are very consistent in most of the subdivision, but the farther east one goes, there is greater variation in this aspect. One house on Edgemere Lane is set back on a long driveway lined with stone walls. Mature plantings and street trees characterize the entire subdivision. The earlier western section features sidewalks; most of the later eastern section does not.

The earlier section of Huntleigh Park was built on the Clark Farm and features mainly wood frame colonial revival houses, many built using the same plans. These nearly all feature side-gabled roofs, regular or symmetrical fenestration, and later-added garages. Houses are modest in size by modern standards, and appear designed for middle class people who would have walked



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

*Appendix 3 – Review of Subdivisions*

39

their neighborhood. House design in the post-war extension is more individualized than houses built farther west in Huntleigh Park. Designs in the eastern section feature plans influenced by the emerging Mid-Century Modern taste. These feature lower profiles, often single-story or banked into a sloping site. There are also often large, single-light windows, and bolder, more varied decorative details and finishes than the earlier taste. While several houses appear to have been constructed using available plans, a few examples seem likely to have been architect-designed, especially at the far eastern end of the subdivision.

**Evaluation of historic integrity relative to historic period development:** The Huntleigh Park subdivision retains a high degree of integrity as a middle-class subdivision developed between the wars and afterwards into the 1960s. It illustrates the transition of suburban design over about 40 years (ca.1930–70). Its location is characteristic of “inner” suburbs of the earlier period, which were both pedestrian and automobile oriented. It was easily accessed from several intersections within the existing highway plan. Its location, which lay outside the village boundary until the subdivision was platted, had easy access to commuter transportation into Syracuse. It was not, however, especially oriented to main street services that lay mainly west of Manlius Street on Genesee Street. In common with earlier village streets, the older section of Huntleigh Park incorporated sidewalks. Nearly all houses built in Huntleigh Park before 1945 exemplify the more conservative vein in American domestic design of the period, which favored forms and details drawn from Georgian and Federal architecture that were enhanced for modern living with modern bathrooms and kitchens. Houses built in the later-opened eastern section suggest post-war optimism with plans drawn from the Mid-Century Modern idiom. The lack of sidewalks places this part of Huntleigh Park squarely in the post-war period when cars became the primary mode of travel even for short errands. At least the earlier section of Huntleigh Park appears eligible for listing as a district in the National Register. It is not closely tied physically to the historic district west of Manlius Street, and is now cut off from it visually by varied development post-dating the mid-1970s.

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

40



## Huntleigh Park

Edgemere Lane, north side looking east to later annexed section



## Huntleigh Park

Huntleigh Avenue, east side looking south

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

41



## Huntleigh Park

Huntleigh Avenue, east side, view south to Salt Springs Road



## Huntleigh Park

Huntleigh Avenue viewed from Oakwood Street



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

42



## Huntleigh Park

Ledyard Avenue, east side, view south to Salt Springs Road



## Huntleigh Park

Ledyard Avenue, west side, view south towards Salt Springs Road

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

43



## Huntleigh Park

Oakwood Street, view  
northeast from triangle  
park at Redfield Avenue



## Huntleigh Park

Oakwood Street west  
from triangle at Redfield  
Avenue



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

44



**Huntleigh Park**  
Oakwood Street, north  
side, view east



**Huntleigh Park**  
Oakwood Street, south  
side, view east



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

45



## Huntleigh Park

Redfield Avenue, east side, north from Oakwood Street



## Huntleigh Park

Redfield Avenue, east side, south from Genesee Street

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

46



## Huntleigh Park

Redfield Avenue, west  
side south from  
Oakwood Street



## Huntleigh Park Extension

Bishop Drive



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

47



Huntleigh Park  
Extension  
Edgemere Lane, north  
side



Huntleigh Park  
Extension  
Edgemere Lane, south  
side, east to Bishop  
Drive



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

48



## Huntleigh Park Extension

Edgemere Lane, south  
side, view east



## Huntleigh Park Extension

Fairfield Street, north  
side, view west from  
Bishop Drive

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

49



## Huntleigh Park Extension

Oakwood Street, north side, near Bishop Drive



## Huntleigh Park Extension

Oakwood Street, south side, near Bishop Drive

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

50

---

## Subdivision name: Maplewood

**Date:** annexed 1955 (Hofmann) (see Maps in Drawer B, Village)

**Streets included:** Clark Road Southfield Drive, Vollmer Road

**Maps:** Subdivision name on 1956 revision of 1936 one of series of undated assessors maps built off of a blueprint prepared in 1936; “Annexation [map] revised 1964” (village offices) shows the streets

**Brief description:** Maplewood is located on the south side of East Genesee St (NY 5), east of Redfield Avenue in Huntleigh Park. The backs of lots on Redfield Avenue and Oakwood Street form the west and south boundaries of the tract, which undulates gently. Southfield Drive forms a loop through most of the tract; Volmer and Clark roads run north-south forming connectors between Genesee Street and Southfield Drive. All three streets in the subdivision access East Genesee Street.

The majority of lots in Maplewood are simple rectangles with frontages varying from 70 to 100 feet, at least partly due to features surrounding the subdivision. These include the large Clark house built in the mid-1800s that was centered on the land now forming the subdivision, the back lines of Huntleigh Park to the south, and Bishop Brook to the east. Setbacks are consistent, and many house lots are gently sloped to rise to the houses. Mature landscaping throughout Maplewood offers an air of stability as does properties that are cared for.

Architecturally, Maple wood features one-and-a-half-story capes and ranches as well as about a dozen Mid-Century Modern examples characteristic of suburban housing designed for middle class families during the quarter century after World War II. A sizable proportion of the houses appear to have been built to the same builder’s plan with small variations, some contemporary with the construction date and others later alterations. The most common alteration is replacement of exterior finishes, especially cladding, followed by the replacement of traditional window sash with synthetic examples.

**Evaluation of historic integrity relative to historic period development:** Maplewood was opened nearly 70 years ago, and so is about 20 years beyond the 50-year mark for review for inclusion in the National Register of Historic Places. This subdivision illustrates common patterns the development of new builder-designed residential suburban housing common through much of the United States in this period. It retains the feel and association of such places. Changes in materials that post-date the historic period may mean that it is presently ineligible for listing in the National Register, but as time passes, that determination may change.



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

51



**Maplewood**  
Clark Rd, west side,  
view north



**Maplewood**  
Corner of Southfield  
Dr and Genesee St  
looking west along  
Genesee

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

52



**Maplewood**  
Southfield Drive view  
east towards Vollmer  
Drive



**Maplewood**  
Southfield Drive, south  
side, view west near  
Vollmer Drive



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

53



## Maplewood

Southfield Drive, south side between Vollmer and Clark roads



## Maplewood

Southfield Drive, view west towards Clark Road



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

54



**Maplewood**  
Southfield Drive



**Maplewood**  
Corner of Vollmer Rd  
and Southfield Drive

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

55

## Subdivision name: The Orchard

**Date:** 1968, revised 1972 (O'Brien & Gere); (development not shown on tax maps dated 1 March 2016); annexed ca.1968

**Streets included:** The Orchard

**Maps:** None located from development period

**Brief description:** The Orchard is located on a level lot accessed from Salt Springs Road. A single curvilinear *cul-de-sac* passes through the development of widely spaced four-unit condominium houses. The surrounding lawns are dotted with mature pines and deciduous trees, including fruit trees.

The single-story, wood frame and brick (likely veneer) buildings allow private access to each of the four units. These all appear to use the same plan with some buildings constructed as mirror images of each other. Garages are integrated into the main structures. Fenestration is generally regular and features multi-light sash and louvered shutters.

**Evaluation of historic integrity relative to historic period development:** The Orchard was the first condominium development opened in Fayetteville. Except for routine maintenance of buildings, it retains much of its original appearance. It may be eligible for listing in the National Register as an intact example of type as it now past its fiftieth anniversary.



### The Orchard

Entrance and one of the units viewed from east on Salt Springs Road

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

56

**Subdivision name:** Sheffield Park

**Date:** 1964; annexed by ca.1970

**Streets included:** Sheffield Ln (with connector to the Immaculate Conception property)

**Maps:** Village retains one map showing drainage plan for this development

**Brief description:** Sheffield Park is a single-street residential subdivision accessed from South Manlius Street. At its northeast end it abuts the parcel where the Roman Catholics built a new church ca.1970. Sheffield Lane ascends a gradual slope. It is one of the few postwar residential subdivisions in Fayetteville with sidewalks.

The back lines of lots on the north side of the street abut the rear lines of lots in the previously opened Wellwood Manor. Houses occupy rectilinear lots. Some houses appear to use the same plan, but others vary. There is evidence of considerable remodeling and expansion, especially the addition of large garages.

**Evaluation of historic integrity relative to historic period development:** Sheffield Park is approximately 50 years old. While it retains the overall setting and plan of its early development, the degree of alteration of individual properties may make it ineligible for listing at present.



**Sheffield Park**  
Sheffield Lane, north  
side, view east



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

57



**Sheffield Park**

Sheffield Lane, north  
side, view east



**Sheffield Park**

Sheffield Lane, south  
side, view east

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

58

## Subdivision name: Signal Hill

**Date:** annexed by village by 1967 as part of the Amos Tract (Hesslein, 23); 1984 (Hannig, developer name on map)

**Streets included:** Signal Hill Road, White Heron Circle

**Maps:** “1997 corporation limits of Village of Fayetteville” (map in village offices) shows subdivision street plan

**Brief description:** Signal Hill consists of two streets accessed *via* an access road on the north side of East Genesee Street (NY 5). The east and north boundaries of Signal Hill form part of the village boundary. Its west boundary abuts Brookside, an earlier subdivision annexed to the village in the early 1960s.

Signal Hill Road is a *cul-de-sac* in the western section of the development. Individual lots of varying configurations and averaging about a half-acre each face onto the road. Established landscaping and open lawns offer a leafy setting for fairly large houses designed using mainly traditional forms and fenestration with prominent garages.

White Heron Circle differs markedly from the traditional appearance offered by Signal Hill Road. Two- and three-unit wood frame condominiums with matching finishes are arranged over the gently rolling landscape with varied setbacks and orientations.

**Evaluation of historic integrity relative to historic period development:** Signal Hill is ineligible for listing in the National Register as it is not yet 50 years old.



**Signal Hill**

Signal Hill Road, view northwest

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

59



Signal Hill  
White Heron Circle



Signal Hill  
White Heron Circle



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

60

## Subdivision name: Springside

**Date:** by 1936; annexed by 1936

**Streets included:** Audubon Circle

**Maps:** 1936 assessors map (blueprint in village office) shows street plan and provides name; 1942 Saunders map (village offices) shows Audubon Circle with one house inside curve; 1940 (E. Cottrell) in Drawer B; 1943 Sanborn did not cover this area of the village

**Brief description:** Springside is located on the west side of Highbridge Street. It is composed of a single, half-circle street platted off of the highway. By 1949, Audubon Road extended west from it, connecting this earlier subdivision with the much larger Coakley Manor (*see* Coakley Manor), and the name Audubon Road applied to the earlier circle. Springside is platted on land rising gently westward away from Highbridge Street.

Lots in Springside vary in street frontage and depth, and range from nearly square lots of about 125' on a side to the outer corner lots with narrower frontages that spread into wider wedge-shaped parcels. There are no sidewalks. Setbacks are consistent, and lawns with trees dotted on them extend to the edge of the street.

Springside also features a few “capess” and somewhat later ranch houses and a few more venturesome Mid-Century Modern examples. The development appears to have developed slowly as architectural styles range from types popular in the 1930s into the early 1960s. There is considerable evidence of more recent remodeling and renovation, often with synthetic materials.

**Evaluation of historic integrity relative to historic period development:** Springside does not appear to be eligible for inclusion in the National Register due to overall loss of integrity of individual houses within the subdivision.



### Springside

Audubon Circle, north  
leg, view west

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

61



## Springside

Audubon Circle,  
northwest section of the  
loop



## Springside

Audubon Circle, south  
side of south leg at  
Highbridge Street

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

62

---

## Subdivision name: Wellwood Manor

**Date:** ca.1940; annexed by 1951

**Streets included:** Concord Place, East Franklin Street Wellwood Drive

**Maps:** “1942 Saunders Map” (village offices) shows street plan with two houses on north side of East Franklin Street west of intersection of Wellwood Drive; Annexation Map, 7 August 1951 (village offices) shows street plan within newly annexed land within boundary; 1956 revision of assessors map

**Brief description:** Wellwood Manor is located east of South Manlius Street and south of the large Fayetteville Cemetery. It appears to be the earliest *cul-de-sac* development in Fayetteville and is connected to the larger highway system by East Franklin Street, which is an extension of Franklin Street in the Ledyard Purchase. It features a curvilinear plan with Concord Place and Wellwood Drive forming a loop off of East Franklin Street; Concord Place extends farther to the northwest forming a small in that corner of Wellwood Manor.

Wellwood Manor was platted by 1942, when it was mapped with two houses on the north side of East Franklin Street. These are Colonial Revival examples with unusually deep setbacks. Building in Wellwood Manor occurred mainly in the post-war period. Lots vary in size, which may indicate that the subdivision was meant to appeal to a range of middle-income families. Those on rising land at the east end on Concord Place and Wellwood Drive feature the standard 150-foot depth of an earlier village lot but with a slightly wider frontage (about 75 feet) typical of the automobile period. The additional 25 feet allowed for a driveway and garage at the side of the house rather than behind the house. Lots facing East Franklin were generally deeper but of similar breadth. The tax parcel maps suggest that Wellwood Manor was only platted a short distance off of South Manlius Street to begin with because those lots may have been narrower. Early buyers combined contiguous lots to create wider properties. Established landscaping throughout the development lends a stable ambience to this neighborhood.

Houses in Wellwood Manor represent a variety of different middle-class choices in houses during the 1940s, 1950s, and early 1960s. Some sections appear to include spec housing built using the same design (northeast side of Concord Place) while a variety of capes and ranches seem to have been constructed individually using builders plans. A few intact Mid-Century Modern examples are located on larger lots on the east side of East Franklin Street near the Wellwood Drive intersection.

**Evaluation of historic integrity relative to historic period development:** Wellwood Manor appears to represent the transition in suburban residential subdivision design between prewar and postwar in the United States. Its slightly curvilinear *cul-de-sac* layout illustrates the division between such development and earlier strongly rectilinear village street plans of the region. Its early lotting, however, suggests the earlier tendency more than later subdivisions would. Similarly, the architectural design choices illustrate transition from earlier “colonial” tastes amply represented in Huntleigh Park to early Mid-Century Modern and the simpler ranch plans that grew out of that new taste. Finally, Wellwood Manor was designed with the idea that all property owners would also have cars even for simple errands. Wellwood Manor has few, if any, houses that post-1968, the present 50-year mark for National Register eligibility. Further review is required to make such a determination.



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

63



**Wellwood Manor**  
Concord Place,  
southwest side



**Wellwood Manor**  
East Franklin Street,  
east side between two  
ends of Wellwood  
Drive

# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

64



## Wellwood Manor

East Franklin Street,  
north side near corner  
of South Manlius Street



## Wellwood Manor

East Franklin Street,  
north side, view west  
towards South Manlius  
Street



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York  
30 September 2018

Appendix 3 – Review of Subdivisions

65



**Wellwood Manor**  
East Franklin Street  
opposite Wellwood  
Drive



**Wellwood Manor**  
Wellwood Drive,  
northeast side, view east



# Reconnaissance Level Historic Resources Survey

Fayetteville, Onondaga County, New York

30 September 2018

Appendix 3 – Review of Subdivisions

66



## Wellwood Manor

Wellwood Drive,  
inside of the northeast  
curve of the street



## Wellwood Manor

Wellwood Drive, east  
side, view south